



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Singleton Trinity Groves, LP, is the sole owner of a 151,959 square foot (3.4885 acre) tract of land situated in the William R. Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, being a portion of City Block 7258, Dallas County, Texas, being a portion of the reminder of a called 24.782 acres tract of land described in a Special Warranty Deed to Singleton Trinity Groves, LP, as recorded in Instrument Number 201400322384, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail found in the south right-of-way line of Singleton Boulevard (formally known as Eagle Ford Road, a variable width right-of-way), the north line of said 24.782 acres tract, for the most northwesterly northeast corner of Lot 3, Block A/7258, Trinity Green Phase 3, an addition to the City of Dallas, according to the plat recorded in Instrument Number 201700254148, Official Public Records, Dallas County, Texas,

THENCE along the south right-of-way line of said Singleton Boulevard, the following bearings and distances:

North 89°09'35" East, a distance of 231.74 feet to a 1/2" iron rod with a 1-3/4" aluminum cap stamped "RLG INC" and "TGP4" set for the beginning of a tangent curve to the left;

In a northeast direction along said tangent curve to the left, whose chord bears North 88°26'27" East a distance of 126.43 feet, having a radius of 5037.50 feet, a central angle of 01°26'17", and an arc length of 126.44 feet to a 1/2" iron rod with a 1-3/4" aluminum cap stamped "RLG INC" and "TGP4" set at the end of said tangent curve to the left;

North 87°43'18" East, a distance of 68.75 feet to a chisel "X" cut found in the south right-of-way line of said Singleton Boulevard, the north line of said 24.782 acres tract, for the most northeasterly northwest corner of said Lot 3;

THENCE along the north line of said Lot 3, the following bearings and distances:

South 00°44'52" East, a distance of 355.50 feet to a chisel "X" cut found for corner;

South 89°03'05" West, a distance of 451.68 feet to a chisel "X" cut found;

North 12°25'55" East, a distance of 112.47 feet to a chisel "X" cut found;

North 00°56'55" West, a distance of 243.58 feet to a the POINT OF BEGINNING, containing 151,959 square feet or 3.4885 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Singleton Trinity Groves, LP, acting by and through its duly authorized agent, Will Jenkins, does hereby adopt this plat, designating the herein described property as Lot 1, Block A/7258, TGP4, 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 thereon 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 _____, 2025.

Richardson Independent School District

By: _____

Will Jenkins
Authorized Signatory

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Will Jenkins, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, BRIAN R. WADE, 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 collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (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 the _____ day of _____, 2025.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Brian R. Wade
Texas Registered Professional Land Surveyor No. 6098

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared BRIAN R. WADE, 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 purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

PRELIMINARY PLAT

OF

TGP4

LOT 1, BLOCK A/7258

REPLAT

OF

CEMENT CITY ADDITION

BLOCK 7258

WILLIAM R. COOMBS SURVEY, ABSTRACT NO. 290

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. PLAT-25-000072 & S245-223

ENGINEERING NO. DP-____

SCALE: 1" = 30'

DATE: July, 17th, 2025

OWNER:

SINGLETON TRINITY GROVES, LP

4150 COLORADO STREET, SUITE 1800

AUSTIN, TEXAS 78701

214-865-0630

C/O WILL JENKINS

SURVEYOR:

RAYMOND L. GOODSON JR., INC.

12001 N. CENTRAL EXPRESSWAY, STE 300

DALLAS, TX 75243

214-739-8100

rlg@rlginc.com

TX PE REG #P-489

TBPELS REG #100341-00

RECORDED	INST#	-	JOB NO.	2511.038	E-FILE	2511.038PP	SHEET	2 OF 2
							DWG NO.	28,771W