OWNER'S CERTIFICATE

0 60 120

Talco Road

STATE OF TEXAS § COUNTY OF DALLAS

WHEREAS, HOT DOG TRUCKING LLC is the owner of a 10.10-acre tract of land situated in the William L. Wilson Survey, Abstract Number 1553. City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instruments No. 202200057113, Official Public Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed With Vendors Lien to HOT DOG TRUCKING LLC as recorded in Instrument Number 202200090898 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found for the northwest corner of said HOT DOG TRUCKING tract, and at the southwest corner of a tract of land described in a deed to Jack Keller as recorded in Volume 88078, Page 1683, of the Deed Records of Dallas County, Texas, said corner being on the east right-of-way line of West Wintergreen Road (a 50-foot-wide public right-of-way);

THENCE North 89°35'03" East, departing the west right-of-way line of said W. Wintergreen Road, and along the north line of said HOT DOG TRUCKING tract and the southleast corner of said Keller tract and the southwest corner of a tract of land described in a deed to WHL DALLAS 45 LLC as recorded in Instrument Number 201500240391 (O.P.R.D.C.T.), for a corner,

THENCE North 88°52'38" East, along the north line of said HOT DOG TRUCKING tract and the south line of said WHL DALLAS 45 LLC tract, a distance of 215.72 feet to a 3/8 inch iron rod found, for a corner;

THENCE North 89°15'18" East, along the north line of said HOT DOG TRUCKING tract and the south line of said WHL DALLAS 45 LLC tract, a distance of 175.18 feet to a 3/8 inch iron rod found at the southwest corner of said WHL DALLAS 45 LLC tract and the southwest corner of a tract of land described in a deed to Bruce Williams as recorded in Instrument Number 202100158460 (O.P.R.D.C.T.), for a corner;

THENCE North 70°43'44" East, along the north line of said HOT DOG TRUCKING tract and the south line of said Williams tract a distance of 165.45 feet to a 60D nail found in post at the northwest corner of a tract of land described in deed to Firebird Investments LLC, as recorded in Instrument Number 202000230263, (O.P.R.D.C.T.), for a corner;

THENCE South 01°15'04" East, along the east line of said HOT DOG TRUCKING tract and the west line of said Firebird Investments LLC tract, a distance of 452.58 feet to a 3/8-inch iron rod found at the southwest corner of said HOT DOG TRUCKING tract and the southwest corner of said Firebird Investments LLC tract, and on the north right-of-way line of Talco Road (50-foot-wide Public Right-Of-Way), for a corner;

THENCE South 89°19'58" West, along the south line of said HOT DOG TRUCKING tract and the north right-of-way line of said Talco Road, a distance of 331.61 feet to a 1/2-inch iron rod found with yellow cap stamped" GEONAV", for a corner;

THENCE South 89°23'27" West, along the south line of said HOT DOG TRUCKING tract and the north right-of-way line of said Talco Road, a distance of 217.94 feet to a 3/8-inch iron rod found, for a corner;

THENCE North 89°50′59" West, along the south line of said HOT DOG TRUCKING tract and the north right-of-way line of said HOT DOG TRUCKING tract and the north right-of-way line and the east right-of-way line of said W. Wintergreen Road, for a corner:

THENCE North 00°41'57" West, along the west line of said HOT DOG TRUCKING tract and the east right-of-way line of said W. Wintergreen Road, a distance of 392.15 feet to the POINT OF BEGINNING and containing 439,990 square feet or 10.1008 acres of land, more or less.

BASIS OF BEARI

Bearing system of this survey is based upon the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

BRUCE WILLIAMS INST. NO. 202100158460 O.P.R.D.C.T. WHL DALLAS 45 LLC JACK KELLER INST. NO. VOL 88078 PG 1683 201500240391 D.R.D.C.T. O.P.R.D.C.T. N 89'15'18" E 175.18' N 88°52'38" E 215.72' N 89°35'03" E 547.49' HOT DOG TRUCKING, LLC. INST. NO. 202200090898 LOT 1R2 O.P.R.D.C.T. BLOCK A LOT 1R1 BLOCK A TALCO ADDITION INSTR NO 202200057113 N 6912596 91 TROD FND 1/2' S 89*19'58" W 331.61' N 89*50'59" W 550.08' (INST NO. 202200057113) 25' BUILDING SETBACK PRIME POINTE ADDITION INST. NO. 201700285544 O.P.R.D.C.T.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HOT DOG TRUCKING LLC, acting through its undersigned agent, does hereby adopt this plat designating the herein above described property as, TALCO ADDITION, LOTS 1R1 and 1R2, 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 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 appurtenances.

WITNESS my hand, this the _	day of _	, 2025	

CITY OF HUTCHINS

ROGER FULLER, TRUSTEE

STATE OF TEXAS
COUNTY OF DALLAS

This is to certify that, Wilkens Engmann, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.



STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for said County and State, 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 he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ______ day of _______, 2025

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

Joseph Matthews, P&Z Chairman, City of Hutchins

The undersigned, the City Secretary of the City of Hutchins, hereby certifies that the foregoing final plat of TALCO ADDITION, LOT 1R1 and 1R2, BLOCK A, Addition to the City of Hutchins was submitted for review and approved as Replat meeting all requirements of the General Development Ordinance as set forth by the ordinances of the City of Hutchins on the this _______ day of _______, 2025, 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

/ITNESS my hand, this the	day of	

City Secretary
City of Hutchins, Texas

NOTES

 Bearing system of this survey is based upon the Texas State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
 The coordinates shown hereon are Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinates values.

.. THE COPYRIGHT OF THIS DRAWING IS VESTED IN AAAA PLUS SURVEYORS,
LC AND\PI MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR

THE\PMANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF\PTHE COPYRIGHT HOLDERS.\P2. WORK TO FIGURED DIMENSIONS

ONLY.\P3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL

RELEVANT\PARCHITECT'S, SERVICE ENGINEER'S AND AAAA PLUS

SURVEYORS, LLC DRAWINGS\PAND SPECIFICATIONS.

- 3. The property shown hereon is in either zone "X", areas determined to be outside the 0.2% annual flood plain or zone "D", areas in which flood hazards are undetermined, but possible, according to community panel 48113C0635K of the federal emergency management agency insurance rate map or flood hazard boundary map dated July 7, 2014.
- 4. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statues and is subject to fines and withholding of utilities and building certificates
- 5. The purpose of this plat is to create two Lots for the development

С					
В					
Α					
REV:	DESCRIPTION:	BY:	DATE:		



EO

AAAA Plus Surveyors

1500 Hickory Creek Lane
Rockwall TX 75032
(214)738-0727

www.aaaaplussurveyors.com

HOT DOG TRUCKING LLC
PO BOX 1822
CEDAR HILL

TEXAS 75106-1822

RVEYOR: AAAA Plus Surveyors, LLC

395 Florence Drive
Fate TX 75087
plat@aaaaplussurveyors.com

WE

ROJECT AME: 1202 W WINTERGREEN RD

LANCASTER, TX 75134

DRAWING TITLE: REPLAT

TALCO ADDITION

SUR/03232025

SCALE: 1''=60' PROJECT NO: 1202

STATUS: SURVEY

1 of 1

(07/02/25)

07/02/2025

REPLAT

LOTS 1R1 & 1R2, TALCO ADDITION

BEING A REPLAT OF LOT 1, BLOCK A OF TALCO ADDITION

TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER 202200057113,

OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS