

OWNER'S CERTIFICATE  
STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS Greenleaf Ventures, LLC is the owner of a tract of land situated in the David A. Badgely Survey, Abstract No. 65, in the City of Dallas, Dallas County, Texas, being part of Lots 5, 8, 9, and all of Lot 6 Block 1/6127, of Buckner Place Addition, an addition to the City of Dallas, Dallas County, Texas, some also being that tract of land conveyed to Greenleaf Ventures, LLC, by Special Warranty Deed recorded in Instrument Number 2015001826853, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for corner, said corner being the Northwest corner of the remaining portion of that tract of land conveyed to Indigo Builders, Inc., by deed recorded in Volume 82162, Page 3015, Deed Records, Dallas County, Texas, and being the point of curvature/tangency in the South line of Lot 8, Block 14/6127, of St. Francis Place, an addition to the City of Dallas, in Dallas County, Texas, according to the plat thereof recorded in Volume 99099, Page 58, Deed Records, Dallas County, Texas;

Thence, South 00 degrees 14 minutes 27 seconds West, along the West line of said remaining portion of Indigo Builders, Inc. tract, continuing along the West line of that tract of land conveyed to Xiaoying Luo and Jin Wang, by deed recorded in Instrument Number 200900181297, Official Public Records, Dallas County, Texas, continuing along the West line of that tract of land conveyed to Joe Lynn Tanner, by deed recorded in Instrument Number 20070228150, Official Public Records, Dallas County, Texas, and continuing along the West line of that tract of land conveyed to Libra Real Estate Property Investments, LLC, by deed recorded in Instrument Number 201000285881, Official Public Records, Dallas County, Texas, a distance of 533.23 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Libra Real Estate Investments, LLC tract, and being in the North right-of-way line of Charlot Drive (60 foot right-of-way);

Thence along said North right-of-way of Charlot Drive the following bearing and distances:

Thence North 89 degrees 45 minutes 33 seconds West, a distance of 290.00 feet to a 1/2 inch iron rod found at a point of curvature, said point being the beginning of a tangent curve to the right, having a radius of 440.69 feet, a central angle of 46 degrees 29 minutes 02 seconds, a chord bearing of North 66 degrees 31 minutes 02 seconds West, and distance of 347.81 feet;

Thence along said curve to the right, an arc length of 357.53 feet to a 1/2 inch iron rod found at a point of tangency;

Thence North 43 degrees 16 minutes 31 seconds West, a distance of 423.48 feet to a 1/2 inch iron rod found at a point of curvature, said point being the beginning of a tangent curve to the left, having a radius of 380.01 feet, a central angle of 30 degrees 24 minutes 29 seconds, a chord bearing of North 58 degrees 28 minutes 44 seconds West, and distance of 347.81 feet;

Thence along said curve to the left, an arc length of 201.68 feet to a 1/2 inch iron rod found for corner, said corner being the intersection of said North right-of-way line of Charlot Drive, and the Northeast right-of-way line of Trace Road (67 foot right-of-way);

Thence North 29 degrees 07 minutes 17 seconds West, along said Northeast right-of-way line of Trace Road, a distance of 14.08 feet to a 1/2 inch iron rod found for corner, said corner being the intersection of said Northeast right-of-way line of Trace Road and the Southeast right-of-way line of Trace Road, said point being the beginning of a non-tangent curve to the right, having a radius of 331.05 feet, a central angle of 23 degrees 35 minutes 31 seconds, a chord bearing of North 28 degrees 47 minutes 47 seconds East, and distance of 135.45 feet;

Thence along said curve to the right, same being said Southeast right-of-way line Trace Road, an arc length of 136.41 feet to a 5/8 inch iron rod found for corner, said corner being the West corner of Lot 23, Block 14/6127, of said addition (99099/58), said point being the beginning of a non-tangent curve to the left, having a radius of 722.00 feet, a central angle of 46 degrees 38 minutes 24 seconds, a chord bearing of South 68 degrees 52 minutes 36 seconds East, and distance of 571.63 feet;

Thence along said curve to the left, same being the South line of Block 14/6127, of said addition (99099/58), an arc length of 587.72 feet to a 5/8 inch iron rod found for corner, said corner being the Southeast corner of Lot 15, Block 14/6127, of said addition (99099/58);

Thence North 02 degrees 11 minutes 48 seconds, along the East line of said Lot 15, a distance of 100.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of said Lot 15, and being in the South right-of-way line of St. Francis Avenue (64 foot right-of-way), said point being the beginning of a non-tangent curve to the left, having a radius of 622.00 feet, a central angle of 05 degrees 09 minutes 30 seconds, a chord bearing of North 85 degrees 13 minutes 27 seconds East, and distance of 55.98 feet;

Thence along said curve to the left, same being said South right-of-way line of St. Francis Avenue, an arc length of 56.00 feet to a 5/8 inch iron rod found for corner, said corner being the Northwest corner of Lot 14, Block 14/6127, of said addition (99099/58);

Thence South 07 degrees 21 minutes 18 seconds East, along the West line of said Lot 14, a distance of 100.00 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Lot 14, said point being the beginning of a non-tangent curve to the left, having a radius of 722.00 feet, a central angle of 08 degrees 49 minutes 09 seconds, a chord bearing of North 79 degrees 14 minutes 09 seconds East, and distance of 85.87 feet;

Thence along said curve to the left, same being said South line of said Lot 14, an arc length of 587.72 feet to a 5/8 inch iron rod found for corner, said corner being in the West line of Lot 13, Block 14/6127, of said addition (99099/58);

Thence South 14 degrees 10 minutes 21 seconds East, along said West line of Lot 13, a distance of 5.79 feet to a 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Lot 13;

Thence North 83 degrees 03 minutes 51 seconds East, along the South line of said Block 14/6127, of said addition (99099/58), a distance of 331.73 feet to the Point of Beginning and containing 385.413 square feet or 8.848 acres of land.

**GENERAL NOTES**

- 1) BASIS OF BEARINGS IS THE NORTH RIGHT-OF-WAY LINE OF CHARLOT DRIVE (60 FOOT RIGHT-OF-WAY), BUCKNER PLACE ADDITION PER PLAT RECORDED IN VOLUME 84115, PAGE 3444, DEED RECORDS, DALLAS COUNTY, TEXAS. (N89°45'33"W)
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 53 LOTS.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) 50 FOOT MINIMUM RIGHT-OF-WAY ALLOWED ON CUL-DE-SACS.
- 7) 30 FOOT PAVING WIDTH ALLOWED ON CUL-DE-SACS.
- 8) NO STREET ACCESS ALLOWED TO CHARLOT DRIVE DUE TO DALLAS INDEPENDENT SCHOOL TRAFFIC PATTERNS FOR QUIZICK ELEMENTARY CAR POOLING AND SKYLINE HIGHSCHOOL.
- 9) BENCHMARK IS A CITY OF DALLAS BENCH MARK SET ON TOP OF A CONCRETE CURB AT THE NORTHWEST CORNER OF A STORM SEWER DROP INLET AT THE SOUTHEAST CORNER OF A "T" INTERSECTION. (ELEV.=534.360')

D.I.S.D. BIORETENTION AREA LINE TABLE

LINE	LENGTH	BEARING
L4	48.44	S31°17'12"W

OWNER'S DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Greenleaf Ventures LLC, acting by and through, its duly authorized officer Victor Toledo, Manager, does hereby adopt this plat, designating the herein described property as **CHARLOT VILLAGE**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets and alleys shown hereon. The easements shown hereon 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 and upon 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 of 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 plotting ordinances, rules, regulations, and resolutions of the City of Dallas, Texas. Sidewalks shall be constructed by the builder as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works.

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

BY: Victor Toledo, Manager  
Greenleaf Ventures, 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 Victor Toledo, Manager 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 the State of 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. 19453, 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 (c)(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 \_\_\_\_\_, 2016.

RELEASED FOR REVIEW 04/06/2016 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED 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

**LOT TABLE**

LOT	AREA
Lot 1	6,188 sq.ft./0.142 acres
Lot 2	5,482 sq.ft./0.126 acres
Lot 3	5,712 sq.ft./0.131 acres
Lot 4	6,716 sq.ft./0.154 acres
Lot 5	7,827 sq.ft./0.180 acres
Lot 6	4,343 sq.ft./0.100 acres
Lot 7	3,891 sq.ft./0.089 acres
Lot 8	4,084 sq.ft./0.094 acres
Lot 9	3,776 sq.ft./0.087 acres
Lot 10	3,400 sq.ft./0.078 acres
Lot 11	3,400 sq.ft./0.078 acres
Lot 12	4,238 sq.ft./0.097 acres
Lot 13	6,110 sq.ft./0.140 acres
Lot 14	6,112 sq.ft./0.140 acres
Lot 15	6,112 sq.ft./0.140 acres
Lot 16	6,112 sq.ft./0.140 acres
Lot 17	4,547 sq.ft./0.104 acres
Lot 18	5,197 sq.ft./0.119 acres
Lot 19	4,684 sq.ft./0.108 acres
Lot 20	3,426 sq.ft./0.079 acres
Lot 21	3,400 sq.ft./0.078 acres
Lot 22	3,400 sq.ft./0.078 acres
Lot 23	3,400 sq.ft./0.078 acres
Lot 24	3,400 sq.ft./0.078 acres
Lot 25	3,400 sq.ft./0.078 acres
Lot 26	3,400 sq.ft./0.078 acres
Lot 27	3,545 sq.ft./0.081 acres
Lot 28	5,296 sq.ft./0.122 acres
Lot 29	11,026 sq.ft./0.253 acres
Lot 30	5,394 sq.ft./0.124 acres
Lot 31	4,400 sq.ft./0.101 acres
Lot 32	4,400 sq.ft./0.101 acres
Lot 33	4,400 sq.ft./0.101 acres
Lot 34	5,360 sq.ft./0.123 acres
Lot 35	5,287 sq.ft./0.121 acres
Lot 36	5,336 sq.ft./0.123 acres
Lot 37	5,277 sq.ft./0.121 acres
Lot 38	5,307 sq.ft./0.122 acres
Lot 39	5,200 sq.ft./0.119 acres
Lot 40	4,878 sq.ft./0.112 acres
Lot 41	4,400 sq.ft./0.101 acres
Lot 42	4,400 sq.ft./0.101 acres
Lot 43	4,400 sq.ft./0.101 acres
Lot 44	4,400 sq.ft./0.101 acres
Lot 45	4,400 sq.ft./0.101 acres
Lot 46	4,400 sq.ft./0.101 acres
Lot 47	11,429 sq.ft./0.263 acres
Lot 48	7,422 sq.ft./0.170 acres
Lot 49	3,400 sq.ft./0.078 acres
Lot 50	3,400 sq.ft./0.078 acres
Lot 51	3,400 sq.ft./0.078 acres
Lot 52	6,657 sq.ft./0.153 acres
Lot 53	7,652 sq.ft./0.176 acres
Common Area	32,318 sq.ft./0.742 acres

**CENTERLINE LINE TABLE**

LINE	LENGTH	BEARING
L5	99.26	S04°46'31"E
L6	80.19	S04°46'33"E
L7	258.74	N43°16'31"W
L8	1.64	S34°17'12"W
L9	180.00	N89°45'33"W
L10	328.00	S00°14'27"W
L11	25.00	S89°45'33"E

**CENTERLINE CURVE TABLE**

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C17	44°53'46"	250.00'	195.90'	N17°40'20"E	190.92'
C18	03°45'28"	305.69'	20.05'	S45°09'14"E	20.04'
C19	28°34'51"	200.00'	99.77'	N57°35'57"W	98.73'
C20	42°43'37"	305.69'	227.96'	S68°23'46"E	222.71'

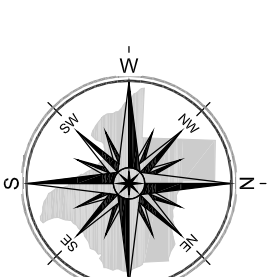
**(SHEET 2 OF 2)**

**PRELIMINARY PLAT  
CHARLOT VILLAGE**

LOTS 1 THRU 53, BLOCK 1/6127  
AND LOT 54, BLOCK 14/6127  
385.413 SQ.FT. / 8.848 ACRES  
BEING A REPLAT OF

PART OF LOTS 5, 8, 9 AND ALL OF LOT 6, BLOCK 1/6127  
DAVID A. BADGEY SURVEY, ADDITION NO. 65  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-160  
CBG Surveying, Inc.

OWNER: CHARLOT PLACE, L.P.  
12025 Shiloh Road, Suite 250, Dallas, Texas 75228  
DALLAS, TEXAS 75227  
214-750-9800  
www.cbgsurvey.com



SCALE: 1"=80' / DATE: MARCH 18, 2016 / JOB NO. 1507888-01 / DRAWN BY: JAN