





ı	EGEND		
_	LGLIND		
Ø	ROOF DRAIN	\boxtimes	MAIL BOX
TV	CABLE TV BOX	N	NEWS STAND
0	CABLE TV HANDHOLE		PHONE BOOTH
(ty)	CABLE TV MANHOLE	<u>©</u>	SECURITY CAMERA
(V)	CABLE TV MARKER FLAG	<u> </u>	TRASH BIN
\triangle	CABLE TV MARKER SIGN	S	SANITARY SEWER BOX
	CABLE TV VAULT	0	SANITARY SEWER CLEAN OUT
	COMMUNICATIONS BOX	S	SANITARY SEWER HANDHOLE
0	COMMUNICATIONS HANDHOLE COMMUNICATIONS MANHOLE	<u>[5]</u>	SANITARY SEWER LIFT STATION SANITARY SEWER METER
8	COMMUNICATIONS MARKER FLAG	(S)	SANITARY SEWER MANHOLE
Ä	COMMUNICATIONS MARKER SIGN	8	SANITARY SEWER MARKER FL
	COMMUNICATIONS VAULT	Ā	SANITARY SEWER MARKER SI
•	ELEVATION BENCHMARK	ST	SANITARY SEWER SEPTIC TAI
	FLOW DIRECTION	S	SANITARY SEWER VAULT
E	FIBER OPTIC BOX	D	STORM SEWER BOX
<u>®</u>	FIBER OPTIC HANDHOLE	╙	STORM SEWER DRAIN
(F)	FIBER OPTIC MANHOLE	0	STORM SEWER HANDHOLE
L (E)	FIBER OPTIC MARKER FLAG	0	STORM SEWER METER
<u></u>	FIBER OPTIC MARKER SIGN FIBER OPTIC VAULT	(D)	STORM SEWER MANHOLE STORM SEWER MARKER FLAG
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	MONITORING WELL		STORM SEWER MARKER FLAG
ED	FUEL TANK		STORM SEWER WALLT
G	GAS BOX	m	TRAFFIC BARRIER
<u> </u>	GAS HANDHOLE	•	TRAFFIC BOLLARD
9	GAS METER	TR	TRAFFIC BOX
<u>G</u>	GAS MANHOLE	®	CROSS WALK SIGNAL
<u>Ġ</u>	GAS MARKER FLAG	®	TRAFFIC HANDHOLE
<u> </u>	GAS SIGN	(TR)	TRAFFIC MANHOLE
<u>©</u>	GAS TANK	A	TRAFFIC MARKER SIGN
[G] [G]	GAS VAULT GAS VALVE	TR	TRAFFIC CAMERA TRAFFIC SENSOR
G	GAS WELL	©	TRAFFIC SENSOR TRAFFIC SIGNAL
	TELEPHONE BOX	IRI	TRAFFIC VAULT
1	TELEPHONE HANDHOLE	l lil	UNIDENTIFIED BOX
(T)	TELEPHONE MANHOLE	0	UNIDENTIFIED HANDHOLE
Û	TELEPHONE MARKER FLAG	0	UNIDENTIFIED METER
\triangle	TELEPHONE MARKER SIGN	0	UNIDENTIFIED MANHOLE
	TELEPHONE VAULT	Ψ.	UNIDENTIFIED MARKER FLAG
	PIPELINE BOX	<u>A</u>	UNIDENTIFIED MARKER SIGN
(P)	PIPELINE HANDHOLE PIPELINE METER	<u>Q</u>	UNIDENTIFIED POLE UNIDENTIFIED TANK
P	PIPELINE MANHOLE		UNIDENTIFIED VAULT
Ď	PIPELINE MARKER FLAG		UNIDENTIFIED VALVE
Ā	PIPELINE MARKER SIGN	Ŏ	TREE
<u></u>	PIPELINE VAULT	M	WATER BOX
D)	PIPELINE VALVE	α	FIRE DEPT. CONNECTION
	ELECTRIC BOX		WATER HAND HOLE
** <u>*</u>	FLOOD LIGHT	Ŏ	FIRE HYDRANT
	GUY ANCHOR	<u> </u>	WATER METER
<u> </u>	GUY ANCHOR POLE	(W)	WATER MARKER ELAC
₽	ELECTRIC MANHOLE LIGHT STANDARD	<u> </u>	WATER MARKER FLAG WATER MARKER SIGN
Ö	ELECTRIC METER	<u></u>	WATER MARKER SIGN WATER TANK
Ē	ELECTRIC MANHOLE	W	WATER VAULT
⑥	ELECTRIC MARKER FLAG	\bowtie	WATER VALVE
A	ELECTRIC MARKER SIGN	IQI	AIR RELEASE VALVE
Ø	UTILITY POLE	0	WATER WELL
*	ELECTRIC SWITCH	IRSC	
	ELECTRIC TRANSFORMER	IRFC	IRON ROD WITH CAP FOUND
an() □	ELECTRIC VAULT	PKS	PK NAIL SET
<u>-</u>	HANDICAPPED PARKING PARKING METER	PKF IRF	PK NAIL FOUND IRON ROD FOUND
RR	RAILROAD BOX	XS	"X" CUT IN CONCRETE SET
@	RAILROAD HANDHOLE	XF	"X" CUT IN CONCRETE FOUND
<u> </u>	RAILROAD SIGNAL	_	POINT OF BEGINNING
8	RAILROAD SIGN	_	POINT OF COMMENCING
RR	RAILROAD VAULT		
-	SIGN		
M	MARQUEE/BILLBOARD		
0	A/C UNIT		
<u>B</u>	BASKET BALL GOAL		
9	BORE LOCATION		
	FLAG POLE		
-	GOAL POST		
(GT)	GREASE TRAP		

LINE TYPE LEGEND				
	BOUNDARY LINE			
	EASEMENT LINE			
·	BUILDING LINE			
w	WATER LINE			
SS	SANITARY SEWER LINE			
_ = = =	STORM SEWER LINE			
——— GAS———	UNDERGROUND GAS LINE			
OHE	OVERHEAD UTILITY LINE			
——— UGE———	UNDERGROUND ELECTRIC LINE			
——— UGT———	UNDERGROUND TELEPHONE LINE			
-x - x - x -	FENCE			
	CONCRETE PAVEMENT			
1 1 1 1	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

ADS = 3/4" ALUMINUM DISK STAMPED "SL-KHA" AFFIXED TO A 5/8" IRON ROD

XF = "X" CUT IN CONCRETE FOUND

VOL. 98198, PG. 12-D.R.D.C.T. VOL. 4772, PG. 301-D.R.DC.T. CVS SINGLETON C.M. BRANTLEY ADDITION LOT 1. BLOCK ADDITION VOL. 8, PG. 19 B/7106 15' RIGHT-OF-WAY 15' WATER INST. NO. 201700061432 M.R.D.C.T. SYLVAN EAGLE VOL. 90104, PG. 231 EASEMENT **EASEMENT** O.P.R.D.C.T. VOL. 98198, PG. 12 VOL. 7, PG. 279 VOL. 98198, PG. 12 D.R.D.C.T. D.R.D.C.T. M.R.D.C.T. LOT . **—**14 05' CENTERLINE -23 6 COUNTY OF DALLAS COUNTY OF DALLAS VOL. 2003139, PG. 9 SINGLETON BOULEVARD VOL. 2230, PG, 104
 D.R.DC.T 1/2" IRFC (FORMERLY EAGLE FORD ROAD) CITY OF DALLAS -VOL. 2230. PG. 109 "CBG SURVEY INC" (VARIABLE WIDTH PUBLIC R.O.W.) ____ JOHN P. COLE SURVEY __ - COUNTY OF DALLAS ABSTRACT NO. 242 N87°45'11"E─ D.R.DC.T. -S26°43'18"E VOL. 2224, PG. 562-D.R.DC. INST. NO. 200600175406 _____L=126.44' 28.07' SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT — INST. NO. 201700014588 PAMELA BRANTLEY DURBIN, N:6,970,146.57 "CBG SURVEY INC" TRUSTEE OF THE DURBIN E:2,479,529.84 LIVING TRUST UTD INST. NO. 202000215633 O.P.R.D.C.T. ONE-STORY CONCRETE BUII DING D.R.DC.T. (TO REMAIN) -L=25.79' SECOND EAST PRIVATE DRIVEWAY INST. NO. 201900186611-___L=19.44' 375.28' 20' PRIVATE ROAD EASEMENT VOL. 1681, PG. 169 -L=28.28' SINGLETON TRINITY 0.754 ACRES GROVES, LP 2920 SYLVAN, LLC INST. NO. 201400322384 INST. NO. 201800054251 O.P.R.D.C.T. O.P.R.D.C.T. LOT 3, BLOCK A/7257 TRINITY GREEN PHASE 3 INST. NO. 201700254148 O.P.R.D.C.T ONCOR ELECTRIC DELIVERY COMPANY INST. NO. 201700247426 O.P.R.D.C.T METAL BUILDING METAL REMAINDER OF (BUILDING TO BE REMOVED) BUILDING SINGLETON TRINITY GROVES, LP INST. NO. 201400322384 REMOVED! SINGLETON TRINITY GROVES, LP INST. NO. 201700168229 O.P.R.D.C.T. 2.02 ACRES BUILDING 2920 SYLVAN, LLC (TO BE INST. NO. 201900003555 REMOVED O.P.R.D.C.T. -S1°06'49"E 663.18' _408--- -- -- -- -- --ONCOR ELECTRIC DELIVERY COMPANY DRAINAGE EASEMENT LLC EASEMEN VOL. 740, PG. 1175 GRAVEL INST. NO. 201700247426 15'x30' WATER EASEMENT INST. NO. 20170025414 702.46' STORM WATER AND CALLED 5.78 ACRES LANTOWER SINGLETON VOL. 740, PG. 1175 DALLAS LP INST. NO. 202200187160 LOT 3, BLOCK A/7257 **TRINITY GREEN PHASE 3** EXHIBIT A-3 INST. NO. 201700254148 **LOT 1, BLOCK A/7264** WEST DALLAS O.P.R.D.C.T. 5.7818 ACRES INVESTMENTS, LP **BG 15 - TRINITY GREEN LLC** INST. NO. 20080153903 INST. NO. 202000300838 251,856 SQ. FT. O.P.R.D.C.T. D.R.D.C.T. 20' PRIVATE ROAD EASEMEN VOL. 1681, PG. 169 10'X11' WATER EASEMENT 30' ALLEY LOT 3, BLOCK A/7257 (VOL. 95, PG. 254-M.R.D.C.T.) **TRINITY GREEN PHASE 3** INST. NO. 201700254148 50.00' O.P.R.D.C.T. 5/8" IRFC "KHA" SECOND EAST PRIVATE DRIVEWAY -S87°39'10"W INST. NO. 2019001866 361.72' N:6,969,459.08 SINGLETON TRINITY GROVES, LP E:2,479,900.45 INST. NO. 201700168229 -LOT 1 O.P.R.D.C.T. BLOCK 1/7267 **DULUTH STREET** P.O.B. =406- CANAL ADDITION (VARIABLE WIDTH PUBLIC R.O.W.) VOL. 8, PG. 41 VARIABLE WIDTH (VOL. 95, PG. 254-M.R.D.C.T.) M.R.D.C.T. XF BEARS 83°10'12"E-0.39' = 36.00' **FABRICATION** BLOCK 3/7265 Z.E. COOMBS WEST END STREET BLOCK 6/7265 VOL. 95, PG. 254 M.R.D.C.T. (50' WIDE RIGHT-OF-WAY) .E. COOMBS WEST END ST VOL. 95, PG. 254 (VOL. 95, PG. 254-M.R.D.C.T. M.R.D.C.T. **르**[한 BLOCK 2/7267 CANAL ADDITION VOL. 8, PG. 41 M.R.D.C.T.

LOT 1A, BLOCK 2/7101 LOS BARRIOS UNIDOS

COMMUNITY CLINIC

OWNERS CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS §

LOT 1A, BLOCK 2/7101

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 251.586 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.

ITNESS, my hand at	,, this	day of	, 2023.
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LANTOWER SINGLETON DALLAS. LP a Delaware limited partnership

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

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

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

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 §

andy.dobbs@kimley-horn.com

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

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

13455 Noel Road, Two Galleria Office

GENERAL NOTES:

- The purpose of this plat is to create one lot from unplatted property.
- 2. The basis of bearings is based on state plane coordinate system, Texas North Central Zone 4204, North American
- 3. The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North

4. Lot to lot drainage will not be allowed without city of dallas paving & drainage engineering section approval

BLOCK A/7105

American Datum of 1983, U.S. Survey Feet (sFT), on grid coordinate values, no scale and no projection.

LANTOWER SINGLETON DALLAS, LP 2218 BRYAN STREET, SUITE 400 DALLAS, TX 75201 CONTACT: PHILIPPE LAPOINTE PHONE: 214-421-4400

EMAIL: plapointe@hr-reit.com

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

KIMLEY-HORN AND ASSOC., INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240 CONTACT: ANDY DOBBS, R.P.L.S. PHONE: 972-770-1300

<u>Scale</u> EMAIL: andy.dobbs@kimley-horn.com 1" = 50'

Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Fax No. (972) 239-3820 Sheet No. <u>Date</u> Feb. 2023 064527509