

**OWNER'S CERTIFICATE & DEDICATION**

STATE OF TEXAS §  
 COUNTY OF DALLAS §

WHEREAS, HUTCHINS INDUSTRIAL VENTURES, LLC, is the owner of an 11.87 acre tract or parcel of land situated in the W.H. SHELTON SURVEY, ABSTRACT NO. 1292, City of Hutchins, Dallas County, Texas, being a called 11.869 acre tract of land conveyed to HUTCHINS INDUSTRIAL VENTURES, LLC by Special Warranty Deed with Vendor's Lien of record in Document Number 202000243075 of the Official Public Records of Dallas County, Texas, being all of Tract 1, Block A, Rachels Addition, an addition to the City of Hutchins, Dallas County, Texas according to the plat recorded in Volume 85243, Page 1248 of the Plat Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2" iron rod with red plastic cap (illegible) found in the southeast right-of-way line of Wintergreen Road (variable width right-of-way), being the west corner of said Tract 1;

**THENCE**, N59°27'22"E, along the southeast right-of-way line of said Wintergreen Road, being the common northwest line of said Tract 1, a distance of 440.00 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the southeast right-of-way line of said Wintergreen Road and the southwest right-of-way line of Joe Ed Wallace Way (60' right-of-way), being the north corner of said Tract 1;

**THENCE**, S30°49'38"E, along the southwest right-of-way line of said Joe Ed Wallace Way, being the common northeast line of said Tract 1, a distance of 1175.00 feet to a 1/2" iron rod with red plastic cap stamped "KHA" found, being the north corner of a called 78.672 acre tract of land conveyed to Wintergreen TH LLC by Special Warranty Deed of record in Document Number 20220032936 of the Official Public Records of Dallas County, Texas and the east corner of said Tract 1;

**THENCE**, S59°27'22"W, along the northwest line of said 78.672 acre tract, being the common southeast line of said Tract 1, a distance of 440.00 feet to a 1/2" iron rod with red plastic cap (illegible) found in the northeast line of Lot 1, Block A, DLH Hutchins Wintergreen 11 North Addition, an addition to the City of Hutchins, Dallas County, Texas, being the south corner of said Tract 1, from which a found 1/2" iron rod bears S30°49'38"E, a distance of 21.59 feet, being the east corner of said Lot 1;

**THENCE**, N30°49'38"W, along the northeast line of said Lot 1, being the common southwest line of said Tract 1, a distance of 1175.00 feet to the **POINT OF BEGINNING**, containing 11.87 acres or 516,994 square feet, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, HUTCHINS INDUSTRIAL VENTURES, LLC, do hereby adopt this plat, designating the herein described property as RACHELS ADDITION REVISED, LOTS 1R1 & 2, BLOCK A, an addition to the City of Hutchins, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alley, 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Hutchins.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2024.

OWNER: HUTCHINS INDUSTRIAL VENTURES, LLC

BY: \_\_\_\_\_  
 Signature

Printed Name and Title

STATE OF TEXAS §  
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
 COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with subdivision regulations of the City of Hutchins, Dallas County, 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

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §  
 COUNTY OF DENTON §

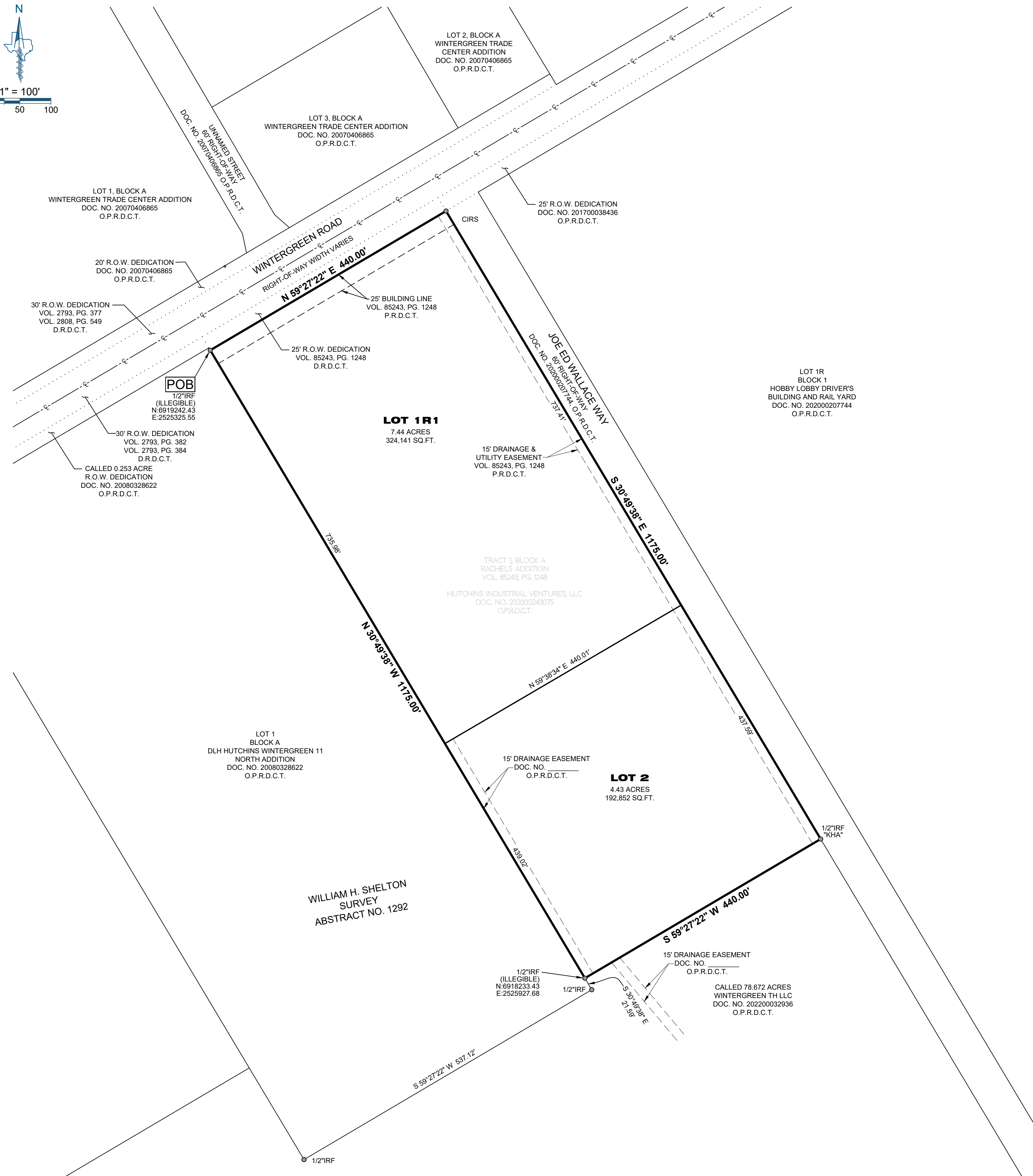
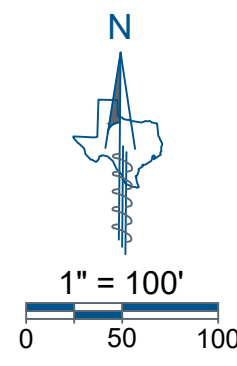
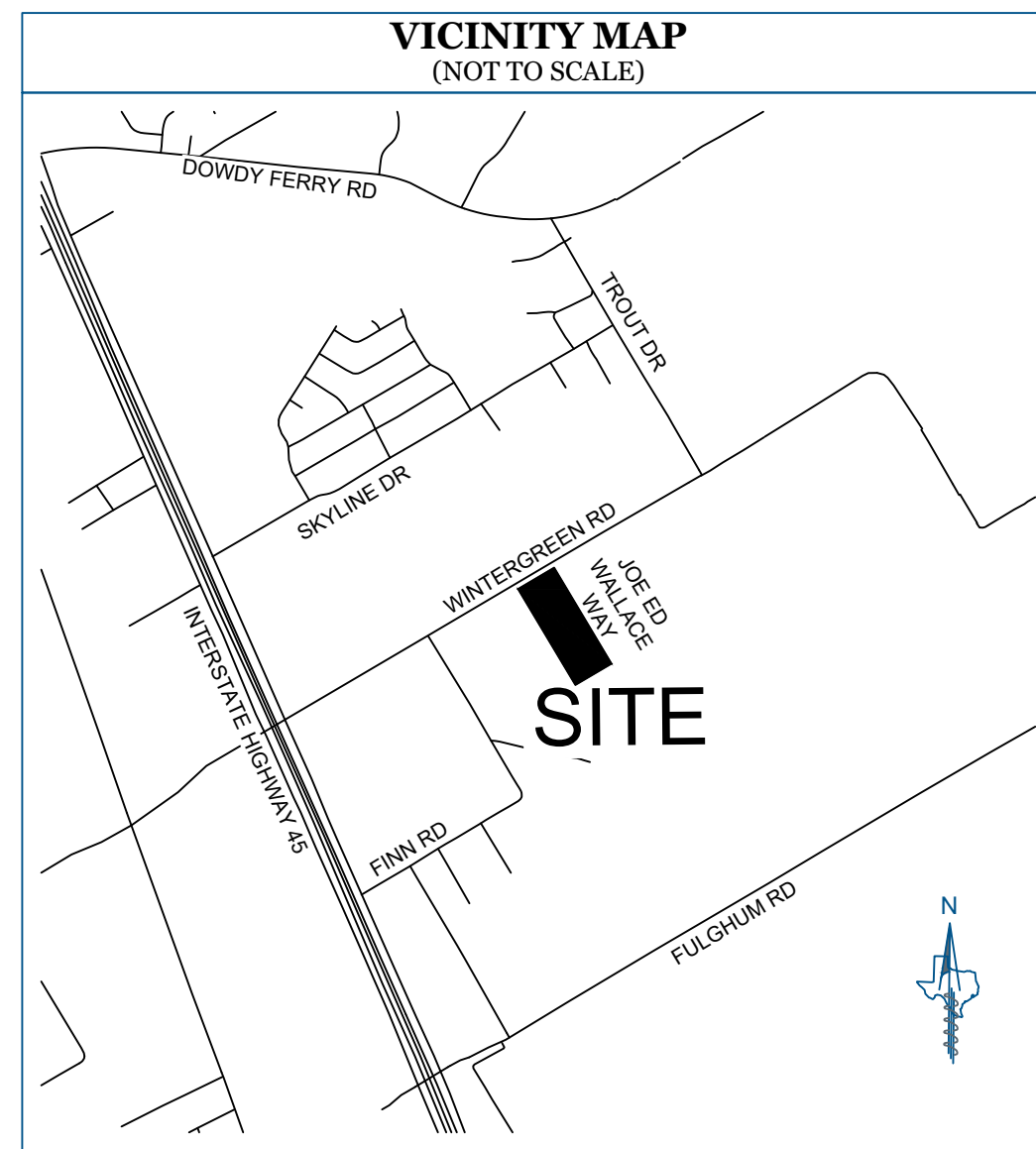
BEFORE ME, the undersigned authority, on this day personally appeared MATTHEW RAABE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

REPLAT  
**RACHELS ADDITION REVISED**  
 LOTS 1R1 & 2, BLOCK A

BEING A REPLAT OF LOT 1R, BLOCK A, RACHELS ADDITION REVISED, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 202300023246, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY TEXAS AND BEING 11.87 ACRES, ZONED LIGHT INDUSTRIAL (LI) LOCATED IN THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS AND BEING OUT OF WILLIAM H. SHELTON SURVEY, ABSTRACT NO. 1292 CITY OF HUTCHINS, DALLAS COUNTY, TEXAS  
 2 LOTS



**GENERAL NOTES**

- 1.) The purpose of this plat is to replat one lot of record into two lots of record.
- 2.) This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 07, 2014 and is located in Community Number 480179 as shown on Map Number 48113C0514L.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System.
- 4.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum. (Texas North Central Zone - 4202).

All Variances (if any) from the General Development Ordinance Approved by City Council.

Mario Vasquez, Mayor  
 City of Hutchins, Texas

Date

The undersigned, the City Secretary of the City of Hutchins, Texas, hereby certifies that the foregoing final plat of the RACHELS ADDITION REVISED, an 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, eaements, 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.

**LEGEND**

- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- IRF = IRON ROD FOUND
- R.O.W. = RIGHT-OF-WAY
- VOL. = VOLUME
- PG. = PAGE
- DOC. NO. = DOCUMENT NUMBER
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- ε— = CENTERLINE OF ROW

**SURVEYOR**  
 Eagle Surveying, LLC  
 Contact: Brad Eubanks  
 222 S. Elm Street, Suite 200  
 Denton, TX 76201  
 (940) 222-3009

**OWNER**  
 Hutchins Industrial Ventures, LLC  
 5950 Berkshire Lane, Suite 900  
 Dallas, TX 75225

Eagle Surveying, LLC  
 222 South Elm Street  
 Suite 200  
 Denton, TX 76201  
 940.222.3009  
 www.eaglesurveying.com  
 TX Firm # 10194177

JOB NUMBER	2211.023-04
DATE	05/08/2024
REVISION	
DRAWN BY	BE