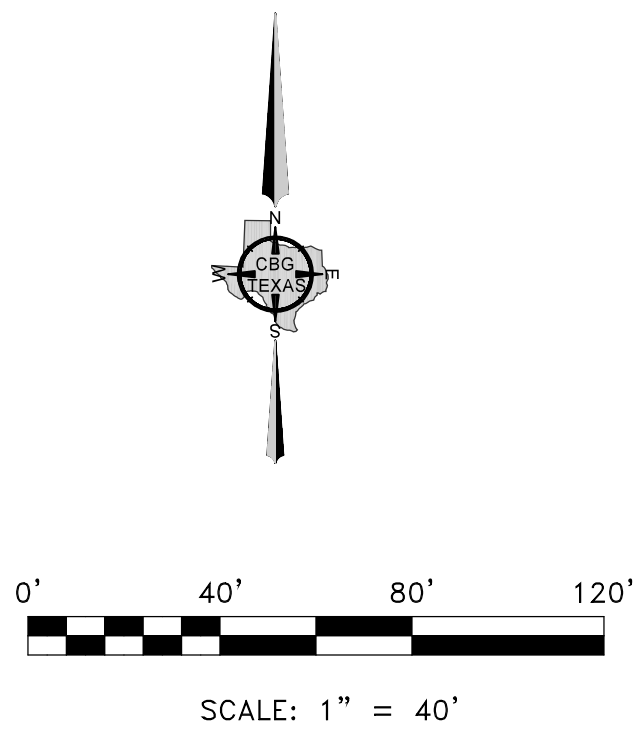


VICINITY MAP
NOT TO SCALE



LEGEND
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
IRS = IRON ROD SET
IPF = IRON PIPE FOUND
SQ FT. = SQUARE FEET
AC = ACRES

GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS REPLAT IS TO CREATE TWO LOTS OUT OF FIVE EXISTING LOTS.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF HUTCHINS PAVING & DRAINAGE 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 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) THE SHED LOCATED IN THE REAR WILL BE REMOVED.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS Allan J. Avery Jr. and Tina Gamino Avery are the owners of a 28,750 square foot tract of land situated in the Thomas Freeman Survey, Abstract No. 453 in the City of Hutchins, Dallas County, Texas, and being Lots 6 thru 10, Block 86 The Original Town of Hutchins, an Addition to the City of Hutchins, Texas, according to the Map or Plat thereof recorded in Volume 283, Page , Map Records, Dallas County, Texas, same being a tract of land conveyed to Allan J. Avery Jr. and Tina Gamino Avery, by Warranty Deed recorded under Instrument No. 201600040153, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set yellow cap stamp "CBG" set for corner, said corner being in the Northeast right-of-way line of Denton Street (80 feet wide right-of way) and intersection the Southeast right-of way line of West Athens Street (80 feet wide right-of way), same corner be the West corner of said Block 86, of The Original Town of Hutchins;

THENCE North 66 degrees 36 minutes 38 seconds East, along the Southeast right-of-way line of said West Athens Street, a distance of 250.00 feet to a 1/2-inch iron rod set with a yellow stamp "CBG" for corner, said corner being the intersection of the Southeast right-of-way line of said West Athens and the Southwest right-of-way line of Grayson Street;

THENCE South 23 degrees 15 minutes 19 seconds East, along the Southwest right-of-way line of said Grayson Street, a distance of 115.00 feet to a 1/2-inch iron rod set with a yellow stamp "CBG" for corner, said corner being in the intersection of the Southeast right-of-way line of, said Grayson and the Northwest right-of-way line of an Alley (20 foot width right-of-way);

THENCE South 66 degrees 36 minutes 38 seconds West, along the Northwest line of said Alley, a distance of 250.00 to a 1/2-inch iron rod set with a yellow stamp "CBG" for corner, said corner being the intersection of Southwest right-of-way line of said Alley and the Northeast right-of-way line of said Denton Street;

THENCE North 23 degrees 15 minutes 19 seconds West, along the East right-of-way line of said Denton Street, a distance of 115.00 feet to the POINT OF BEGINNING and containing 28,750 square feet or 0.660 acres of land.

This is to certify that the City of Hutchins, Texas has approved the Replat of Lots 6-10, Block 86 of the Original Town of Hutchins with Replat/Final Plat being named **AVERY HUTCHINS ADDITION** as shown hereon.

Witness my hand this ____ day of _____, 2024.

Mayor Vasquez
City of Hutchins, Texas

The undersigned, the City Secretary of the City of Hutchins, Texas, hereby certifies that the foregoing final plat of the **AVERY HUTCHINS 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, parks, 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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Allan J. Avery Jr. and Tina Gamino Avery, do hereby adopt this plat, designating the herein described property as **AVERY HUTCHINS ADDITION**, an addition to the City of Hutchins, 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 Hutchins.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

BY: _____
Allan J. Avery Jr (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Allan J. Avery Jr, 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 _____, 2024.

Notary Public in and for Dallas County, Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2024.

BY: _____
Tina Gamino Avery (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Tina Gamino. Avery, 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 _____, 2024.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

That I, Bryan Connally do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision in accordance with the subdivision regulations of the City of Hutchins, Texas.

Dated this the ____ day of _____, 2024.

RELEASED FOR REVIEW ON 10/15/2024, 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 Connally
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 Connally 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 _____, 2024.

Notary Public in and for the State of Texas

REPLAT
AVERY HUTCHINS ADDITION
LOT 1R AND 2R, BLOCK 86
BEING A REPLAT OF LOTS 6, THRU 10 BLOCK 86,
OF THE ORIGINAL TOWN OF HUTCHINS,
DALLAS COUNTY, TEXAS
28,750 SQ. FT. / 0.660 ACRES
THOMAS FREEMAN SURVEY, ABSTRACT NO. 453
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

OWNERS:
**ALLAN J. AVERY JR.
AND TINA GAMINO AVERY**
2101 Jessica Way Lane,
Royce City, Texas 75189
214-235-5673
Banuelos.tina@gmail.com



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