

OWNER'S CERTIFICATION: LOT 1

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS CONFIAR REAL ESTATE, INC. IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE ULRICH WITHERICK SURVEY, ABSTRACT NO. 1518, SAID TRACT BEING A PORTION OF THE TRACT OF LAND CONVEYED TO DIANN TESSMAN SLATON AND PATTI TESSMAN LUTTRELL BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200900178396 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHERLY LINE OF LANGDON ROAD A VARIABLE WIDTH RIGHT OF WAY AND THE EAST LINE OF UNION PACIFIC RAIL ROAD, A 100 FOOT WIDE RIGHT OF WAY;

THENCE N59°00'34"E, WITH SAID NORTHERLY LINE, A DISTANCE OF 5,631.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE POINT OF BEGINNING, BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N30°59'09"W, WITH THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 527.82 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND FROM WHICH A TXDOT CONCRETE MONUMENT FOUND BEARS N 42°48'03" W, A DISTANCE OF 158.34 FEET AND A 1/2" HALFF YELLOW CAP IRON ROD FOUND BEARS N65°35'20"E A DISTANCE OF 40.78 FEET, SAID NORTHWESTERLY CORNER BEING ALONG THE SOUTHERLY LINE OF A 150 FOOT WIDE STRIP OF LAND ACQUIRED BY THE CITY OF DALLAS BY CONDEMNATION FOR RIGHT OF WAY PURPOSES AS RECORDED IN INSTRUMENT NUMBER 201400077242 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N65°35'20"E, WITH SAID SOUTHERLY LINE SAME BEING THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 306.66 FEET TO AN ANGLE POINT AND FROM WHICH A 1/2" CAPPED IRON ROD FOUND BEARS N65°52'24"E, A DISTANCE OF 3.67 FEET;

THENCE N59°25'03"E WITH SAID COMMON LINE A DISTANCE OF 9.16 FEET TO A 1/2" IRON ROD SET, FROM WHICH A TXDOT MONUMENT FOUND BEARS N29°41'26"W, A DISTANCE OF 149.93 FEET, SAID POINT BEING ALONG THE AFOREMENTIONED SOUTHERLY LINE, SAID POINT ALSO, BEING ALONG THE CENTERLINE OF A 60 FOOT CHANNEL EASEMENT AS RECORDED IN VOLUME 71048, PAGE 1498, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE S09°21'57"E WITH SAID CENTERLINE A DISTANCE 120.18 FEET TO A 1/2" IRON ROD SET AT AN ANGLE POINT;

THENCE S22°51'57"E A DISTANCE OF 384.76 FEET TO A 1/2" IRON ROD SET ALONG THE AFOREMENTIONED NORTHERLY LINE OF LANGDON ROAD;

THENCE S59 00' 34"W WITH THE LAST MENTIONED NORTHERLY LINE A DISTANCE OF 215.18 FEET TO THE POINT OF BEGINNING, AND CONTAINING 130,268 SQUARE FEET OR 2.9905 ACRES OF LAND WITHIN THE METES RECITED.

OWNER'S CERTIFICATION: LOT 2

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS CONFIAR REAL ESTATE, INC. IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING IN THE ULRICH WITHERICK SURVEY, ABSTRACT NO. 1518, SAID TRACT BEING A PORTION OF THE TRACT OF LAND CONVEYED TO DIANN TESSMAN SLATON AND PATTI TESSMAN LUTTRELL BY GIFT WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 200900178396 OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTHERLY LINE OF LANGDON DRIVE A VARIABLE WIDTH RIGHT OF WAY AND THE EAST LINE OF UNION PACIFIC RAIL ROAD, A 100 FOOT WIDE RIGHT OF WAY;

THENCE N59°00'34"E, WITH SAID NORTHERLY LINE, A DISTANCE OF 5,846.95 FEET TO A 1/2 INCH IRON ROD SET FOR THE POINT OF BEGINNING, BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID SET POINT BEING ALONG THE NORTHERLY LINE OF SAID LANGDON DRIVE, BEING ALSO ALONG THE CENTERLINE OF A 60 FOOT WIDE CHANNEL EASEMENT, PER VOLUME 71048, PAGE 1498 OF THE DEED RECORDS DALLAS COUNTY, TEXAS;

THENCE N22°51'59"W, DEPARTING SAID NORTHERLY LINE OF LANGDON ROAD AND WITH THE SAID CENTERLINE OF CHANNEL EASEMENT, A DISTANCE OF 384.76 FEET TO A 1/2" IRON ROD SET AT AN ANGLE POINT;

THENCE N09°21'57"W, WITH SAID CENTERLINE A DISTANCE OF 120.18 FEET TO A 1/2" IRON ROD SET AT AN ANGLE POINT SAME BEING ALONG THE SOUTHERLY LINE OF A 150 FOOT WIDE STRIP OF LAND ACQUIRED BY THE CITY OF DALLAS BY CONDEMNATION FOR RIGHT OF WAY PURPOSES, AS RECORDED IN INSTRUMENT NUMBER 201400077242 OF SAID OFFICIAL PUBLIC RECORDS AND FROM WHICH A TXDOT CONCRETE MONUMENT FOUND ALONG THE NORTHERLY LINE OF SAID 150 FOOT WIDE STRIP OF LAND BEARS N29°41'26"W, A DISTANCE OF 149.93 FEET;

THENCE N59°27'48"E WITH SAID SOUTHERLY LINE SAME BEING THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 181.99 FEET TO A 1/2" YELLOW CAPPED IRON ROD FOUND, BEING THE NORTHWESTERLY CORNER OF A CELL TOWER LEASE PER INSTRUMENT NUMBER 202400078294, OF SAID OFFICIAL PUBLIC RECORDS, AT A DISTANCE OF 256.99 A 1/2" YELLOW CAPPED IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID CELL TOWER LEASE, IN ALL A TOTAL DISTANCE OF 790.06 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S30°32'12"E, DEPARTING THE LAST MENTIONED COMMON LINE A DISTANCE 486.37 FEET TO A 1/2" IRON ROD FOUND ALONG THE AFOREMENTIONED NORTHERLY LINE OF LANGDON DRIVE SAME BEING THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT;

THENCE S59 00' 34"W WITH THE LAST MENTIONED COMMON LINE A DISTANCE OF 884.85 FEET TO THE POINT OF BEGINNING, AND CONTAINING 415,477 SQUARE FEET OR 9.5380 ACRES OF LAND WITHIN THE METES RECITED.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CONFIAR REAL ESTATE, INC. does hereby adopt this plat, designating the herein described property as PHASE 1 ADDITION on addition to the City of Hutchins, Dallas County, Texas, and does hereby dedicate, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growth which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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

WITNESS, my hand, this the _____ day of _____, 2026

BY: OWNER OF CONFIAR REAL ESTATE, INC.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared OWNER OF CONFIAR REAL ESTATE, INC. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

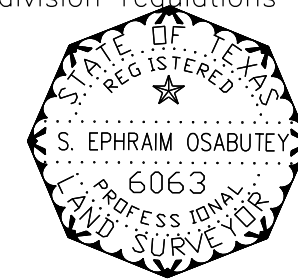
GIVEN under my hand and seal of office this _____ day of _____, 2026.

Notary Public for and in the State of Texas

My Commission expires: _____

KNOW ALL MEN BY THESE PRESENTS:

That I, Seth Ephraim Osabutey 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.



Seth Ephraim Osabutey
Texas Registered Professional Land Surveyor No. 6063

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared OWNER OF CONFIAR REAL ESTATE, INC. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration and under authority therein expressed.

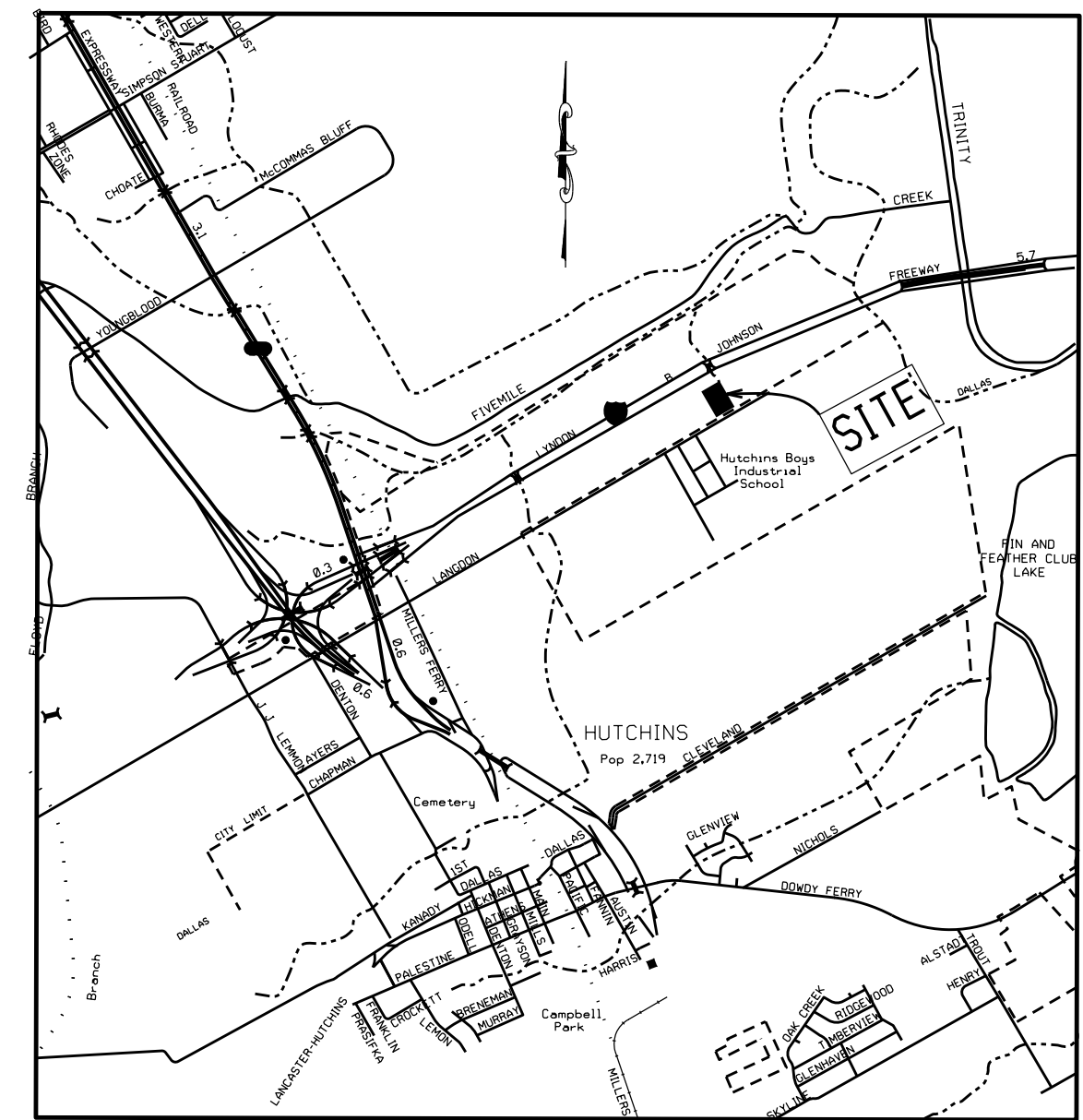
GIVEN under my hand and seal of office this _____ day of _____, 2026.

Notary Public for and in the State of Texas

My Commission expires: _____

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
CONFIAR REAL ESTATE, INC.
C/O OSVALDO ROJAS
2411 SKYLARK DRIVE
DALLAS TEXAS 75216



Vicinity Map (NTS)

No Variance from the General Development Ordinance Requested:

Approved for Preparation of Final Plat

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

The undersigned, the City Secretary of the City of Hutchins, Texas, hereby certifies that the foregoing final plat of the PHASE 1 ADDITION 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 _____ day of _____, 2026, 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.

Witness my hand this _____ day of _____, 2026

City Secretary
City of Hutchins, Texas

FINAL PLAT
PHASE 1 ADDITION
LOT 1 & LOT 2, BLOCK A
12.5253 ACRES / 545,600 SQ. FT.
ZONED HIGHWAY COMMERCIAL
U. WITHERICK SURVEY,
ABSTRACT NO. 1518
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS