

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Greenleaf Ventures, L.L.C., a Texas limited liability company, is the sole owner of a tract of land situated in the Enoch Horton Survey, Abstract Number 604, Dallas County, Texas, and being a portion of Lots 1-4 and all of Lots 13-16 of Block 6, all of Lots 1, 2, 3, 4, 13, 14, 15, 16 of Block 11, and a portion of Lots 1-4 of Block 12, of the Bonita Plaza Subdivision, and addition to the City of Dallas, Dallas County, Texas according to the Plat thereof recorded in Volume 8, Page 146A, Map Records, Dallas County, Texas, and being an adjacent portion of Block 7135, and also being a portion of 18,246 acres of land conveyed to Greenleaf Ventures, L.L.C., a Texas limited liability company by Special Warranty Deed recorded in Instrument Number 20070008130, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut in concrete found for corner, said corner being the North Right-of-Way line of Singleton Boulevard (a variable width Right-of-Way), and the Southeast corner of Lot 1, Block FF/7135 of Goodwill Industries of Dallas Headquarters, an addition to the City of Dallas according to the plat thereof recorded in Volume 20011777, Page 36, Map Records, Dallas County, Texas;

THENCE North 00 degrees 03 minutes 00 seconds East, along the East line of said Lot 1, a distance of 529.33 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being the on the East line of said Lot 1, same being on the West line of said Greenleaf Ventures, L.L.C., tract, and also being the POINT OF BEGINNING;

THENCE North 00 degrees 03 minutes 00 seconds East, along the East line of said Lot 1, a distance of 789.93 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being the on the East line of said Lot 1, same being on the West line of said Greenleaf Ventures, L.L.C., tract;

THENCE along the interior lines of said Greenleaf Ventures, L.L.C., tract, the following bearing and distances:

South 89 degrees 56 minutes 54 seconds East, a distances of 86.73 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner, said corner being on the East line of said Lot 1, same being on the West line of said Greenleaf Ventures, L.L.C., tract;

South 00 degrees 03 minutes 55 seconds West, a distances of 7.14 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner;

South 89 degrees 56 minutes 05 seconds East, a distances of 86.00 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner;

South 00 degrees 03 minutes 55 seconds East, a distances of 782.81,00 feet to a 3 inch aluminum disk stamped "SVA & RPLS 5513" over a 1/2 inch iron rod set for corner;

THENCE North 89 degrees 56 minutes 05 seconds West, a distances of 172.52 feet to the Point of Beginning and containing 135,751 square feet or 3.116 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Greenleaf Ventures, L.L.C., a Texas limited liability company, acting by and through its duly authorized officer Victor Toledo, Manager, does hereby adopt this plat, designating the herein described property as **SINGLETON VILLAGES WEST ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2019.

By: _____

Greenleaf Ventures, L.L.C., a Texas limited liability company
Victor Toledo, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Victor Toledo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2019.

Notary Public in and for Dallas County, Texas.

SURETOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence including on the ground, including operations of the Title Commitment, and this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-6-617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this _____ day of _____, 2019.
RELEASED FOR REVIEW BY 08/2019 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019

Notary Public in and for the State of Texas

LOT TABLE

LOT	AREA
Lot 1	3,876 Sq.Ft./0.089 acres
Lot 2	3,440 Sq.Ft./0.079 acres
Lot 3	3,440 Sq.Ft./0.079 acres
Lot 4	3,440 Sq.Ft./0.079 acres
Lot 5	3,440 Sq.Ft./0.079 acres
Lot 6	3,440 Sq.Ft./0.079 acres
Lot 7	3,440 Sq.Ft./0.079 acres
Lot 8	3,440 Sq.Ft./0.079 acres
Lot 9	3,440 Sq.Ft./0.079 acres
Lot 10	3,440 Sq.Ft./0.079 acres
Lot 11	3,440 Sq.Ft./0.079 acres
Lot 12	3,440 Sq.Ft./0.079 acres
Lot 13	3,440 Sq.Ft./0.079 acres
Lot 14	3,440 Sq.Ft./0.079 acres
Lot 15	3,440 Sq.Ft./0.079 acres
Lot 16	3,440 Sq.Ft./0.079 acres
Lot 17	3,876 Sq.Ft./0.089 acres

BLOCK B/7135

Lot 1	3,440 Sq.Ft./0.079 acres
Lot 2	3,440 Sq.Ft./0.079 acres
Lot 3	3,440 Sq.Ft./0.079 acres
Lot 4	3,440 Sq.Ft./0.079 acres
Lot 5	3,440 Sq.Ft./0.079 acres
Lot 6	3,440 Sq.Ft./0.079 acres
Lot 7	3,440 Sq.Ft./0.079 acres
Lot 8	3,440 Sq.Ft./0.079 acres
Lot 9	3,440 Sq.Ft./0.079 acres
Lot 10	3,440 Sq.Ft./0.079 acres
Lot 11	3,440 Sq.Ft./0.079 acres
Lot 12	3,440 Sq.Ft./0.079 acres
Lot 13	3,440 Sq.Ft./0.079 acres
Lot 14	3,440 Sq.Ft./0.079 acres
Lot 15	3,440 Sq.Ft./0.079 acres
Lot 16	3,440 Sq.Ft./0.079 acres
Lot 17	3,440 Sq.Ft./0.079 acres
Lot 18	3,440 Sq.Ft./0.079 acres
Lot 19	3,440 Sq.Ft./0.079 acres

OPEN SPACE TABLE

OPEN SPACE 1	3,991 Sq.Ft./0.092 acres
BLOCK A/7135	
OPEN SPACE 2	3,991 Sq.Ft./0.092 acres
BLOCK A/7135	
OPEN SPACE 3	1,297 Sq.Ft./0.030 acres
BLOCK B/7135	
OPEN SPACE 4	1,297 Sq.Ft./0.030 acres
BLOCK B/7135	
TOTAL OPEN SPACE PROVIDED	10,576 Sq.Ft./0.244 acres

CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L1	782.81'	S00°03'55"W

(SHEET 2 OF 2)

PRELIMINARY PLAT
SINGLETON VILLAGES WEST ADDITION
A SHARED ACCESS DEVELOPMENT
LOTS 1 THROUGH 17, BLOCK A/7135; LOTS 1 THROUGH 19, BLOCK B/7135;
AND 4 OPEN SPACES
135,751 SQ.FT. / 3.116 ACRES

BEING A REPLAT OF
A PORTION OF LOTS 1-4 AND ALL OF LOTS 13-16 OF BLOCK 6,
ALL OF LOTS 1, 2, 3, 4, 13, 14, 15, 16 OF BLOCK 11,
AND A ADDITION AND AN ADJACENT PORTION OF BLOCK 7135
SITUATED IN THE
ENOCH HORTON SURVEY, ABSTRACT NO. 604
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-155

OWNER: GREENLEAF VENTURES, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY
VICOR TOLEDO, MANAGER
11700 PRESTON RD., SUITE 660-192,
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