

SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000136506.
- Per FEMA Flood Insurance Rate Map Number 48113C0513L, dated July 7, 2014, the subject property lies within Zone X (unshaded), designated as those areas outside the 0.2% annual chance floodplain.
- 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 replat into a single lot for development.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WHEREAS, the City of Hutchins and Hutchins Sunrise, LP are the owners of a 5.00 acres tract of land situated in the Benjamin Matthews Survey, Abstract Number 898, Town of Hutchins, Dallas County, Texas, and being all of Lot 1, Block A of Hutchins Addition, an addition to the City of Hutchins as recorded in Instrument Number 20240056602 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being part of Kanady's Addition, an addition to the Town of Hutchins as recorded in Volume Q, Page 281 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of a tract of land described in a deed to the City of Hutchins, as recorded in Instrument Numbers 20230097741 and 202300210051, O.P.R.D.C.T., and being part of that tract of land described in deed to Hutchins Sunrise, LP, as recorded in Volume 2003041, Page 5081, 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 for the north end of a corner clip at the intersection of the northeast right-of-way line of J.J. Lemmon Street (a 100-foot wide right-of-way) with the northwesterly line of Lancaster Hutchins Road (a variable width right-of-way), said corner being the most southerly southwest corner of said Hutchins Sunrise tract;

THENCE North 30 degrees 51 minutes 58 seconds West, along the common said northeasterly right-of-way line of N. J. J. Lemmon Street and the southwest line of said City of Hutchins tract, a distance of 495.00 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "GEONAV" (hereinafter referred to as "with cap") set for the northwest corner of the herein described tract;

THENCE North 59 degrees 08 minutes 02 seconds East, along the north line of said City of Hutchins tract and over and across said Hutchins Sunrise, LP, tract, a distance of 544.52 feet to a 5/8-inch iron rod with a cap stamped "KHA" found for corner for the northeast corner of said Lot 1, Block A;

THENCE North 39 degrees 02 minutes 39 seconds East, continuing over and across said Hutchins Sunrise tract, a distance of 242.80 feet to a 5/8-inch iron rod with a cap stamped "KHA" found for corner;

THENCE North 58 degrees 34 minutes 43 seconds East, continuing over and across said Hutchins Sunrise tract, a distance of 365.09 feet to a 1/2-inch iron rod with cap set for corner on the common east line of said Hutchins Sunrise tract and the west line of that tract of land described in deed to Little Flock Baptist Church, as recorded in Volume 310, page 346, D.R.D.C.T.;

THENCE South 30 degrees 59 minutes 07 seconds East, along the common east line of said Hutchins Sunrise tract and said west line, a distance of 33.61 feet to a point for the common most easterly southeast corner of said Hutchins Sunrise tract and the southwest corner of said Little Flock tract, said corner being on the aforementioned northwesterly right-of-way line of Lancaster Hutchins Road

THENCE South 31 degrees 17 minutes 02 seconds West, along the common south line of said Hutchins Sunrise tract and said Lot 1, Block A and said northwesterly right-of-way line, a distance of 1,239.29 feet to a 1/2-inch iron rod set for the south end of the aforementioned corner clip.

THENCE North 84 degrees 43 minutes 58 seconds West, along said corner clip, a distance of 51.93 feet to the POINT OF BEGINNING AND CONTAINING 320,762 square feet or 7.340 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CITY OF HUTCHINS AND HUTCHINS SUNRISE, LP, acting through its undersigned agent, does hereby adopt this plat designating the herein above described property as, HUTCHINS ADDITION, LOT 1R, 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 the _____ day of _____, 2025.

CITY OF HUTCHINS

City of Hutchins, Owner

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 _____, 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 2025.

Notary Public in and for the State of Texas

HUTCHINS SUNRISE, LP

Hutchins Sunrise, LP, Owner

STATE OF TEXAS
COUNTY OF DALLAS

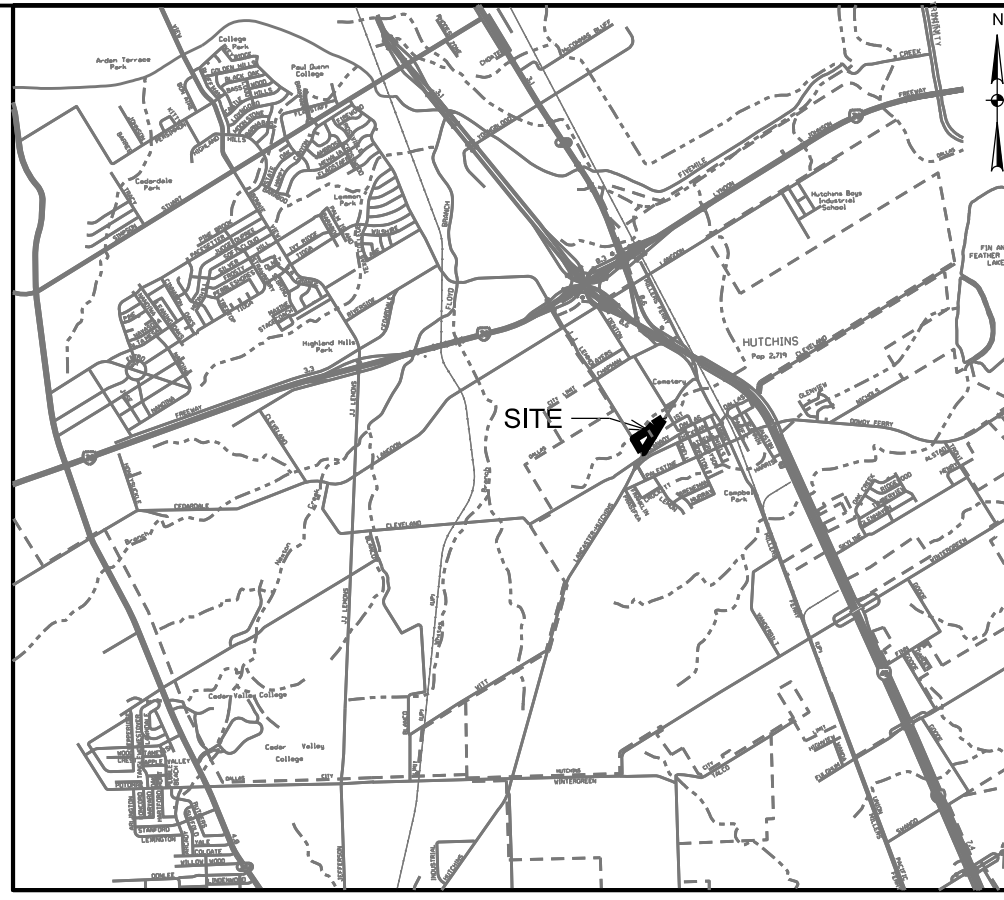
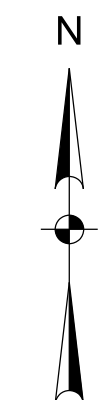
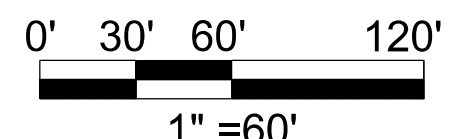
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 2025.

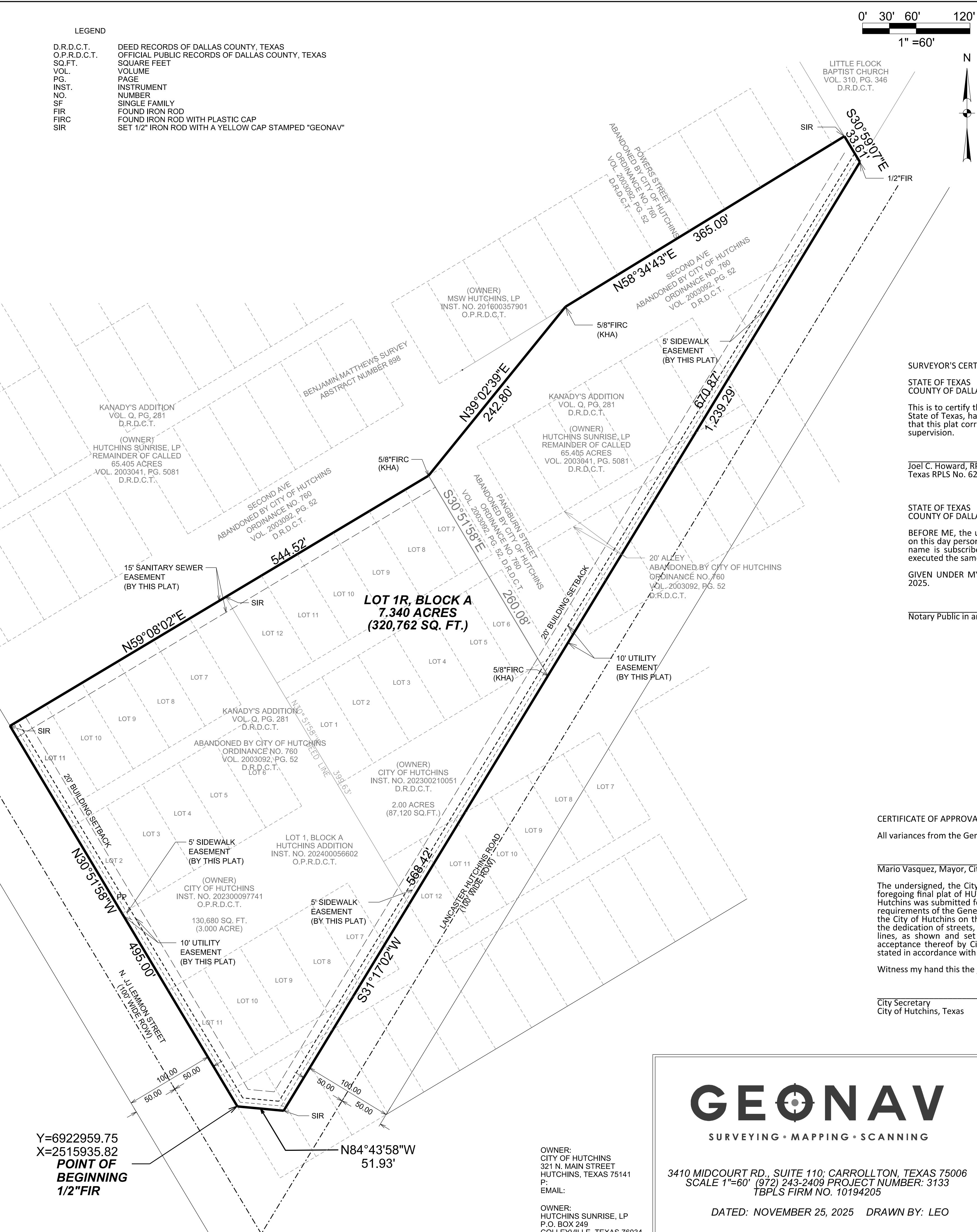
Notary Public in and for the State of Texas

LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
SQ.FT.	SQUARE FEET
VOL.	VOLUME
PAGE	PAGE
INST.	INSTRUMENT
NO.	NUMBER
SF	SINGLE FAMILY
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD WITH PLASTIC CAP
SIR	SET 1/2" IRON ROD WITH A YELLOW CAP STAMPED "GEONAV"



VICINITY MAP
NOT TO SCALE



Y=6922959.75
X=2515935.82
POINT OF BEGINNING
1/2" FIR

OWNER:
CITY OF HUTCHINS
321 N. MAIN STREET
HUTCHINS, TEXAS 75141
P:
EMAIL:

OWNER:
HUTCHINS SUNRISE, LP
P.O. BOX 249
COLLEYVILLE, TEXAS 76034
P:
EMAIL:

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD., SUITE 110; CARROLLTON, TEXAS 75006
SCALE 1"=60' (972) 243-2409 PROJECT NUMBER: 3133
TBPLS FIRM NO. 10194205

DATED: NOVEMBER 25, 2025 DRAWN BY: LEO

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

This is to certify that I, Joel C. Howard, a Registered Professional Land Surveyor of the State of Texas, have platting 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.

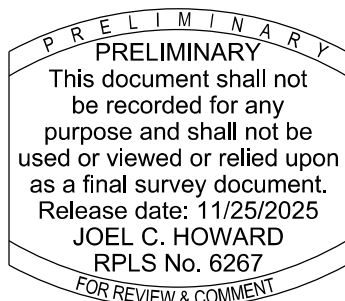
Joel C. Howard, RPLS, PLS
Texas RPLS No. 6267

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 Joel C. Howard, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration 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.

Mario Vasquez, Mayor, City of Hutchins

The undersigned, the City Secretary of the City of Hutchins, hereby certifies that the foregoing final plat of HUTCHINS ADDITION, LOT 1R, BLOCK A, Addition to the City of Hutchins was submitted for review and approved as a Preliminary Plat meeting all the requirements of the General Development Ordinance as set forth by the ordinances of the City of Hutchins on the _____ 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 the _____ day of _____, 2025.

City Secretary
City of Hutchins, Texas

REPLAT
HUTCHINS ADDITION
LOT 1R, BLOCK A
7.340 ACRES
BEING A REPLAT OF
HUTCHINS ADDITION
LOT 1, BLOCK A
AND
BEING A REPLAT
KANADY'S ADDITION
ABSTRACT NO. 898
TOWN OF HUTCHINS,
DALLAS COUNTY, TEXAS
ZONED (R) RETAIL