

• LEGEND •

SUBJECT PROPERTY LINE

ADJOINER PROPERTY LINE

EASEMENT

ROAD CENTERLINE

CIRF

CIRF

IRF

IRF

(C.M.)

D.R.D.C.T.

P.R.D.C.T.

INST. NO.

VOL.

PG.

P.O.B.

R.O.W.

CONC.

ELEC.

ESMT.

MON.

U.E.

CAPPED IRON ROD FOUND

CAPPED IRON ROD SET

IRON ROD FOUND

IRON PIPE FOUND

CONTROLLING MONUMENT

DEED RECORDS, DALLAS COUNTY, TEXAS

PLAT RECORDS, DALLAS COUNTY, TEXAS

INSTRUMENT NUMBER

VOLUME

PAGE

POINT OF BEGINNING

RIGHT-OF-WAY

CONCRETE

ELECTRIC

EASEMENT

MONUMENT

UTILITY EASEMENT

LOCATOR MAP, NOT TO SCALE

ALBERT ST.

BURNS ST.

SKYLINE DR.

TROUT RD.

E. WINTERBURN RD.

SITE

STATE OF TEXAS:  
COUNTY OF DALLAS:  
LEGAL DESCRIPTION  
BEING A 4.825 ACRE TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 499, AND BEING ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097855, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097854, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING AN INTERIOR CORNER OF A CALLED 51.76 ACRE TRACT OF LAND, AS CONVEYED TO TRIBECA TRUCK REPAIR & PARKING IN A DEED RECORDED IN INSTRUMENT NUMBER 202100294657, D.R.D.C.T., SAID POINT ALSO BEING THE POINT OF BEGINNING;  
THENCE FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, SOUTH 59 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 317.69 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD;  
THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, AND FOLLOWING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD, NORTH 30 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 696.59 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND, AS CONVEYED TO PAULA LEWIS, RECORDED IN INSTRUMENT NUMBER 201100279670, D.R.D.C.T.;  
THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LEWIS TRACT, NORTH 59 DEGREES 04 MINUTES 05 SECONDS EAST, A DISTANCE OF 281.99 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID LEWIS TRACT, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID TRIBECA TRUCK TRACT;  
THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LEWIS TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, THE FOLLOWING COURSES:  
SOUTH 30 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 311.50 FEET, TO A 1/2-INCH IRON ROD FOUND;  
NORTH 59 DEGREES 32 MINUTES 14 SECONDS EAST, A DISTANCE OF 38.19 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP;  
SOUTH 30 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 387.02 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 210,170.17 SQUARE FEET, OR 4.825 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE OF DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
THAT SPAT HUTCHINS, LLC, THE UNDERSIGNED AUTHORITY, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, SHOBHANA PATEL COMMUNITIES 1 ADDITION, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF HUTCHINS AND ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT, THE CITY OF HUTCHINS AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF HUTCHINS AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES, STREET LIGHTS) IS HEREBY GRANTED TO THE CITY OF HUTCHINS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

DATE  
NAME: AMIT J. PATEL

STATE OF TEXAS:  
COUNTY OF \_\_\_\_\_:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

\* NOTES \*

- THE PURPOSE OF THIS SURVEY IS TO CREATE ONE LOT.
- BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. SURVEY FOOT.
- ALL CIRFS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
- ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48113C0514L & 48113C0520K, DATED 7/7/2014, DALLAS COUNTY UNINCORPORATED AREAS, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

FIELD SURVEY BY: AV DATE: 09/05/2024 PROJECT NO. 24-1234  
DRAWN BY: DL SCALE: 1" = 40' SAM@HANNA-SE.COM

OWNER/CLIENT:  
AMIT PATEL  
SPAT HUTCHINS, LLC  
INFO@SPATCAPITAL.COM  
(214) 713-7923  
SURVEYOR:  
HANNA SURVEYING AND ENGINEERING, LLC  
SAM HANNA  
1380 US 287 FRONTAGE RD., STE. 101  
MANSFIELD, TX 76063  
682-553-9474  
FIRM NO. 10194633  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

I, SAMUEL C. HANNA, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6647, DO HEREBY CERTIFY THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND AND THE CORNER MONUMENTS ARE AS SHOWN. ALL CORNERS, ANGLES POINT OF CURVES, BOUNDARY MARKERS AND BENCH MARKS ARE CORRECTLY FOUND OR PLACED THEREON AND HAVE BEEN MARKED WITH STEEL RODS.

SAMUEL C. HANNA, RPLS, PE DATE

"NO VARIANCES FROM THE GENERAL DEVELOPMENT ORDINANCE REQUESTED:  
APPROVED FOR PREPARATION OF FINAL PLAT

DATE  
JOSEPH MATTHEWS, CHAIRMAN, PLANNING & ZONING COMMISSION  
CITY OF HUTCHINS, TEXAS

PRELIMINARY PLAT  
LOT 1, BLOCK 1, SHOBHANA PATEL  
COMMUNITIES 1 ADDITION  
4.825 ACRES  
WILLIAM GATLIN SURVEY, ABSTRACT 499,  
HUTCHINS, DALLAS COUNTY, TEXAS.

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