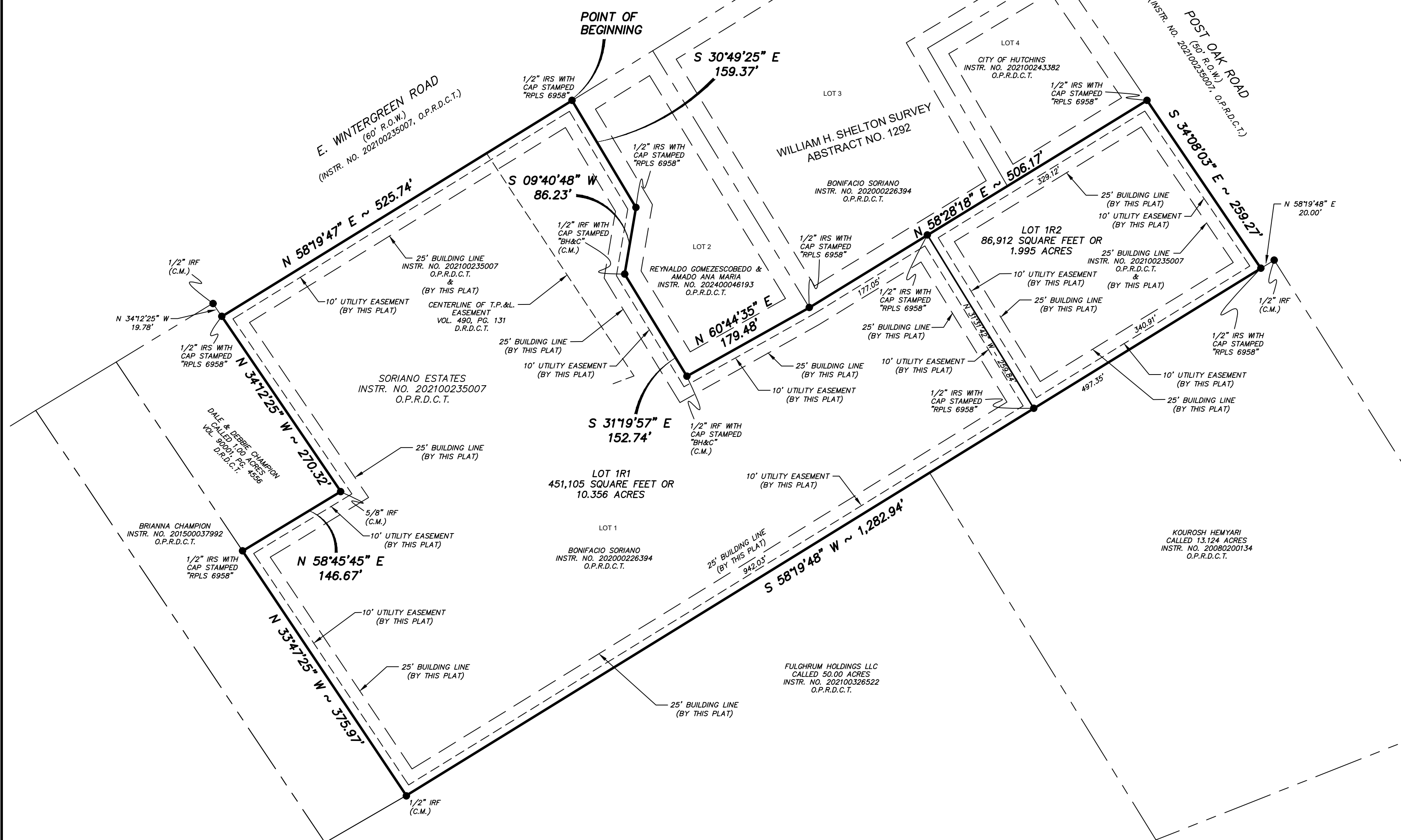
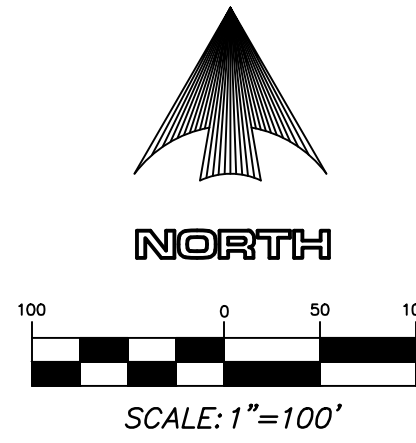
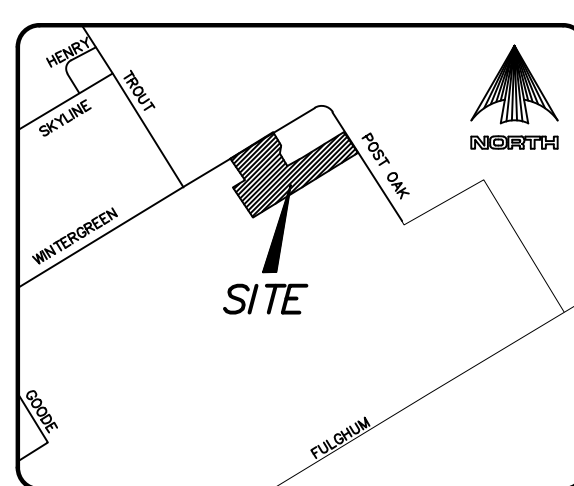


GENERAL NOTES:

1. Basis of Bearings is the State Plane Coordinate System of 1983, Texas North Central Zone (4202).
2. This property lies within Zone X of the Flood Insurance Rate Map for Dallas County, Texas and Unincorporated Areas, Map No. 48113C0660K, with an effective date of July 7, 2014. Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain".
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 two Lots.



ABBREVIATION LEGEND	
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DALLAS COUNTY, TEXAS
INSTR. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
IRF	IRON ROD FOUND
(C.M.)	CONTROLLING MONUMENT



LOCATION MAP (NOT TO SCALE)

CERTIFICATE OF APPROVAL BY THE CITY OF HUTCHINS:

This is to certify that the City of Hutchins, Texas has approved the Replat of Soriano Estates, Lot 1 with Replat/Final Plot being named SORIANO ESTATES, LOTS 1R1 and 1R2, as shown hereon.

Witness my hand this _____ day of _____, 2026.

Mayor
City of Hutchins, Texas

The undersigned, the City Secretary of the City of Hutchins, Texas, hereby certifies that the forgoing final plat of SORIANO ESTATES, LOTS 1R1 and 1R2 to the City of Hutchins was submitted to the appropriate Planning and Zoning or City Council as required by the ordinances of the City of Hutchins on the _____ day of _____, 2026, 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 herein above subscribed in the capacity stated.

Witness my hand this _____ day of _____, 2026.

City Secretary
City of Hutchins, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Bonifacio Soriano is the owner of a tract of land situated in the William H. Shelton Survey, Abstract Number 1292, in the City of Hutchins, Dallas County, Texas, and being all of Lot 1 of Soriano Estates, an addition to the City of Hutchins, Dallas County, Texas according to the plat thereof recorded in Instrument Number 202100235007 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and described in the General Warranty Deed to Bonifacio Soriano recorded in Instrument Number 202000226394, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "RPLS 6958" set in the southeast line of East Wintergreen Road, a 60 foot wide Right of Way as described in Instrument Number 202100235007, O.P.R.D.C.T., for the most northerly corner of said Lot 1 and the west corner of Lot 2 of said Soriano Estates;

THENCE South 30 degrees 49 minutes 25 seconds East, along the common line of said Lots 1 and 2, a distance of 159.37 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set for an angle point;

THENCE South 09 degrees 40 minutes 48 seconds West, continuing along the common line of said Lots 1 and 2, a distance of 86.23 feet to a 1/2 inch iron rod with cap stamped "BH&C" found for an angle point;

THENCE South 31 degrees 19 minutes 57 seconds East, continuing along the common line of said Lots 1 and 2, a distance of 152.74 feet to a 1/2 inch iron rod with cap stamped "BH&C" found for an ell corner of said Lot 1 and the south corner of said Lot 2;

THENCE North 60 degrees 44 minutes 35 seconds East, along the common line of said Lots 1 and 2, a distance of 179.48 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set for the east corner of said Lot 2 and the south corner of Lot 3 of said Soriano Estates;

THENCE North 58 degrees 28 minutes 18 seconds East, along the common line of said Lots 1 and 3, passing at a distance of 296.89 feet the east corner of said Lot 3 and the south corner of Lot 4 of said Soriano Estates, and continuing along the common line of said Lot 1 and 4 for a total distance of 506.17 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set in the southwest line of Post Oak Road, a 50 foot wide Right of Way as described in Instrument Number 202100235007, O.P.R.D.C.T., for the most easterly corner of said Lot 1 and the east corner of said Lot 4;

THENCE South 34 degrees 08 minutes 03 seconds East, along the southwest line of said Post Oak Road and the northeast line of said Lot 1, a distance of 259.27 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set in the northwest line of a called 13.124 acre tract of land described in the deed to Fulghum Holdings LLC recorded in Instrument Number 20080200134, O.P.R.D.C.T., for the most easterly corner of said Lot 1, from which a 1/2 inch iron rod found for the north corner of said 13.124 acre tract bears North 58 degrees 19 minutes 48 seconds East, a distance of 20.00 feet for witness;

THENCE South 58 degrees 19 minutes 48 seconds West, along the common line of said Lot 1 and said 13.124 acre tract, passing at a distance of 497.35 feet the west corner of said 13.124 acre tract and a northeast corner of a called 50.00 acre tract described in the deed to Fulghum Holdings LLC recorded in Instrument Number 202100326522, O.P.R.D.C.T., and continuing along the common line of said Lot 1 and said 50.00 acre tract for a total distance of 1,282.94 feet to a 1/2 inch iron rod found for the south corner of said Lot 1 and the east corner of a tract of land described in the deed to Brianna Champion recorded in Instrument Number 201500037992, O.P.R.D.C.T.;

THENCE North 33 degrees 47 minutes 25 seconds West, along the common line of said Lot 1 and said Champion tract, a distance of 375.97 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set for the most westerly corner of said Lot 1 and the south corner of a called 1.00 acre tract of land described in the deed to Dale and Debbie Champion recorded in Volume 90001, Page 4556 of the Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 58 degrees 45 minutes 45 seconds East, along the common line of said Lot 1 and said 1.00 acre tract, a distance of 146.67 feet to a 5/8 inch iron rod found for an ell corner of said Lot 1 and the east corner of said 1.00 acre tract;

THENCE North 34 degrees 12 minutes 25 seconds West, continuing along the common line of said Lot 1 and said 1.00 acre tract, a distance of 270.32 feet to a 1/2 inch iron rod with cap stamped "RPLS 6958" set in the southeast line of East Wintergreen Road for the northwest corner of said Lot 1, from which a 1/2 inch iron rod found for the north corner of said 1.00 acre tract bears North 34 degrees 12 minutes 25 seconds West, a distance of 19.78 feet for witness;

THENCE North 58 degrees 19 minutes 47 seconds East, along the southeast line of said East Wintergreen Road and the northwest line of said Lot 1, a distance of 525.74 feet to the POINT OF BEGINNING and containing 538,016 square feet or 12.351 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Bonifacio Soriano, does hereby adopt this plat, designating the hereon described property as LOTS 1R1 & 1R2, SORIANO ESTATES, an addition to the City of Hutchins, Dallas County, Texas, and does hereby dedicate to the public use forever any streets and alleys shown hereon; and does hereby dedicate the easements 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, 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 easements 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 all or parts of its respective systems 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.

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 _____, 2026.

Bonifacio Soriano

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bonifacio Soriano, Owner, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2026.

Notary Public in and for State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

This is to certify that I, David S. Griffin, a Registered Public Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

David S. Griffin, Texas R.P.L.S. No. 6958
Registered Professional Land Surveyor
Griffin Land Surveying
903 W. Ennis Ave., Suite 1
Ennis, Texas 75119
(903) 600-1072
TBPELS Firm No. 101948-13

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 David S. Griffin, 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 _____, 2026.

Notary Public in and for the State of Texas

REPLAT
SORIANO ESTATES
LOTS 1R1 & 1R2
12.351 ACRES
BEING A REPLAT OF LOT 1
OF SORIANO ESTATES
RECORDED IN INSTR. NO. 202100235007 OF THE
OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
IN THE
WILLIAM H. SHELTON SURVEY, ABSTRACT NO. 1292
DALLAS COUNTY, TEXAS



OWNER:
BONIFACIO SORIANO
2321 POST OAK ROAD
HUTCHINS, TX 75141
(972) 339-0365

ZONING: SF-10
MARCH, 2026 GLS JOB NO. 2510284
SHEET 1 OF 1