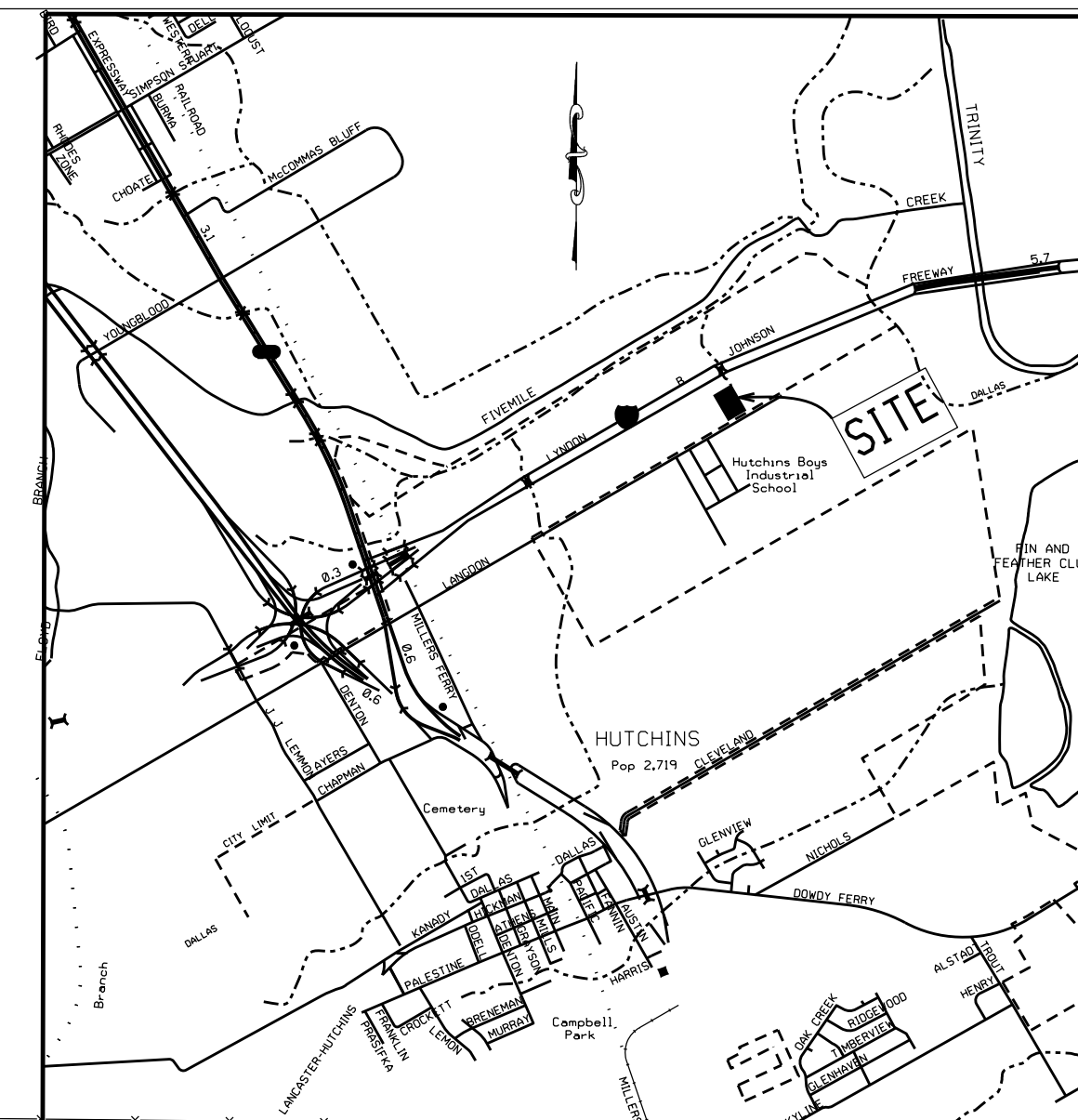
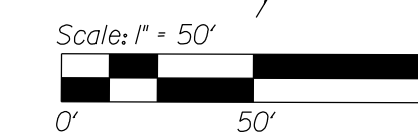


**LEGEND**

- ⊕ TXDOT Concrete Monument
- 1/2" Iron Rod Found/Set
- CM Controlling Monument
- P.O.C. Point of Commencing
- P.O.B. Point of Beginning
- Boundary line
- Lot Line
- Asphalt Line
- Barbedwire/Chainlink Fence
- - - Existing Easement Line
- - - Proposed Easement Line

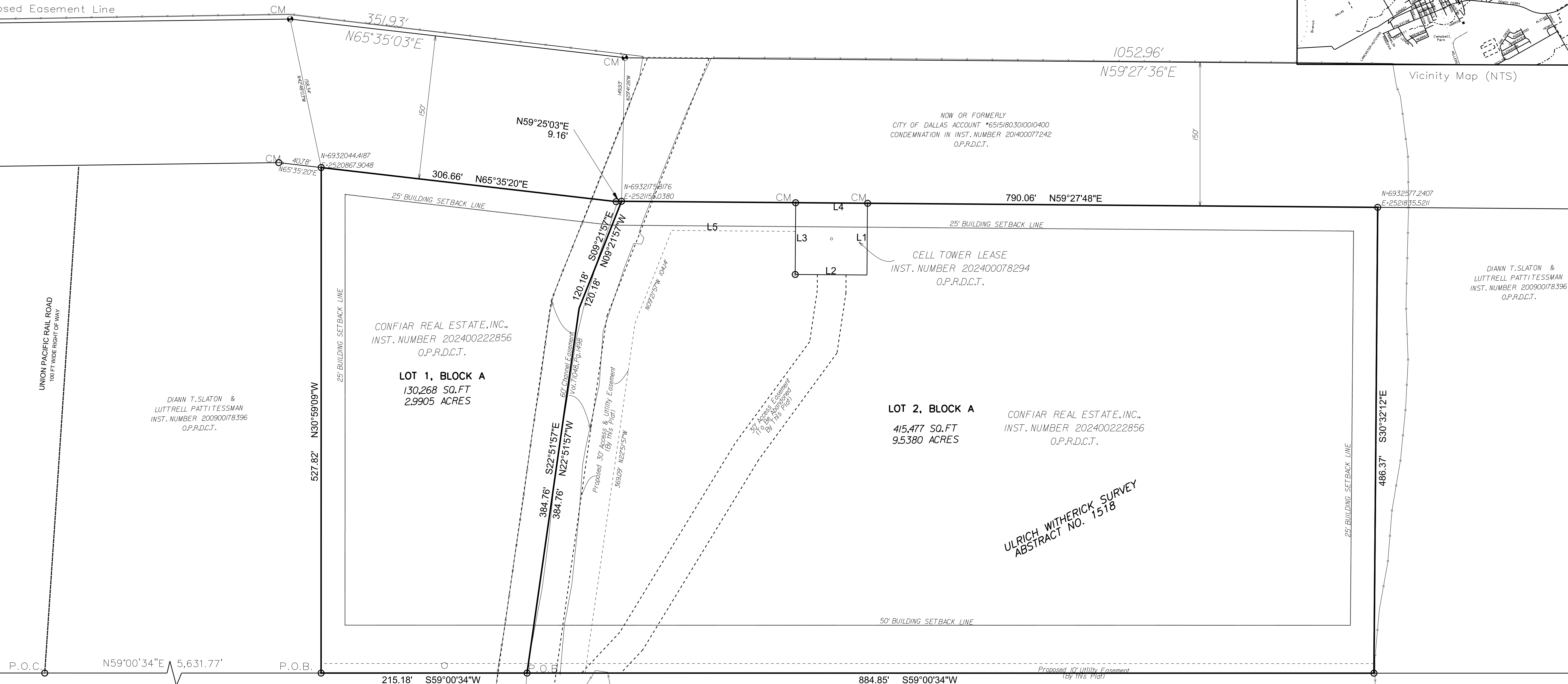
**LINE TABLE**

Line	Bearing	Length
L1	S30°36'28"E	75.0'
L2	S59°27'48"W	75.0'
L3	N30°36'28"W	75.0'
L4	N59°27'48"E	75.0'
L5	N59°27'48"E	129.30'



Vicinity Map (NTS)

INTERSTATE HIGHWAY 20  
VARIABLE WIDTH RIGHT OF WAY



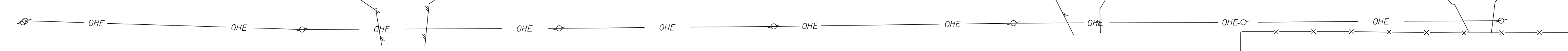
P.O.C. N59°00'34"E 5,631.77'

P.O.B. 215.18' S59°00'34"W

P.O.B. 884.85' S59°00'34"W

Proposed 10' Utility Easement (by this Plat)

LANGDON DRIVE  
VARIABLE WIDTH RIGHT OF WAY



ULRICH WITHERICK SURVEY  
ABSTRACT NO. 1518

**FINAL PLAT  
PHASE 1 ADDITION**

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

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