



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, Charter Investments, LLC is the sole owner of a tract of land situated in the J.N. Bryan Survey, Abstract No. 149 in the City of Dallas, Dallas County, Texas, being a portion of Lot 7 and all of Lots 8-11, Block 466, Ferris Park Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 239, Page 72, Deed Records, Dallas County, Texas, same being conveyed to Charter Investments, LLC by Special Warranty Deed recorded in Instrument No. 201600138661, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at an aluminum washer stamped "CHA" and RPLS "5513" set in concrete with a mag nail at the intersection of the Northwest line of Corinth Street (a 60 foot right-of-way) and the Northeast line of Harwood Street (a 60 foot right-of-way);

Thence North 36 degrees 40 minutes 25 seconds West, leaving said intersection and along the said Northeast line of Harwood Street, a distance of 238.00 feet to a 3 inch aluminum disk stamped "CHA" and RPLS "5513" set over a 1/2 inch iron rod set for corner at the intersection of the said Northeast line of Harwood Street and the Southeast line of Seagar Street (a variable width right-of-way);

Thence North 52 degrees 46 minutes 55 seconds East, leaving said intersection and along the said Southeast line of Seagar Street, a distance of 160.00 feet to a 1/2 inch iron rod found at the West corner of a tract of land conveyed to K&K Meat Co., Inc. by deed recorded in Volume 80142, Page 1620, Deed Records, Dallas County, Texas,

Thence South 36 degrees 40 minutes 25 seconds East, leaving the said Southeast line of Seagar Street and along the Southwest line of said K&K Meat Co., Inc. tract, a distance of 238.00 feet to a 3 inch aluminum disk stamped "CHA" and RPLS "5513" set over a 1/2 inch iron rod set at the South corner of said K&K Meat Co., Inc. tract, being in the said Northwest line of Corinth Street;

Thence South 52 degrees 46 minutes 55 seconds West, along the said Northwest line of Corinth Street, a distance of 160.00 feet to the Point of Beginning and containing 38,078 square feet or 0.874 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Charter Investments, LLC, acting by and through their duly authorized agent, Steve Jennings, Manager, does hereby adopt this plat, designating the herein described property as **CHARTER HARWOOD ADDITION**, 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 hereon are hereby reserved for the purposes indicated. The utility and fire line 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 line 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, installing, inspecting, repairing, maintaining, modifying and/or removing the same, and for the purpose of its respective system, and for the purpose 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2016.

By: _____
Steve Jennings, Manager
Charter Investments, LLC

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Steve Jennings known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2016.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, 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 _____ day of _____, 2016.
RELEASED FOR REVIEW 09/06/2016 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR REPRODUCED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513
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 Bryan Connolly 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 _____, 2016.

Notary Public in and for the State of Texas

PRELIMINARY PLAT
CHARTER HARWOOD ADDITION
LOT 7A, BLOCK 466
38,078 SQ.FT. / 0.874 ACRES
BEING A REPLAT OF A PORTION OF
LOT 7 AND ALL OF LOTS 8-11,
BLOCK 466, FERRIS PARK ADDITION
J.N. BRYAN SURVEY, ABSTRACT NO. 149
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5156-290

OWNER: CHARTER INVESTMENTS, LLC
ATTN: STEVE JENNINGS
3109 KNOX STREET, SUITE 538
DALLAS, TEXAS 75205

