* LEGEND * SUBJECT PROPERTY LINE ____ ADJOINER PROPERTY LINE EASEMENT ______ ROAD CENTERLINE Line Table CAPPED IRON ROD FOUND CAPPED IRON ROD SET Line # | Length | Direction IRON ROD FOUND IRON PIPE FOUND CONTROLLING MONUMENT 32.52 | S30° 42′ 46.29"E D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS L2 | 75.45 | S34° 08' 20.50"W INST. NO. INSTRUMENT NUMBER VOLUME L3 | 200.71 | S29° 47' 08.36"E P.O.B. POINT OF BEGINNING R.O.W. RIGHT-OF-WAY L4 | 55.84 | S40° 50' 08.79"E CONCRETE FI FCTRIC TRIBECA TRUCK REPAIR & PARKING | 77.03 | S60° 38′ 46.66″E EASEMENT INST. NO. 202100294657, D.R.D.C.T. MON. MONUMENT CALLED 51.76 ACRES UTILITY EASEMENT _Ń: 6,922,Ò33.Ś3 1/2" YELLOW CIRF (C.M.) LOCATOR MAP, NOT TO SCALE *⊢Ń:* 6,922,365.79 E: 2,526,699.62 E: 2,526,501.17 STATE OF TEXAS: CIRS-COUNTY OF DALLAS: S30°25'17<u>"E 311.50"</u> PRIVATE LEGAL DESCRIPTION DRAINAGE ESMT. BEING A 4.825 ACRE TRACT OF LAND OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 499, AND BEING ALL OF THAT TRACT (BY THIS PLAT) CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097855, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND ALL OF THAT TRACT CONVEYED TO WENDELL THOMAS HENSON IN A DEED RECORDED IN INSTRUMENT NUMBER 202200097854, 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, SAID POINT BEING THE MOST EASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING AN INTERIOR CORNER OF A CALLED 51.76 ACRE TRACT OF LAND, AS CONVEYED TO TRIBECA TRUCK REPAIR & PARKING IN A DEED RECORDED IN INSTRUMENT NUMBER 202100294657, D.R.D.C.T., SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT. SOUTH 59 DEGREES 28 MINUTES 09 SECONDS WEST, A DISTANCE OF 317.69 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST SOUTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING ON NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD; THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, AND FOLLOWING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD, NORTH 30 DEGREES 51 MINUTES 46 SECONDS WEST, A DISTANCE OF 696.59 FEET. TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP. STAMPED "HANNA SURV PLS 6647". SAID POINT BEING THE MOST TRIBECA TRUCK REPAIR & PARKING NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF A TRACT OF LAND, AS CONVEYED TO PAULA LEWIS, RECORDED IN INSTRUMENT NUMBER 201100279670, D.R.D.C.T.; INST. NO. 202100294657, THENCE DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF TROUT ROAD, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT LOT 1, BLOCK 1 CALLED 51.76 ACRES TRACT AND SAID LEWIS TRACT, NORTH 59 DEGREES 04 MINUTES 05 SECONDS EAST, A DISTANCE OF 281.99 FEET, TO A 5/8-INCH 4.825 ACRES IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647", SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF SAID LEWIS TRACT, SAID POINT ALSO BEING ON THE SOUTHWESTERLY LINE OF SAID TRIBECA TRUCK TRACT; THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LEWIS TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID TRIBECA TRUCK TRACT, THE FOLLOWING COURSES: SPAT HUTCHINS, LLC SOUTH 30 DEGREES 25 MINUTES 17 SECONDS EAST, A DISTANCE OF 311.50 FEET, TO A 1/2-INCH IRON ROD FOUND: INST. NO. 202400148793, D.R.D.C.T. NORTH 59 DEGREES 32 MINUTES 14 SECONDS EAST, A DISTANCE OF 38.19 FEET, TO A 1/2-INCH IRON ROD FOUND WITH YELLOW TRACT 22 PAULA LEWIS SOUTH 30 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 387.02 FEET, TO THE POINT OF BEGINNING, AND CONTAINING INST. NO. 201100279670 210,170.17 SQUARE FEET, OR 4.825 ACRES, MORE OR LESS. D.R.D.C.T. OWNER'S CERTIFICATE OF DEDICATION NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT SPAT HUTCHINS, LLC, THE UNDERSIGNED AUTHORITY, DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, SHOBHANA PATEL COMMUNITIES 1 ADDITION, 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 UTCHINS AND ALL PUBLIC UTILITIES DESIRING TO USE. OR USING SAME. NO BUILDINGS. FENCES. TREES. SHRUBS. SIGNS. IROUI ROAD OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE — - — — - ^{— – –} (30' WIDTH, PUBLIC R.O.W., VOL. 70207, PG. 1673, P.R.D.C.T.) 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 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 3/8" IRF IN CONC 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 OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A FIVE (5) FOOT RADIUS FROM THE LOT 1 LOT 2 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 HUTCHINSFOR TRACT 9 S-1-B THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES. NORMA JEAN HARLIN CARLOS BATRES LUIS LUCERO MONICA & ALBERT FLORES REVOCABLE LIVING TRUST INST. NO. INST. NO. 202300059089, WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE RAYMUND & NINA DELANEY INST. NO. 201300305114, INST. NO. 202100389530, 200600246876, FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT. D.R.D.C.T. D.R.D.C.T. INST. NO. 201900148058, D.R.D.C.T. D.R.D.C.T. NAME: AMIT J. PATEL STATE OF TEXAS: NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND COUNTY OF _____ IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS. BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO NOTICE: THE PRIVATE DRAINAGE EASEMENT IS TO BE MAINTAINED BY THE PROPERTY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY *OF* _____, *20*___.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: __

THE PURPOSE OF THIS SURVEY IS TO CREATE ONE LOT.

BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RTK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SCALE AND NO PROJECTION, U.S. SURVEY FOOT.

7. ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647". 4. ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48113C0514L & 48113C0520K, DATED 7/7/2014, DALLAS COUNTY UNINCORPORATED AREAS, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

FIELD SURVEY BY: AV DRAWN BY: DL

SCALE: 1" = 40'

DATE: 10/22/2024

PROJECT NO. 24-1234 SAM@HANNA-SE.COM

KNOW ALL MEN BY THESE PRESENTS: THAT I, SAMUEL C. HANNA 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.

GRAPHIC SCALE IN FEET STATE OF TEXAS:

SPAT HUTCHINS, LLC INFO@SPATCAPITAL.COM (214) 713-7923

HANNA SURVEYING AND ENGINEERING, LLC | MATTERS THAT AFFECT THIS SAM HANNA 1380 US 287 FRONTAGE RD., STE. 101 MANSFIELD, TX 76063 682-553-9474

OWNER/CLIENT:

FIRM NO. 10194633

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER PROPERTY THAT ARE NOT

COUNTY OF _____: BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED , KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THERETO EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _

SAMUEL C. HANNA, RPLS, PE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF HUTCHINS, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE SHOBHANA PATEL COMMUNITIES 1 ADDITION TO THE CITY OF HUTCHINS WAS SUBMITTED TO THE APPROPRIATE PLANNING & ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF HUTCHINS ON THE __ _, 20___, 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 HEREINABOVE SUBSCRIBED IN THE CAPACITY STATED.

CYNTHIA OLGUIN, CITY SECRETARY

CITY OF HUTCHINS, TEXAS

WITNESS MY HAND THIS _____, 20____, 20____.

ALL VARIANCES (IF ANY) FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL

JOSEPH MATTHEWS. CHAIRMAN. PLANNING & ZONING COMMISSION CITY OF HUTCHINS, TEXAS

FINAL PLAT LOT 1, BLOCK 1, SHOBHANA PATEL COMMUNITIES 1 ADDITION 4.825 ACRES

TRACT 19

D.R.D.C.T.

D.R.D.C.T.

WILLIAM GATLIN SURVEY, ABSTRACT 499, HUTCHINS, DALLAS COUNTY, TEXAS.

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CAB. _____ PG. ____ P.R.D.C.T.