

**LEGEND**

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL./PG.	VOLUME/PAGE
NO.	NUMBER
R.O.W.	RIGHT-OF-WAY
EX.	EXISTING
BLK.	BLOCK
SF.	SQUARE FEET
ESMT.	EASEMENT
P.O.B.	POINT OF BEGINNING
CIRS	5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647"
MAG SET	NAIL WITH 1.5" WASHER STAMPED "HANNA SURVEYING" SET

VICINITY MAP: NOT TO SCALE

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, GREENLEAF VENTURES, L.L.C., IS THE SOLE OWNER OF AN 0.854 ACRE TRACT OF LAND SITUATED IN THE ENOCH HORTON SURVEY, ABSTRACT NUMBER 604, CITY BLOCK 7135, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS CONVEYED IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20200038766, D.R.D.C.T., SAID BEING ALL OF COMMON AREA A, AND ALL OF LOT 1, BLOCK 16/7135, OF THE SINGLETON VILLAS ADDITION, AS DEPICTED IN A PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 202100242104 OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS (P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF LOT 2, BLOCK 16/7135 OF SAID SINGLETON VILLAS ADDITION AS CONVEYED TO LENMAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. IN A DEED RECORDED IN INSTRUMENT NUMBER 20240038766, D.R.D.C.T., SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF NORMANDY BROOK ROAD;

**THENCE**, WITH THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, NORTH 89 DEGREES 24 MINUTES 33 SECONDS EAST, A DISTANCE OF 62.40 FEET, TO A POINT FOR CORNER, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2, SAID POINT ALSO BEING ON THE WEST PROPERTY LINE OF LOT 1, BLOCK 7135, GEORGE LOVING PLACE, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99049, PAGE B, P.R.D.C.T., AS CONVEYED TO DALLAS HOUSING AUTHORITY IN ORDINANCE NUMBER 17498, FILED IN VOLUME 43, PAGE 56 OF THE DALLAS COUNTY COMMISSIONER'S COURT MINUTE RECORDS;

**THENCE**, DEPARTING THE COMMON LINE OF SAID LOT 1 AND SAID LOT 2, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID GEORGE LOVING PLACE, SOUTH 00 DEGREES 35 MINUTES 40 SECONDS EAST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", AT A DISTANCE OF 392.64 FEET, FOR THE MOST SOUTHWESTERLY CORNER OF SAID GEORGE LOVING PLACE, AND CONTINUING ALONG THE COMMON LINE OF SAID SUBJECT TRACT AND A REMAINDER PORTION OF SAID DALLAS HOUSING AUTHORITY TRACT, A TOTAL DISTANCE OF 524.52 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", FROM WHICH A 1/2-INCH IRON ROD FOUND, BEARS NORTH 21 DEGREES 56 MINUTES 50 SECONDS EAST, A DISTANCE OF 0.46 FEET, SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID COMMON AREA A, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD;

**THENCE**, FOLLOWING THE NORTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, SOUTH 89 DEGREES 14 MINUTES 33 SECONDS WEST, A DISTANCE OF 53.99 FEET, TO A MAG NAIL SET WITH 1.5-INCH METAL WASHER STAMPED "HANNA SURVEYING", SAID POINT BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD AND THE EAST RIGHT-OF-WAY LINE OF NORMANDY BROOK ROAD;

**THENCE** FOLLOWING THE EAST RIGHT-OF-WAY LINE OF NORMANDY BROOK ROAD, THE FOLLOWING COURSES:

NORTH 45 DEGREES 40 MINUTES 27 SECONDS WEST, A DISTANCE OF 21.22 FEET, TO 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 00 DEGREES 35 MINUTES 27 SECONDS WEST, A DISTANCE OF 29.85 FEET, TO 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 09 DEGREES 06 MINUTES 50 SECONDS WEST, A DISTANCE OF 26.92 FEET, TO 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647";

NORTH 00 DEGREES 35 MINUTES 27 SECONDS WEST, PASSING A 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", AT A DISTANCE OF 139.73 FEET, AND CONTINUING A TOTAL DISTANCE OF 388.21 FEET, TO 5/8-INCH IRON ROD SET WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT WITH A RADIUS OF 17.50 FEET, A CENTRAL ANGLE OF 44 DEGREES 01 MINUTES 25 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 21 DEGREES 25 MINUTES 15 SECONDS EAST, A CHORD DISTANCE OF 13.12 FEET;

FOLLOWING SAID TANGENTIAL CURVE TO THE RIGHT, AN ARC LENGTH OF 13.45 FEET, TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT WITH A RADIUS OF 43.50 FEET, A CENTRAL ANGLE OF 75 DEGREES 19 MINUTES 29 SECONDS, AND BEING SUBTENDED BY A CHORD BEARING NORTH 05 DEGREES 30 MINUTES 31 SECONDS EAST, A CHORD DISTANCE OF 53.16 FEET;

FOLLOWING SAID TANGENTIAL CURVE TO THE LEFT, AN ARC LENGTH OF 57.19 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 37,190.817 SQUARE FEET, OR 0.854 ACRES OF LAND, MORE OR LESS.

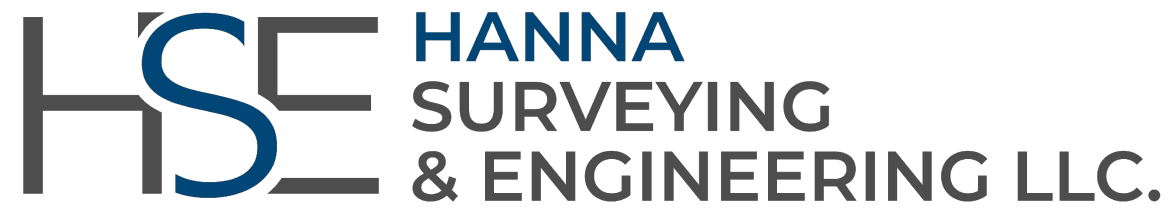
**OWNER:**  
VICTOR TOLEDO, MANAGER  
GREENLEAF VENTURES, LLC  
11700 PRESTON RD., SUITE 660-192  
DALLAS, TEXAS 75230  
VICTOR.GREENLEAFVENTURES@GMAIL.COM  
(214) 755-9905

**SURVEYOR:**  
HANNA SURVEYING AND ENGINEERING, LLC  
SAM HANNA  
11729 E FM 917  
ALVARADO, TX 76009  
PH: 682-553-9474  
FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

- \* NOTES \***
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS, AND ONE COMMON AREA.
  - LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  - BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION. ALL MEASUREMENTS IN US SURVEY FOOT.
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48113C0340J, DATED 08/23/2001, DALLAS COUNTY, THE SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

FIELD SURVEY BY: AJ DATE: 07/10/2024 PROJECT NO. 22-677  
DRAWN BY: DL SCALE: 1" = 30' SAM@HANNA-SE.COM



**SURVEYOR'S STATEMENT**

I, SAMUEL C. HANNA, 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 \_\_\_\_\_, 20\_\_\_\_.

SAMUEL C. HANNA  
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647

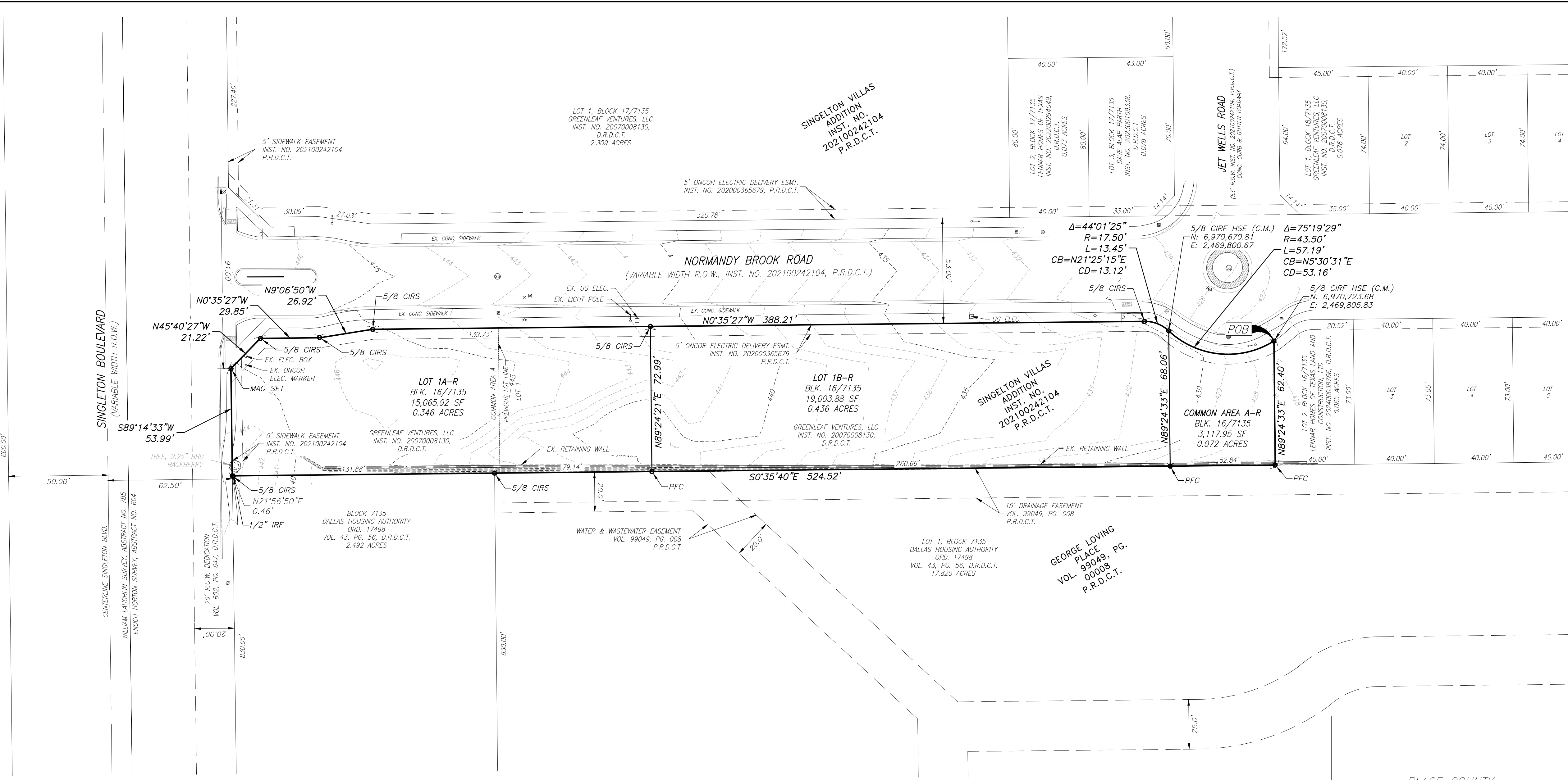
STATE OF TEXAS:

COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VICTOR TOLEDO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**OWNER'S DEDICATION**

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT, GREENLEAF VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, VICTOR TOLEDO, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS COMMON AREA A-R AND LOT 1-R, BLOCK 16/7135, SINGLETON VILLAS ADDITION, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER THE 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).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE DETENTION AREA EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE DETENTION AREA EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

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 \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
VICTOR TOLEDO, MANAGER  
GREENLEAF VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS:

COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VICTOR TOLEDO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLACE COUNTY RECORDING LABEL HERE

**CERTIFICATE OF APPROVAL**

I, Tony Shidid, Chairperson or Brent Rubin, 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

**PRELIMINARY PLAT**  
**SINGLETON VILLAS ADDITION**  
**LOTS 1A-R & 1B-R, AND COMMON AREA A-R**  
**BLOCK 16/7135**  
**BEING A REPLAT OF COMMON AREA A, AND LOT 1, BLOCK 16/7135, OF THE SINGLETON VILLAS ADDITION SITUATED IN THE ENOCH HORTON SURVEY, ABSTRACT NO. 604, CITY OF DALLAS, DALLAS COUNTY, TEXAS.**  
**FILE NO. S234-148**