

WHEREAS, the City of Hutchins and Hutchins Sunrise, LP are the owners of a 5.00 acre tract of land situated in the Benjamin Matthews Survey's Addition, an addition to the Hutchins Sunrise Survey, as recorded in Volume Q, Page 281, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of a tract of land described in a deed to the City of Hutchins, as recorded in Instrument Number 202300097741, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being part of 2003941, 5081, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the north end of a corner clip at the intersection of the northeast right-of-way line of J.J. Lemmon Street (a 100-foot wide right-of-way) with the northwestern line of Lancaster Hutchins Road (a said Hutchins Sunrise tract, said corner being the most southerly southerly corner of said Hutchins Sunrise tract);

THENCE North 30 degrees 51 minutes 58 seconds West, along the common said northwesterly right-of-way line of N. J.J. Lemmon Street and the southwest line of said City of Hutchins tract, a distance of 495.00 feet to a 1/2-inch iron rod with an iron nail affixed to the top of the rod, the rod being on the southeast line of said Hutchins Sunrise tract;

THENCE South 03 degrees 51 minutes 58 seconds East, continuing over and across said Hutchins Sunrise tract, a distance of 260.08 feet to a 1/2-inch iron rod with an iron nail affixed to the top of the rod, the rod being on the southeast line of said Hutchins Sunrise tract;

THENCE North 59 degrees 08 minutes 02 seconds East, along the north line of said City of Hutchins tract and over and across said Hutchins Sunrise, LP, tract, a distance of 568.42 feet to a 1/2-inch iron rod with cap set for the north corner of the herein described tract;

THENCE North 84 degrees 43 minutes 58 seconds West, along said corner clip, a distance of 51.93 feet to the POINT OF BEGINNING AND CONTAINING 218,839 square feet or 5.00 acres of land, more or less.

OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CITY OF HUTCHINS AND HUTCHINS SUNRISE, LP, acting through its undersigned agent, does hereby adopt this plat designating the herein above described property as, HUTCHINS ADDITION, LOT 1, BLOCK A, 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 and all public utilities for mutual use and benefit to the City of Hutchins and Hutchins Sunrise, LP, and to the public use and benefit of the 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 encroach upon said easement strips on 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 of necessity at any time of procuring permits or other approvals from any authority, from the center point of all other appearances five 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 _____, 2024.

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 2024.

Notary Public in and for the State of Texas

HUTCHINS SUNRISE, LP

Hutchins Sunrise, LP, 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 2024.

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
S.Q.F.T. SQUARE FEET
VOL. VOLUME
INST. INSTRUMENT
NO. NUMBER
S.F. SINGLE FAMILY
F.F. FOUND FROM ROD WITH PLASTIC CAP
SIR SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "GEONAV"

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 plotted the subdivision from an actual survey made by me or under my supervision.

Joel C. Howard, S.P.L.S., PLS
Texas R.F.L.S. 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas



CERTIFICATE OF APPROVAL BY THE CITY OF HUTCHINS

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

Mario Vasquez, Mayor, City of Hutchins

The undersigned, the City Secretary of the City of Hutchins, hereby certifies that the foregoing final plat of LANCASTER ADDITION, LOTS 1 & 2, BLOCK A, Addition to the City of Hutchins was submitted to the General Development Ordinance as set forth by the ordinances of the City of Hutchins on the _____ day of _____, 2023, 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 _____, 2023.

CITY SECRETARY,
City of Hutchins, Texas

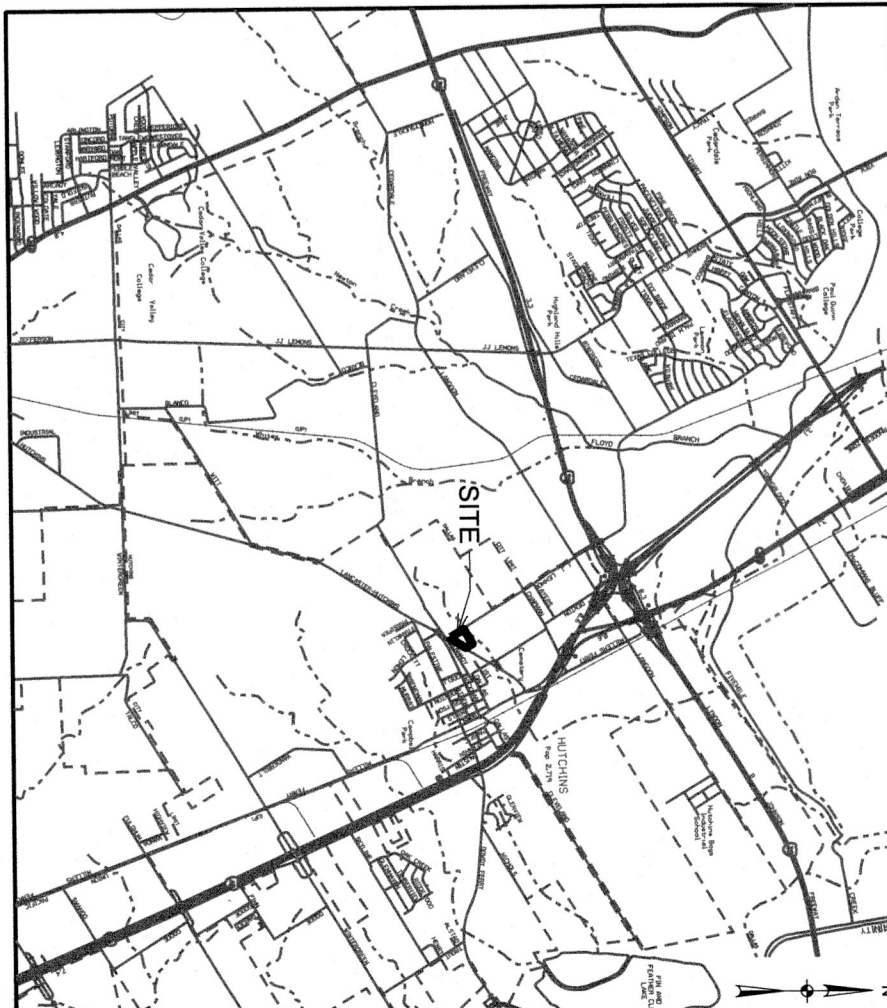
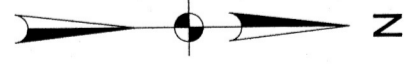
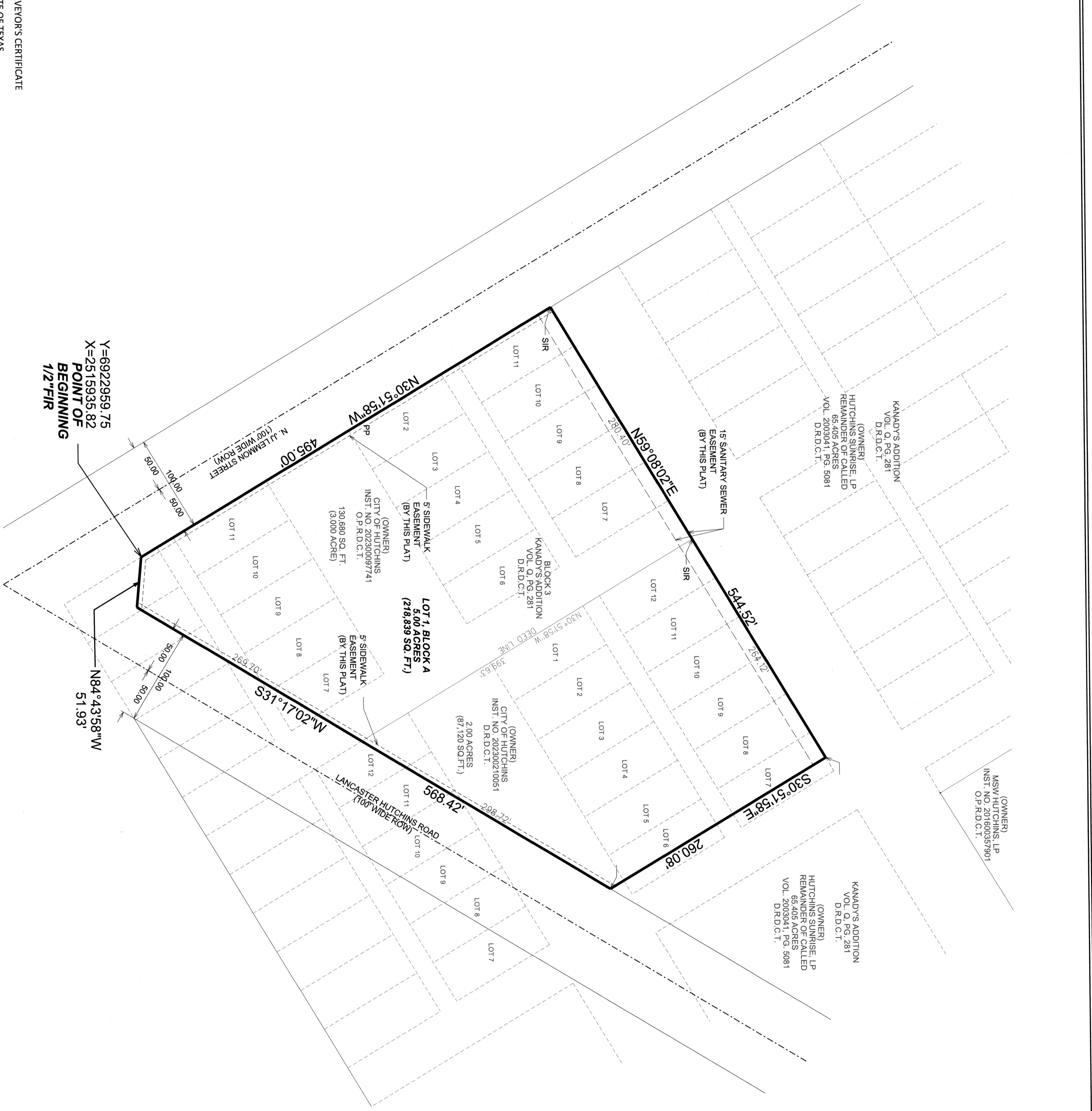
OWNER:
CITY OF HUTCHINS
321 N. MAIN STREET
HUTCHINS, TEXAS 75741
EMAIL:
OWNER:
HUTCHINS SUNRISE, LP
P.O. BOX 249
COLLETVILLE, TEXAS 76034
EMAIL:

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110, CARROLLTON, TEXAS 75006
972.245.2409 PROJECT NUMBER: 3133
SCALE 1"=60'
IBPLS FIRM NO. 10194205

DATED: NOVEMBER 2, 2023 DRAWN BY: LEO

REPLAT
HUTCHINS ADDITION
LOT 1, BLOCK A
BEING A REPLAT
OF BLOCK 3 OF
KANADY'S ADDITION
BENJAMIN MATTHEWS SURVEY,
ABSTRACT NO. 898
TOWN OF HUTCHINS,
DALLAS COUNTY, TEXAS
ZONED (R) RETAIL



- SURVEYOR'S NOTES:
1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North datum of 1983 (NAD 83) (U.S. foot) with a combined scale factor of 1.0015556.
 2. Per FEMA Flood Insurance Rate Map Number 48130Q0513L, dated July 7, 2014, the subject property lies within Flood Hazard Area (unshaded), designated as those areas outside the 0.2% annual chance floodplain.
 3. Notice: Sealing a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state sealing statutes and is subject to fines and withholding of utilities and building certificates.
 4. The purpose of this plat is to create 2 Lots for development.