

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, North Central Zone 4202 North American Datum of 1983 (NAD83) is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000136506.
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. The purpose of this plat is to create one recorded lot out of a tract of land.
4. According to the Flood Insurance Rate Map, Community Panel No. 48113C0514L, dated July 7, 2014 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

SYMBOLS LEGEND	
□PED	TELEPHONE PEDESTAL
WV	WATER VALVE
⊕	FIRE HYDRANT
ID	ELECTRIC VAULT
⊕PP	POWER POLE
↓	GUY ANCHOR

LEGEND OF ABBREVIATIONS

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
C.M.	CONTROLLING MONUMENT

SURVEYOR'S CERTIFICATE

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

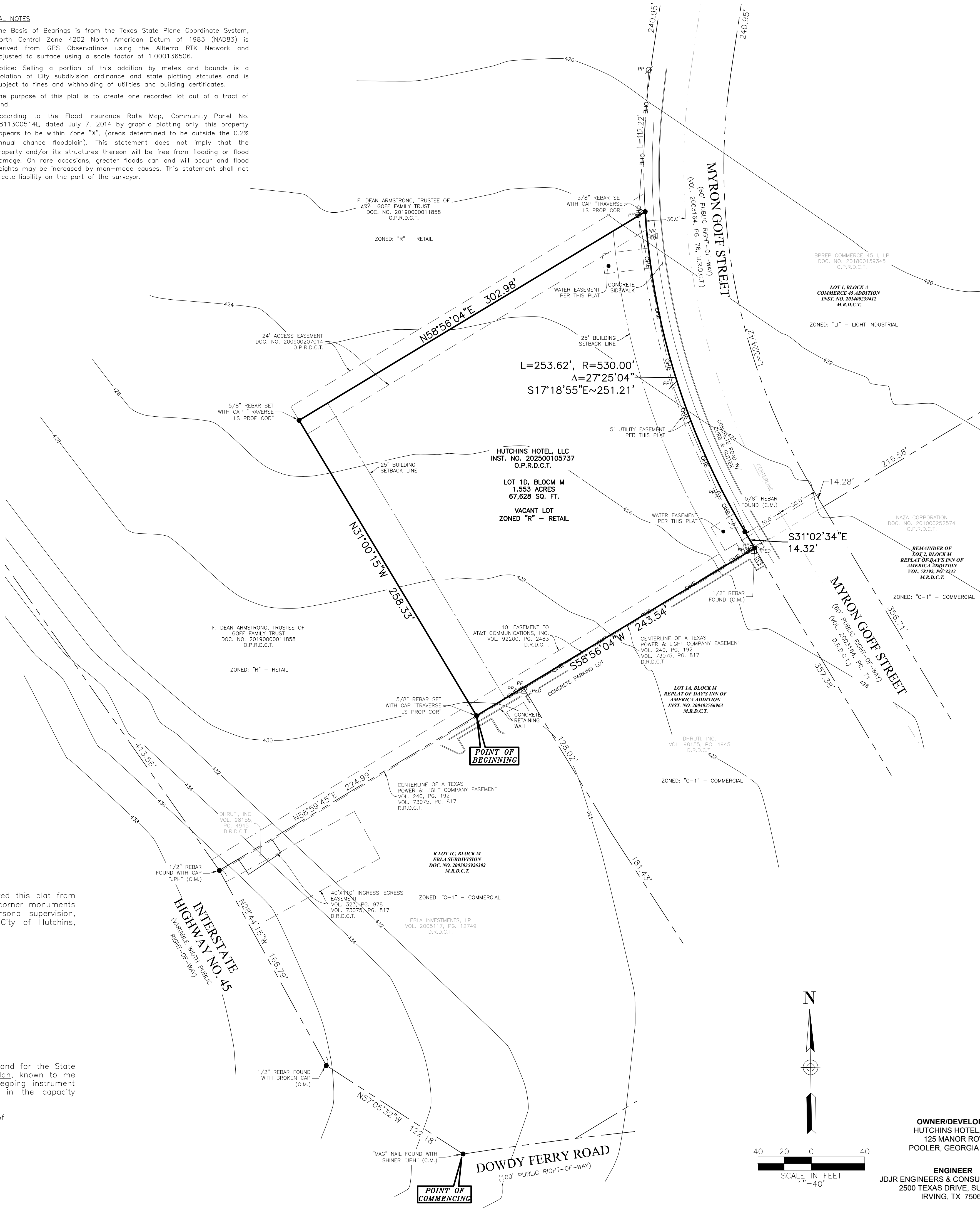
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

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 David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__

Notary Public in and for the State of Texas



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Hutchins Hotel, LLC are the owners of a 1.553 acre tract of land situated in the Thomas Freeman Survey, Abstract Number 453, City of Hutchins, Dallas County, Texas, and same being all of a tract of land described to said Hutchins Hotel, LLC, by the Deed recorded in Document Number 202500105737, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a "MAG" nail found with a shiner stamped "JPH" for the most southerly corner of R Lot 1C, Block M, of Ebla Subdivision, an Addition to the City of Hutchins, Dallas County, Texas, according to the Plat thereof recorded in Document Number 2005035926302, Map Records of Dallas County, Texas (M.R.D.C.T.), and same being a point on the easterly right-of-way line of Interstate Highway No. 45 (variable width public right-of-way), also being a point on the northerly right-of-way line of Dowdy Ferry Road (100 foot public right-of-way);

THENCE departing the northerly right-of-way line of said Dowdy Ferry Road, along the easterly right-of-way line of said Interstate Highway No. 45, and along the westerly boundary line of said R Lot 1C, the following courses and distances:

North 57 degrees 05 minutes 32 seconds West for a distance of 122.18 feet to a 1/2 inch rebar found with a broken cap for corner;

North 28 degrees 44 minutes 15 seconds West for a distance of 166.79 feet to a 1/2 inch rebar found for the most northwesterly corner of said R Lot 1C, and same being a southwesterly corner of a tract of land described to F. Dean Armstrong, Trustee of Goff Family Trust, by the Deed recorded in Document Number 20190000011858, O.P.R.D.C.T., also being the most northwesterly corner of a tract of land described to Dhruvi, Inc., by the Deed recorded in Volume 98155, Page 4945, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE North 58 degrees 59 minutes 45 seconds East departing the easterly right-of-way line of said Interstate Highway No. 45, along a southerly boundary line of said F. Dean Armstrong tract, and along the northerly boundary line of said Dhruvi tract, for a distance of 224.99 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the POINT OF BEGINNING being a southeasterly corner of said F. Dean Armstrong tract, and same being the most southwesterly corner of the herein described tract;

THENCE along the easterly and southerly boundary lines of said F. Dean Armstrong tract, the following courses and distances:

North 31 degrees 00 minutes 15 seconds West for a distance of 258.33 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the northwesterly corner of the herein described tract;

North 58 degrees 56 minutes 04 seconds East for a distance of 302.98 feet to a 5/8 inch rebar set with a cap stamped "TRAVERSE LS PROP COR" for the northeasterly corner of the herein described tract, and same being the most easterly corner of said F. Dean Armstrong tract, also being a point on the westerly right-of-way line of Myron Goff Street (60 foot public right-of-way; City of Hutchins Right-of-Way Deed recorded in Vol. 2003184, Page 78, D.R.D.C.T.), also being a point for the beginning of a non-tangent curve to the left through a central angle of 27 degrees 25 minutes 04 seconds, having a radius of 530.00 feet, and whose chord bears South 17 degrees 18 minutes 55 seconds East for a chord distance of 251.21 feet;

THENCE along the westerly right-of-way line of said Myron Goff Street, the following courses and distances:

Along said curve, an arc distance of 253.62 feet to a 5/8 inch rebar found for a point of tangency at the end of said curve;

South 31 degrees 02 minutes 34 seconds East for a distance of 14.32 feet to a 1/2 inch rebar found for the most northeasterly corner of said R Lot 1C, and same being the southeasterly corner of the herein described tract;

THENCE South 58 degrees 56 minutes 04 seconds West along the northerly boundary line of said R Lot 1C, for a distance of 243.54 feet to the POINT OF BEGINNING containing 1.553 acres (67,628 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, Hutchins Hotel, LLC do/does hereby adopt this plat designating the herein above described property as, GOFF STREET ADDITION, LOT 1D, 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 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 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 endanger or interfere with the construction, maintenance or efficiency of its respective system in said Easement strips and 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 the necessity at any time of procuring permission from 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 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 ____ day of _____, 20____.

By: _____
Signature, Hutchins Hotel, LLC - Representative

Printed Name & Title

STATE OF TEXAS §
COUNTY OF _____ §

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 _____ 20____.

Notary Public in and for the State of Texas

No Variances from the General Development Ordinance
Requested:

Approved for Preparation of Final Plat

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

Date



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 06-10-25

Project No.: TR-453-24

OWNER/DEVELOPER
HUTCHINS HOTEL, LLC
125 MANOR ROW
POOLER, GEORGIA 31322

ENGINEER
JDJR ENGINEERS & CONSULTANTS, INC.
2500 TEXAS DRIVE, SUITE 100
IRVING, TX 75062

PRELIMINARY PLAT GOFF STREET ADDITION LOT 1D, BLOCK M

BEING 1.553 ACRES TRACT SITUATED
IN THE THOMAS FREEMAN SURVEY,
ABSTRACT NO. 453
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

1 LOT
ZONED: "R" - RETAIL