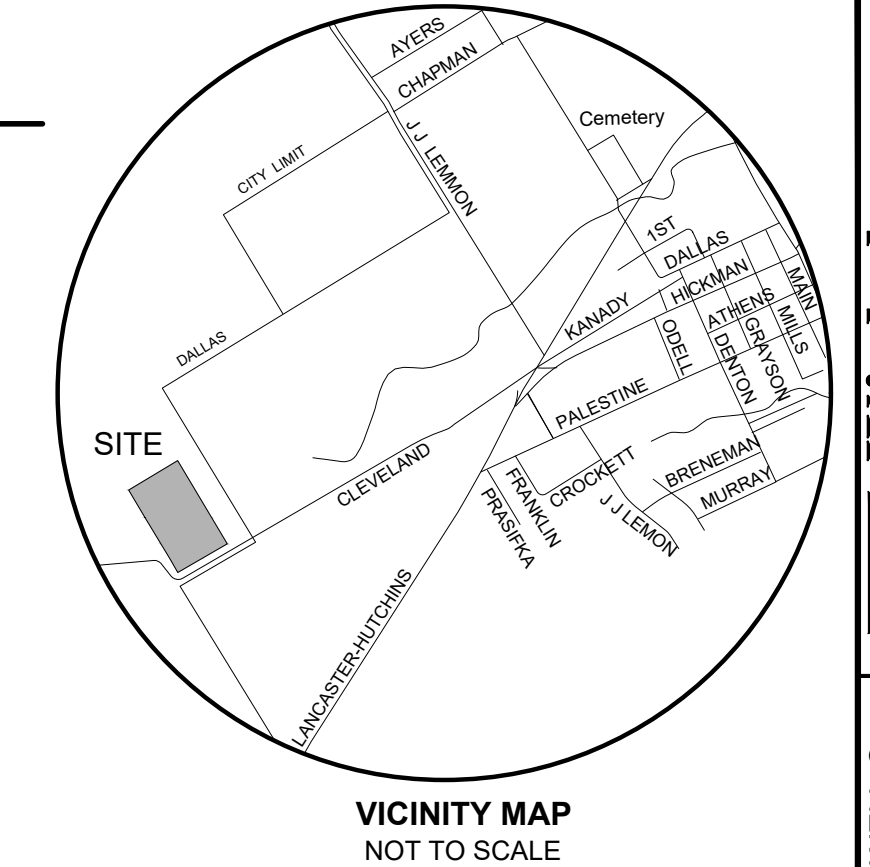
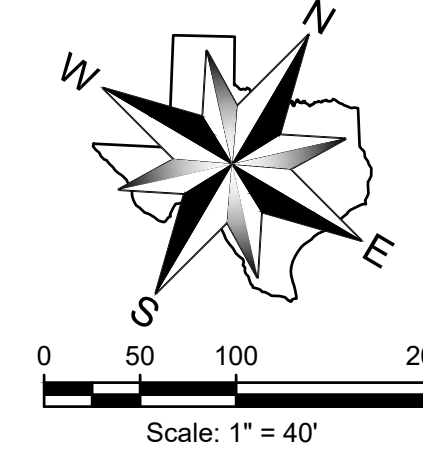


MATCHLINE (SEE SHEET 6)



Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 Hillcrest Plaza Drive, Suite 215
 Dallas, Texas 75204
 PH: (214) 368-0238
 FX: (972) 490-7990
 FAX: (972) 490-7999
 Texas Engineers Registration No. 0012310204
 Surveyors Registration No. 0012310204
 COPYRIGHT © 2024, Winkelmann & Associates, Inc.

GENERAL NOTES:

1. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
2. All lot corners are set with a 1/2" iron rod with red plastic cap stamped "W.A.I. 5714" unless otherwise noted.
3. At the time of the survey, no buildings or permanent structures were observed on the subject property.
4. No Storm Drain or Waste Water lines are present on or near the subject property.
5. The purpose of this plat is to incorporate the abandoned and quitclaimed right-of-way for Cleveland Road into owner's adjacent tract per the requirements of City of Dallas Ordinance 32498.
6. Coordinates labeled hereon utilize the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
7. Bearings shown hereon are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, adjustment realization 2011.

FLOOD NOTE

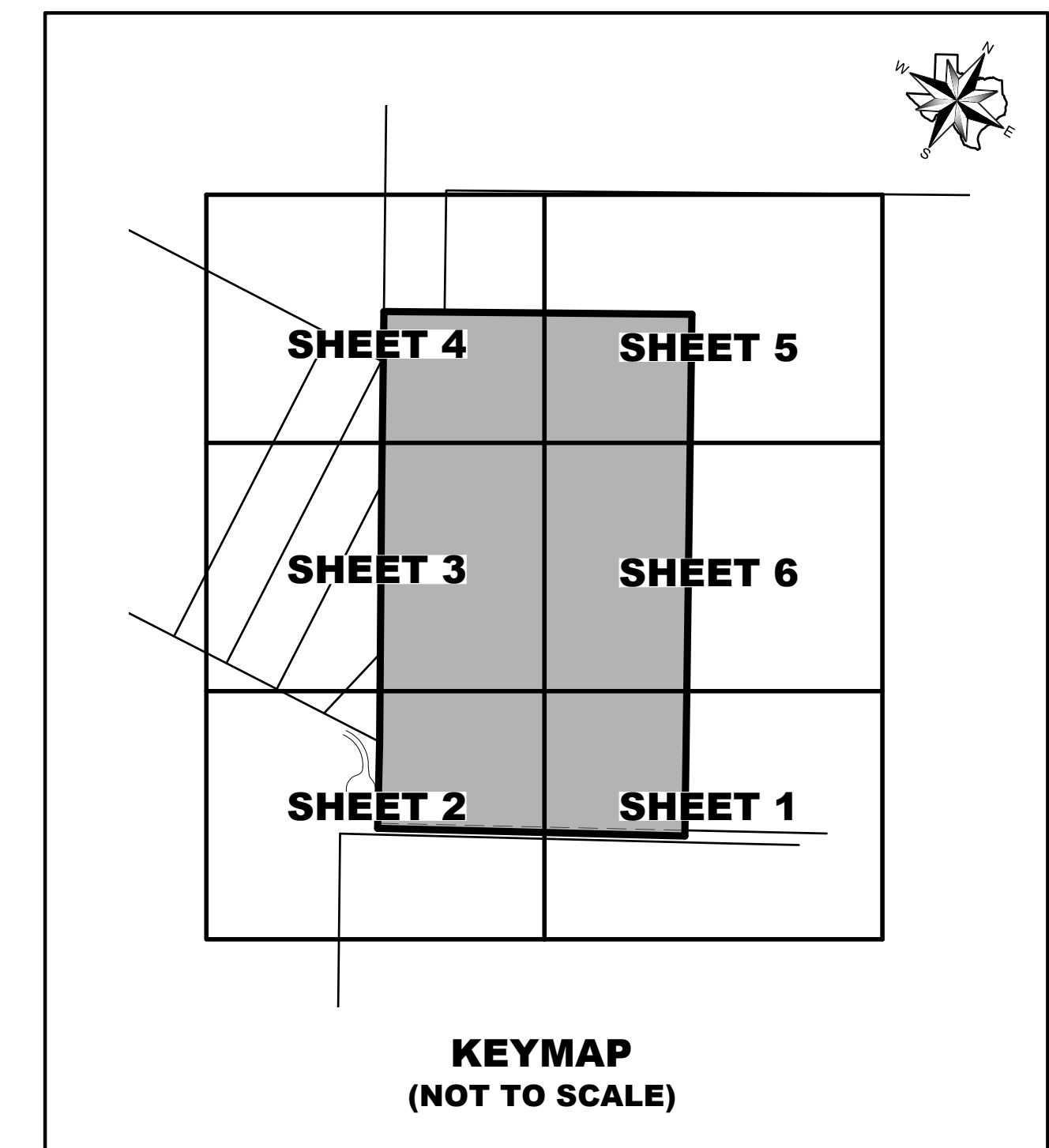
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0513L, dated July 07, 2020, this property is within Flood Zones X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

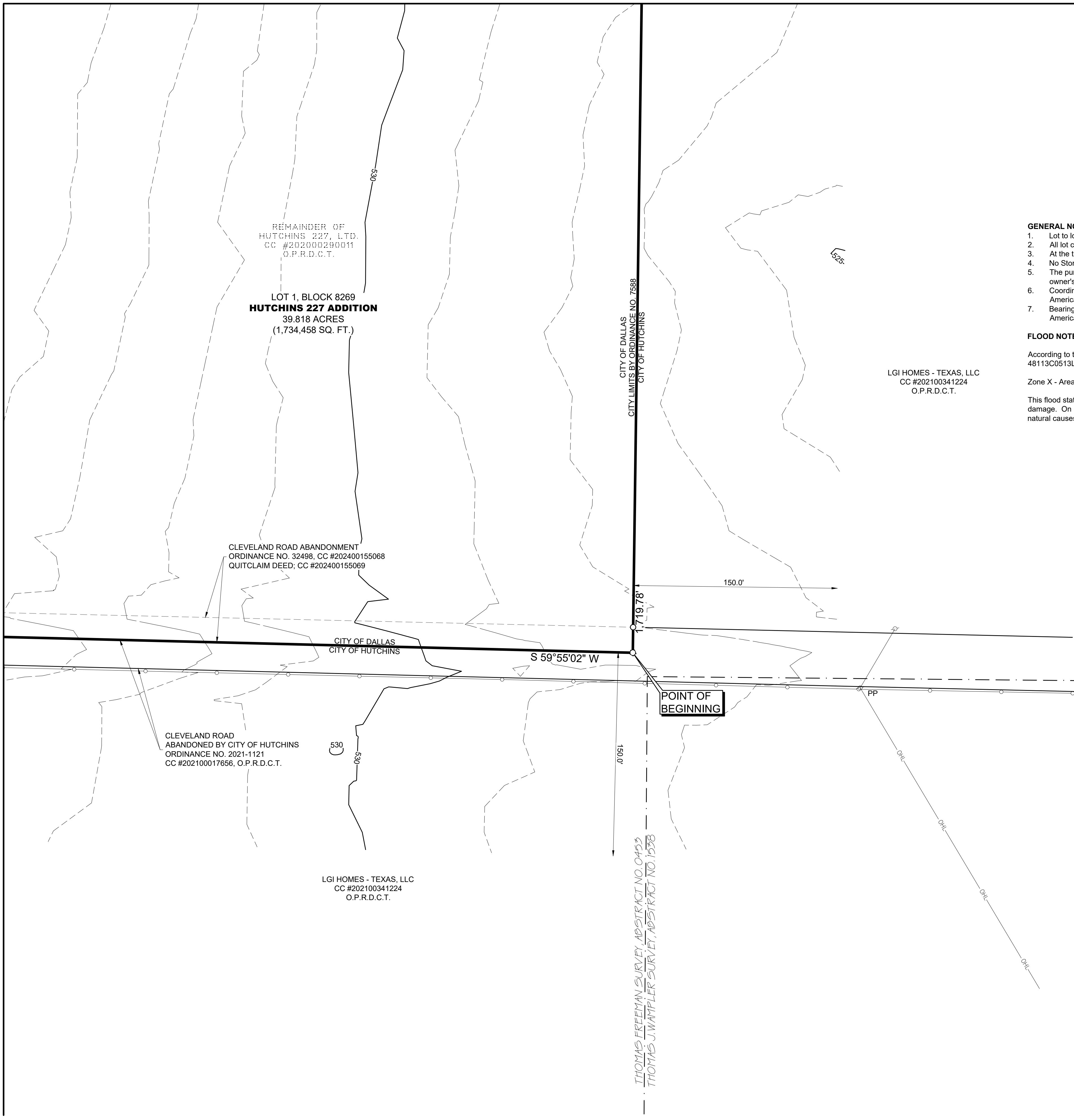
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LEGEND

- | | |
|--------------|--|
| CC # | County Clerk's Instrument Number |
| CM | Controlling Monument |
| IRF | Iron rod found |
| SQ. FT. | Square feet |
| O.P.R.D.C.T. | Official Public Records, Dallas County, Texas |
| D.R.D.C.T. | Deed Records, Dallas County, Texas |
| M.R.D.C.T. | Map Records, Dallas County, Texas |
| CIRF | Capped Iron Rod Found |
| XCF | "X" cut found |
| U.E. | Utility easement |
| WM | Water Meter |
| ○ | 2" City of Dallas block monument set "Block # W.A.I. 5714" |
| ○ | City of Dallas floodway monument set |
| ○ | Standard City of Dallas 3-1/4" aluminum monument stamped "WINKELMANN & ASSOCIATES HUTCHINS 227 ADDITION RPLS 5714" set |



MATCHLINE (SEE SHEET 2)



REMAINDER OF HUTCHINS 227, LTD. CC #202000280011 O.P.R.D.C.T.

LOT 1, BLOCK 8269 HUTCHINS 227 ADDITION 39.818 ACRES (1,734,458 SQ. FT.)

CLEVELAND ROAD ABANDONMENT ORDINANCE NO. 32498, CC #202400155068 QUITCLAIM DEED, CC #202400155069

CLEVELAND ROAD ABANDONED BY CITY OF HUTCHINS ORDINANCE NO. 2021-1121 CC #202100017656, O.P.R.D.C.T.

LGI HOMES - TEXAS, LLC CC #202100341224 O.P.R.D.C.T.

LGI HOMES - TEXAS, LLC CC #202100341224 O.P.R.D.C.T.

THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 0453 THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538

THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538, AND THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, CITY OF DALLAS, DALLAS COUNTY, TEXAS
 HUTCHINS 227, LTD.
 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 : 35407.0H-PPLT
 Project No. : 35407.0H

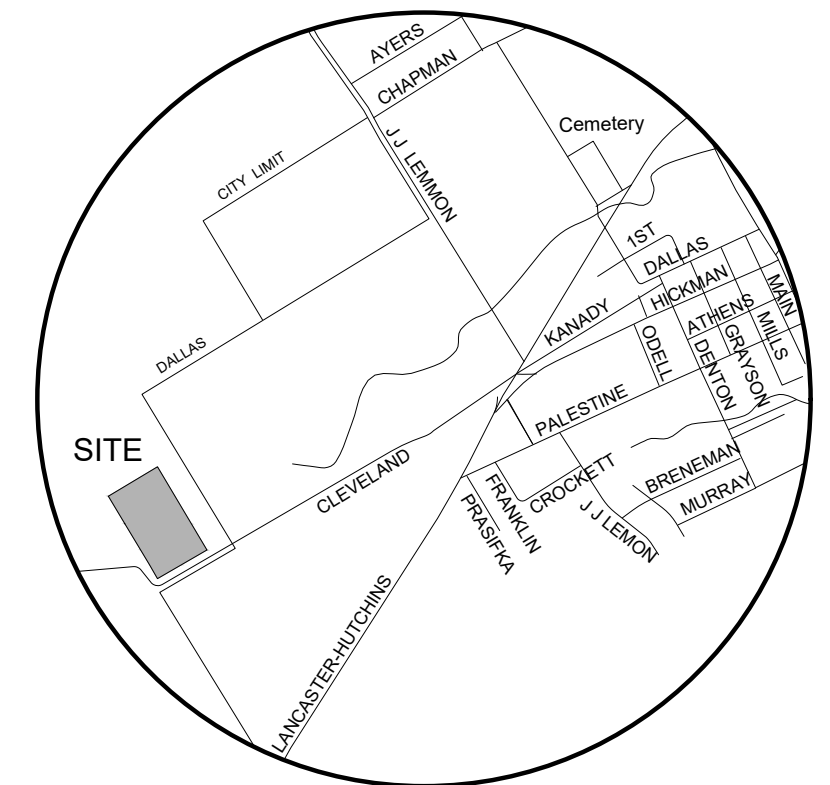
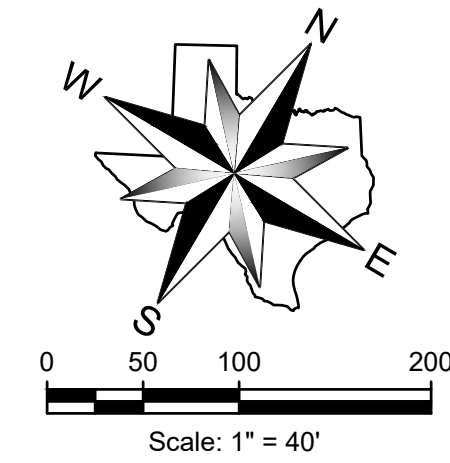
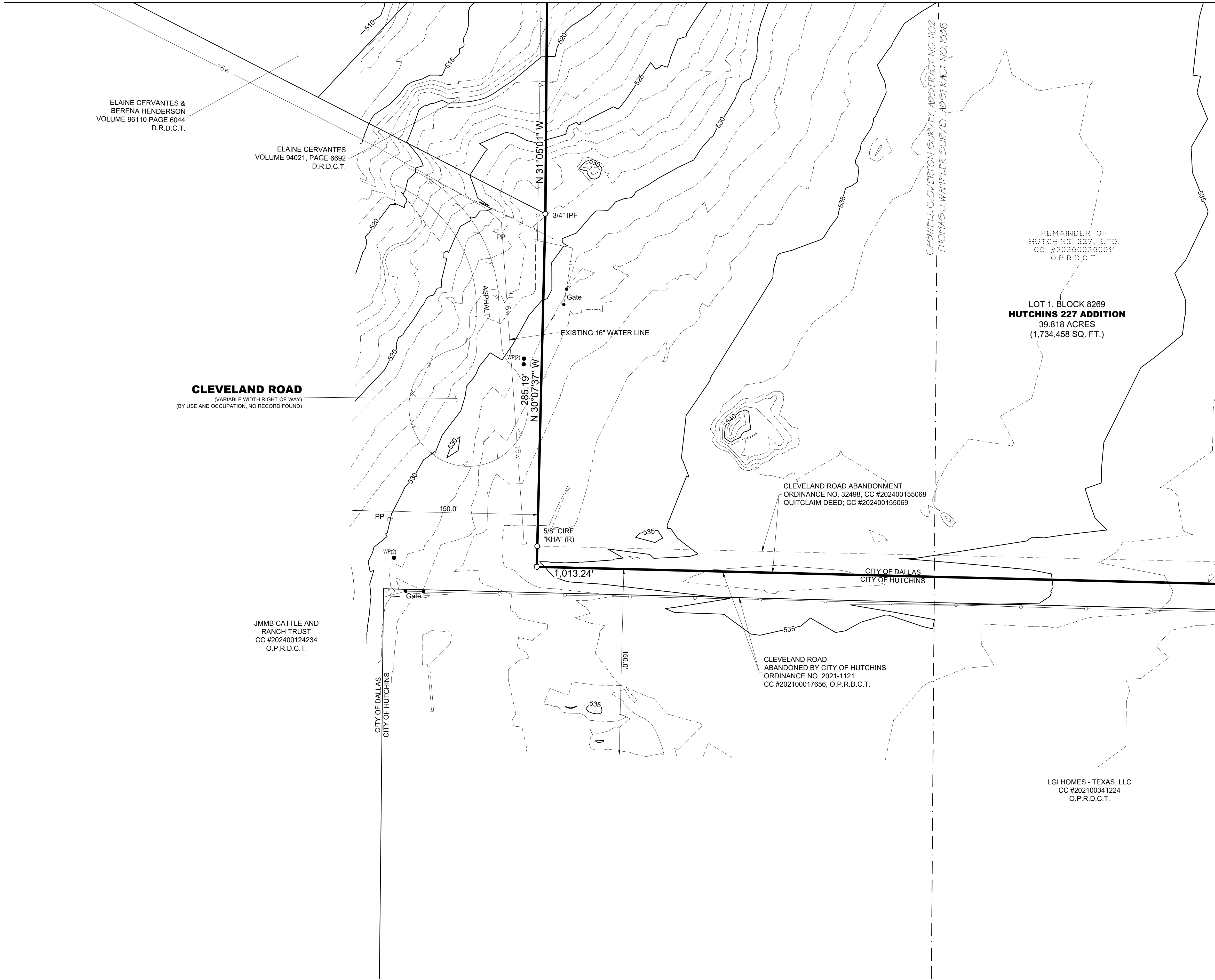
SHEET 1 OF 7

PRELIMINARY PLAT
HUTCHINS 227 ADDITION
 LOT 1, BLOCK 8269
 BEING 39.818 OUT OF THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THE CASWELL C. OVERTON 1102, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.
 THE PURPOSE OF THIS PLAT IS TO INCORPORATE THE ABANDONED AND QUITCLAIMED RIGHT-OF-WAY FOR CLEVELAND ROAD INTO OWNER'S ADJACENT TRACT PER THE REQUIREMENTS OF CITY OF DALLAS ORDINANCE 32498.
 DATE OF PREPARATION: November 2024. REVISED: December 27, 2024
 CITY PROJECT NO. S245-053

SURVEYOR:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75204
 PH: (214) 368-0238
 PH: (972) 490-7990
 Contact: Leonard J. Lueker

OWNER:
 Hutchins 227, Ltd.
 4040 N. Central Expy, Suite 850
 Dallas, Texas 75204
 PH: (214) 368-0238
 Contact: Stephen L. Sallman

MATCHLINE (SEE SHEET 3)



LEGEND

CC #	County Clerk's Instrument Number
CM	Controlling Monument
IRF	Iron rod found
SQ. FT.	Square feet
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
CIRF	Capped Iron Rod Found
XCF	"X" cut found
U.E.	Utility assessment
WM	Water Meter
⊙	2" City of Dallas block monument set "Block # W.A.I. 5714"
○	City of Dallas floodway monument set
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MATCHLINE (SEE SHEET 1)

ELAINE CERVANTES & BERENA HENDERSON
VOLUME 96110 PAGE 6044
D.R.D.C.T.

ELAINE CERVANTES
VOLUME 94021, PAGE 6692
D.R.D.C.T.

CLEVELAND ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
(BY USE AND OCCUPATION, NO RECORD FOUND)

JMMB CATTLE AND RANCH TRUST
CC #202400124234
O.P.R.D.C.T.

CITY OF DALLAS
CITY OF HUTCHINS

CLEVELAND ROAD ABANDONMENT
ORDINANCE NO. 32498, CC #202400155068
QUITCLAIM DEED, CC #202400155069

CLEVELAND ROAD
ABANDONED BY CITY OF HUTCHINS
ORDINANCE NO. 2021-1121
CC #202100017656, O.P.R.D.C.T.

REMAINDER OF HUTCHINS 227, LTD.
CC #202000226011
O.P.R.D.C.T.

LOT 1, BLOCK 8269
HUTCHINS 227 ADDITION
39.818 ACRES
(1,734,458 SQ. FT.)

CITY OF DALLAS
CITY OF HUTCHINS

LGI HOMES - TEXAS, LLC
CC #202100341224
O.P.R.D.C.T.

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
PH: (972) 490-7090
Contact: Leonard J. Lueker

OWNER:
Hutchins 227, Ltd.
4040 N. Central Expy, Suite 850
Dallas, Texas 75204
PH: (214) 368-0238
Contact: Stephen L. Sallman

PRELIMINARY PLAT
HUTCHINS 227 ADDITION
LOT 1, BLOCK 8269
BEING 39.818 OUT OF THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.
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DATE OF PREPARATION: November 2024. REVISED: December 27, 2024
CITY PROJECT NO. S245-053

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1500 N. CENTRAL EXPY., SUITE 215
DALLAS, TEXAS 75204
PH: (972) 490-7090 FAX (972) 490-7099
Texas Engineering & Surveying License No. 13312/0204
COPYRIGHT © 2024, Winkelmann & Associates, Inc.

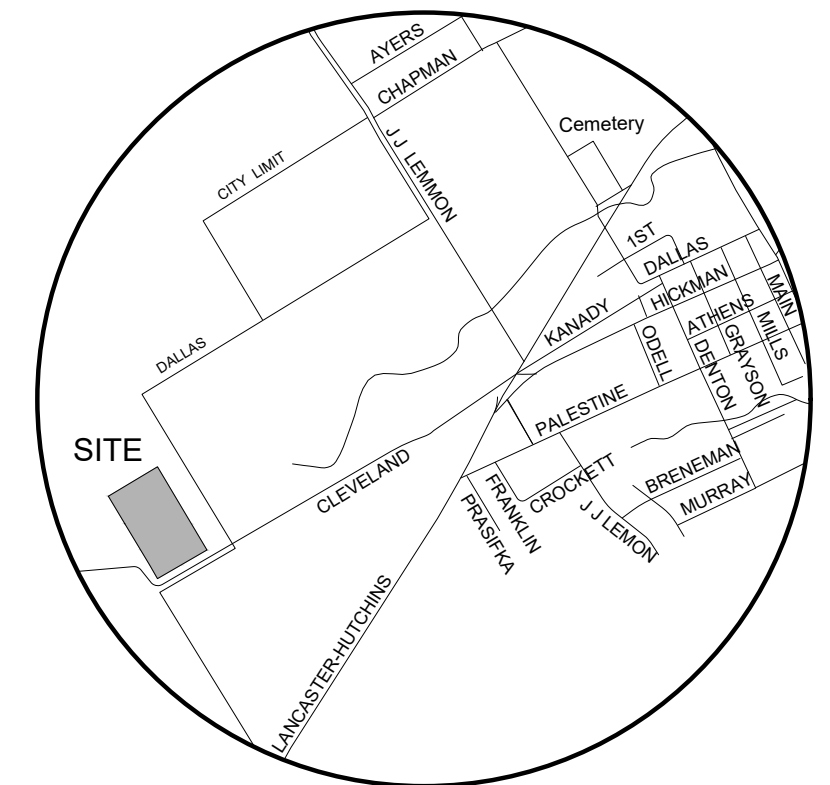
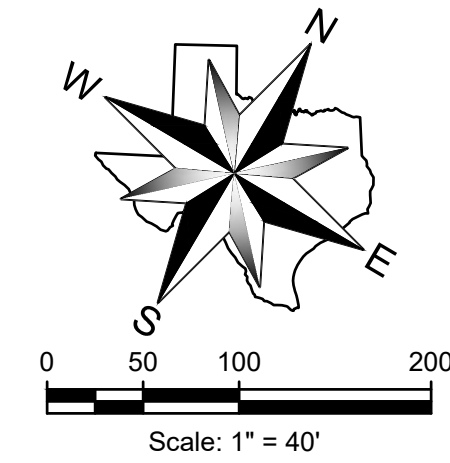
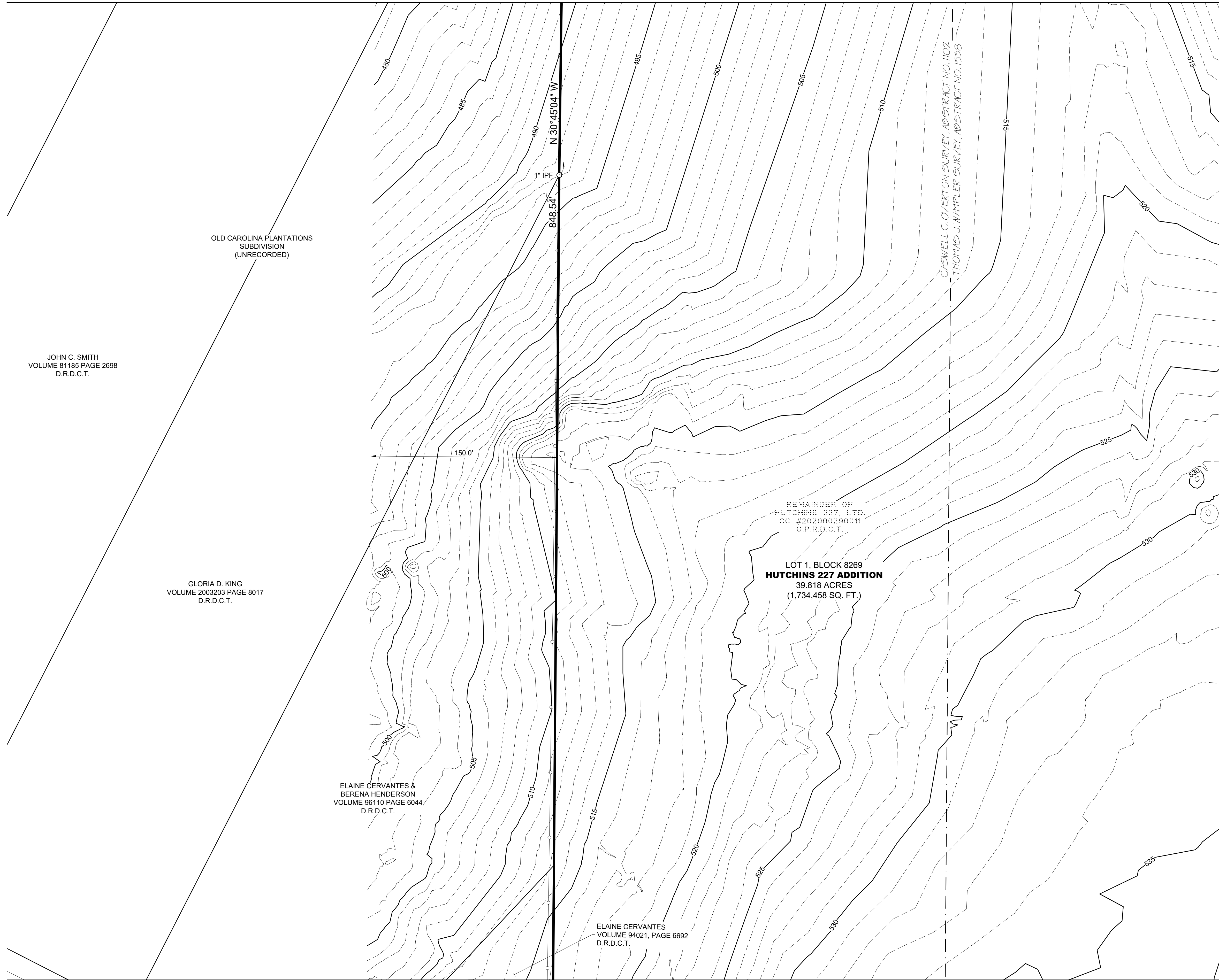
THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538, AND THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, CITY OF DALLAS, DALLAS COUNTY, TEXAS, TEXAS
HUTCHINS 227, LTD.
4040 N. CENTRAL EXPY., SUITE 850
DALLAS, TEXAS 75204

PRELIMINARY PLAT
HUTCHINS 227 ADDITION
LOT 1, BLOCK 8269

Date : 05.07.24
Scale : 1" = 40'
File : 35407.0H-PPLT
Project No. : 35407.0H

SHEET
2
OF
7

MATCHLINE (SEE SHEET 4)



VICINITY MAP
NOT TO SCALE

LEGEND

CC #	County Clerk's Instrument Number
CM	Controlling Monument
IRF	Iron rod found
SQ. FT.	Square feet
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
CIRF	Capped Iron Rod Found
XCF	"X" cut found
U.E.	Utility easement
WM	Water Meter
⊙	2" City of Dallas block monument set "Block # W.A.I. 5714"
○	City of Dallas floodway monument set
⊖	Standard City of Dallas 3-1/4" aluminum monument stamped "WINKELMANN & ASSOCIATES HUTCHINS 227 ADDITION RPLS 5714" set

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MATCHLINE (SEE SHEET 6)

MATCHLINE (SEE SHEET 2)

JOHN C. SMITH
VOLUME 81185 PAGE 2698
D.R.D.C.T.

GLORIA D. KING
VOLUME 2003203 PAGE 8017
D.R.D.C.T.

ELAINE CERVANTES &
BERENA HENDERSON
VOLUME 96110 PAGE 6044
D.R.D.C.T.

ELAINE CERVANTES
VOLUME 94021, PAGE 6692
D.R.D.C.T.

REMAINDER OF
HUTCHINS 227, LTD.
O.C. #202000290011
O.P.R.D.C.T.

LOT 1, BLOCK 8269
HUTCHINS 227 ADDITION
39.818 ACRES
(1,734,458 SQ. FT.)

CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102
THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
PH: (972) 490-7090
Contact: Leonard J. Lueker

OWNER:
Hutchins 227, Ltd.
4040 N. Central Expy, Suite 850
Dallas, Texas 75204
PH: (214) 368-0238
Contact: Stephen L. Sallman

PRELIMINARY PLAT
HUTCHINS 227 ADDITION
LOT 1, BLOCK 8269

BEING 39.818 OUT OF THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THE CASWELL C. OVERTON 1102, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.

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DATE OF PREPARATION: November 2024. REVISED: December 27, 2024

CITY PROJECT NO. S245-053

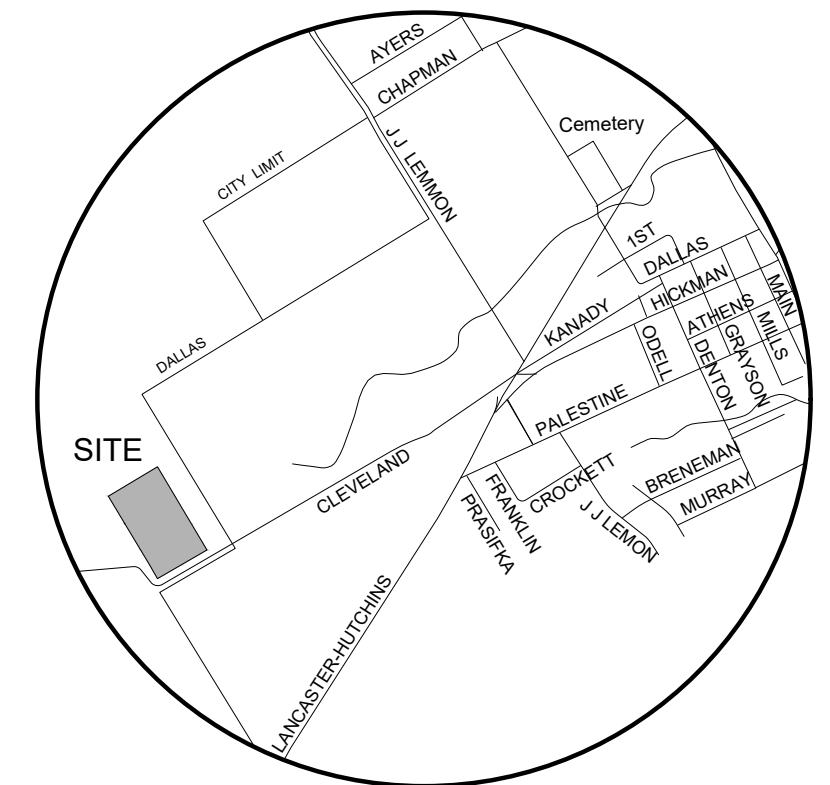
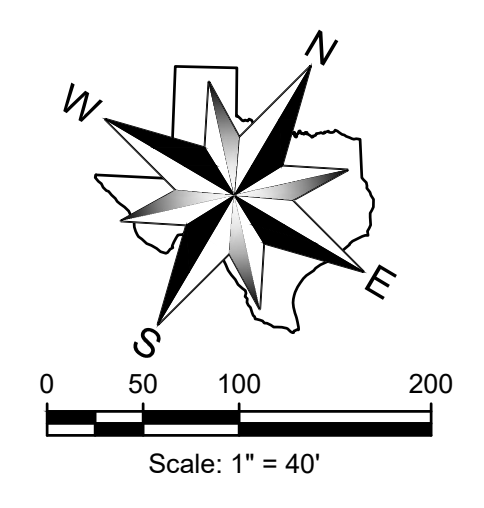
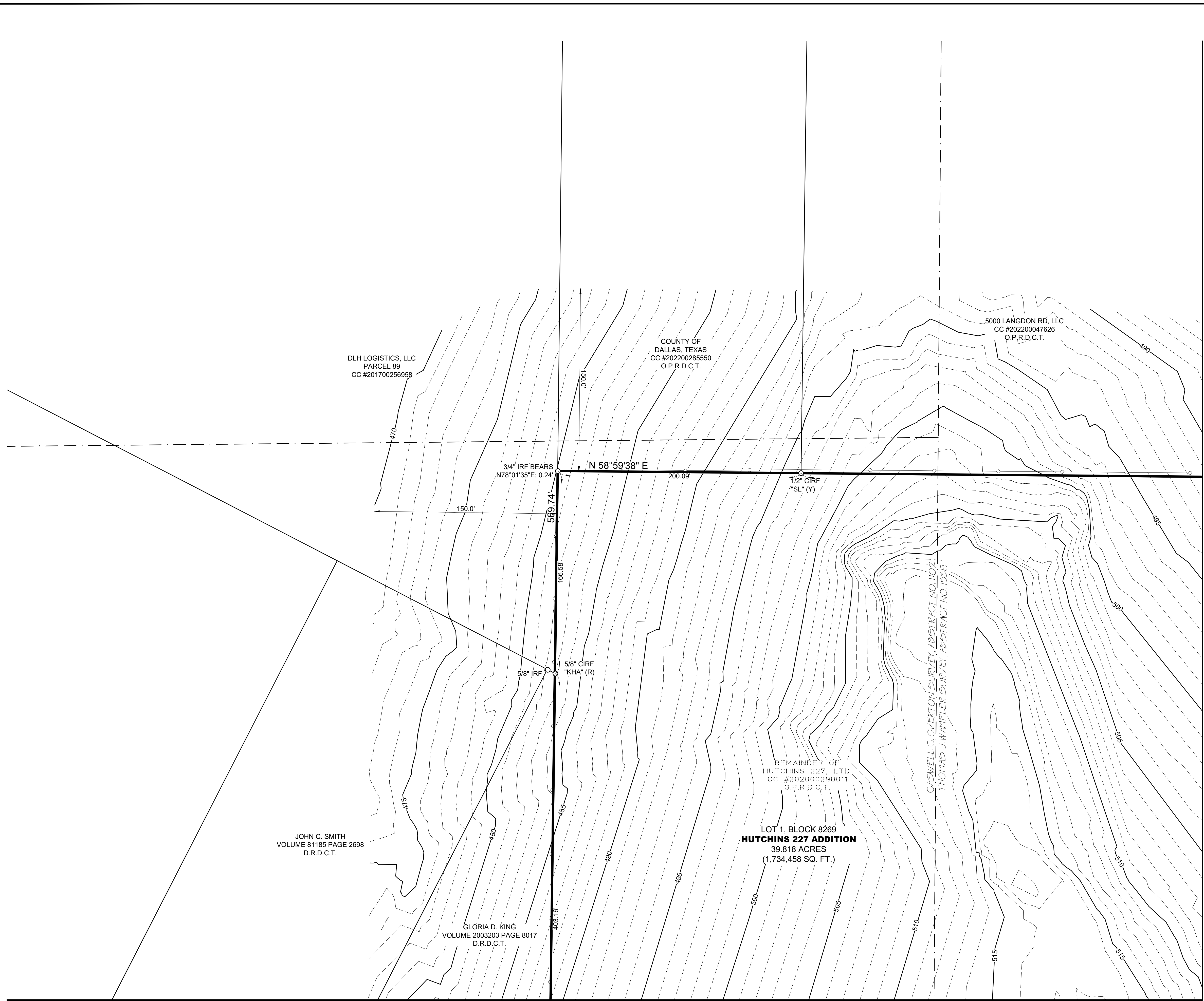
Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1500 WEST HICKORY STREET, SUITE 215
DALLAS, TEXAS 75203
PHONE: (214) 490-7090 FAX: (214) 490-7099
FEDERAL EMPLOYERS IDENTIFICATION NO. 33-10224
COPYRIGHT © 2024, Winkelmann & Associates, Inc.

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 EXPT., SUITE 850
DALLAS, TEXAS 75204

PRELIMINARY PLAT
HUTCHINS 227 ADDITION
LOT 1, BLOCK 8269

Date : 05/07/24
Scale : 1" = 40'
File : 35407.0H-PPLT
Project No. : 35407.0H

SHEET
3
7



LEGEND

CC #	County Clerk's Instrument Number
CM	Controlling Monument
IRF	Iron rod found
SQ. FT.	Square feet
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
CIRF	Capped Iron Rod Found
XCF	*X* cut found
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○	City of Dallas floodway monument set
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MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 3)

DLH LOGISTICS, LLC
PARCEL 89
CC #201700256958

COUNTY OF DALLAS, TEXAS
CC #202200285550
O.P.R.D.C.T.

5000 LANGDON RD, LLC
CC #202200047626
O.P.R.D.C.T.

REMAINDER OF HUTCHINS 227, LTD.
CC #202000298011
O.P.R.D.C.T.

LOT 1, BLOCK 8269
HUTCHINS 227 ADDITION
39.818 ACRES
(1,734,458 SQ. FT.)

JOHN C. SMITH
VOLUME 81185 PAGE 2698
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GLORIA D. KING
VOLUME 2003203 PAGE 8017
D.R.D.C.T.

CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102
THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
PH: (972) 490-7090
Contact: Leonard J. Lueker

OWNER:
Hutchins 227, Ltd.
4040 N. Central Expy, Suite 850
Dallas, Texas 75204
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Contact: Stephen L. Sallman

PRELIMINARY PLAT
HUTCHINS 227 ADDITION
LOT 1, BLOCK 8269
BEING 39.818 OUT OF THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.
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DATE OF PREPARATION: November 2024. REVISED: December 27, 2024
CITY PROJECT NO. S245-053

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1111 W. HUNT STREET, SUITE 215
DALLAS, TEXAS 75202
PH: (214) 442-7999 FAX
(214) 442-7999
Texas Engineering & Surveying License No. 033120284
COPYRIGHT © 2024, Winkelmann & Associates, Inc.

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 EXPT., SUITE 850
DALLAS, TEXAS 75204

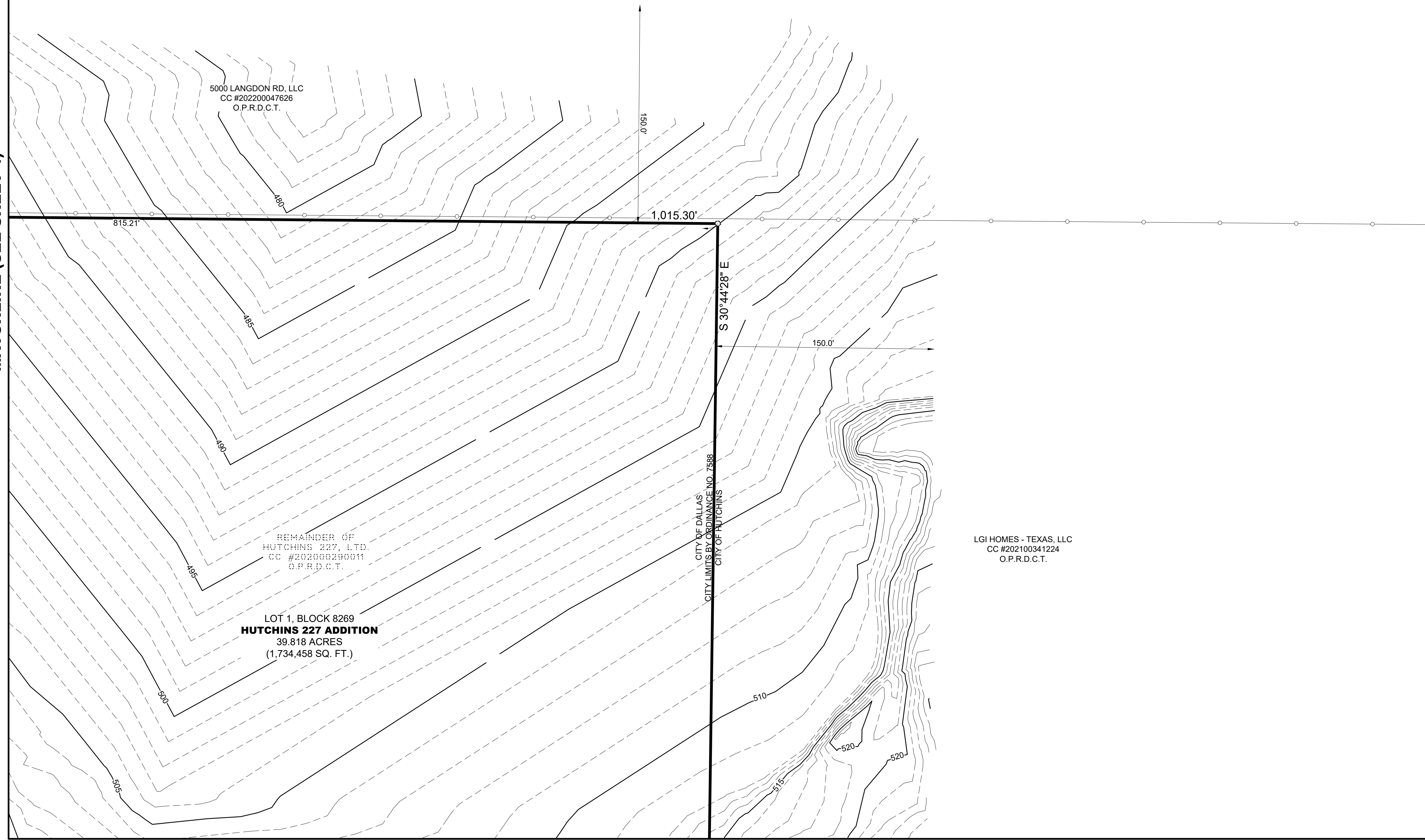
PRELIMINARY PLAT
HUTCHINS 227 ADDITION
LOT 1, BLOCK 8269

Date : 05.07.24
Scale : 1" = 40'
File : 35407.0H-PPLT
Project No. : 35407.0H

SHEET 4 OF 7

MATCHLINE (SEE SHEET 4)

MATCHLINE (SEE SHEET 6)



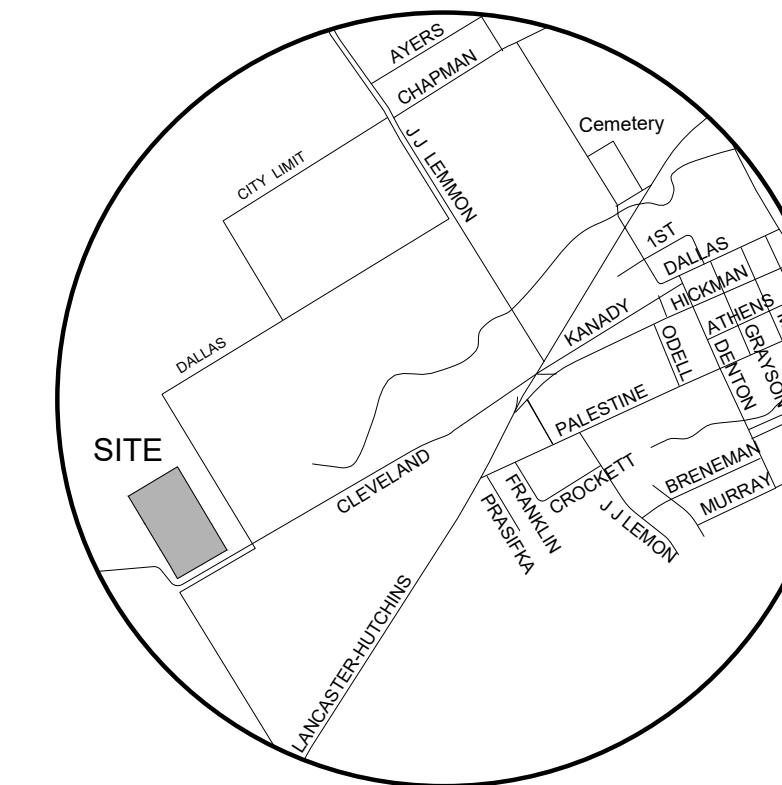
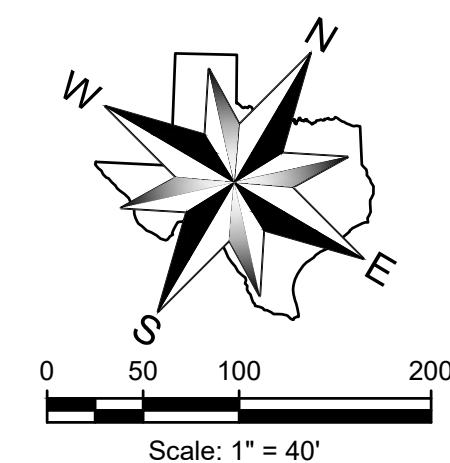
5000 LANGDON RD, LLC
 CC #202200047626
 O.P.R.D.C.T.

REMAINDER OF
 HUTCHINS 227, LTD.
 CC #202000290011
 O.P.R.D.C.T.

LOT 1, BLOCK 8269
HUTCHINS 227 ADDITION
 39.818 ACRES
 (1,734,458 SQ. FT.)

CITY OF DALLAS
 CITY LIMITS BY ORDINANCE NO. 7588
 CITY OF HUTCHINS

LGI HOMES - TEXAS, LLC
 CC #202100341224
 O.P.R.D.C.T.



VICINITY MAP
 NOT TO SCALE

LEGEND

CC #	County Clerk's Instrument Number
CM	Controlling Monument
IRF	Iron rod found
SQ. FT.	Square feet
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D.R.D.C.T.	Deed Records, Dallas County, Texas
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 Suite 215
 Dallas, Texas 75230
 PH: (972) 490-7090
 Contact: Leonard J. Lueker

OWNER:
 Hutchins 227, Ltd.
 4040 N. Central Expy, Suite 850
 Dallas, Texas 75204
 PH: (214) 368-0238
 Contact: Stephen L. Sallman

**PRELIMINARY PLAT
 HUTCHINS 227 ADDITION
 LOT 1, BLOCK 8269**

BEING 39.818 OUT OF THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538, AND THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

THE PURPOSE OF THIS PLAT IS TO INCORPORATE THE ABANDONED AND QUITCLAIMED RIGHT-OF-WAY FOR CLEVELAND ROAD INTO OWNER'S ADJACENT TRACT PER THE REQUIREMENTS OF CITY OF DALLAS ORDINANCE 32498.

DATE OF PREPARATION: November 2024. REVISED: December 27, 2024

CITY PROJECT NO. S245-053

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS & SURVEYORS
 4040 N. CENTRAL EXPY., SUITE 850
 DALLAS, TEXAS 75204
 PH: (214) 368-0238
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 E-MAIL: WINKELMANN@WINKELMANN-AND-ASSOCIATES.COM
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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

PRELIMINARY PLAT
HUTCHINS 227 ADDITION
 LOT 1, BLOCK 8269

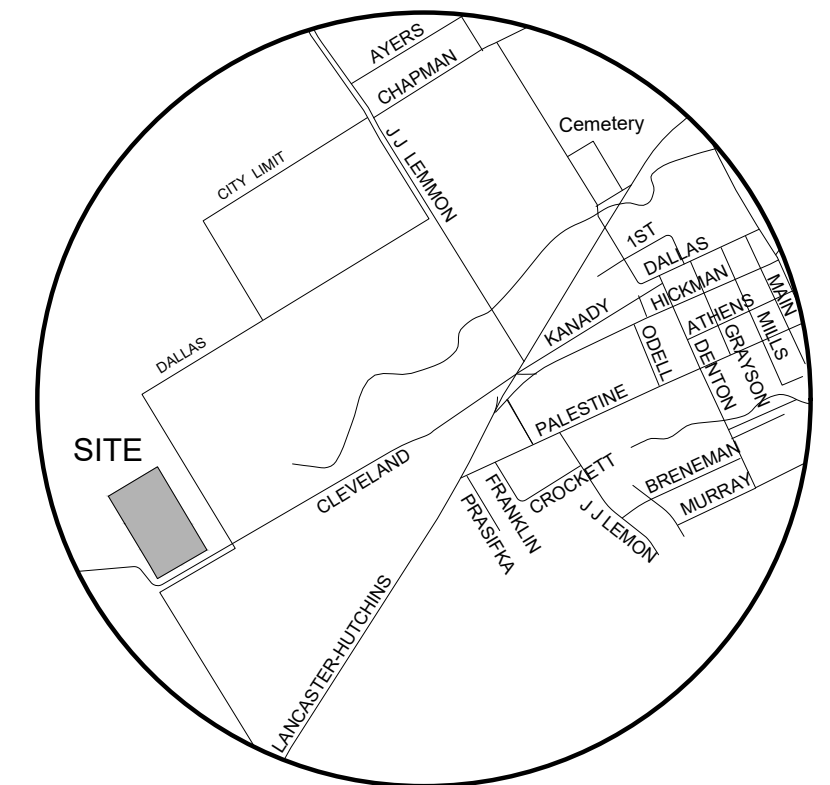
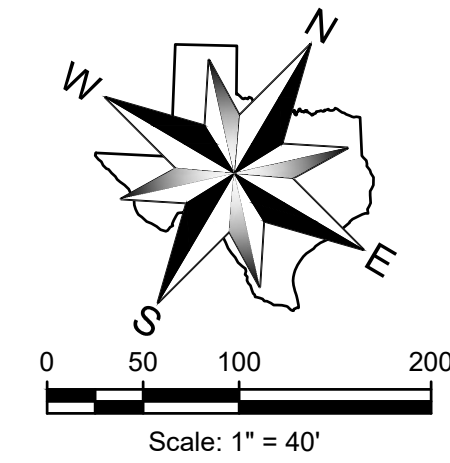
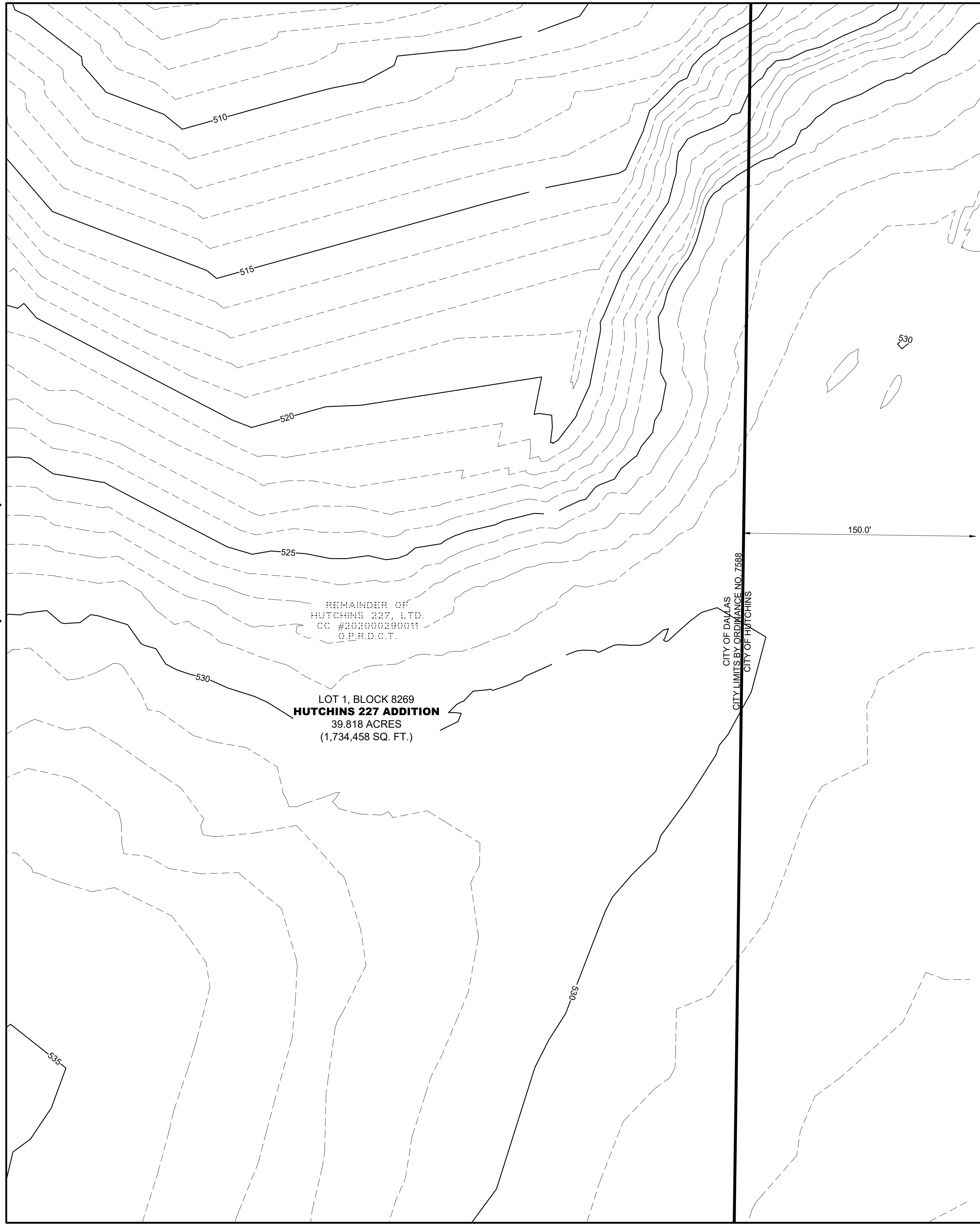
Date : 05/07/24
 Scale : 1" = 40'
 File : 35407.0H-PPLT
 Project No. : 35407.0H

SHEET
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OF
7

MATCHLINE (SEE SHEET 5)

MATCHLINE (SEE SHEET 3)

MATCHLINE (SEE SHEET 1)



LEGEND

CC #	County Clerk's Instrument Number
CM	Controlling Monument
IRF	Iron rod found
SQ. FT.	Square feet
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
D.R.D.C.T.	Deed Records, Dallas County, Texas
M.R.D.C.T.	Map Records, Dallas County, Texas
CIRF	Capped Iron Rod Found
XCF	"X" cut found
U.E.	Utility assessment
WM	Water Meter
⊙	2" City of Dallas block monument set "Block # W.A.I. 5714"
○	City of Dallas floodway monument set
⊖	Standard City of Dallas 3-1/4" aluminum monument stamped "WINKELMANN & ASSOCIATES HUTCHINS 227 ADDITION RPLS 5714" set

- GENERAL NOTES:**
- Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering section approval.
 - All lot corners are set with a 1/2" iron rod with red plastic cap stamped "W.A.I. 5714" unless otherwise noted.
 - At the time of the survey, no buildings or permanent structures were observed on the subject property.
 - No Storm Drain or Waste Water lines are present on or near the subject property.
 - The purpose of this plat is to incorporate the abandoned and quitclaimed right-of-way for Cleveland Road into owner's adjacent tract per the requirements of City of Dallas Ordinance 32498.
 - Coordinates labeled hereon utilize the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
 - Bearings shown hereon are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, adjustment realization 2011.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48113C0513L, dated July 07, 2020, this property is within Flood Zones X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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 Texas Engineering & Surveying License No. 02102024
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THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538, AND THE CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, CITY OF DALLAS, DALLAS COUNTY, TEXAS, TEXAS
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PRELIMINARY PLAT
HUTCHINS 227 ADDITION
 LOT 1, BLOCK 8269

Date : 05/07/24
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SHEET
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OF
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PRELIMINARY PLAT
HUTCHINS 227 ADDITION
LOT 1, BLOCK 8269
 BEING 39.818 OUT OF THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THE CASWELL C. OVERTON 1102, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.
 THE PURPOSE OF THIS PLAT IS TO INCORPORATE THE ABANDONED AND QUITCLAIMED RIGHT-OF-WAY FOR CLEVELAND ROAD INTO OWNER'S ADJACENT TRACT PER THE REQUIREMENTS OF CITY OF DALLAS ORDINANCE 32498.
 DATE OF PREPARATION: November 2024. REVISED: December 27, 2024
 CITY PROJECT NO. S245-053

SURVEYOR:
 Winkelmann & Associates, Inc.
 6750 Hillcrest Plaza Drive
 Suite 215
 Dallas, Texas 75204
 PH: (972) 490-7090
 Contact: Leonard J. Lueker

OWNER:
 Hutchins 227, Ltd.
 4040 N. Central Expy, Suite 850
 Dallas, Texas 75204
 PH: (214) 368-0238
 Contact: Stephen L. Sallman

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Hutchins 227, Ltd., is the sole owner of a tract of land situated in the THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 and the CASWELL C. OVERTON SURVEY, ABSTRACT NO. 1102, in the City of Dallas, Dallas County, Texas, and being a portion of Official City Block No. 8269, Dallas County, Texas, and being a portion of a tract of land described in Special Warranty Deed to Hutchins 227, Ltd. as recorded in County Clerk's Instrument No. 20200029001, Official Public Records, Dallas County, Texas, and all of a tract of land described in Quitclaim Deed as recorded in County Clerk's Instrument No. 202400155069, Official Public Records, Dallas County, Texas, as evidenced by Cleveland Road Abandonment, Ordinance No. 32498, County Clerk's Instrument No. 202400155068, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a standard City of Dallas 3 1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES HUTCHINS 227 ADDITION RPLS 5714" set for the Southwest corner of a tract of land described in deed to LGI Homes - Texas, LLC as recorded in County Clerk's Instrument No. 202100341224, Official Public Records, Dallas County, Texas, on the Northwest line of Cleveland Road right-of-way abandoned by City of Hutchins Ordinance No. 2021-1121 as recorded in County Clerk's Instrument No. 202100017656, Official Public Records, Dallas County, Texas, said point being at an angle point in the corporate limits of the City of Dallas as established by Ordinance No. 7588 and the Northwest corporate limits of the City of Hutchins, said point also being the Southeast corner of said Quitclaim Deed to the City of Dallas;

THENCE South 59 degrees 55 minutes 02 seconds West, along the Southeast corporate limits of the City of Dallas and the Northwest corporate limits of the City of Hutchins, a distance of 1,013.24 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES HUTCHINS 227 ADDITION RPLS 5714" set for corner;

THENCE North 30 degrees 07 minutes 37 seconds West, along the Southwest line of said Hutchins 227, Ltd. Tract and the East right-of-way of Cleveland Road, a variable width right-of-way, a distance of 285.19 feet to a 3/4-inch iron pipe found for the Southeast corner of a tract of land described in deed to Elaine Cervantes as recorded in Volume 94021, Page 6692, Deed Records, Dallas County, Texas, said point also being the Southeast corner of Old Carolina Plantations Subdivision (unrecorded);

THENCE North 31 degrees 05 minutes 01 seconds West, continuing along the Southwest line of said Hutchins 227, Ltd. tract and along the Northeast line of said Old Carolina Plantations Subdivision, a distance of 848.54 feet to a 1-inch iron pipe found for the North corner of a tract of land described in deed to Elain Cervantes and Berena Henderson as recorded in Volume 96110, Page 6044, Deed Records, Dallas County, Texas, and the Northeast corner of a tract of land describe in deed to Gloria D. King as recorded in Volume 2003203, Page 80117, Deed Records, Dallas County, Texas;

THENCE North 30 degrees 45 minutes 04 seconds West, continuing along the Southwest line of said Hutchins 227, Ltd. Tract and the Northeast line of said King tract, passing a 5/8-inch iron rod with a red plastic cap stamped "KHA" found for the Easterly Northeast corner of said King tract and the Southeast corner of a tract of land described in deed to DLH Logistics, LLC as recorded in County Clerk's Instrument No. 201700256958, Official Public Records, Dallas County, Texas, at a distance of 403.16 feet, continuing along the Southwest line of said Hutchins 27, Ltd. tract and the Northeast line of said DLH Logistics, LLC tract, an additional distance of 166.58 feet, a total distance of 569.74 feet to a point for corner from which a 3/4-inch iron rod found bears North 78 degrees 01 minutes 35 seconds East, 0.24 feet, said point being the most Southerly Southwest corner of a tract of land described in deed to the County of Dallas, Texas as recorded in County Clerk's Instrument No. 202200285550, Official Public Records, Dallas County, Texas;

THENCE North 58 degrees 59 minutes 38 seconds East, departing the Northeast line of said DLH Logistics, LLC tract, along the most Southerly Southeast line of said County of Dallas, Texas tract, passing a 1/2-inch iron rod with a yellow plastic cap stamped "SL" found for the Easterly Southeast corner of said County of Dallas, Texas tract, and the Southwest corner of a tract of land described in deed to 5000 Langdon Rd. LLC tract as recorded in County Clerk's Instrument No. 202200047626, Official Public Records, Dallas County, Texas, at a distance of 200.00 feet, continuing along the same course, along the Southeast line of said 5000 Langdon Rd. LLC tract, an additional distance of 815.21 feet, a total distance of 1,015.30 feet to a standard City of Dallas 3 1/4-inch aluminum monument stamped "WINKELMANN & ASSOCIATES HUTCHINS 227 ADDITION RPLS 5714" set for the Northwest corner of said LGI Homes - Texas, LLC tract;

THENCE South 30 degrees 44 minutes 28 seconds East, along the Southwest line of said LGI Homes - Texas, LLC tract, a distance of 1,179.78 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 39.818 acres or 1,734,458 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground survey performed in the field on the 19th day of July, 2018, utilizing a C.P.S. bearing related to the State Plane Coordinate System, North Texas Central Zone (4202), North American Datum of 1983, adjustment realization 2011.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Hutchins 227, Ltd., acting by and through its duly authorized agent, _____, does hereby adopt this plat, designating the herein described property as **HUTCHINS 227 ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, 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 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, 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 Dallas.

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

Hutchins 227, Ltd.

By: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S STATEMENT

I, Leonard J. Lueker, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2024.

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.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires On: _____

**PLACE COUNTY
RECORDING LABEL HERE**

CERTIFICATE OF APPROVAL
I, Tony Shadid, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: _____
Secretary

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7**