



**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. 20240026610
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. 20250040354
O.P.R.D.C.T.

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	127.35	N30°42'48"W
L2	55.40	N26°24'48"W
L3	15.24	S58°24'39"W
L4	41.41	N15°40'18"W
L5	36.90	S58°44'47"W
L6	18.72	S62°48'57"W
L7	41.29	S30°04'50"E

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	61.64	258.70	13°39'03"	S48°42'05"W 61.49

EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L8	11.29	S58°04'39"W
L9	154.46	S59°32'07"W
L10	60.55	N53°59'12"W
L11	162.88	N52°48'04"W
L12	46.63	N48°10'03"W
L13	10.38	N59°18'11"E
L14	10.58	N30°42'48"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

CE FENCE POST FOR CORNER
IRP IRON ROD FOUND
IRF IRON ROD FOUND
12" IRS IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
IRP IRON PIPE FOUND
AKA ALSO KNOWN AS
CM CONTROL MONUMENT

CENTERLINE
ABSTRACT LINE
ADJACENT LINES
BOUNDARY LINES
EASEMENT 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. 45113C0514L, 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
NEL PROPERTIES, LLC
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

**FINAL 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: 01/08/2028 / JOB # 2200385-4 / SCALE= 1" = 60' / DRAWN: KO
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