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: STATE OF TEXAS COUNTY OF DALLAS 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 14 minutes 44 seconds West, a distance of 119.92 feet to a found 5/8-inch iron rod with a cap stamped "KHA"; 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);

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.

The purpose of this plat is to create 1 lots for dev

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).

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

50'

100'

200

1" = 100'

SURVEYOR'S NOTES:

OWNER'S CERTIFICATE

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 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 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 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 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 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 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 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 59 degrees 05 minutes 10 seconds East, a distance of 261.41 feet to a found 3/8-inch iron rod; 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 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 escribed 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 improvement strips on said plat. The City of Hutchins and public utility entities 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 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 other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Hutchins for the purpose of constructing, 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. my hand, this , 2025

CITY OF HUTCHINS

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.

Notary Public in and for the State of Texas

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

D.R.D.C.T. O.P.R.D.C.T. SQ.FT. VOL. PG. INST. NO. SF FIR FIR SIR

DEED RECORDS OF DALLAS COUNTY, TEXAS OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS SQUARE FEET VOLUME NSTRUMENT NUMBER SINGLE FAMILY COUND IRON ROD COUND IRON ROD WITH PLASTIC CAP SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "GEONAV"

> LOT 1, BLOCK DD, INST. NO. 202300221638 FOUND 1/2-INCH IRON WITH CAP STAMPED "WA15714" FOUND 1/2-INCH IRON H WITH CAP STAMPED "WAI5714" OWNER: MADRIGAL TRUST
> 39.82 ACRES OUT OF THE
> J. WAMPLER SURVEY, ABSTRACT
> INST. NO. 201300323523
> (O.P.R.D.C.T.) FOUND 1/2-INCH TRON ROD WITH CAP STAMPED "WAI5714" 1.0.207 9x, 81. R 970.00, AL=111.48 NO. 1538 (VARIABLE RIGHT-OF-WAY) LOT 2X, BLOCK DD, INST. NO. 202300221638 (O.P.R.D.C.T.) FOUND 5/8-INCH IRON ROD—
> WITH CAP STAMPED
> "KHA"
>
> "KHA" SANITARY SEWER EASEMENT INST. NO. 200900065555 (O.P.R.D.C.T.) FOUND 3/8-INCH IRON ROD FOUND 1/2-INCH IRON ROWITH CAP STAMPED "WAI5714" SURVEY ABSTRACT LINES 569.36,53. SANITARY SEWER EASEMENT INST. NO. 200900065556 (O.P.R.D.C.T.) --FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "WAI5714" --FOUND 1/2-INCH IRON ROD WITH/CAP STAMPED "WAJ5714" CLEVELAND ROAD
> NDONED BY CITY OF HUTCHI
> ORDINANCE NO. 2021-1121
> INST. NO. 202100017656
> (O.P.R.D.C.T.) S1°53′16"W THOM SON TO SUPPLY 257.51 LOT 1, BLOCK 1 HUTCHINS ADDITION NO. 2 13.577 ACRES (591,411 SQ.FT.) FOUND 5/8-INCH IRON ROD HUTCHINS ACREAGE LOT 9.2 INST. NO. 202200219345 (O.P.R.D.C.T.) LANCASTER-HUTCHINS
> RIGHT-OF-WAY, HUTCHINS ACREAGE
> PART OF LOTS 8 & 9
> INST. NO. 1989Ø2359129
> (O.P.R.D.C.T.) OWNER: CITY OF HUTCHINS INST. NO. 202300210051 FOUND 5/8-INCH IRON ROD WITH AN ILLEGIBLE CAP

> > Joef C. Howard, RPLS, PLS Texas RPLS No. 6267

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.

CHARLE LINES AND LAND AND SEAL OF OFFICE this

Notary Public in and for the State of Texas

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

Joseph Matthews, Planning and Zoning Chairman

CERTIFICATE OF APPROVAL BY THE CITY OF HUTCHINS

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2025.

day of May

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

STE OF TELE

HOWAF 6267

SURVEYOR'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

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City Secretary
City of Hutchins, Texas

Witness my hand this the

day of

2025.

3410 MIDCOURT RD, SUITE 110, CARROLLTON, TEXAS 75006 SCALE 1"=100' (972) 243-2409 PROJECT NUMBER: 3600 TBPELS FIRM NO. 10194205 DATED: FEBRUARY 08, 2025 DRAWN BY: MHJR

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

FINAL 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 N