

PROPERTY DESCRIPTION:
 Being a tract of land situated in the Enoch Horton Survey, Abstract Number 604, and the L.G. Coombs Survey, Abstract Number 289, and in City Block 7135, same being a portion of land conveyed to Greenleaf Ventures, L.L.C. a Texas limited liability company, by deed recorded in Instrument Number 20070008130, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut found in concrete for corner, said corner being the Southeast corner of a tract of land conveyed to Goodwill Industries of Dallas Inc. a Texas non-profit corporation, by deed recorded in Volume 98223, Page 7086, Official Public Records of Dallas County, Texas, and a point in the North line of Singleton Boulevard (variable width right-of-way);

THENCE North 00 degrees 03 minutes 00 seconds East, along the East line of said Goodwill tract, a distance of 1660.16 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Goodwill tract, and a point in the South line of the Dallas Housing Authority Lakewest 152 Townhomes, an addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 2001029, Page 2004, Official Public Records of Dallas County, Texas;

THENCE South 89 degrees 39 minutes 00 seconds East, along the South line of said Lakewest 152 Townhomes tract, a distance of 614.64 feet to a 1/2 inch iron rod found for corner, said corner being in the Southeast corner of said Lakewest 152 Townhomes tract, and a point in the West line of the Dallas Housing Authority Ordinance 17498, an addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 43, Page 56, Official Public Records of Dallas County, Texas;

THENCE South 09 degrees 05 minutes 05 seconds East, along the West line of said Dallas Housing Authority Ordinance 17498 tract, passing at a distance of 0.29 feet to a 1/2 inch iron rod found for reference, continuing along said West line of said Dallas Housing Authority tract, a total distance of 194.87 feet to 1/2 inch iron rod found for corner;

THENCE South 13 degrees 05 minutes 56 seconds East, along said West line of said Dallas Housing Authority Ordinance 17498 tract, a distance of 120.10 feet to 1/2 inch iron rod found;

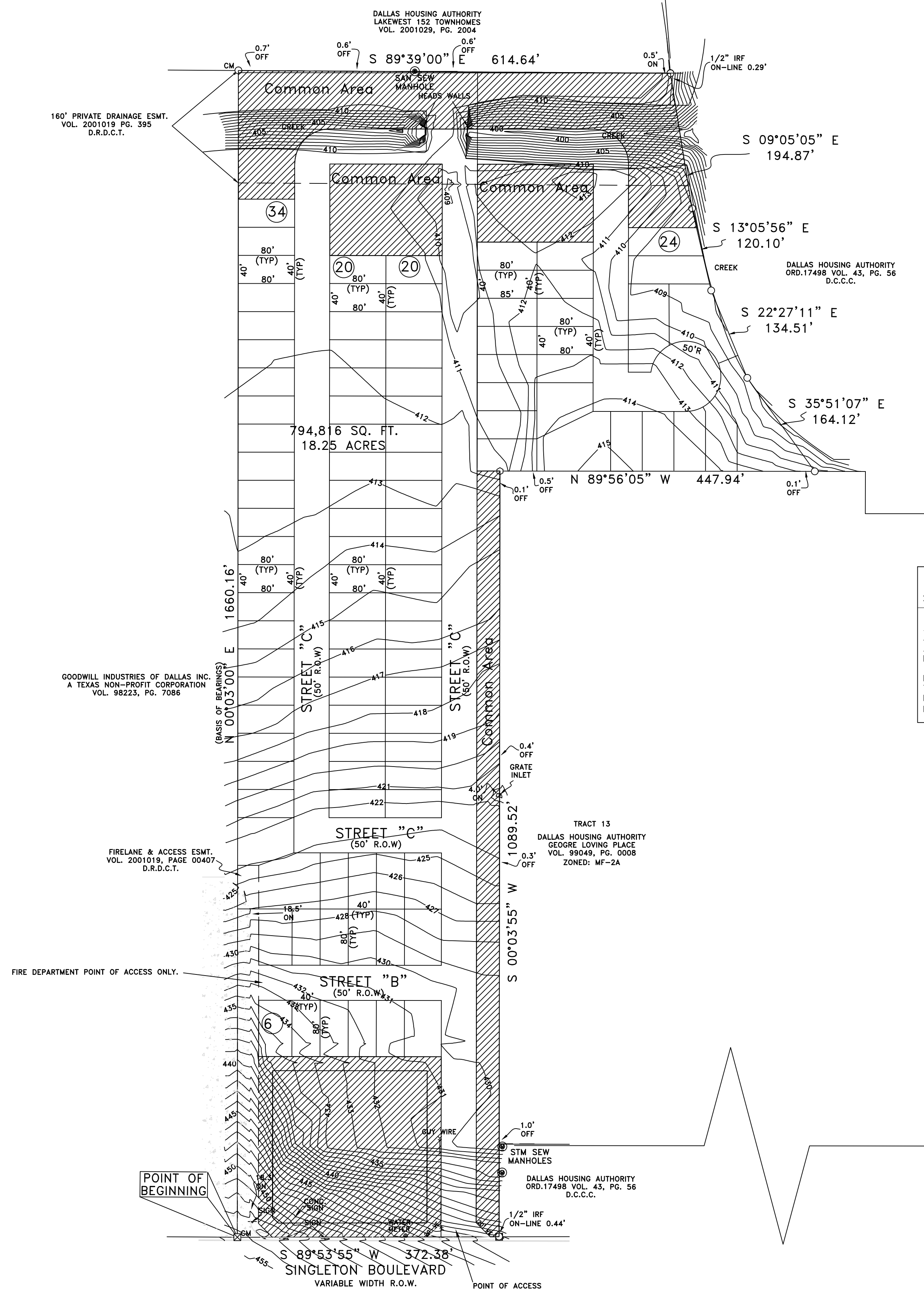
THENCE South 22 degrees 27 minutes 11 seconds East, along said West line of said Dallas Housing Authority Ordinance 17498 tract, a distance of 134.51 feet to 1/2 inch iron rod found;

THENCE South 35 degrees 51 minutes 07 seconds East, along said West line of said Dallas Housing Authority Ordinance 17498, a distance of 164.12 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Dallas Housing Authority Ordinance 17498, and a point in the North line of the Dallas Housing Authority George Loving Place, an addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 99049, Page 0008, Official Public Records of Dallas County, Texas;

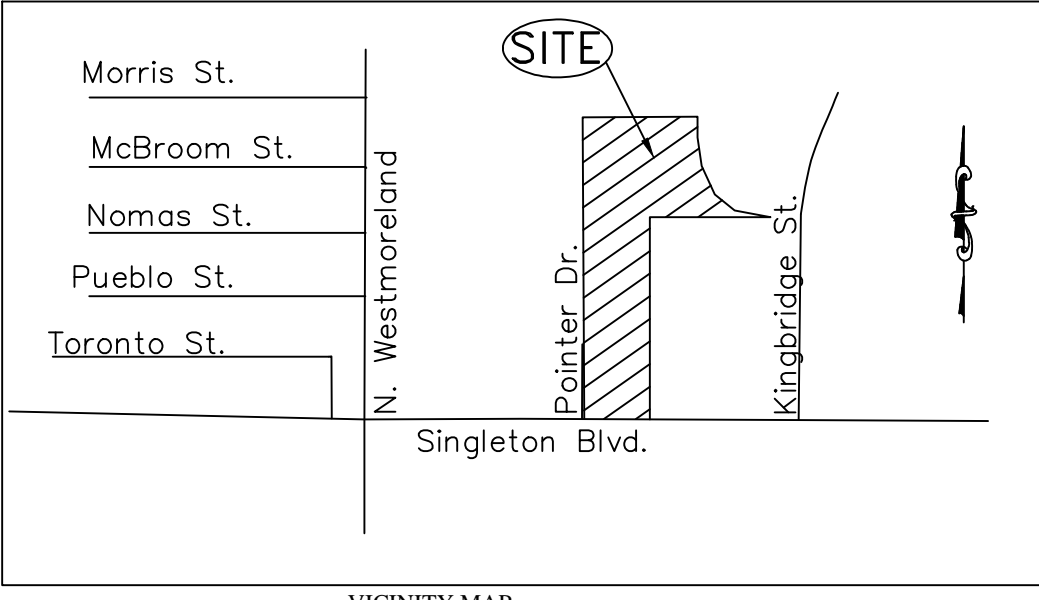
THENCE North 89 degrees 56 minutes 05 seconds West, along the North line of said George Loving Place tract, a distance of 447.94 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of said George Loving Place tract;

THENCE South 00 degrees 03 minutes 55 seconds West, along the West line of said George Loving Place tract, and passing said Dallas Housing Authority Ordinance 17498 tract, and passing at a distance of 0.44 feet to a 1/2 inch iron rod found for reference, a total distance of 1089.52 feet to an "X" cut set in concrete for corner, said corner being the Southwest corner of said Dallas Housing Authority Ordinance 17498 tract, and a point in the North line of said Singleton Boulevard;

THENCE South 89 degrees 53 minutes 55 seconds West, along said North line of said Singleton Boulevard, a distance of 372.38 feet to the POINT OF BEGINNING and containing 794,816 square feet or 18.25 acres of land.

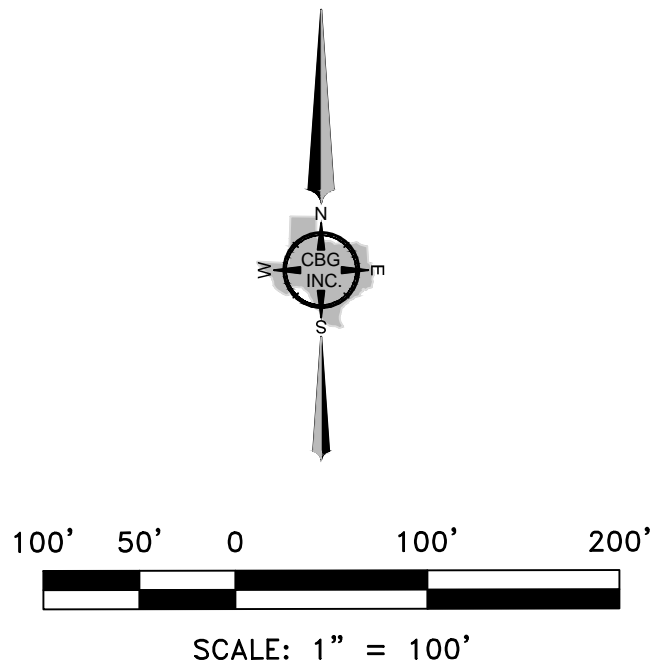


SITE PLAN SUMMARY
 ZONED: "MU-1" (TRACT 12 OF PD 508)
 LOT AREA: 18.25 ACRE (794,816.00 SQ. FT)
 TOTAL NUMBER OF LOTS: 104
 AVERAGE LOT WIDTH: 40'
 AVERAGE LOT DEPTH: 80'
 MINIMUM SETBACKS PER PD 508
 NOTE:
 THERE IS A SMALL PORTION OF THE SITE ALONG EASTERN BOUNDARY THAT EXTENDS INTO TRACT 13 WHICH IS A MULTI FAMILY (MF-2A) TRACT.



VICINITY MAP
 MAPSCO: 44 Q & L

OWNER / DEVELOPER:
 GREENLEAF VENTURES, LLC.
 11700 PRESTON ROAD, #660-192
 DALLAS, TX. 75230-6112
PERSON TO CONTACT: VICTOR TOLEDO
 214-755-9905

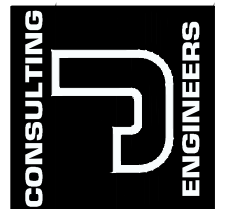


CITY CASE NO.

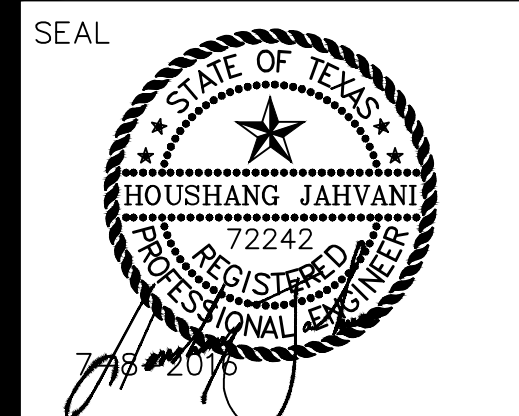
Singleton Villas
 TRACT 12 OF PD508

JAHVANI CONSULTING ENGINEERS, INC.
 TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100
 CARROLLTON, TEXAS 75006
 TEL: (214) 718-9469
 jahvani@hotmail.com



REVISIONS	DATE



DWG. TITLE:
S.U.P. SITE PLAN

DRAWN BY: HJ
 SCALE: 1" = 100'

DATE 7-8-2016

1 OF 1
 SHEET NUMBER