

THENCE South 30°46'04" East, along said Southwest line of Goode Road, a distance of 605.31' to a 5/8" iron rod found at the East common corner of said Lot 1R and Lot 2R of said Block A of Wilwash Addition;

THAT WE, Rizos Land Group Northwest Highway, LLC AND WILWASH, LLC ACTING BY AND THROUGH THEIR AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **WILWASH RIZOS ADDITION, LOTS TRA & TRE, BLOCK 4**, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN ON THE PLAT FOR MUTUAL USE FOREVER THE STREETS AND ALLEYS SHOWN ON THE PLAT FOR MUTUAL USE FOREVER THE STREETS AND ALLEYS SHOWN ON THE PLAT FOR MUTUAL USE FOREVER THE STREETS AND ALLEYS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF HUTCHINS AND ALL PUBLIC UTILITIES DESIRING TO USE, OR OTHER MPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE CITY OF HUTCHINS AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, STRUES, SHRUBS, SIGNS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF HUTCHINS AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENT STRIPS FOR THE PUBLIC UTILITY SHALL OF PROCURING THE DEDINSTRUCTING, INSPECTING, PARTO OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ARVONG ALL OR PART OF TIS 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 HUTCHING FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE INAMED APPURTENANCES, WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINATER, TO THE PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

THENCE South 59°01'36" West, along distance of 609.05' to a Mag Nail found 45, at the West common corner of said the common line of said Lots 1R and 2R, a in the Northeast line of Interstate Highway Lots 1R and 2R;

THENCE North 23°47'04" West, along said Northeast line of Interstate Highway 45, a distance of 561.78' to a Concrete Highway Monument found at the transitional right-of-way of Interstate Highway 45 and Finn Road, at a Westerly corner of said

THENCE North 16°47'56" East, along said transitional right-of-way, a distance of 75.81' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310", set in said Southeast line of Finn Road;

THENCE North 59°22'56" East, along said Southeast line of Finn Road, a distance of 484.80' to the PLACE OF BEGINNING and containing 345,827 square feet or 7.939 acres of land.

SURVEYOR'S CERTIFICATE

AS

WHEREAS Rizos Land Group Northwest Highway, LLC and Wilwash, LLC are the sole owners of a tract of land located in the WILLIAM C. SHELTON SURVEY, Abstract No. 1285, Hutchins, Dallas County, Texas, and being Lot 1R, Block A, of Wilwash Addition, an Addition to the City of Hutchins, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 202000152325, Official Public Records, Dallas County, Texas, and being the same land described in Special Warranty Deed with Vendor's Lien to Rizos Land Group Northwest Highway, LLC, recorded in Instrument No. 202200060070, Official Public Records, Dallas County, Texas, and being the same land described in Special Warranty Deed with Reservations to Wilwash, LLC, recorded in Instrumant No. 201600191833, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

BEGINNING at a 5/8" iron rod found in the Southeast line of Finn Road, a variable width public right-of-way, at the Southwest line of Goode Road, a variable width public right-of-way, same being the North corner of said Lot 1R;

THAT I, John S. Turner, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Hutchins, Texas.

Nick Rizos

Manager

Rizos Land Group Northwest Highway, LLC

WITNESS, my hand at Dallas, Texas, this the 20\_\_\_\_

\_day of

Texas

ر 20\_

. #5310

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Nick Rizos, 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.

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BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared John S. Turner, R.P.L.S. NO. 5310, State of Texas, 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.

WITNESS, my hand at Dallas, Texas, this the 20\_\_\_\_.

\_day of

Notary Public in and for The State of Texas

Wilwash, LLC

Joseph Davisson,

Authorized Agent of Wilwash, LLC

Notary Public

in and for

The State

of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor

day of

2024.

PROPERTY ADDRESS: 2000 I.H. 45, SOUTH ~
Owner: Rizos Land Group Northwest Highway, LLC
~ 1901 W. Northwest Highway, Dallas, TX 75220 ~
~ 214-466-1548 ~
No. 24-0360 Drawn by: 543 Date: 05-24-24 Revised:
"A professional company operating in your best interest"

WILLIAM C. SHELTON SURVEY, ABSTACT NO. 1285 CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

BEING A REPLAT OF LOT 1R, BLOCK A WILWASH ADDITION INSTRUMENT NO. 202000152325

ZONING HIGHWAY COMMERCIAL

7.939 ACRES

TEXAS REGISTRATION NO. 100174-00 P.O. BOX 870029, MESQUITE, TX. 75187 PHONE: (972) 681-4975 FAX: (972) 681-4954 WWW.AWSURVEY.COM TY ADDRESS: 2000 I.H. 45, SOUTH ~

A&W SURVEYORS, INC. Professional Land Surveyors

WILWASH RIZOS ADDITION LOT 1RA & 1RB, BLOCK A

FINAL PLAT

day of

2024

STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Joseph Davisson, 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.

and for the State

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