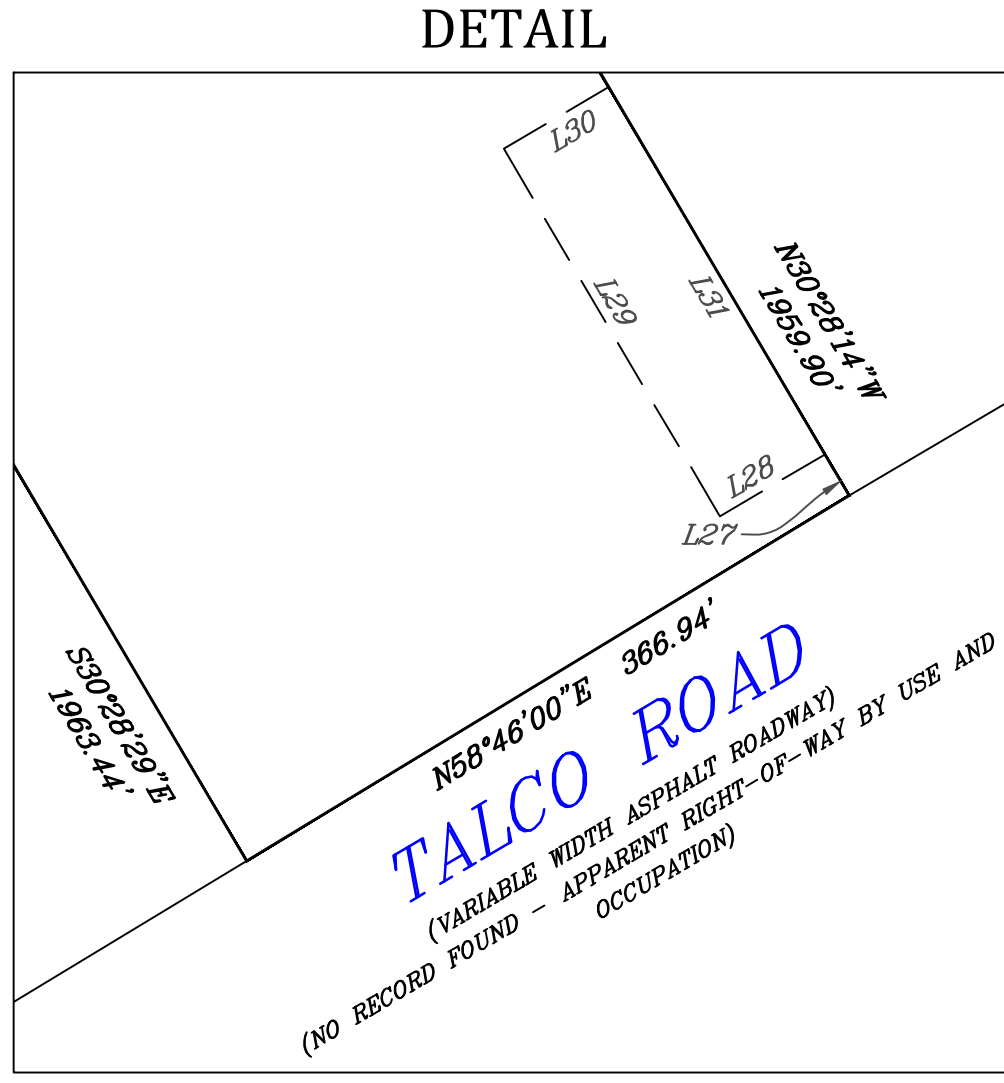
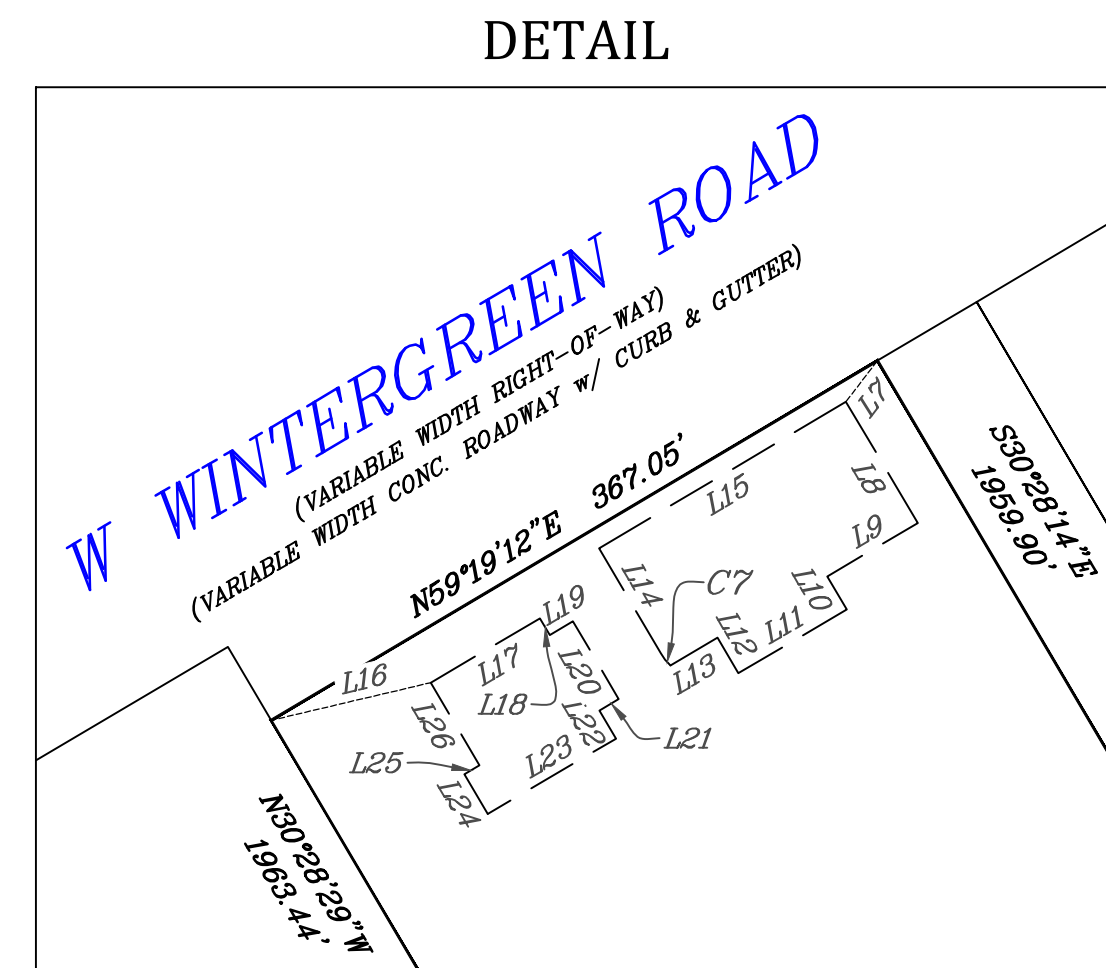
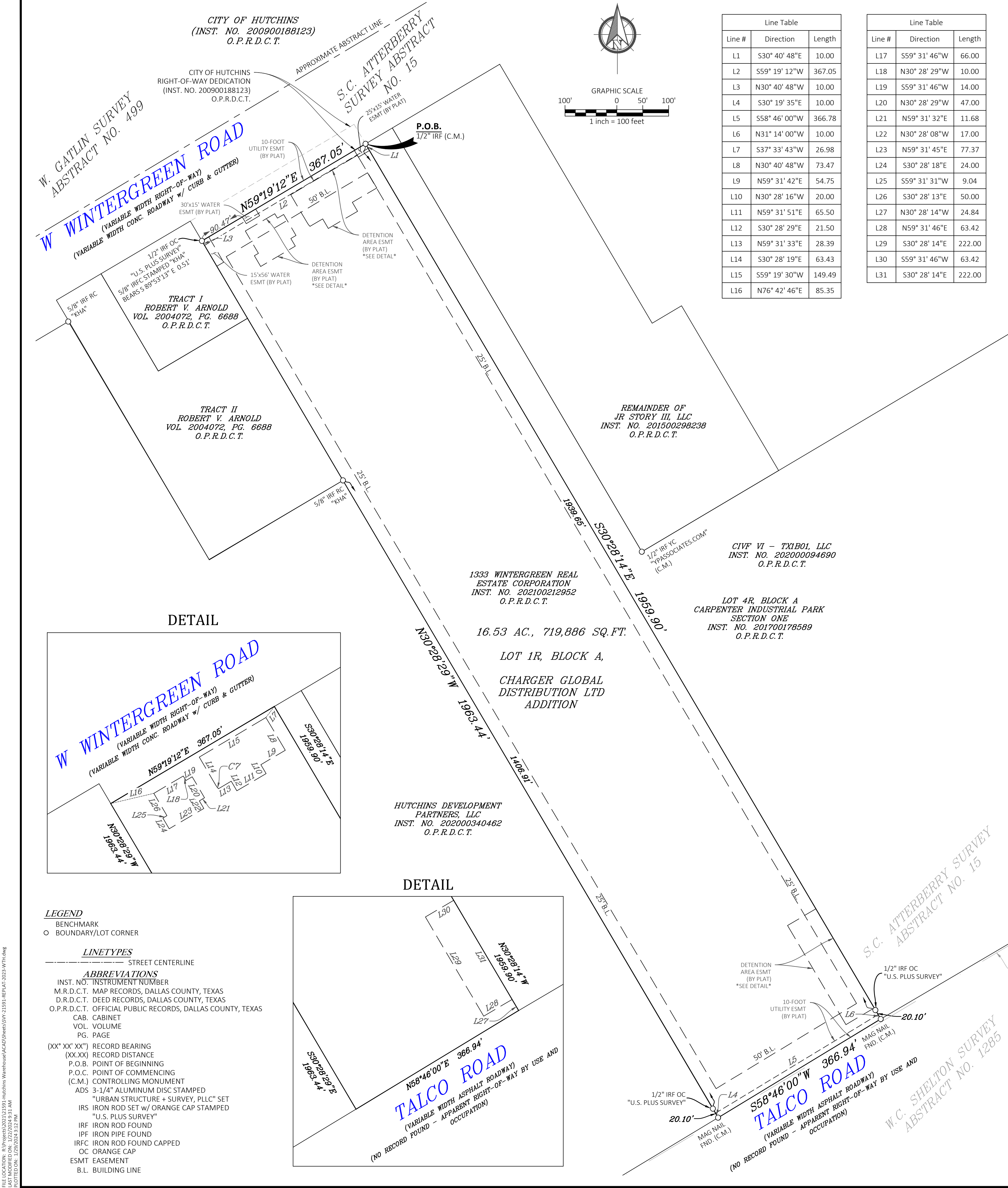


FILE NAME: SW-21591-REPLAT-2024-WITH DWG
DATE PLOTTED: 01/22/2024 11:51:13 AM
PLOTTER: HP DesignJet T1100e
PLOT SIZE: 36" X 48"
PLOT SCALE: 1" = 100'



LEGEND
BENCHMARK
BOUNDARY/LOT CORNER

LINETYPES
STREET CENTERLINE

ABBREVIATIONS
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
CAB. CABINET
VOL. VOLUME
PG. PAGE
(XX' XX' XX'') RECORD BEARING
(XX.XX) RECORD DISTANCE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
(C.M.) CONTROLLING MONUMENT
ADS 3-1/4" ALUMINUM DISC STAMPED
"URBAN STRUCTURE + SURVEY, PLLC" SET
IRS IRON ROD SET w/ ORANGE CAP STAMPED
"U.S. PLUS SURVEY"
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
IRFC IRON ROD FOUND CAPPED
OC ORANGE CAP
ESMT EASEMENT
B.L. BUILDING LINE

Line #	Direction	Length
L1	S30° 40' 48"E	10.00
L2	S59° 19' 12"W	367.05
L3	N30° 40' 48"W	10.00
L4	S30° 19' 35"E	10.00
L5	S58° 46' 00"W	366.78
L6	N31° 14' 00"W	10.00
L7	S37° 33' 43"W	26.98
L8	N30° 40' 48"W	73.47
L9	N59° 31' 42"E	54.75
L10	N30° 28' 16"W	20.00
L11	N59° 31' 51"E	65.50
L12	S30° 28' 29"E	21.50
L13	N59° 31' 33"E	28.39
L14	S30° 28' 19"E	63.43
L15	S59° 19' 30"W	149.49
L16	N76° 42' 46"E	85.35

Line #	Direction	Length
L17	S59° 31' 46"W	66.00
L18	N30° 28' 29"W	10.00
L19	S59° 31' 46"W	14.00
L20	N30° 28' 29"W	47.00
L21	N59° 31' 32"E	11.68
L22	N30° 28' 08"W	17.00
L23	N59° 31' 45"E	77.37
L24	S30° 28' 18"E	24.00
L25	S59° 31' 31"W	9.04
L26	S30° 28' 13"E	50.00
L27	N30° 28' 14"W	24.84
L28	N59° 31' 46"E	63.42
L29	S30° 28' 14"E	222.00
L30	S59° 31' 46"W	63.42
L31	S30° 28' 14"E	222.00

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, Clifford E. Cameron, 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 and the City of Hutchins, Texas development codes and ordinances. I further affirm that monumentation shown hereon was either found or set as shown hereon under my direction and supervision.

Dated this the ___ day of _____, 2024.

David A. Minton, RPLS
Texas License No 62333

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared David A. Minton, 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 purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this the ___ day of _____, 2024.

Notary Public, in and for the State of Texas

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.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

The undersigned, the City Secretary of the City of Hutchins, Texas, hereby certifies that the foregoing replat of the Charger Global Distribution LTD Addition to the City of Hutchins was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Hutchins on the ___ day of _____, 2024 and such body by formal action, then and there accepted the dedication of streets, alleys, pars, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

Witness my hand this ___ day of _____, 2024

Cynthia Olguin, City Secretary
City of Hutchins, Texas

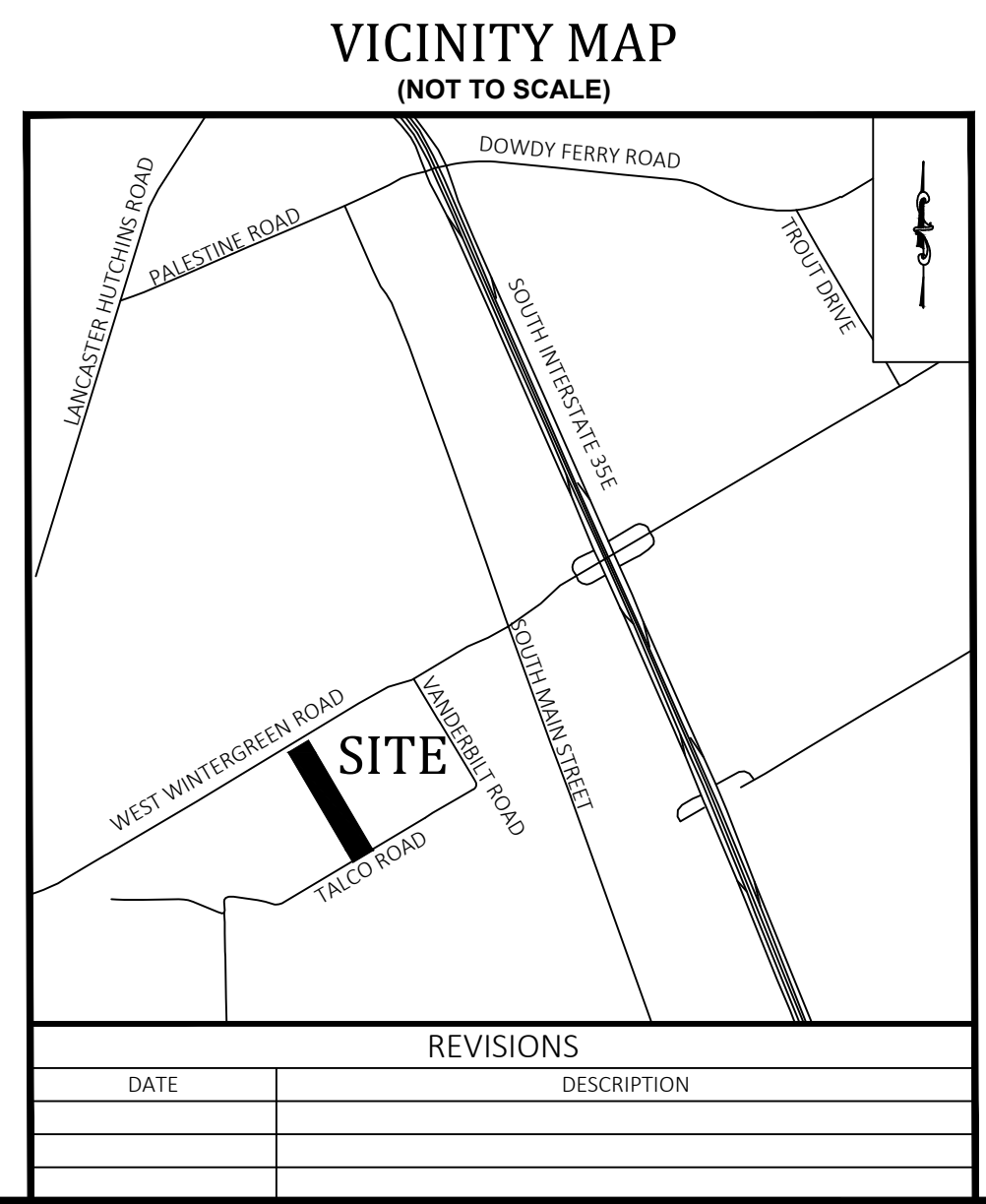
FILED: _____

CAB: _____ PG. _____ P.R.D.C.T.

GENERAL NOTES

- Basis of bearings shown hereon are based on the state plane coordinate system of 1983 (NAD83, 2011) TXNC-4202, as derived by GNSS from the Trimble RTK network.
- Not all lot lines outside of the boundary of the subject property show hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps.
- The survey was performed without the benefit of a title commitment, abstract of title, or title report. The property could be subject to easements not shown hereon.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and subject to fines and/or withholding of utilities and building permits.

SUMMARY TABLE:	
Total Land Area	16.53 acres
	719,886 square feet
Building Area	13.55 acres
	590,103 square feet



Civil
Urban Strategy
4222 Main St.
Dallas, TX 75226
www.urbanstrategy.us
214-295-5775

SURVEYOR
David A. Minton, RPLS
Texas License No. 62333
Urban Strategy
1100 E. Campbell, Ste 210
214-396-2339
davidm@urbanstrategy.us
TBPELS Firm No. 10194610

DEVELOPER/OWNER
Charger Logistics
contact: Snehlata Pramanik
13620 Evolution Loop
Laredo, Texas 78045
Phone: 647-678-8585
Email: sneh@chargerlogistics.com

No variances from the General Development Ordinance Requested:
Approved for Preparation of Final Plat
Joseph Matthews, Chairman, Planning & Zoning Commission
City of Hutchins, Texas

PURPOSE NOTE:
The purpose of this plat is to dedicate new easements.

REPLAT
CHARGER GLOBAL DISTRIBUTION LTD ADDITION
LOT 1, BLOCK A
16.53 ACRES / 719,886 SQUARE FEET
ZONING: LIGHT INDUSTRIAL
OUT OF THE S.C. ATTERBERRY SURVEY, ABSTRACT NO. 15
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

URBAN STRATEGY
1100 E. Campbell, Suite 210
Richardson, Texas 75081
Firm Registration #F-20194610, 214-396-2339
www.urbanstrategy.us

REVISIONS	
DATE	DESCRIPTION