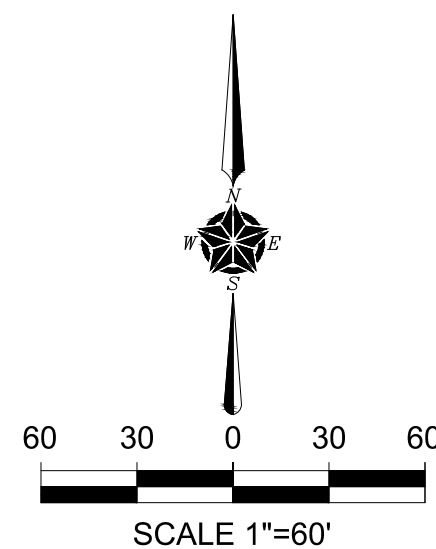
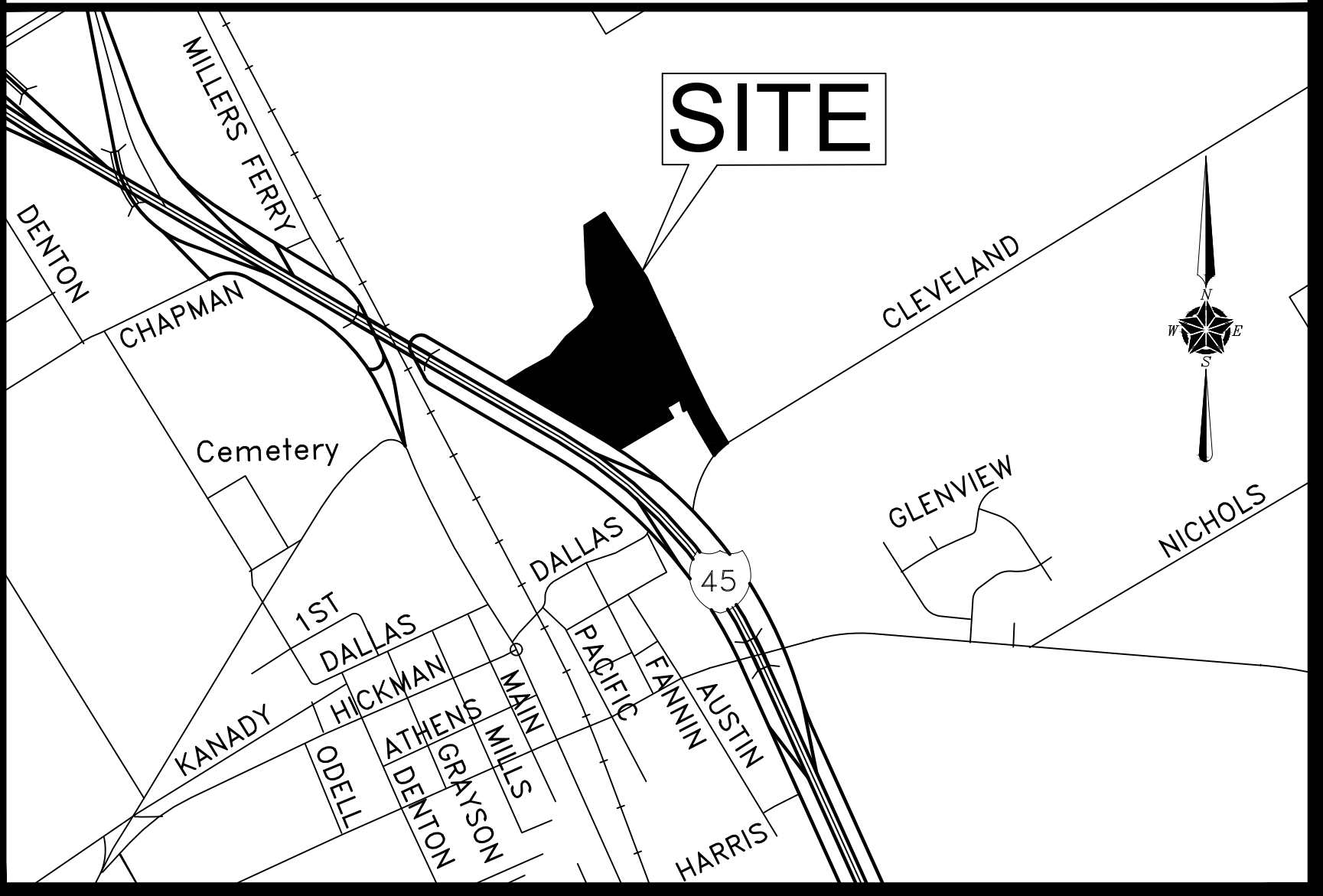




VICINITY MAP (NOT TO SCALE)



POINT SOUTH
LOT 1, BLOCK A
INST. NO.
201500139683
O.P.R.D.C.T.

POINT SOUTH
LOT 2R, BLOCK A
INST. NO.
202100147988
O.P.R.D.C.T.

LOT 1, BLOCK 1
VALENCIA ACRES
242,672 SQ. FT.
5,571 ACRES

PROPERTY OWNER
INFORMATION

1) ROGER D. LITTLE &
PATSY R. LITTLE
INST. NO.
202400256510
O.P.R.D.C.T.

2) REMAINDER OF
ROGER D. LITTLE &
PATSY R. LITTLE
VOL. 88129, PG. 3399
D.R.D.C.T.

3) 412 NORTH IH 45
SERVICE ROAD
INST. NO. 202500046354
O.P.R.D.C.T.

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	127.35'	N30°42'46"W
L2	55.40'	N26°24'46"W
L3	15.24'	S58°24'39"W
L4	41.41'	N15°40'16"W
L5	36.90'	S58°44'47"W
L6	18.72'	S62°48'57"W
L7	41.25'	S30°04'50"E

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	61.64'	258.70'	13°39'03"	S46°42'05"W 61.49'

EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L8	11.29'	S58°04'35"W
L9	154.46'	N59°32'07"W
L10	60.55'	N53°59'12"W
L11	162.88'	N52°48'04"W
L12	46.83'	N46°10'03"W
L13	10.38'	N59°18'11"E
L14	10.58'	N30°42'46"W
L15	10.05'	S30°39'47"E

EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C2	61.52'	268.70'	13°07'05"	S47°11'05"W 61.39'

LEGEND	
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
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
□	FENCE POST FOR CORNER
⊠	IRON ROD FOUND
○	IRON ROD FOUND
⊗	1/2" IRS
⊙	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
⊖	IRON PIPE FOUND
AKA	ALSO KNOWN AS
CM	CONTROL MONUMENT
CENTERLINE	
ABSTRACT LINE	
ADJOINER LINES	
BOUNDARY LINES	
EASEMENT LINE	
GAS LINE	
SANITARY SEWER LINE	
ASPHALT	
WROUGHT IRON FENCE	
CHAIN LINK FENCE	
GUARDRAIL	
OVERHEAD POWER LINE	
OVERHEAD SERVICE LINE	

SURVEYOR'S NOTES:

1) The purpose of this plat is to create one lot out of two tracts of land.

2) 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.

3) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011), no scale and no projection.

4) Subject property is located within an area having a Zone Designation "X & AE SHADED" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48113C0514L, with a date of identification of 03/25/2025, for Community Number 480179, in Dallas County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

OWNER
412 NORTH IH 45 SERVICE ROAD
440 SALEM DRIVE
RICHARDSON, TEXAS 75080



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT
VALENCIA ACRES
LOT 1, BLOCK 1
SITUATED IN THE
BENJAMIN MATTHEWS SURVEY,
ABSTRACT NO. 898
ZONING - LIGHT INDUSTRIAL
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

DATE: 03/24/2025 / JOB # 2200385-1 / SCALE= 1" = 60' / DRAWN: KO
PAGE 1 OF 2

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS 412 North IH 45 Service Road Series, LLC AKA 412 North IH 45 Service Road is the owner of a tract of land situated in the Benjamin Matthews Survey, Abstract No. 898, City of Hutchins, Dallas County, Texas, being that tract of land described in General Warranty Deed to 412 North IH 45 Service Road Series, LLC as recorded in Instrument Number 202100387653, Official Public Records, Dallas County, Texas, along with that tract of land described in Special Warranty Deed to 412 North IH 45 Service Road as recorded in Instrument Number 202500046354, Official Public Records, Dallas County, Texas, and being less that tract of land described in Special Warranty Deed to Roger D. Little and Patsy R Little as recorded in Instrument Number 202500256510, Official Public Records, Dallas County, Texas, and the remainder tract being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the east corner of Lot 2, Ma'loy Properties Addn, an addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Volume 86147, Page 3399, Deed Records, Dallas County, Texas, same lying in the north right-of-way line of E. Cleveland Road (variable width right-of-way);

THENCE North 30 degrees 42 minutes 46 seconds West, along the northeast line of said Lot 2, a distance of 127.35 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an angle point;

THENCE North 26 degrees 24 minutes 46 seconds West, continuing along the northeast line of said Lot 2, a distance of 55.40 feet to an "X" cut in concrete for the north corner of said Lot 2, same being the east corner of that tract of land described in Special Warranty Deed to Roger D. Little and Patsy R Little as recorded in Instrument Number 202400256510, Official Public Records, Dallas County, Texas;

THENCE South 58 degrees 24 minutes 39 seconds West, along the northwest line of said Lot 2 and southeast line of said Little tract, a distance of 15.24 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the east corner of the remainder of that tract of land described in Warranty Deed to Roger D. Little and Patsy R. Little as recorded in Volume 88129, Page 3399, Deed Records, Dallas County, Texas;

THENCE North 15 degrees 40 minutes 16 seconds West, along the east line of the of said remainder Little tract, a distance of 41.41 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in a southeast line of said 412 IH 45 Service Road Series, LLC tract;

THENCE South 58 degrees 44 minutes 47 seconds West, along said southeast line of 412 IH 45 Service Road Series, LLC tract and the northwest line of said remainder Little tract, a distance of 36.90 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the northeast corner of said 412 IH 45 Service Road tract;

THENCE South 62 degrees 48 minutes 57 seconds West, along the northwest line of said 412 IH 45 Service Road tract, a distance of 18.72 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for an ell corner;

THENCE South 30 degrees 04 minutes 50 seconds East, along the southwest line of said 412 IH 45 Service Road tract, a distance of 41.25 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the northwest line of said Lot 2,

THENCE South 59 degrees 18 minutes 11 seconds West, along the northwest line of said Lot 2, a distance of 243.67 feet to a 2 inch iron pipe found for the west corner of said Lot 2, same lying in the northeast right-of-way line of Interstate Highway 45 (service road)(variable width right-of-way);

THENCE along the said northeast right-of-way line of State Highway 75 / Interstate Highway 45 the following bearings and distances;

North 46 degrees 10 minutes 03 seconds West, a distance of 43.48 feet to a concrete monument found for corner;

North 52 degrees 48 minutes 04 seconds West, a distance of 162.20 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "Rhodes" for corner;

North 53 degrees 59 minutes 12 seconds West, a distance of 59.96 feet to a 1/2 inch iron rod found for corner;

North 59 degrees 32 minutes 07 seconds West, passing a 1/2 inch iron rod at 124.91 feet, for a point online at highbank of a creek, and continuing for a total distance of 159.21 feet to a point for corner for Lot 2R, Block A, Point South, Lot 2R, Block A, an addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 202100147988, Official Public Records, Dallas County, Texas;

THENCE along the southeast lines of Lot 2R, Block A and traversing a creek, the following bearing and distances;

North 58 degrees 04 minutes 35 seconds East, a distance of 74.27 feet to a point for corner;

North 61 degrees 15 minutes 12 seconds East, a distance of 95.32 feet to a point for corner;

North 39 degrees 09 minutes 08 seconds East, a distance of 85.46 feet to a point for corner;

North 49 degrees 39 minutes 46 seconds East, a distance of 92.41 feet to a point for corner;

North 33 degrees 29 minutes 30 seconds East, a distance of 47.87 feet to a point for corner;

North 33 degrees 28 minutes 58 seconds East, a distance of 1.49 feet to a point for corner;

North 19 degrees 15 minutes 23 seconds West, a distance of 84.45 feet to a point for corner;

North 02 degrees 19 minutes 53 seconds East, a distance of 194.03 feet to a point for corner;

North 57 degrees 00 minutes 37 seconds East, a distance of 77.18 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "PACHECO KOCH" for the east corner of said Lot 2R, Block A, same lying in a west line of Lot 1, Block A, Point South, Lots 1 & 2, Block A, an addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201500139683, Official Public Records, Dallas County, Texas;

THENCE along the west lines of said Lot 1, Block A the following bearings and distances;

South 32 degrees 58 minutes 20 seconds East, a distance of 259.03 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "PACHECO KOCH" for corner;

South 24 degrees 45 minutes 28 seconds East, a distance of 358.64 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "PACHECO KOCH" for corner;

South 26 degrees 07 minutes 44 seconds East, a distance of 96.51 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "PACHECO KOCH" for corner;

South 26 degrees 44 minutes 13 seconds East, a distance of 52.89 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "PACHECO KOCH" for corner;

South 30 degrees 41 minutes 05 seconds East, a distance of 111.96 feet to a 5/8 inch iron rod found with yellow plastic cap stamped "PACHECO KOCH" for the south corner of said Lot 1, Block A, same lying in the said north right-of-way line of E. Cleveland Road, same being the start of a non-tangent curve to the left having a radius of 258.70 feet, a delta angle of 13 degrees 39 minutes 03 seconds and a chord bearing and distance of South 46 degrees 42 minutes 05 seconds West 61.49 feet;

THENCE along said curve to the left and said north right-of-way line of E. Cleveland Road, an arc distance of 61.64 feet to the POINT OF BEGINNING and containing 242,672 square feet or 5.571 acres of land more or less.

No Variances from the General Development Ordinance Requested:

Approved for Preparation of Final Plat

DATE
Joseph Matthews, Chairman, Planning & Zoning Commission
City of Hutchins, Texas

OWNER'S CERTIFICATE OF DEDICAITON

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That 412 North IH 45 Service Road Series, LLC AKA 412 North IH 45 Service Road, the undersigned authority, do/does hereby adopt this plat designating the herein above described property as **VALENCIA ACRES**, 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 any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Hutchins and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time or 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 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.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public spaces shown on the face of the plat.

WITNESS MY HAND THIS _____ DAY OF _____, 2025.
412 NORTH IH 45 SERVICE ROAD

By: _____
MANUEL VALENCIA CHAVEZ - OWNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared MANUEL VALENCIA CHAVEZ, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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 _____, 2025.

Notary Public in and for the State of Texas

MY COMMISSION EXPIRES _____

SURVEYOR'S STATEMENT

STATE OF TEXAS

That I, JR JANUARY do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Hutchins, Texas.

Dated this the _____ day of _____, 2025.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (10/21/2025)

JR JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared JR JANUARY, 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 _____, 2025.

Notary Public in and for the State of Texas



TEXAS HERITAGE
SURVEYING, LLC

OWNER
412 NORTH IH 45 SERVICE ROAD
440 SALEM DRIVE
RICHARDSON, TEXAS 75080

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

PRELIMINARY PLAT
VALENCIA ACRES
LOT 1, BLOCK 1

SITUATED IN THE
BENJAMIN MATTHEWS SURVEY,
ABSTRACT NO. 898
ZONING - LIGHT INDUSTRIAL
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS