OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, the City of Hutchins is the sole owner of a 13.577 acres tract of land situated in the Thomas J. Wampler Survey, Abstract Number 1538, and the Thomas Freeman Survey, Abstract Number 453, City of Hutchins, Dallas County, Texas, and being all of a tract of land described in a deed to the City of Hutchins, as recorded in Instrument Number 202400248345, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the intersection of the Southwesterly right-of-way line of N. J. J. Lemmon Street (60' Right-of-Way) and the northwesterly right-of-way line of Lancaster-Hutchins Road (Variable Right-of-Way);

THENCE South 31 degrees 14 minutes 44 seconds West, a distance of 119.92 feet to a found 5/8-inch iron rod with a cap stamped "KHA";

THENCE South 31 degrees 25 minutes 33 seconds West, a distance of 160.73 feet to a found 5/8-inch iron rod with a cap stamped "KHA";

THENCE South 31 degrees 21 minutes 23 seconds West, a distance of 430.00 feet to a found 5/8-inch iron rod with a cap stamped "KHA";

THENCE South 32 degrees 34 minutes 32 seconds West, a distance of 425.04 feet to a found 1/2-inch iron rod with a cap stamped "WAI 5714";

THENCE South 69 degrees 36 minutes 53 seconds West, a distance of 39.92 feet to a found 1/2-inch iron rod with a cap stamped "WAI 5714";

THENCE North 73 degrees 20 minutes 48 seconds West, a distance of 225.53 feet to a found 1/2-inch iron rod with a cap stamped "WAI 5714";

THENCE North 70 degrees 03 minutes 14 seconds West, a distance of 111.42 feet to a found 1/2-inch iron rod with a cap stamped "WAI 5714" and being the beginnig of a non-tangent circular curve to the right having a radius of 970.00 feet, whose chord bears South 70 degrees 03 minutes 14 seconds East, a distance of 111.42 feet;

THENCE Southeasterly, along said curve, through a central angle of 06 degrees 35 minutes 05 seconds, an arc distance of 111.48 feet to a found 1/2-inch iron rod with a cap stamped "WAI 5714";

THENCE North 16 degrees 52 minutes 07 seconds East, a distance of 311.91 feet to a found 1/2-inch iron rod with a cap stamped "WAI 5714";

THENCE North 46 degrees 52 minutes 07 seconds East, a distance of 138.47 feet to a found 1/2-inch iron rod with a cap stamped "WAI 5714";

THENCE North 26 degrees 53 minutes 15 seconds East, a distance of 593.99 feet to a found 1/2-inch iron rod with a cap stamped "WAI 5714";

THENCE North 01 degrees 53 minutes 16 seconds East, a distance of 257.51 feet to a found 1/2-inch iron rod with a cap stamped "WAI 5714";

THENCE North 59 degrees 05 minutes 10 seconds East, a distance of 261.41 feet to a found 3/8-inch iron rod;

THENCE South 31 degrees 03 minutes 05 seconds East, a distance of 511.60 feet to the POINT OF BEGINNING AND CONTAINING 591,411 square feet or 13.577 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CITY OF HUTCHINS, acting through its undersigned agent, does hereby adopt this plat designating the herein above described property as, LOT 1, BLOCK 1 HUTCHINS ADDITION NO. 2, 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 public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, signs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system in said Easement strips and The City of Hutchins and public utility entities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing from all or parts of their respective systems without the necessity at any time of procuring permission from 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.

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

WITNESS my hand, this the_____day of _____, 2025

CITY OF HUTCHINS

_____

City of Hutchins, Owner

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 2025.

_____

Notary Public in and for the State of Texas

LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SQ.FT.	SQUARE FEET
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
SF	SINGLE FAMILY
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD WITH PLASTIC CAP
SIR	SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "GEONAV"

SURVEYOR'S NOTES:

1. The Basis of Bearings is Texas State Plane Coordinate System of 1983, North Central Zone (4202).

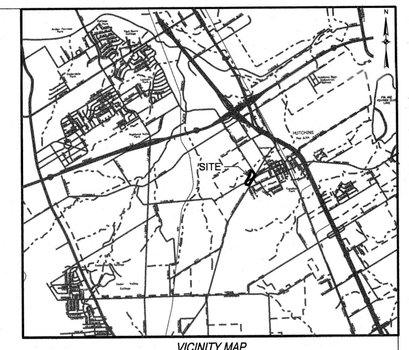
2. Per FEMA Flood Insurance Rate Map Number 48113C0513L, dated July 7, 2020, the subject property lies within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain and partially within Zone AE (Special Flood Hazard Area).

3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.

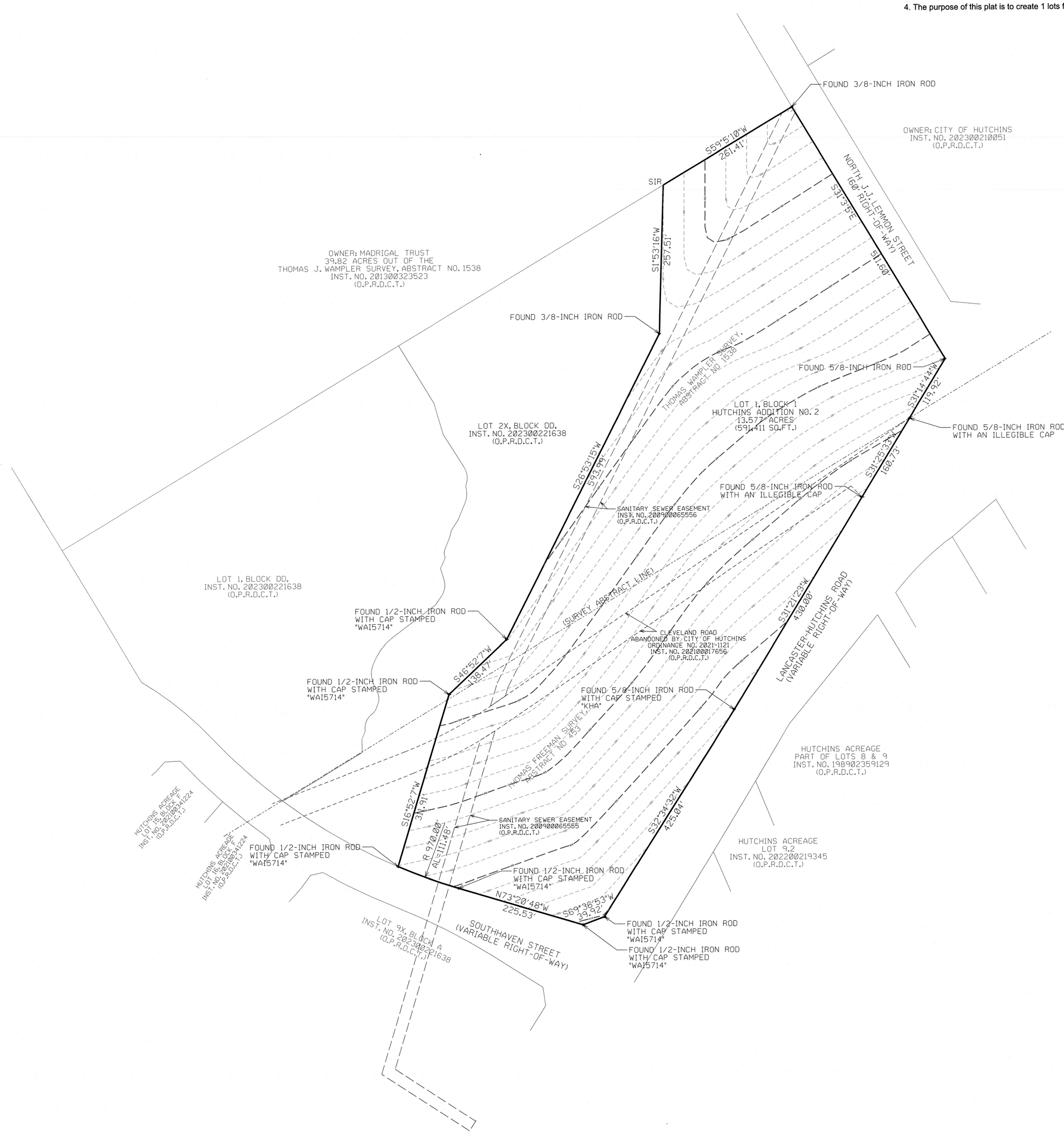
4. The purpose of this plat is to create 1 lots for development.

0' 50' 100' 200'
1" = 100'

N



VICINITY MAP
NOT TO SCALE



SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

This is to certify that I, Joel C. Howard, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

_____
Joel C. Howard, RPLS, PLS
Texas RPLS No. 6267

STATE OF TEXAS REGISTERED JOEL C. HOWARD 6267 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joel C. Howard, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of May, 2025.

_____
Notary Public in and for the State of Texas

MATTHEW HEATH, JR.
Notary Public, State of Texas
Comm. Expires 09-18-2027
Notary ID 134560241

CERTIFICATE OF APPROVAL BY THE CITY OF HUTCHINS

All variances from the General Development Ordinance Approved by City Council.

_____
Joseph Matthews, Planning and Zoning Chairman

The undersigned, the City Secretary of the City of Hutchins, hereby certifies that the foregoing final plat of _____, Addition to the City of Hutchins was submitted for review and approved as a Preliminary Plat meeting all the requirements of the General Development Ordinance as set forth by the ordinances of the City of Hutchins on the _____day of_____, 2025, and including acceptance of 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 further authorized the acceptance thereof by City Staff, signing as hereinabove subscribed in the capacity stated in accordance with City Ordinances.

Witness my hand this the _____day of _____, 2025.

_____
City Secretary
City of Hutchins, Texas

OWNER:
CITY OF HUTCHINS
321 N. MAIN STREET
HUTCHINS, TEXAS 75141
P:
EMAIL:

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006
SCALE 1"=100' (972) 243-3409 PROJECT NUMBER: 3600
TBPELS FIRM NO. 10194205

DATED: FEBRUARY 08, 2025 DRAWN BY: MHJR

PRELIMINARY PLAT
LOT 1, BLOCK 1
HUTCHINS ADDITION NO. 2
13.577 ACRES OUT OF
THOMAS J. WAMPLER
SURVEY, ABSTRACT NO.
1538, AND THE THOMAS
FREEMAN SURVEY,
ABSTRACT NO. 453,
CITY OF HUTCHINS,
DALLAS COUNTY, TEXAS