

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS \$

WHEREAS, DW TRINITY BROS, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 0.650 acre tract of land out of the LEVIN G. COMBS SURVEY, ABSTRACT NO. 289, situated in Block 7135 of the City of Dallas, Dallas County, Texas and being all of a called 0.65 acre tract of land conveyed to DW Trinity Bros, LLC by _____ of record in Instrument Number _____ of the Official Public Records of Dallas County, Texas and being a portion of Lots 1, 2, 6 and 7, Block A/7135, Hampton Gardens, a subdivision of record in Volume 8, Page 291 of said Map Records, and abandoned by Commissioners Court Minutes, dated December 3, 1951, and recorded in Volume 43, Page 56 of said Commissioners Court Minutes, and being more particularly described by metes and bounds as follows:

COMMENCING, at a 3/4 inch iron rod found at the intersection of the West right-of-way line of Hampton Road (100' right-of-way) and the North right-of-way line of Singleton Boulevard (right-of-way varies), being the Southeast corner of said 13.839 acre tract and hereof;

THENCE, S89°26'30" W, along the North right-of-way line of Singleton Boulevard, being the common South line of said 13.839 acre tract, a distance of 193.77 feet to a 1/2 inch iron rod with a 3-1/4 inch aluminum disk stamped "DB SINGLETON HAMPTON" and "EAGLE SURVEYING" set for the POINT OF BEGINNING and Southeast corner hereof;

THENCE, S89°26'30" W, continuing along the North right-of-way line of Singleton Boulevard and the common South line of said 13.839 acre tract, a distance of 204.15 feet to a point in a cinder block wall for the Southwest corner hereof, from which a 1/2 inch iron rod found bears S89°26'30" W, a distance of 15.71 feet;

THENCE, over and across said 13.839 acre tract, the following three (3) courses and distances

1. N00°33'30" W, a distance of 138.60 feet to a mag nail with washer stamped "DBSH" and "EAGLE SURVEYING" set for the Northwest corner hereof;
2. N89°26'30" E, a distance of 204.15 feet to a mag nail with washer stamped "DBSH" and "EAGLE SURVEYING" set for the Northeast corner hereof;
3. S00°33'30" E, a distance of 138.60 feet to the POINT OF BEGINNING and containing an area of 0.650 Acres, or (28,295 Square Feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DW TRINITY BROS, LLC, acting by and through its duly authorized agent does hereby adopt this plat, designating the herein described property as DW SINGLETON HAMPTON, an addition to the City of Dallas, Dallas County, Texas and does 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, 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.

OWNER: DW TRINITY BROS, LLC

BY: _____ AUTHORIZED AGENT SIGNATURE

BY: _____ AUTHORIZED AGENT, PRINTED NAME & TITLE

STATE OF _____ \$
COUNTY OF _____ \$

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared Corey Duhon, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

STATE OF TEXAS \$
COUNTY OF DENTON \$

I, MATTHEW RAABE, 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 herein 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.

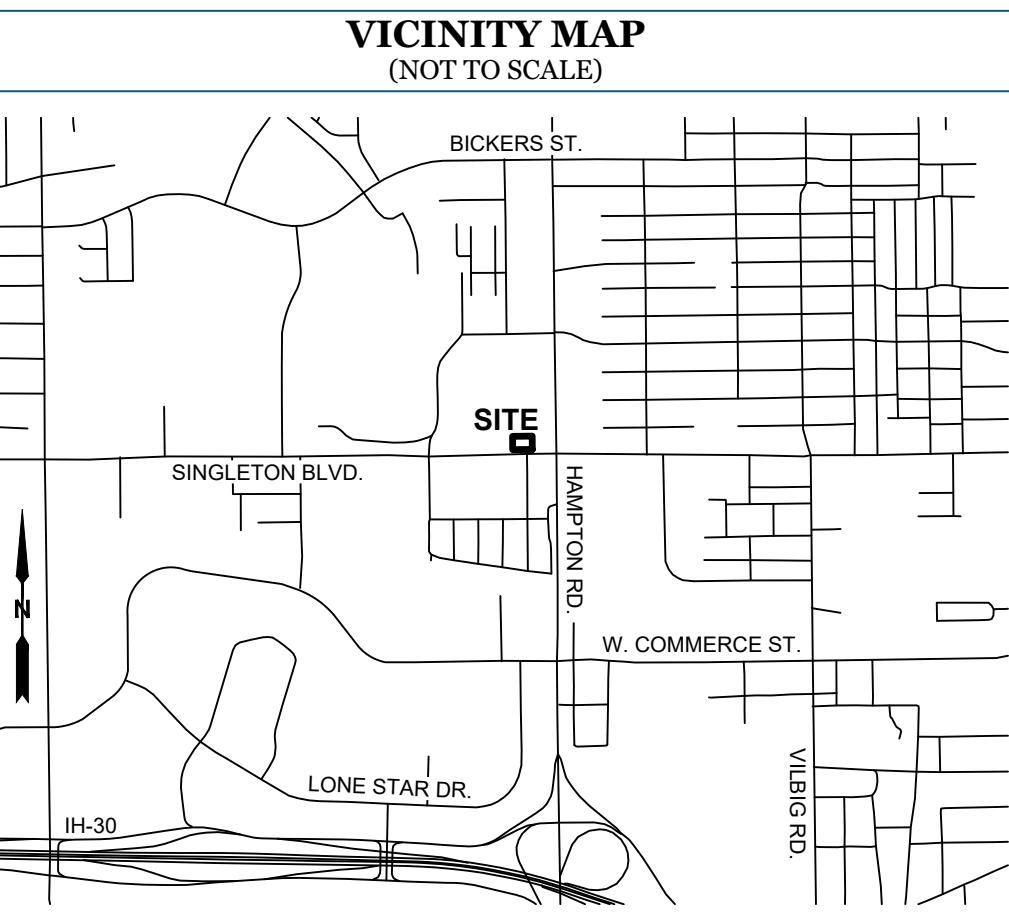
Matthew Raabe, R.P.L.S. # 6402

STATE OF TEXAS \$
COUNTY OF DENTON \$

Before me, the undersigned Notary Public in and for said County and State on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing considerations therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas



GENERAL NOTES

1. The purpose of this plat is to create one (1) lot from portions of lots and a tract.
2. The bearings shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
3. Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval.
4. Coordinates based on Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. There are no existing structures within the boundary of this subdivision.
6. There are no trees within the boundary of this subdivision.

CERTIFICATE OF APPROVAL	
I, _____, Chairperson or _____, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval 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.	
Chairperson or Vice Chairperson City Plan Commission Dallas, Texas	

Attest:
Secretary

PRELIMINARY PLAT DB SINGLETON HAMPTON

BEING A PORTION OF

LOTS 1, 2, 6 & 7, BLOCK A/7135, AND TWO 15-FOOT ABANDONED ALLEYWAYS, HAMPTON GARDENS, BEING 0.650 ACRES IN CITY BLOCK 7135
L.G. COOMBS SURVEY, ABSTRACT NO. 289
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000171
CITY ENGINEERING NO. _____