

CITY PLAN COMMISSION**THURSDAY, JANUARY 23, 2025****FILE NUMBER:** S245-053**SENIOR PLANNER:** Hema Sharma**LOCATION:** Cleveland Road, east of Southlink Drive**DATE FILED:** December 26, 2024**ZONING:** PD 761 (LI)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20761.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 39.818-acres**APPLICANT/OWNER:** Preston Walhood, Hutchins 227, LTD

REQUEST: An application to create one 39.818-acre lot from a tract of land in City Block 8269 and to abandon a right-of-way on property located on Cleveland Road, east of Southlink Drive.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 761 (LI); therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments

must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*

9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.

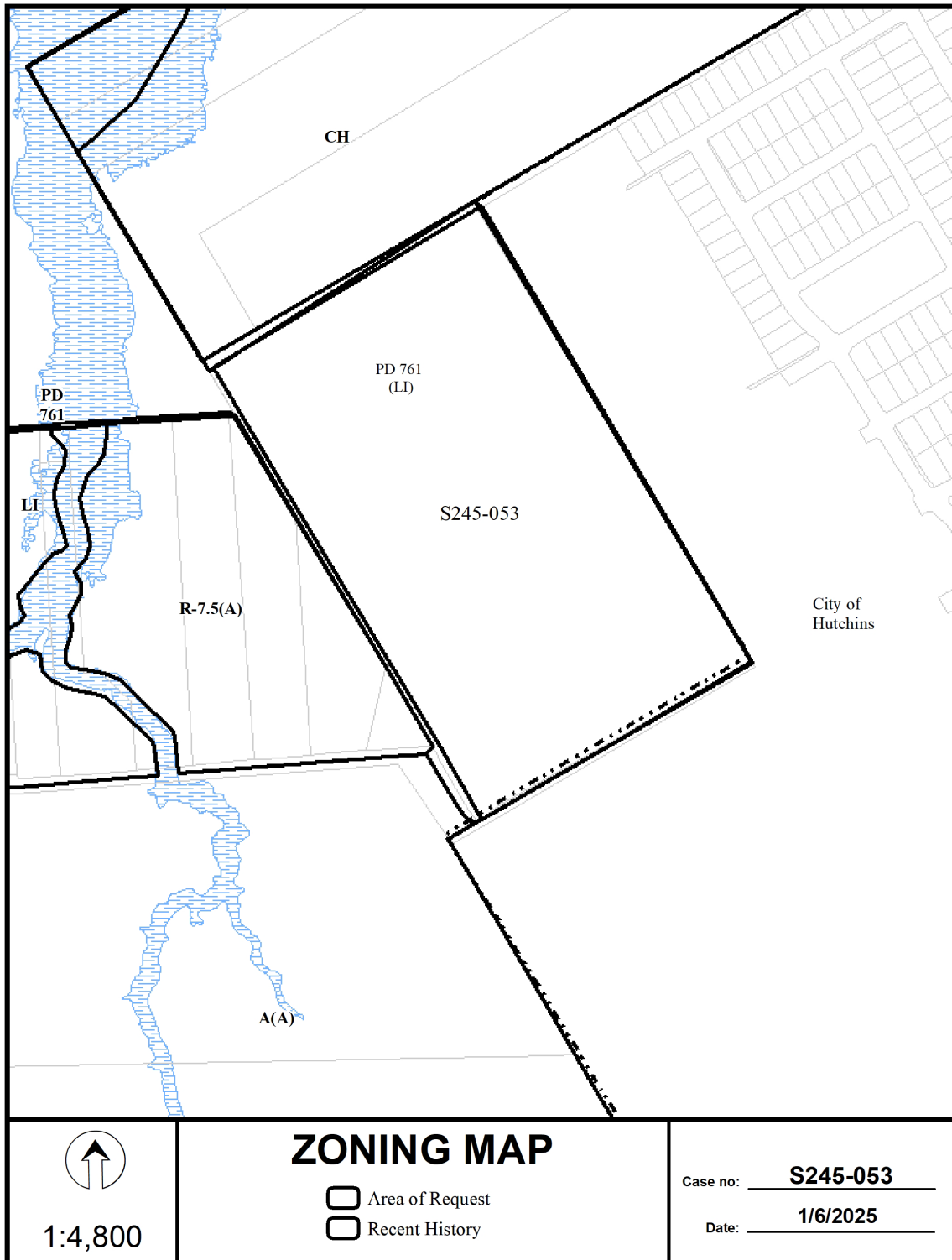
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

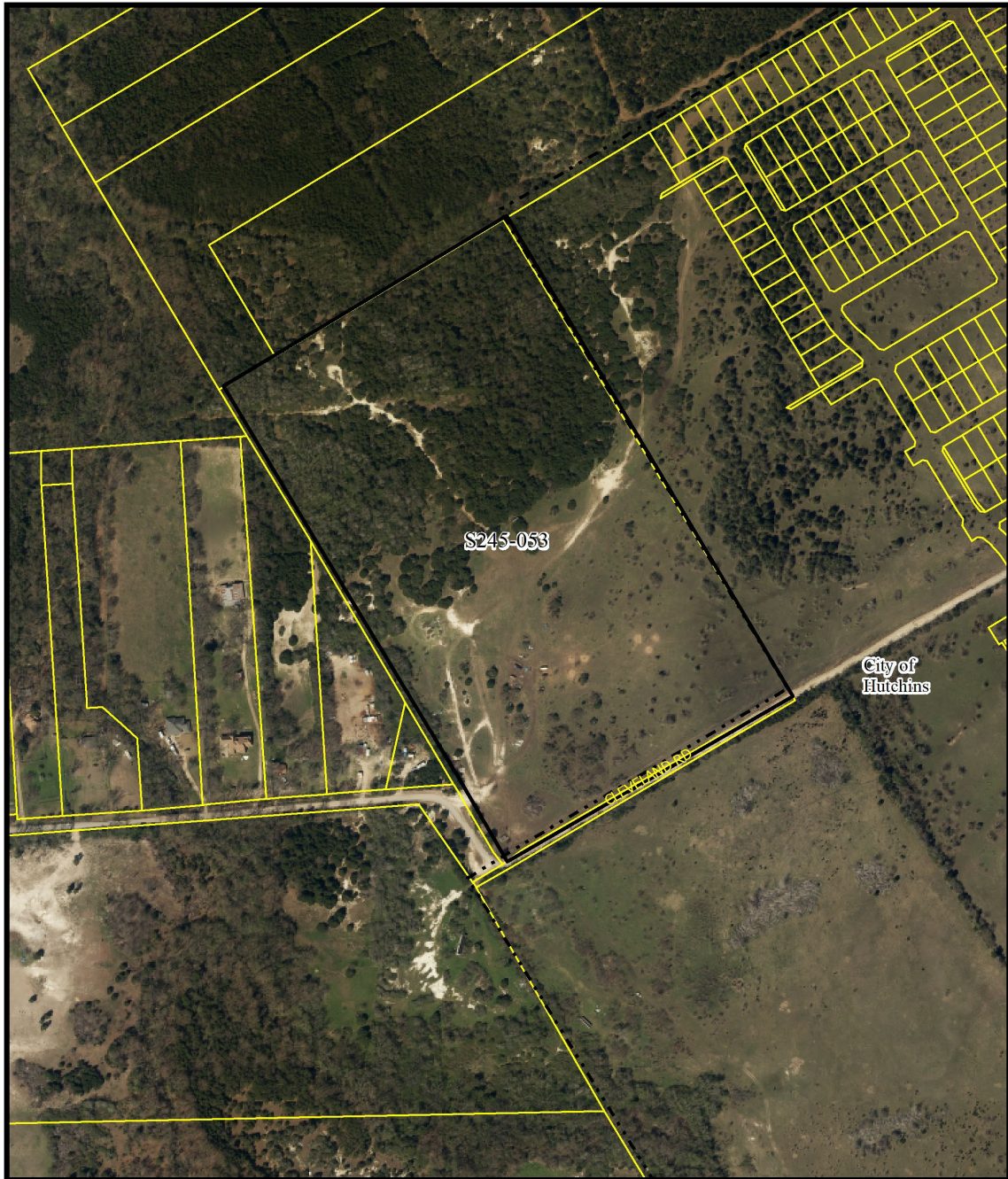
Dallas Water Utilities Conditions:

23. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Real Estate/ Arborist/ GIS, Lot & Block Conditions:

26. Prior to the final plat, please show the abandonment on the plat as follows: Abandonment authorized by Ordinance No._____, recorded as Inst. Nos. (Cert. ORD No._____, QCD No._____). Utility Easements retained. Please provide copy of Ordinance No. 2021-1121.
27. Prior to final plat, please provide tree survey.
28. On the final plat, identify the property as Lot 1 in City Block A/8269.





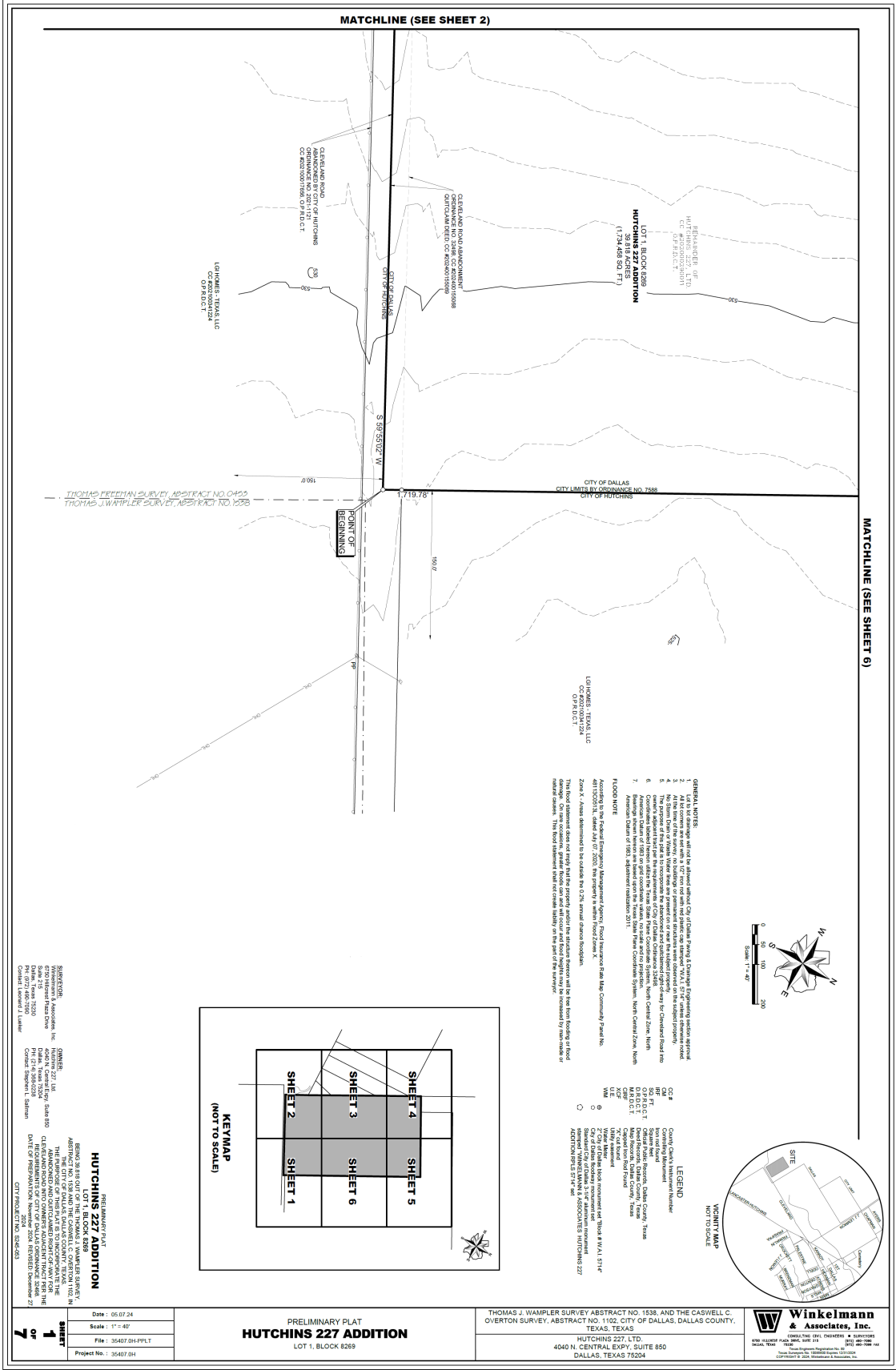
1:4,800

AERIAL MAP

- Area of Request
- Recent History

Case no: S245-053

Date: 1/6/2025



MATCHLINE (SEE SHEET 2)

MATCHLINE (SEE SHEET 6)

CELESTIAL ROAD MANAGEMENT
 OVERTON SURVEY, ABSTRACT NO. 1538
 QUOTED AS BEING CORRECT

LOT 1, BLOCK 8269
 HUTCHINS 227 ADDITION
 (17,389 SQ. FT.)

THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538
 THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538

CITY OF DALLAS
 CITY LIMITS BY DALLAS
 CITY OF HUTCHINS

LIJONES, TEXAS, LLC
 OF PROJECT

- GENERAL NOTES:**
1. Use to be designed and not the intended subject City of Dallas Planning & Exchange Engineering section approval.
 2. At the time of the survey, no challenge or question of title was shown on the subject property.
 3. The purpose of this plat is to show the location and dimensions of the subject property.
 4. The purpose of this plat is to show the location and dimensions of the subject property.
 5. The purpose of this plat is to show the location and dimensions of the subject property.
 6. Containing the location and dimensions of the subject property.
 7. American Standard of 1983, Supplement (reduction 2011)

FLOOD NOTE
 According to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. Zone X-1, Areas determined to be subject to the 1% annual chance flood.

The flood elevation data used in this report is based on the elevation data provided by the client. The client is responsible for the accuracy of the data. The flood elevation data is not to be used for any other purpose.

LEGEND

- CG# County, Dallas
- CD# District, Dallas
- SO# Section, Dallas
- BL# Block, Dallas
- LOT# Lot, Dallas
- CD# City, Dallas
- CD# County, Dallas
- CD# State, Texas
- CD# Country, USA
- CD# Continent, North America
- CD# Hemisphere, Northern
- CD# Longitude, 101° 51' 17" W
- CD# Latitude, 32° 51' 17" N
- CD# Elevation, 500 feet
- CD# Area, 17,389 sq. ft.
- CD# Perimeter, 1,719.78 feet
- CD# Volume, 17,389 cu. ft.
- CD# Weight, 17,389 lbs.
- CD# Density, 1 lb./cu. ft.
- CD# Mass, 17,389 lbs.
- CD# Energy, 17,389 ft-lb.
- CD# Power, 17,389 ft-lb/s.
- CD# Force, 17,389 lb.
- CD# Pressure, 17,389 lb/ft².
- CD# Stress, 17,389 lb/ft².
- CD# Strain, 17,389 in/in.
- CD# Displacement, 17,389 in.
- CD# Velocity, 17,389 in/s.
- CD# Acceleration, 17,389 in/s².
- CD# Frequency, 17,389 1/s.
- CD# Wavelength, 17,389 in.
- CD# Period, 17,389 s.
- CD# Amplitude, 17,389 in.
- CD# Phase, 17,389 degrees.
- CD# Frequency, 17,389 Hz.
- CD# Wavelength, 17,389 m.
- CD# Period, 17,389 s.
- CD# Amplitude, 17,389 m.
- CD# Phase, 17,389 degrees.



KEYMAP
 (NOT TO SCALE)

DATE: 09/07/24
 SCALE: 1" = 40'

FILE: 35407-01-PP-PLT
 PROJECT NO.: 35407-01

PRELIMINARY PLAT
HUTCHINS 227 ADDITION
 LOT 1, BLOCK 8269

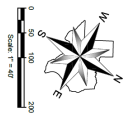
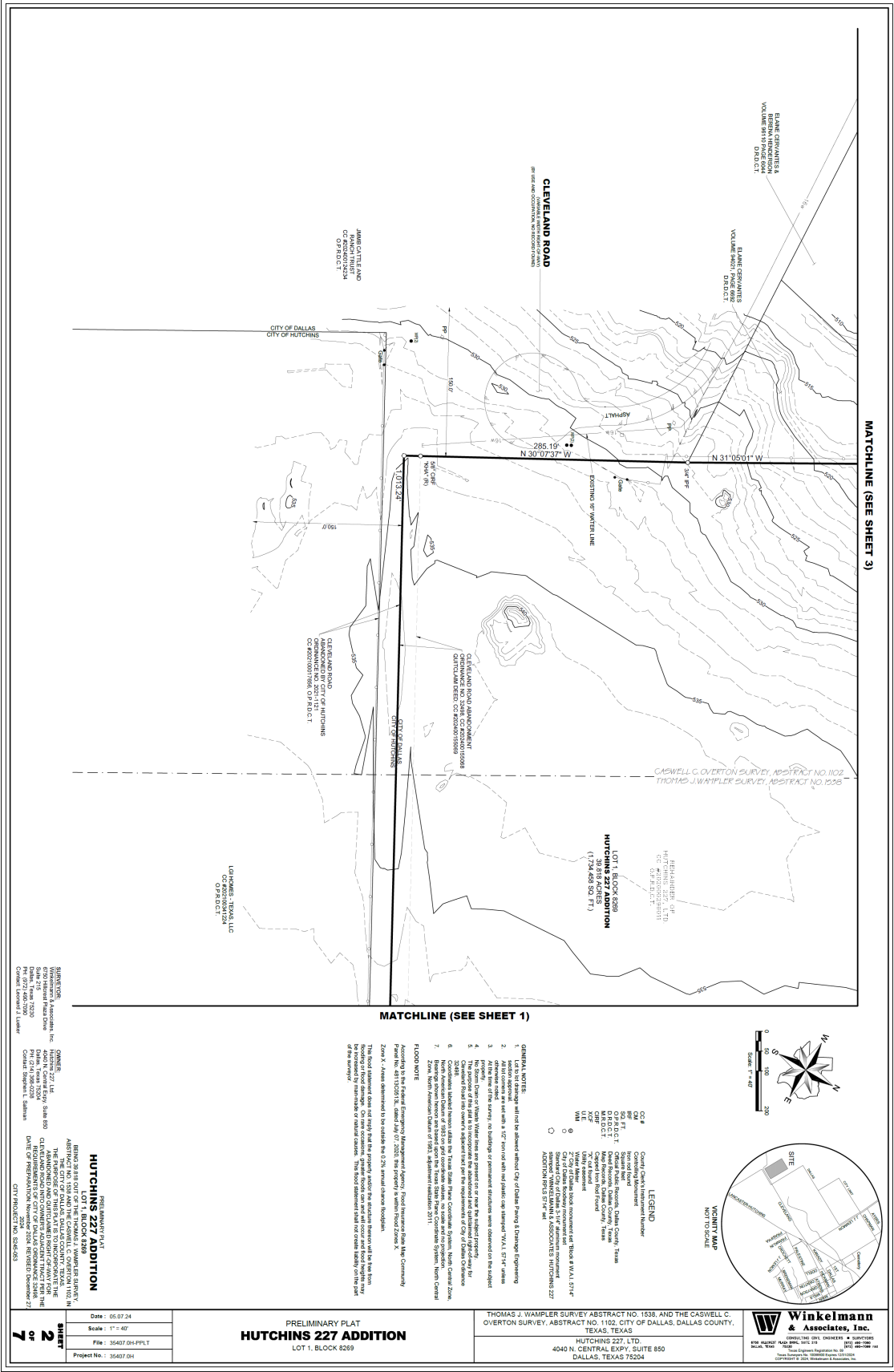
THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538, AND THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, CITY OF DALLAS, DALLAS COUNTY, TEXAS, TEXAS
 HUTCHINS 227 ADDITION
 4040 N. CENTRAL EXPY., SUITE 850
 DALLAS, TEXAS 75204

Winkelmann & Associates, Inc.
 4040 N. CENTRAL EXPY., SUITE 850
 DALLAS, TEXAS 75204
 TEL: 214.742.1111
 FAX: 214.742.1112
 WWW: WWW.WINKELMANN-ASSOCIATES.COM

DATE: 09/07/24
 SCALE: 1" = 40'
 FILE: 35407-01-PP-PLT
 PROJECT NO.: 35407-01

1
 of 7

155407045SURVEY\FY24\35407-01-PP-PLT.dwg



LEGEND

- County Boundary
- City Boundary
- Control Monument
- Survey Line
- District Boundary
- Proposed Addition
- Existing or Waterline
- Utility easement
- Public Right of Way
- Water
- Other

- GENERAL NOTES**
1. Utility setbacks will not be shown around City of Dallas Sewing & Exchange Engineering plant.
 2. All other setbacks are with a 5' front set with and 5' back set with. "VAL" 5' 1/4" setbacks.
 3. Utility setbacks are shown, no buildings or proposed structures were shown on the subject property.
 4. The location of this plat is to incorporate the proposed and existing plat of the property.
 5. The area shown is subject to all other laws, ordinances, rules, regulations, codes, and orders of the City of Dallas, County of Dallas, State of Texas, and other applicable laws.
 6. The area shown is subject to all other laws, ordinances, rules, regulations, codes, and orders of the City of Dallas, County of Dallas, State of Texas, and other applicable laws.
 7. Zone: North American Datum of 1983, Spheroid: GRS80, Datum: North American Datum of 1983, Spheroid: GRS80
- FLOOD NOTE**
- According to the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48173(02)7, the subject property is within Flood Zone X.
- Zone X - Areas shown to be outside the 100-year Flood Hazard.
- The user of this plat is to incorporate the proposed and existing plat of the property. The user of this plat is to incorporate the proposed and existing plat of the property. The user of this plat is to incorporate the proposed and existing plat of the property.

OWNER: HUTCHINS 227, LLC
 4040 N. CENTRAL EXPY., SUITE 850
 DALLAS, TEXAS 75204
 PH: 214.386.0029
 COOPER: SHERWIN L. SHERWIN

CITY RECORD NO.: 2021 2542655

WITNESSES: SHERWIN L. SHERWIN, County Clerk
 SHERWIN L. SHERWIN, County Clerk
 SHERWIN L. SHERWIN, County Clerk

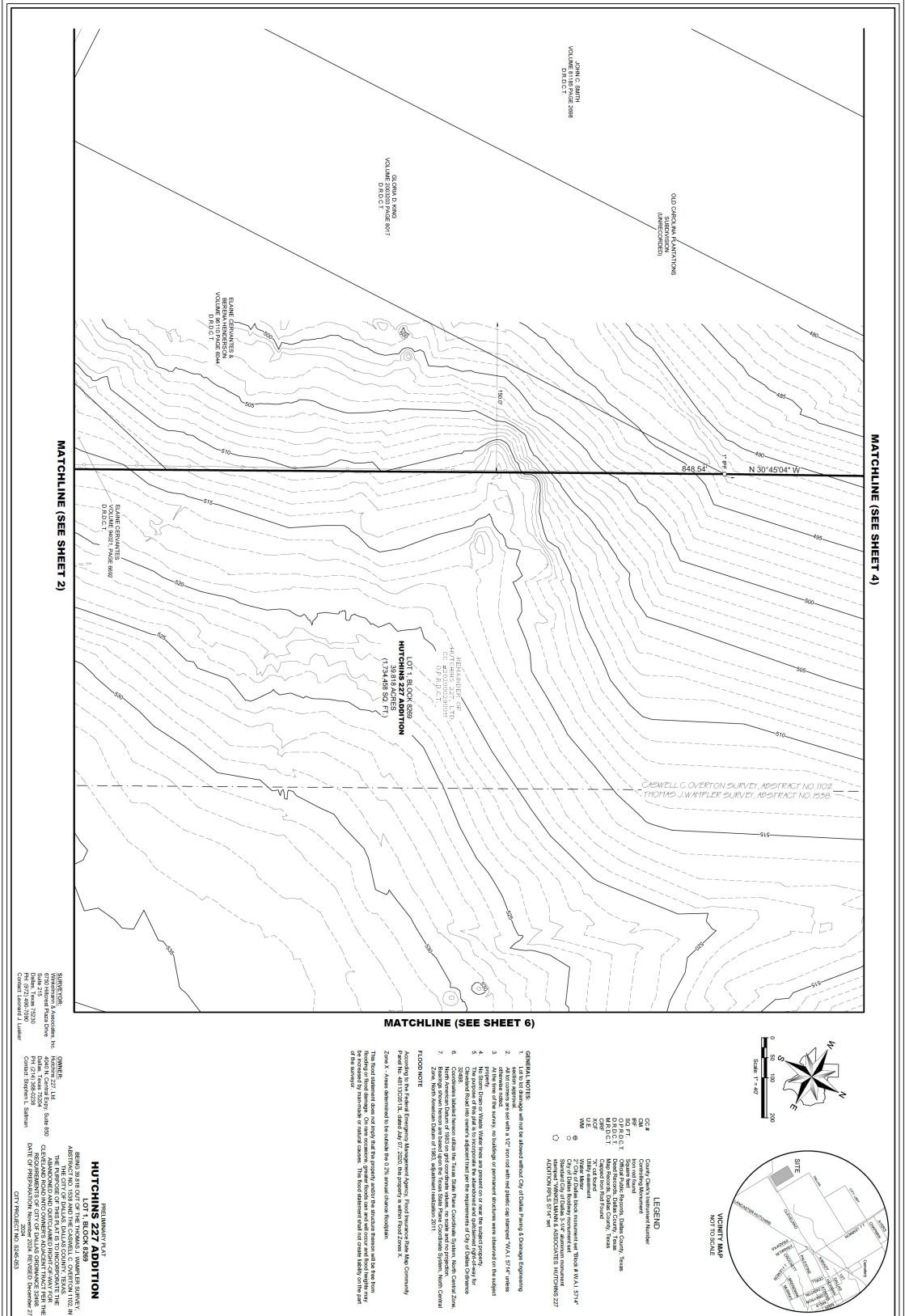
Winkelmann & Associates, Inc.
 4040 N. CENTRAL EXPY., SUITE 850
 DALLAS, TEXAS 75204
 PH: 214.386.0029
 COOPER: SHERWIN L. SHERWIN

THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538, AND THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, CITY OF DALLAS, DALLAS COUNTY, TEXAS, TEXAS
 HUTCHINS 227, LLC
 4040 N. CENTRAL EXPY., SUITE 850
 DALLAS, TEXAS 75204

PRELIMINARY PLAT
HUTCHINS 227 ADDITION
 LOT 1, BLOCK 8269

Date: 05.07.24
 Scale: 1" = 40'
 File: 35407-DH-PPLT
 Project No.: 35407-DH

1315407-DH-SURV-FY-PLN-35407-DH-PPLT.dwg



QUINN CARRI
VOLUME 11199 PAGE 2088
DIRECT

OLD CAROLINA KAUTENBERG
(INTERSECTION)
DIRECT

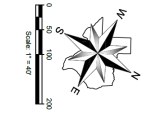
EDMON S. KING
VOLUME 11199 PAGE 8017
DIRECT

EAMNE CERVANTES
BERNINA HENDERSON
VOLUME 11199 PAGE 8018
DIRECT

EAMNE CERVANTES
VOLUME 11199 PAGE 6982
DIRECT

LOT 1, BLOCK 8269
HUTCHINS 227 ADDITION
3989.8 ACRES
(71.2448 SQ. MI.)

MATCHLINE (SEE SHEET 6)



- LEGEND**
- CC# County Clerk's Instrument Number
 - CONTRACT Contract Instrument Number
 - IR# Intersecting Right-of-Way
 - PT# Parcel Number
 - BL# BLOCK
 - PL# PLAT
 - SC# SITE
 - CP# CONCEPT PLAN
 - MA# MAP
 - AD# ADDITION
 - OT# OTHER

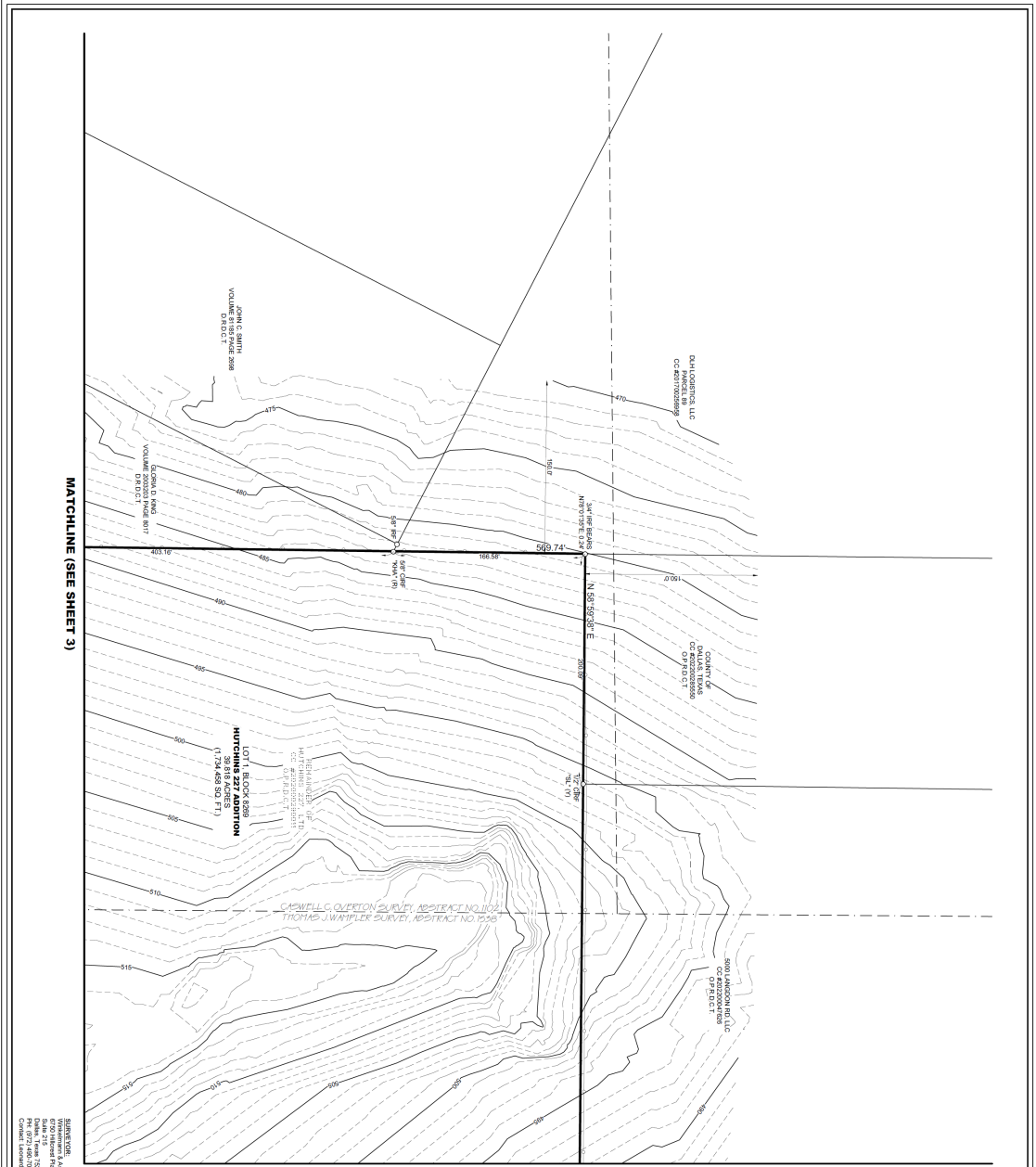
- GENERAL NOTES:**
1. All lot boundaries were not be allowed without City of Dallas Planning & Zoning Department approval.
 2. All lot corners are set with a 1/2" iron rod with plastic cap stamped "M.A.L. 31-1" unless otherwise noted.
 3. All lines of the survey, including proposed structures were obtained from the subject property owner.
 4. No Stone, Chain or Metal Witness Lines are present on or near the subject property.
 5. All easements are shown on this plat as they appear on the ground.
 6. Contour lines shown are based on a 10-foot contour interval.
 7. Zone North American Datum of 1983 adjustment is 2011.
- FLOOD NOTE**
- According to the Federal Emergency Management Agency Flood Insurance Rate Map Community Number 48020C0151, the flood zone classification for the subject property is as follows:
- Zone X - Areas determined to be outside the 1% annual chance floodplain.
- This flood statement does not state that the property is not flood-prone, nor does it indicate that the property is not flood-prone. On the contrary, the flood hazard is a factor in the determination of the flood hazard and the flood hazard is a factor in the determination of the flood hazard.

DATE: 05/07/24
 SCALE: 1" = 40'
 FILE NO.: 35607-04
 PROJECT: HUTCHINS 227 ADDITION
 CLIENT: HUTCHINS 227 LTD.

HUTCHINS 227 ADDITION
 LOT 1, BLOCK 8269

THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538, AND THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, CITY OF DALLAS, DALLAS COUNTY, TEXAS, TEXAS
 HUTCHINS 227, LTD.
 4540 N. CENTRAL EXPY., SUITE 850
 DALLAS, TEXAS 75204

Date: 05/07/24	Scale: 1" = 40'
File No.: 35607-04	Project: HUTCHINS 227 ADDITION
Sheet: 3	of 7



MATCHLINE (SEE SHEET 5)

LEGEND

- CC# County Clerk's Office
- DM Deed Map
- SM Survey Map
- SD S.D.C.T. District Survey, Dallas County, Texas
- DD Deed, Dallas County, Texas
- DDC.D.T. Deed, Dallas County, Texas
- DDP Deed Plat
- U.E. Utility Easement
- U.L.E. Utility Line Easement
- 20' or Greater Flood Easement (See Block # WAJ 5714' Addition Plat 2017-01-13)
- 20' or Greater Flood Easement (See Block # WAJ 5714' Addition Plat 2017-01-13)

EXPLANATION:

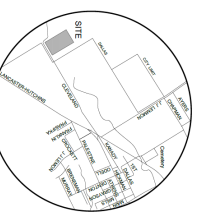
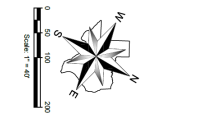
1. Utility easements will be shown around City of Dallas Planning & Engineering
2. All other easements will be shown with a 'C' for road and 'P' for public use.
3. All other easements will be shown with a 'C' for road and 'P' for public use.
4. All other easements will be shown with a 'C' for road and 'P' for public use.
5. The location of flood easements will be shown with a 'C' for road and 'P' for public use.
6. The location of flood easements will be shown with a 'C' for road and 'P' for public use.
7. The location of flood easements will be shown with a 'C' for road and 'P' for public use.
8. The location of flood easements will be shown with a 'C' for road and 'P' for public use.
9. The location of flood easements will be shown with a 'C' for road and 'P' for public use.
10. The location of flood easements will be shown with a 'C' for road and 'P' for public use.

PROPERTY INFORMATION:

LOT 1, BLOCK 8269 HUTCHINS 227 ADDITION
 1.7344 ACRES (S.D. 171)

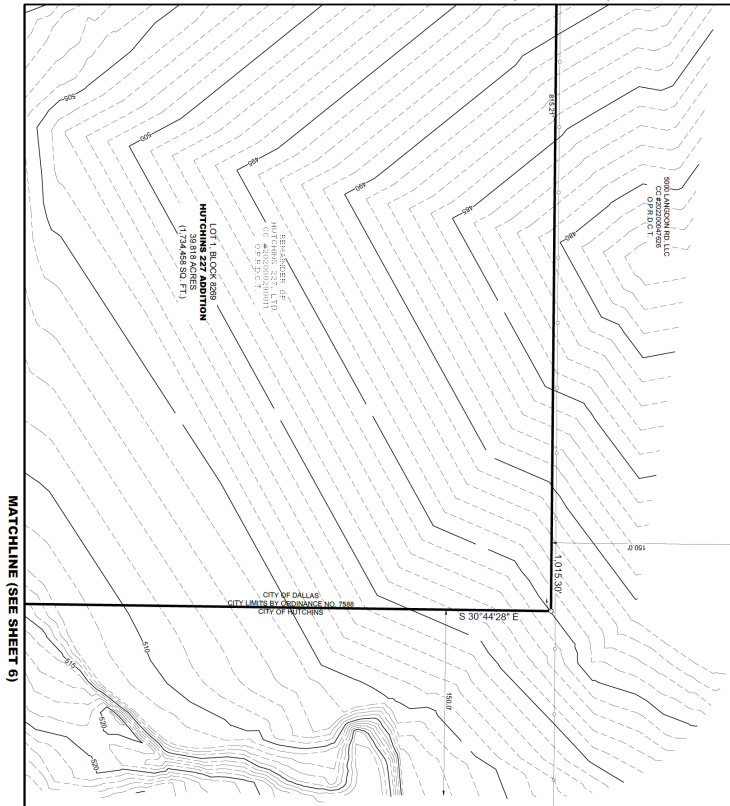
OWNER:
 JOHN C. SMITH
 4020 N. CENTRAL EXPY., SUITE 850
 DALLAS, TEXAS 75204
 P#1 214 388-0200
 C#1214 388-0200
 Contact: Andrew J. Lusk

PREPARED BY:
 WINKELMANN & ASSOCIATES, INC.
 4020 N. CENTRAL EXPY., SUITE 850
 DALLAS, TEXAS 75204
 P#1 214 388-0200
 C#1214 388-0200
 Contact: Andrew J. Lusk



<p>PRELIMINARY PLAT HUTCHINS 227 ADDITION LOT 1, BLOCK 8269</p>		<p>THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538, AND THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, CITY OF DALLAS, DALLAS COUNTY, TEXAS, TEXAS</p> <p>HUTCHINS 227 ADDITION 4040 N. CENTRAL EXPY., SUITE 850 DALLAS, TEXAS 75204</p>	
<p>Date: 05/07/24 Scale: 1" = 40'</p>		<p>Winkelmann & Associates, Inc. 4020 N. CENTRAL EXPY., SUITE 850 DALLAS, TEXAS 75204 P#1 214 388-0200 C#1214 388-0200 Contact: Andrew J. Lusk</p>	
<p>File: 35407.DH.PPLT Project No.: 35407.DH</p>		<p>DATE OF PREPARATION: MAY 07, 2024 SHEET NO. 4 OF 7</p>	

MATCHLINE (SEE SHEET 4)



CITY OF DALLAS
CITY OF HUTCHINS

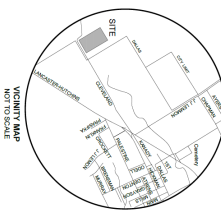
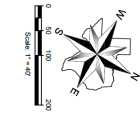
LOT 1, BLOCK 228
HUTCHINS 227 ADDITION
1.72448930 FT²

MATCHLINE (SEE SHEET 6)

WAMPLER & ASSOCIATES, INC.
7020 National Plaza Drive
Dallas, Texas 75230
PH: 214-736-0225
CONTRACT: 116624

OWNER:
JAMES WAMPLER
1024 N. CENTRAL EXY, SUITE 800
DALLAS, TEXAS 75202
PH: 214-736-0225
CONTRACT: 116624

PROJECT MANAGER:
HUTCHINS 227 ADDITION
ABSTRACT NO. 1538 AND THE CASWELL C. OVERTON 1102 B.
THE PURPOSE OF THIS SURVEY IS TO INDICATE THE
CITY OF DALLAS' INTEREST IN THE
CITY OF HUTCHINS' INTEREST IN THE
CITY OF HUTCHINS' INTEREST IN THE
CITY OF HUTCHINS' INTEREST IN THE
CITY OF HUTCHINS' INTEREST IN THE



LEGEND

- County Clerk's Instrument Number
- CITY #
- CITY OF DALLAS
- CITY OF HUTCHINS
- CITY OF WAMPLER
- CITY OF CASWELL
- CITY OF OVERTON
- City of Dallas Block Instrument No. 2016 & W.A.L. 5114'
- City of Hutchins Block Instrument No. 110 & W.A.L. 5114'
- City of Caswell Block Instrument No. 110 & W.A.L. 5114'
- City of Overton Block Instrument No. 110 & W.A.L. 5114'
- ADDITION 227.51' x 141'
- ADDITION 227.51' x 141'

GENERAL NOTE:
1. Lot to be developed will not be allowed without City of Dallas Planning & Zoning Department approval.
2. All dimensions are given with a 1/2" tolerance and shall not be construed to mean 1/2" or 1/4" unless
indicated otherwise.
3. All lines shown on this survey, including property lines, are based on the subject
lot shown on the subject plat and are not to be construed as a warranty of the accuracy of the
subject plat.
4. The subject lot is to be developed in accordance with the subject plat and the subject plat is
to be construed as a warranty of the accuracy of the subject plat.
5. The subject lot is to be developed in accordance with the subject plat and the subject plat is
to be construed as a warranty of the accuracy of the subject plat.
6. The subject lot is to be developed in accordance with the subject plat and the subject plat is
to be construed as a warranty of the accuracy of the subject plat.
7. The subject lot is to be developed in accordance with the subject plat and the subject plat is
to be construed as a warranty of the accuracy of the subject plat.
8. The subject lot is to be developed in accordance with the subject plat and the subject plat is
to be construed as a warranty of the accuracy of the subject plat.

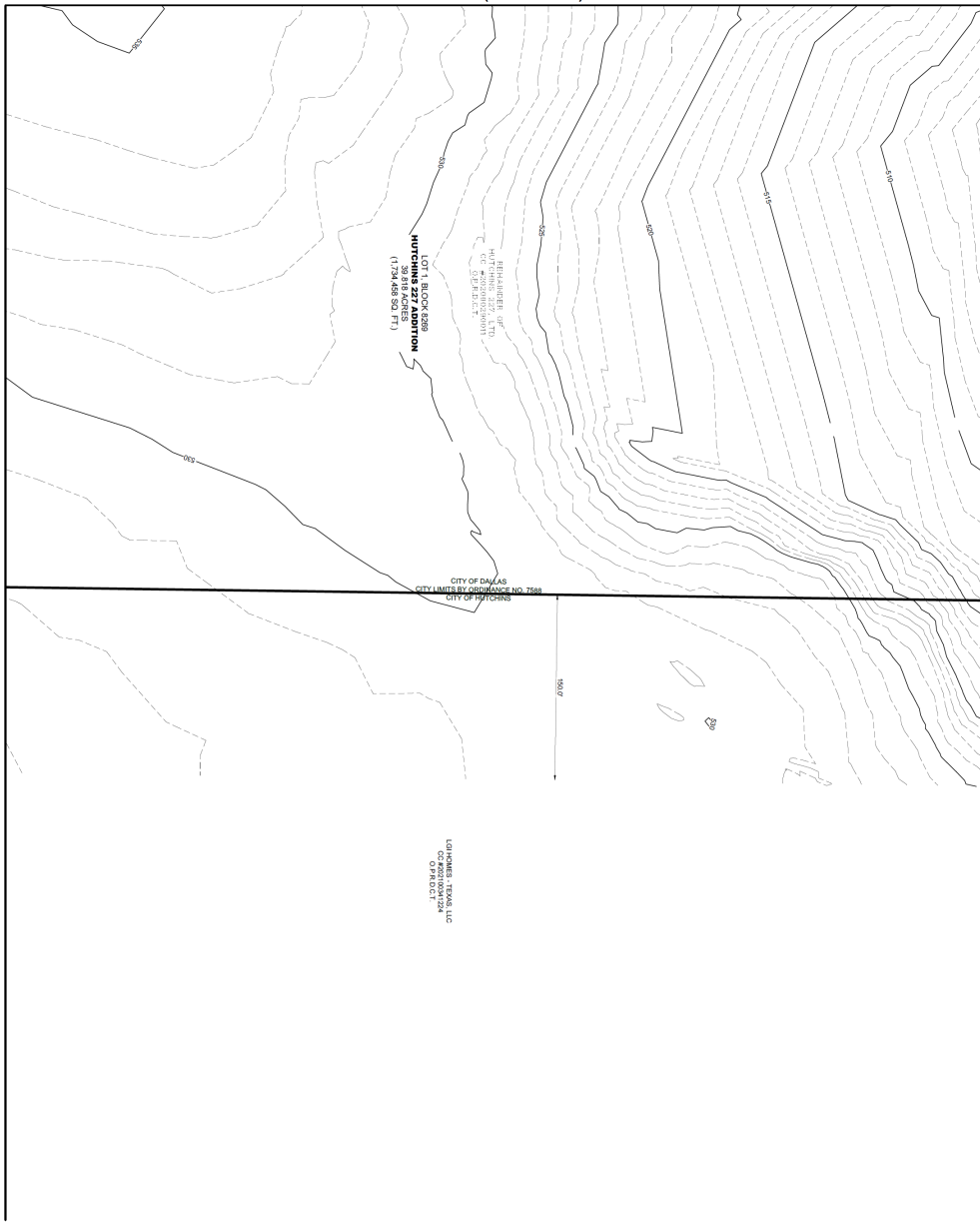
PRELIMINARY PLAT
HUTCHINS 227 ADDITION
LOT 1, BLOCK 228

DATE: 05/07/24
SCALE: 1" = 40'
FILE: 35467-04-PPL1
PROJECT NO.: 35467-04

THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538, AND THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, CITY OF DALLAS, DALLAS COUNTY, TEXAS, TEXAS.
HUTCHINS 227, LTD.
4040 N. CENTRAL EXPY, SUITE 800
DALLAS, TEXAS 75204

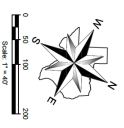
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
2500 WEST END AVE. SUITE 200
DALLAS, TEXAS 75201
PH: 214-421-1111
WWW.WINKELMANN-ASSOCIATES.COM
COMMISSIONED BY 2024 WASHINGTON PROFESSIONAL SOCIETY

MATCHLINE (SEE SHEET 3)



MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 1)



LEGEND

CCC#	Control Point
CEM	Census Mosaic
CR#	Construction Material
DE	Spot Elevation
DT	Spot Elevation
DT (T)	Spot Elevation (Tied to Bench Mark)
DT (E)	Spot Elevation (Established by Elevation)
D.P.B.C.T	Dallas Public Boundary - Dallas County, Texas
M.B.E.C.T	Metropolitan Boundary - Dallas County, Texas
W.M.	Water Main
W.M.	Water Main
W.M.	Water Main
W.M.	Water Main
W.M.	Water Main
W.M.	Water Main

GENERAL NOTES:

1. All elevations are based on NAVD 83 datum.
2. All lot areas are based on the latest recorded plat.
3. The proposed project is located within the City of Dallas, Texas.
4. The project is subject to all applicable City of Dallas, Texas ordinances.
5. The project is subject to all applicable State of Texas laws.
6. The project is subject to all applicable Federal laws.
7. The project is subject to all applicable Environmental laws.

FLOOD NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Community Panel No. 481120211L, dated July 17, 2010, the property is within Flood Zone X.

Zone X - Areas determined to be subject to a 1% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or damage by future floods. This flood statement shall not create liability on the part of the engineer.

HUTCHINS 227 ADDITION

PROJECT NO. 35407-04

DATE: 05-07-24

SCALE: 1" = 40'

FILE: 35407-04-PPLT

PROJECT NO: 35407-04

SHEET

6 of 7

PRELIMINARY PLAT

HUTCHINS 227 ADDITION

LOT 1, BLOCK 8269

THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538, AND THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, CITY OF DALLAS, DALLAS COUNTY, TEXAS, TEXAS

HUTCHINS 227, LTD.
4040 N. CENTRAL EXPY., SUITE 850
DALLAS, TEXAS 75204

OWNER'S CERTIFICATE
STATE OF TEXAS
 COUNTY OF DALLAS
 My name is _____, _____ day of _____ 2024.

I, _____, _____ day of _____ 2024.

STATE OF TEXAS
COUNTY OF DALLAS
 My name is _____, _____ day of _____ 2024.

NOTARY PUBLIC in and for the State of Texas
 My Commission Expires On _____

OWNER'S STATEMENT
 I, _____, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared by me or under my direct supervision and that the plat accurately represents the information and locations of the land and improvements shown thereon. I have reviewed the plat and find it to be correct and true. I have also reviewed the plat and find it to be correct and true. I have also reviewed the plat and find it to be correct and true.

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<p>PRELIMINARY PLAT HUTCHINS 227 ADDITION LOT 1, BLOCK 8269</p>		<p>THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538, AND THE GASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, CITY OF DALLAS, DALLAS COUNTY, TEXAS, TEXAS</p> <p>HUTCHINS 227, LTD. 4040 N. CENTRAL EXPY, SUITE 850 DALLAS, TEXAS 75204</p>	 <p>Winkelmann & Associates, Inc. 4040 North Central Expressway, Suite 850 Dallas, Texas 75204 Phone: (972) 406-1000 Fax: (972) 406-1001</p>
<p>Scale: N/A File: 35407.0H.PP.LT Project No.: 35407.0H</p> <p>DATE OF PREPARATION: JAN 23, 2024 DRAWN BY: RICHARD C. WAMPLER CHECKED BY: RICHARD C. WAMPLER CITY PROJECT: 220-226-633</p>			

1. I (or the Commission or other authority) have examined this plat and find it to be correct and true. I have also reviewed the plat and find it to be correct and true. I have also reviewed the plat and find it to be correct and true.
 Any of the above information may be obtained by the Commission or other authority.
 Date: _____ day of _____, 2024. By: _____, Notary Public.
 My Commission Expires _____