

LEGEND

ROOF DRAIN	MAIL BOX
CABLE TV BOX	NEWS STAND
CABLE TV HANDHOLE	PHONE BOOTH
CABLE TV MANHOLE	SECURITY CAMERA
CABLE TV MARKER FLAG	TRASH BIN
CABLE TV MARKER SIGN	SANITARY SEWER BOX
CABLE TV VAULT	SANITARY SEWER CLEAN OUT
COMMUNICATIONS BOX	SANITARY SEWER MANHOLE
COMMUNICATIONS HANDHOLE	SANITARY SEWER LIFT STATION
COMMUNICATIONS MANHOLE	SANITARY SEWER MANHOLE
COMMUNICATIONS MARKER FLAG	SANITARY SEWER MARKER FLAG
COMMUNICATIONS MARKER SIGN	SANITARY SEWER MARKER SIGN
COMMUNICATIONS VAULT	SANITARY SEWER VAULT
ELEVATION BENCHMARK	SANITARY SEWER SEPTIC TANK
FLOW DIRECTION	SANITARY SEWER VAULT
FIBER OPTIC BOX	STORM SEWER BOX
FIBER OPTIC HANDHOLE	STORM SEWER DRAIN
FIBER OPTIC MANHOLE	STORM SEWER MANHOLE
FIBER OPTIC MARKER FLAG	STORM SEWER MARKER FLAG
FIBER OPTIC MARKER SIGN	STORM SEWER MARKER SIGN
FIBER OPTIC VAULT	STORM SEWER VAULT
MONITORING WELL	STORM SEWER VAULT
FUEL TANK	STORM SEWER VAULT
GAS BOX	TRAFFIC BARRIER
GAS HANDHOLE	TRAFFIC COLLAR
GAS METER	TRAFFIC BOX
GAS MANHOLE	CROSS WALK SIGNAL
GAS MARKER FLAG	TRAFFIC HANDHOLE
GAS SIGN	TRAFFIC MANHOLE
GAS TANK	TRAFFIC MARKER SIGN
GAS VAULT	TRAFFIC CAMERA
GAS VALVE	TRAFFIC SENSOR
GAS WELL	TRAFFIC SIGNAL
TELEPHONE BOX	TRAFFIC VAULT
TELEPHONE HANDHOLE	UNIDENTIFIED BOX
TELEPHONE MANHOLE	UNIDENTIFIED HANDHOLE
TELEPHONE MARKER FLAG	UNIDENTIFIED METER
TELEPHONE MARKER SIGN	UNIDENTIFIED MANHOLE
TELEPHONE VAULT	UNIDENTIFIED MARKER FLAG
PIPELINE BOX	UNIDENTIFIED MARKER SIGN
PIPELINE HANDHOLE	UNIDENTIFIED TANK
PIPELINE METER	UNIDENTIFIED VAULT
PIPELINE MANHOLE	UNIDENTIFIED VALVE
PIPELINE MARKER FLAG	TREE
PIPELINE MARKER SIGN	WATER BOX
PIPELINE VAULT	FIRE SEPT. CONNECTION
PIPELINE VALVE	WATER HAND HOLE
ELECTRIC BOX	WATER MANHOLE
FLOOD LIGHT	WATER MARKER FLAG
GUY ANCHOR	WATER MARKER SIGN
GUY ANCHOR POLE	WATER TANK
ELECTRIC MANHOLE	WATER VAULT
ELECTRIC MARKER FLAG	WATER VALVE
ELECTRIC MARKER SIGN	AIR RELEASE VALVE
UTILITY POLE	WATER WELL
ELECTRIC SWITCH	IRFIC 5/8" IRON ROD W/ "KHA" CAP SET
ELECTRIC TRANSFORMER	IRFIC IRON ROD WITH CAP FOUND
ELECTRIC VAULT	PKS PK NAIL SET
PARKING METER	PKF PK NAIL FOUND
RAILROAD BOX	RS IRON ROD FOUND
RAILROAD HANDHOLE	XS "X" CUT IN CONCRETE SET
RAILROAD SIGN	XF "X" CUT IN CONCRETE FOUND
RAILROAD SIGN	P.O.B. POINT OF BEGINNING
RAILROAD VAULT	P.O.C. POINT OF COMMENCING
BILLBOARD	
AC UNIT	
BASKET BALL GOAL	
BORE LOCATION	
FLAG POLE	
GOAL POST	
GREASE TRAP	
IRRIGATION VALVE	

LINE TYPE LEGEND

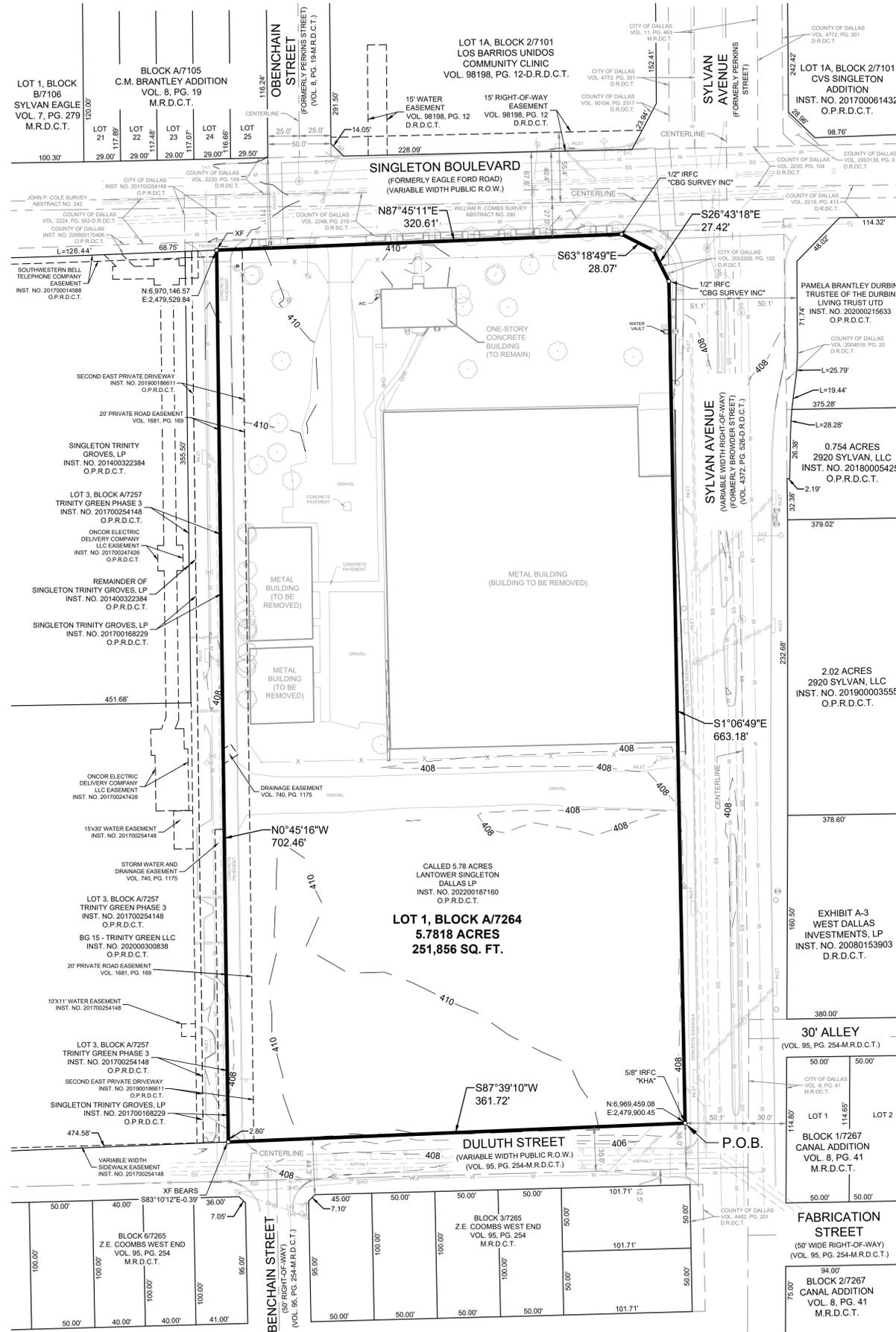
BOUNDARY LINE	BOUNDARY LINE
EASEMENT LINE	EASEMENT LINE
BUILDING LINE	BUILDING LINE
WATER LINE	WATER LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
STORM SEWER LINE	STORM SEWER LINE
GAS LINE	GAS LINE
UNDERGROUND GAS LINE	UNDERGROUND GAS LINE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
FENCE	FENCE
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT

LEGEND

INST. NO. = INSTRUMENT NUMBER
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
VOL. / PG. = VOLUME / PAGE
C.M. = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
PKF = PK NAIL FOUND
XF = "X" CUT IN CONCRETE FOUND
ADS = 3/4" ALUMINUM DISK STAMPED "SL-KHA" AFFIXED TO A 5/8" IRON ROD

GENERAL NOTES:

- The purpose of this plat is to create one lot from unplatted property.
- The basis of bearings is based on state plane coordinate system, Texas North Central Zone 4204, North American datum of 1982 (2011).
- The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, American Datum of 1983, U.S. Survey Feet (sft), on grid coordinate values, no scale and no projection.
- Lot to lot drainage will not be allowed without city of Dallas paving & drainage engineering section approval.



OWNERS CERTIFICATE

STATE OF TEXAS \$
COUNTY OF DALLAS \$

WHEREAS, Lantower Singleton Dallas, LP, are the owners of a 5.7818 acre tract of land situated in the William Combs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, being a portion of Dallas City Block No. 7264, being all of a called 5.78 acre tract of land described in Special Warranty Deed to Lantower Singleton Dallas LP recorded in Instrument No. 202200187160 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic "KHA" cap set at the intersection of the west right-of-way line of Sylvan Avenue (a variable width right-of-way) and the north right-of-way line of Duluth Street (a variable width right-of-way);

THENCE departing the said west right-of-way line of Sylvan Avenue and said north right-of-way line of Duluth Street, South 87°39'10" West, a distance of 361.72 feet to a point for corner at the southeast corner of Lot 3, Block A/7257 of Trinity Green Phase 3, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201700254148 of said Official Public Records;

THENCE departing the said north right-of-way line of Duluth Street and with the east line of said Lot 3, Block A/7257, North 0°45'16" West, a distance of 702.46 feet to an "X"-cut found in the south right-of-way line of Singleton Boulevard (a variable width right-of-way) and for the northeast corner of said Lot 3, Block A/7257;

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

North 87°45'11" East, a distance of 320.61 feet to a 1/2" iron rod with "CBG SURVEY INC" cap found;

South 63°18'49" East, a distance of 28.07 feet to a 1/2" iron rod with "CBG SURVEY INC" cap found;

South 26°43'18" East, a distance of 27.42 feet to a 1/2" iron rod with "CBG SURVEY INC" cap found at the intersection of the said south right-of-way line of Singleton Boulevard and the said west right-of-way line of Sylvan Avenue;

THENCE with the said west right-of-way line of Sylvan Avenue, South 1°06'49" East, a distance of 663.18 feet to the **POINT OF BEGINNING** and containing 5.7818 acres or 251,856 square feet of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **LANTOWER SINGLETON DALLAS, LP**, acting by and through the undersigned, their duly authorized agents, do hereby adopt this plat, designating the herein described property as **LANTOWER SINGLETON**, 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 _____, this _____ day of _____, 2023.

LANTOWER SINGLETON DALLAS, LP
a Delaware limited partnership

By: _____
Name: Philippe Lapointe
Title: President

STATE OF TEXAS \$
COUNTY OF DALLAS \$

BEFORE ME, the undersigned authority, on this day personally appeared, Philippe Lapointe, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of said limited liability companies and limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT:

I, J. Andy Dobbs, 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 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 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 _____, 2023.

J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
KIMLEY-HORN AND ASSOC., INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
andy.dobbs@kimley-horn.com

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

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 J. Andy Dobbs 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 _____, 2023.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
LANTOWER SINGLETON
LOT 1, BLOCK A/7264
BEING 5.7818 ACRES SITUATED IN
CITY BLOCK NO. 7264
WILLIAM COMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN NO. S223-092

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3629

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	CM	JAD	Feb. 2023	064527509	1 OF 1

OWNER:
LANTOWER SINGLETON DALLAS, LP
2218 BRYAN STREET, SUITE 400
DALLAS, TX 75201
CONTACT: PHILIPPE LAPOINTE
PHONE: 214-421-4400
EMAIL: plapointe@lr-reit.com

ENGINEER:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: AARON GRAVES, P. E.
PHONE: 972-770-1300
EMAIL: aaron.graves@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
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