



GENERAL NOTES

1.) The purpose of this plat is to replat one lot of record into two lots of record.

2.) This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated July 07, 2014 and is located in Community Number 480179 as shown on Map Number 48113C0514L.

3.) The bearings and coordinates shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone (4202)

All Variances (if any) from the General Development Ordinance Approved by City Council.

Mario Vasquez, Mayor
City of Hutchins, Texas

Date

The undersigned, the City Secretary of the City of Hutchins, Texas, hereby certifies that the foregoing final plat of the RACHELS ADDITION REVISED, an 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 _____, 2024, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, eaements, 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 _____, 2024.

Cynthia Olguin, City Secretary, City of Hutchins, Texas.

SURVEYOR
Eagle Surveying, LLC
Contact: Brad Eubanks
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
Hutchins Industrial Ventures, LLC
5950 Berkshire Lane, Suite 900
Dallas, TX 75225

JOB NUMBER
2211.023-04

DATE
06/21/2024

REVISION
-

DRAWN BY
BE



Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

LEGEND	
POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
IRF	= IRON ROD FOUND
R.O.W.	= RIGHT-OF-WAY
VOL.	= VOLUME
PG.	= PAGE
DOC. NO.	= DOCUMENT NUMBER
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
—E—	= CENTERLINE OF ROW

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, **HUTCHINS INDUSTRIAL VENTURES, LLC**, is the owner of an 11.87 acre tract of land out of the W.H. SHELTON SURVEY, ABSTRACT NO. 1292, situated in the City of Hutchins, Dallas County, Texas, being all of Lot 1R, Block A of Rachel's Addition Revised, Lot 1R, Block A, a subdivision of record in Document Number 202300023246 of the Official Public Records of Dallas County, Texas, said Lot 1R being all of a called 11.869 acre tract of land conveyed to HUTCHINS INDUSTRIAL VENTURES, LLC by Special Warranty Deed with Vendor's Lien of record in Document Number 202000243075 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with illegible red plastic cap found in the Southeast right-of-way line of Wintergreen Road (variable width right-of-way), being in the East line of Lot 1, Block A of DLH Hutchins Wintergreen 11 North Addition, a subdivision of record in Document Number 20080328622 of said Official Public Records, also being the West corner of said Lot 1R;

THENCE, N59°27'22"E, along the Southeast right-of-way line of Wintergreen Road, being the common Northwest line of said Lot 1R, a distance of 440.00 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the Southeast right-of-way line of Wintergreen Road and the Southwest right-of-way line of Joe Ed Wallace Way (60' right-of-way), being the North corner of said Lot 1R;

THENCE, S30°49'38"E, along the Southwest right-of-way line of said Joe Ed Wallace Way, being the common Northeast line of said Lot 1R, a distance of 1175.00 feet to a 1/2 inch iron rod with red plastic cap stamped "KHA" found at the Northeast corner of Lot 1, Block A of Wintergreen TH Addition, a subdivision of record in Document Number 202200278352 of said Official Public Records, also being the East corner of said Lot 1R;

THENCE, S59°27'22"W, leaving the Southwest right-of-way line of said Joe Ed Wallace Way, along the North line of said Lot 1, Block A of Wintergreen TH Addition, being the common Southeast line of said Lot 1R, a distance of 440.00 feet to a 1/2 inch iron rod with illegible red plastic cap found in the Northeast line of said Lot 1, Block A of DLH Hutchins Wintergreen 11 North Addition, being the South corner of said Lot 1R, from which a 1/2 inch iron rod found at the East corner of said Lot 1, Block A of DLH Hutchins Wintergreen 11 North Addition bears S30°49'38"E, a distance of 21.59 feet;

THENCE, N30°49'38"W, along the Northeast line of said Lot 1, Block A of DLH Hutchins Wintergreen 11 North Addition, being the common Southwest line of said Lot 1R, a distance of 1175.00 feet to the **POINT OF BEGINNING** and containing an area of 11.87 acres or 516,994 square feet of land, more or less.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, **HUTCHINS INDUSTRIAL VENTURES, LLC**, do hereby adopt this plat, designating the herein described property as **RACHELS ADDITON REVISED, LOTS 1R1 & 2, BLOCK A**, an addition to the City of Hutchins, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alley, 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 growths 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).

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

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

OWNER: HUTCHINS INDUSTRIAL VENTURES, LLC

BY: _____

Signature

Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with subdivision regulations of the City of Hutchins, Dallas County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

REPLAT
RACHELS ADDITION REVISED
LOTS 1R1 & 2, BLOCK A

BEING A REPLAT OF LOT 1R, BLOCK A, RACHELS ADDITION REVISED, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 202300023246, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY TEXAS AND BEING 11.87 ACRES, ZONED LIGHT INDUSTRIAL (LI) LOCATED IN THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS AND BEING OUT OF WILLIAM H. SHELTON SURVEY, ABSTRACT NO. 1292 CITY OF HUTCHINS, DALLAS COUNTY, TEXAS
2 LOTS