

LEGEND

● MONUMENT - TYPE AS NOTED

△ POINT FOR CORNER

— PROPOSED ZONING TRACT LINE

--- PROPOSED EASEMENT

--- APPROX. FLOOD ZONE, SEE NOTE #4

--- APPROX. SURVEY ABSTRACT LINE

M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS

D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

ZONING TRACT DESCRIPTION:

BEING A 36.75 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NUMBER 1538, AND THE BENJAMIN MATHEW SURVEY, ABSTRACT NUMBER 989 DALLAS COUNTY, TEXAS AND BEING PART OF THAT 39.82 TRACT OF LAND CONVEYED TO ELENQ MADRIGAL, TRUSTEE OF THE MADRIGAL TRUST UNDER INSTRUMENT NUMBER 201300323523 IN THE OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SQUARE 1" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 36.75 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 39.82 ACRE TRACT AND BEING FURTHER REFERRED TO AS THE **POINT OF BEGINNING**, HAVING A TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, U.S. SURVEY FOOT, GROUND COORDINATE VALUE OF **N:6922530.22, E: 2514390.35** FEET FOR REFERENCE;

THENCE FROM SAID POINT OF BEGINNING, N 30°51'27" W, A DISTANCE OF 1166.56 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 36.75 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 39.82 ACRE TRACT;

THENCE, N 59°01'35" E, A DISTANCE OF 1287.60 FEET TO A POINT IN THE NORTH LINE OF SAID 39.82 ACRE TRACT FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID 36.75 ACRE TRACT AND FROM WHICH A POINT IN A 14" HACKBERRY TREE IN THE WEST LINE OF JJ LEMMON ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF SAID 39.82 ACRE TRACT BEARS N 59°01'35" E, A DISTANCE OF 198.87 FEET AND FROM SAID POINT IN A HACKBERRY TREE 1" IRON ROD FOUND BEARS N 59°22'25" W, A DISTANCE OF 2.25 FEET;

THENCE, OVER AND ACROSS SAID 39.82 ACRE TRACT, S 30°58'25" E, A DISTANCE OF 405.00 FEET TO A POINT FOR AN ELL CORNER OF SAID 36.75 ACRE TRACT;

THENCE, N 59°01'35" E, A DISTANCE OF 197.66 FEET TO A POINT IN THE WEST LINE OF SAID JJ LEMMON ROAD AND BEING A POINT IN THE EAST LINE OF SAID 39.82 ACRE TRACT;

THENCE, WITH THE WEST LINE OF JJ LEMMON ROAD, S 30°48'08" E, A DISTANCE OF 60.00 FEET TO A POINT;

THENCE, OVER AND ACROSS SAID 39.82 ACRE TRACT, S 59°01'35" W, A DISTANCE OF 197.48 FEET TO A POINT FOR AN ELL CORNER OF SAID 36.75 ACRE TRACT;

THENCE, S 30°58'25" E, A DISTANCE OF 290.60 FEET TO A POINT FOR CORNER OF SAID 36.75 ACRE TRACT;

THENCE, N 48°01'35" E, A DISTANCE OF 200.41 FEET TO A POINT IN THE WEST LINE OF SAID JJ LEMMON ROAD AND BEING A POINT IN THE EAST LINE OF SAID 39.82 ACRE TRACT;

THENCE, WITH THE WEST LINE OF JJ LEMMON ROAD, S 30°48'08" E, A DISTANCE OF 450.69 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 36.75 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 39.82 TRACT AND FROM WHICH A 1/2" IRON ROD FOUND BEARS S 30°51'02" E, A DISTANCE OF 511.68 FEET;

THENCE, DEPARTING THE WEST LINE OF JJ LEMMON ROAD, S 59°05'02" W, PASSING A 3/8" IRON ROD FOUND AT A DISTANCE OF 1.96 FEET AND CONTINUING IN ALL A DISTANCE OF 1485.34 FEET TO THE **POINT OF BEGINNING**, CONTAINING 36.75 ACRES OR 1,600,704 SQ. FEET OF LAND, MORE OR LESS.

*** THE DESCRIPTION ABOVE IS INTENDED FOR ZONING PURPOSES ONLY, IT SHALL NOT BE USED OR RELIED UPON AS A SUBDIVISION OF LAND OR OTHER LAND TRANSACTIONS. ***

NOTES:

1.) BEARINGS, COORDINATES, DISTANCE AND AREA SHOWN HEREON ARE GROUND BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, GEOID19, U.S. SURVEY FOOT AS DETERMINED BY STATIC GPS OBSERVATIONS. ELEVATIONS SHOWN HEREON ARE NAVD(88), GRID TO GROUND SCALE FACTOR = 1.0001225047 AT SITE BENCHMARK.

SITE BM #1 - 60D NAIL
N(83): 6923664.42 E(83): 2514929.17 EL(88): 496.87

SITE BM #2 - MAG NAIL
N(83): 6923438.08 E(83): 2515615.62 EL(88): 478.28

2.) THIS EXHIBIT IS BASED ON OWNERSHIP AND EASEMENT INFORMATION PROVIDED BY CLIENT. SURVEYOR DID NOT ABSTRACT SUBJECT TRACT AND THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES THAT AFFECT THE SUBJECT TRACT THAT ARE NOT SHOWN HEREON.

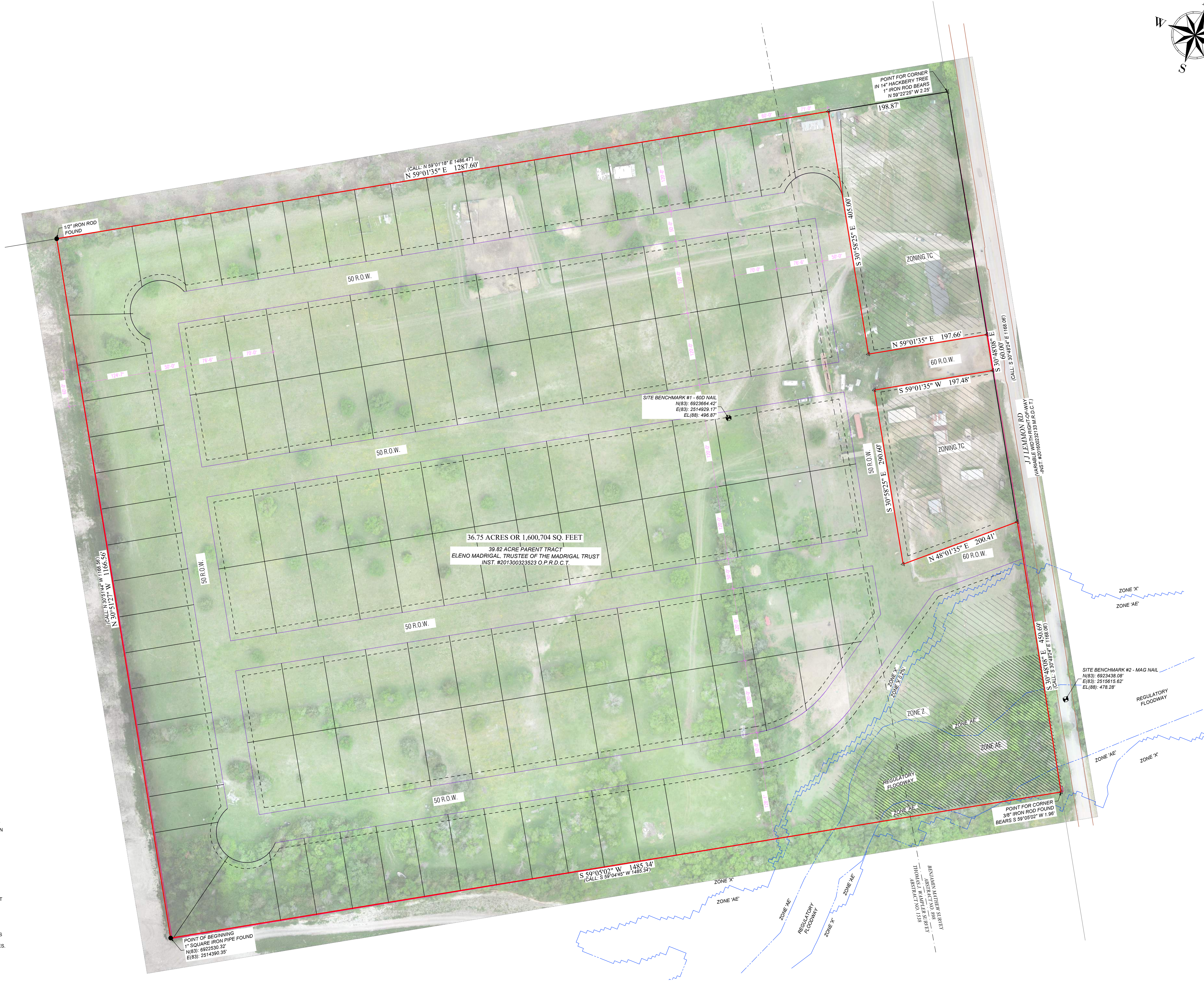
3.) ADDRESS OF SUBJECT PARCEL: 8809 J J LEMMON RD, HUTCHINS, TX 75141.

4.) A PORTION OF THE SUBJECT TRACT LIES WITHIN FLOOD ZONE 'X', ZONE 'X' 0.2%, ZONE 'AE', AND THE REGULATORY FLOODWAY AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS ACCORDING TO MAP NUMBER 48113C0513L EFFECTIVE ON 07/07/2014. FLOOD ZONES SHOWN HEREON ARE APPROXIMATE BASED ON FEMA COUNTY SHAPEFILES.
ZONE 'X' - AREA OF MINIMAL FLOOD HAZARD
ZONE 'X' 0.2% - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
ZONE 'AE' - SPECIAL FLOOD HAZARD AREA AREA WITH BFE OR DEPTH
REGULATORY FLOODWAY - SPECIAL FLOOD HAZARD AREA

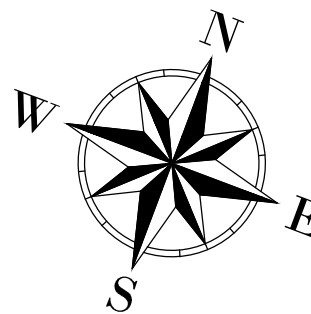
5.) INSTRUMENT OF RECORD: DEED IN LIEU OF FORECLOSURE RECORDED AS INSTRUMENT NUMBER 201300323523 IN THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS ON OCTOBER 15, 2013.

6.) ROADS AND LOTS SHOWN ACROSS PARENT TRACT ARE FOR ILLUSTRATION PURPOSES ONLY, FOR A CONCEPT PLAN REFLECTING 135 BUILDABLE LOTS. THIS IS NOT A SUBDIVISION PLAT AND SHALL NOT BE RELIED UPON AS SUCH.

7.) AERIAL IMAGERY SHOWN HEREON COLLECTED BY AMERICAN MERIDIAN LLC IN APRIL 2023.

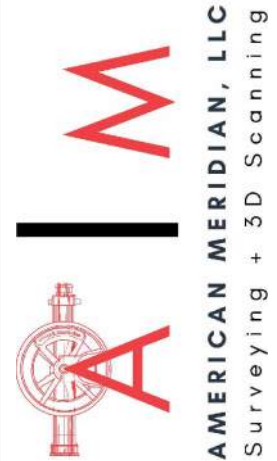


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PROJECT NUMBER: 250927
DRAWING SCALE: 1" = 20'
DATE: SEPTEMBER 08, 2025
REVISIONS:
#1
#2
#3

TEPELS, FRM# 10194663
2012 E. RANDOL MILL RD, SUITE 213
ARLINGTON, TEXAS 76011
(817) 948-2687
INFO@AMERICANMERIDIANLLC.COM



PREPARED FOR:
MDB ARCHITECTURE

ZONING EXHIBIT
MADRIGAL ESTATES

SHEET
1 OF 1