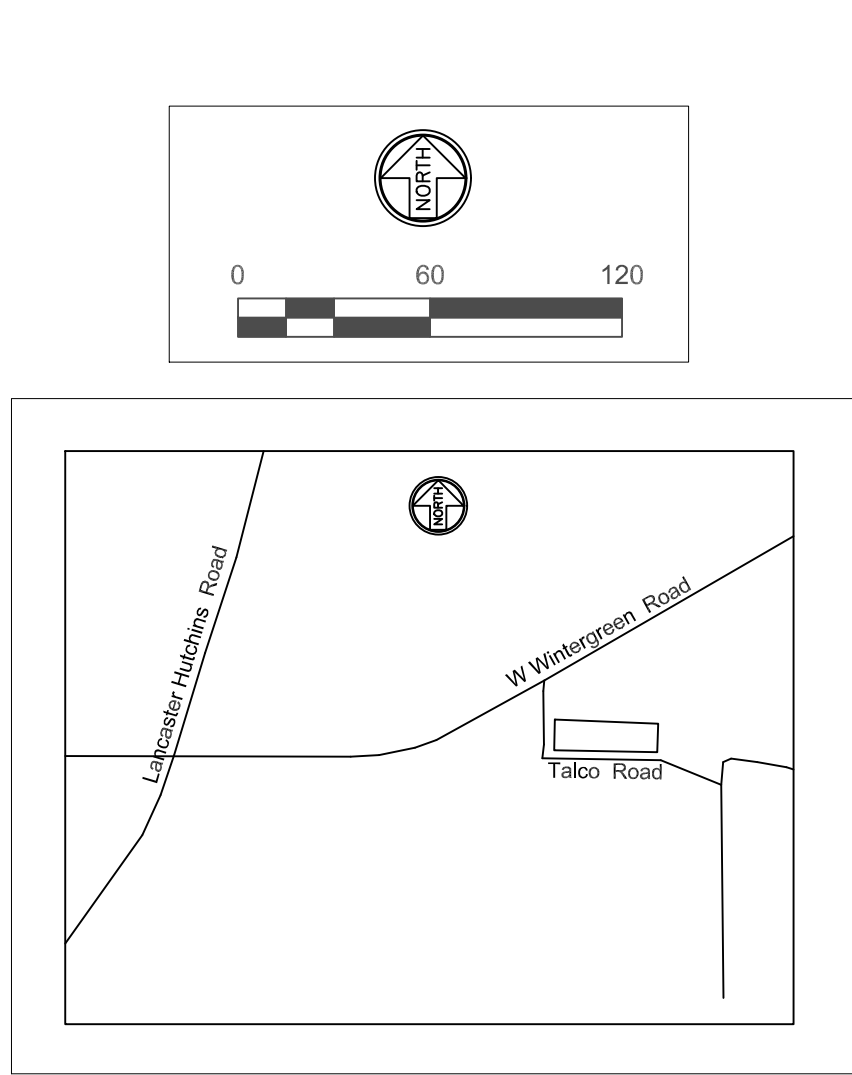




OWNER'S CERTIFICATE

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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Hutchins, Texas.

WITNESS my hand, this _____ day of _____, 2025

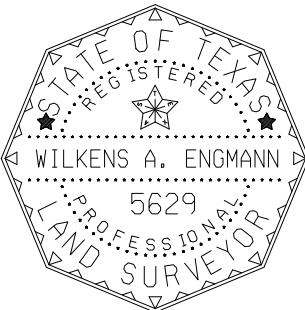
CITY OF HUTCHINS

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.

Wilkens Engmann
Wilkens Engmann, R.P.L.S.
Texas RPLS No. 5629



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 Ordinances.

WITNESS my hand, this _____ day of _____, 2025

City Secretary
City of Hutchins, Texas

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

07/02/2025

Notes:

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN AAAA PLUS SURVEYORS, LLC AND/VP1 MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE/PMANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF/PTHE COPYRIGHT HOLDERS.VP2. WORK TO FIGURED DIMENSIONS ONLY.VP3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT/PARCHITECT'S, SERVICE ENGINEER'S AND AAAA PLUS SURVEYORS, LLC DRAWINGS/PAND SPECIFICATIONS.

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 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 48113C0639K of the federal emergency management agency Insurance rate map or flood hazard boundary map dated July 7, 2014.
- 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
- The purpose of this plat is to create two Lots for the development

C			
B			
A			
REV:	DESCRIPTION:	BY:	DATE:



AAAA Plus Surveyors
1500 Hickory Creek Lane
Rockwall TX 75032
(214)738-0727
www.aaaaplussurveyors.com

CLIENT: HOT DOG TRUCKING LLC
PO BOX 1822
CEDAR HILL
TEXAS 75106-1822

SURVEYOR: AAAA Plus Surveyors, LLC
395 Florence Drive
Fate TX 75087
plot@aaaaplussurveyors.com

DRAWN: EO CHECKED: WE DATE: 07/02/25 REVISION:

PROJECT NAME: 1202 W WINTERGREEN RD
LANCASTER, TX 75134

DRAWING TITLE: REPLAT
TALCO ADDITION

SCALE: 1"=60' SHEET SIZE: D SHEET NO: 1 of 1

PROJECT NO: 1202 STATUS: SURVEY

DRAWING NO: SUR/03232025