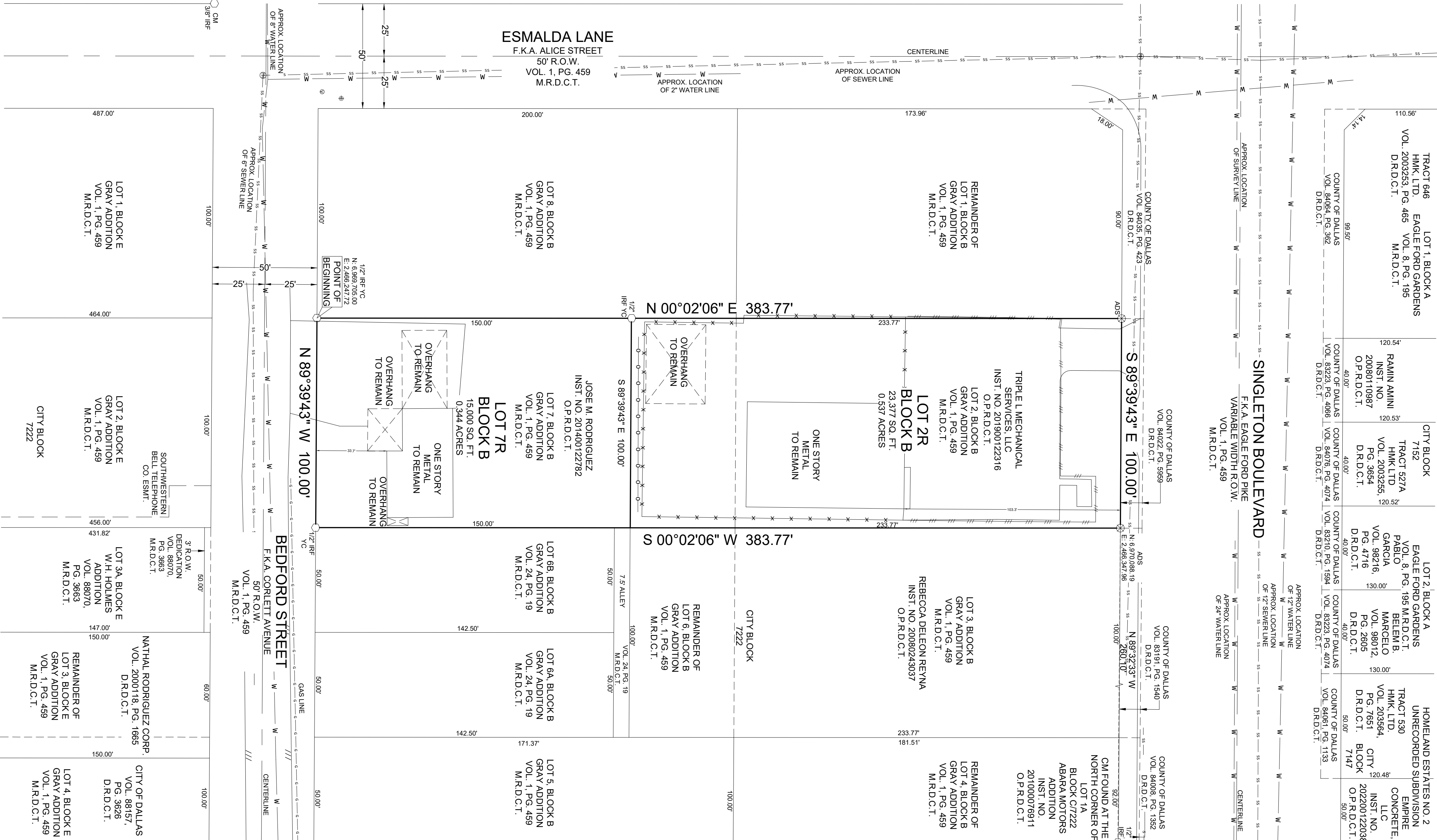


LEGEND	
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M. E.W. APPROX.	CONTROLLING MONUMENT RIGHT-OF-WAY APPROXIMATE
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
VC	YELLOW CAP STAMPED "BURNS SURVEYING"
AOS	1/2 INCH IRON ROD SET WITH AN AND RPL'S 3691"
F.K.A.	FORMERLY KNOWN AS

- SURVEYOR'S NOTES**
1. THE PURPOSE OF THIS PLAT IS TO CREATE TWO PLANTED LOTS FROM LOTS 2 AND 7, BLOCK B/7222.
 2. LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
 3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.
 4. COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
 5. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100-YEAR FLOOD-HAZARDOUS AREA SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481-15032620, DATED 08/23/2001, ZONE X.



OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DALLAS

WHEREAS, Jose M. Rodriguez and Triple L Mechanical Services, LLC are the owners of a 0.881 acre tract of land situated in the Thacker V. Griffin Survey, Abstract Number 5711, City of Dallas, Dallas County, Texas, same being that tract of land conveyed to Jose M. Rodriguez by General Warranty Deed recorded in Instrument Number 201400122782, Official Public Records, Dallas County, Texas, and Triple L Mechanical Services, LLC by Warranty Deed with Vendor's Lien recorded in Instrument Number 201900122316, Official Public Records, Dallas County, Texas, same being Lots 2 and 7, Block B, Gray Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 1, Page 459, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a yellow cap stamped "BURNS SURVEYING" for corner, said corner lying along the North Right-of-Way line of Bedford Drive (a 50 foot Right-of-Way) recorded in Volume 1, Page 459, Map Records, Dallas County, Texas, same being the Southwest corner of Lot 6, Block B, or said Gray Addition;

THENCE North 00 degrees 02 minutes 06 seconds East, along the East line of said Lot 8, passing a 1/2 inch iron rod found with a yellow cap stamped "BURNS SURVEYING" at a distance of 150.00 feet, and continuing a total distance of 383.77 feet to a 1/2 inch iron rod set with a 3-1/4 inch aluminum disk stamped "SBA & RPL'S 3691" for corner, said corner being the Northeast corner of the remainder of Lot 1, Block B, of said Gray Addition, same lying along the South Right-of-Way line of Singleton Boulevard (a variable width Right-of-Way) recorded in Volume 1, Page 459, Map Records, Dallas County, Texas;

THENCE South 89 degrees 39 minutes 43 seconds East, along the South Right-of-Way line of said Singleton Boulevard, same being the Northwest corner of a tract of land conveyed to Rebecca Deleon Reyna by deed recorded in Instrument Number 20080243037, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 02 minutes 06 seconds West, along the West line of said Reyna tract, a distance of 383.77 feet to a 1/2 inch iron rod found with a yellow cap stamped "BURNS SURVEYING" for corner, said corner being the Southwest corner of Lot 6B, Block B, Gray Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof recorded in Volume 24, Page 19, Map Records, Dallas County, Texas, same lying along the North Right-of-Way line of said Bedford Drive;

THENCE North 89 degrees 39 minutes 43 seconds West, along the North Right-of-Way line of said Bedford Drive, a distance of 100.00 feet to the POINT OF BEGINNING and containing 38,377 square feet or 0.881 acres of land.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jose M. Rodriguez and Triple L Mechanical Services, LLC does hereby adopt this plat, designating the herein described property as: **BEDFORD SINGLETON ADDITION, LOTS 2R AND 7R, BLOCK B/7222**, 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 roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and line area 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 line area easements is the responsibility of the property owner. The property owner shall be responsible for the maintenance of the easements shown. Said easements being hereby reserved for the use and benefit of the public and shall be subject to the right of the public to use the same for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to provide 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 _____, Texas, This _____ day of _____, 20____.

Name: Jose M. Rodriguez

Title: Owner

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 Jose M. Rodriguez, 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 therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Owner: Triple L Mechanical Services, LLC
Agent: _____

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____, 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 therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

I, BARRY S. RHODES, 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 documentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-9.617 (a), (b), (c), (d), & (e), and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

WITNESS MY HAND AT _____, TEXAS this _____ day of _____, 20____.

"Preliminary, this document shall not be recorded for any purpose."

BARRY S. RHODES
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS

COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TEXAS 75082
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202402048 PREPARATION DATE: 06/22/2025 DRAWN BY: AAR

PRELIMINARY PLAT
BEDFORD SINGLETON ADDITION
LOT 2R AND 7R, BLOCK B/7222,
BEING A REPLAT OF LOT 7 AND LOT 2, BLOCK B/7222, OF GRAY ADDITION, LOCATED IN THE THACKER V. GRIFFIN SURVEY, ABSTRACT NO. 5711 CITY OF DALLAS DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S _____
ENGINEERING FILE NO. DP _____
FILE NO. PLAT-25-000174

CERTIFICATE OF APPROVAL	
1. _____	Chairman or Vice Chairman of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for recording with the City Plan Commission of the City of Dallas on the _____ day of _____, A.D. 20____, and same was duly approved on the _____ day of _____, A.D. 20____, by said Commission.
Attest: _____	Chairman or Vice Chairman City Plan Commission Dallas, Texas
Secretary: _____	

OWNER: JOSE M. RODRIGUEZ & TRIPLE L MECHANICAL SERVICES, LLC
ADDRESS: 104 W. 6TH STREET, IRVING, TEXAS 75060
PHONE: 469-231-4043

PROPERTY ADDRESS:
3623 BEDFORD STREET, DALLAS, TEXAS 75212
3616 SINGLETON BOULEVARD, DALLAS, TEXAS 75212