



**CITY OF HUTCHINS  
PLANNING & ZONING COMMISSION MEETING  
AGENDA**

**Thursday, July 18, 2024 at 6:00 PM  
City Hall, 321 N. Main Street**

Pursuant to Section 551 of the Texas Government Code, notice is hereby given of a Regular Meeting of the Planning & Zoning Commission Board to be held on Thursday, July ,18 2024 at 6:00 PM at the Hutchins City Hall - Council Chambers located at 321 N. Main St, Hutchins, Texas, at which time the following items will be discussed and considered.

**Commission Members**

Chair, Joseph Matthews

Vice Chair, Marie Harris

Secretary, Harry Gross

Commission Member, Tod Davis

Commission Member, Don Pressler

**A. CALL TO ORDER**

*Roll Call*

*Invocation*

*Pledge of Allegiance*

**B. CITIZEN COMMENTS:** *This agenda item provides an opportunity for citizens to address the Board on any matter that is not posted on the agenda. Anyone wishing to address the Board should complete a Citizen Comments Form and submit it to the recording secretary prior to the start of the Board meeting. There is a three (3) minute time limit for each citizen to speak. However, in accordance with the Texas Open Meetings Act, the Board cannot discuss issues raised or make any decision at this time.*

**C. PRESENTATIONS**

**D. CONSENT AGENDA** - *All items presented in the Consent Agenda require no deliberation by the Board. Each Board member has the opportunity of removing an item from this agenda so that it may be considered separately.*

**E. PUBLIC HEARING**

**F. REGULAR AGENDA** - *As authorized by Section 551.071 of the Texas Government Code, the Commission reserves the right to convene in Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.*

1. Discuss and consider a request by Erik Bjornstrom with Pape-Dawson Consulting Engineers (representing the property owner Elaine Torres with LGI Homes-Texas, LLC) for a final plat of Southaven Phase B, LOTS 6-19, BLOCK D; LOTS 11-29, BLOCK E, LOTS 40-43, BLOCK M AND HOA MAINTAINED OPEN SPACE LOT 45X, BLOCK M; LOTS 15-27, BLOCK

N; LOTS 1-26, BLOCK P; LOTS 1-41, BLOCK Q; LOTS 1-20, BLOCK R; LOTS 1-28, BLOCK S; LOTS 2-46, BLOCK T; LOTS 1-5, BLOCK U AND HOA MAINTAINED OPEN SPACE LOT 6X, BLOCK U, being a 43.702 tract of land located West of JJ Lemmon Rd. and South of Langdon Rd., addressed as 1600 Lancaster Hutchins Rd.

2. Approval of the June 20, 2024 minutes.

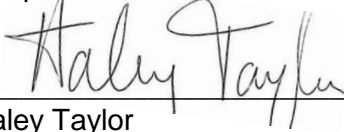
#### **G. ITEMS OF COMMUNITY INTEREST**

3. Planning & Zoning Meeting - August 15, 2024 at 6:00PM

#### **H. ADJOURNMENT**

#### **CERTIFICATION**

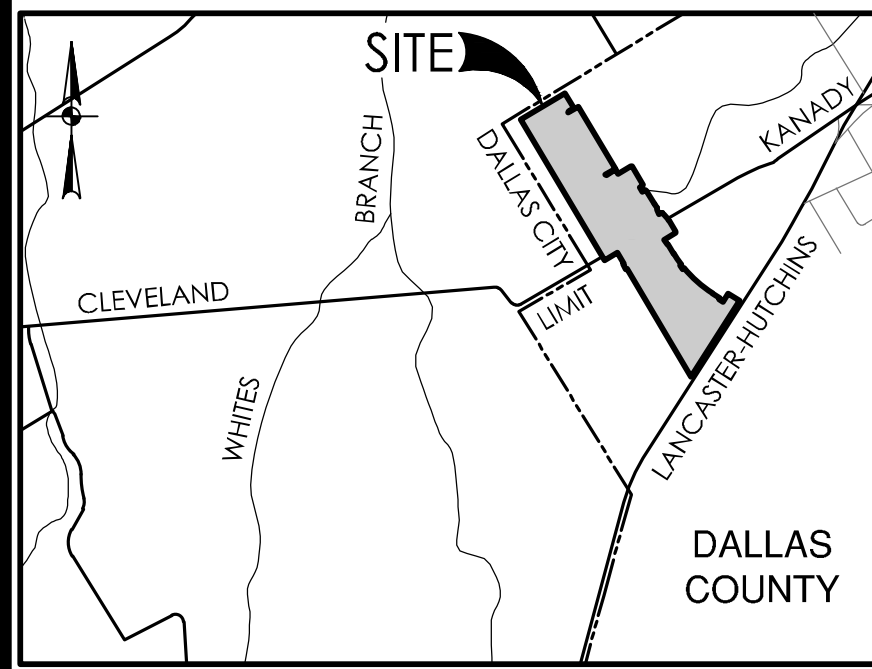
I certify that a copy of the July 18, 2024 agenda of items to be considered by the Planning & Zoning Commission Board was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website [www.cityofhutchins.org](http://www.cityofhutchins.org), in accordance with Chapter 551 of the Texas Government Code. Posted on July 12, 2024 before 6:00 p.m.



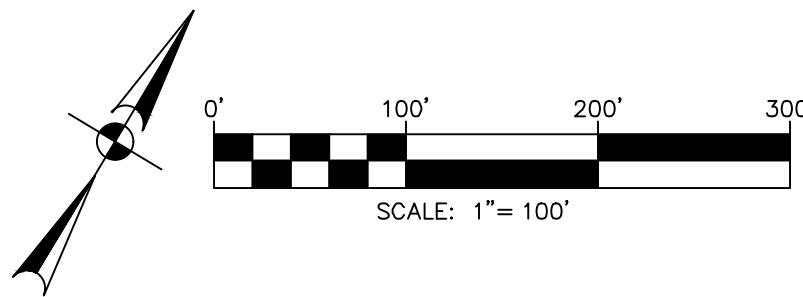
Haley Taylor  
Staff Liaison

#### **ACCESSIBILITY STATEMENT**

The meeting location is wheelchair accessible from the front door. Request for special services must be received at least 48 hours in advance of scheduled meeting. For assistance, please call the office of the City Secretary at 972-225-6121 or email the City Secretary at [colguin@cityofhutchins.org](mailto:colguin@cityofhutchins.org)



LOCATION MAP NOT-TO-SCALE



LEGEND

- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
M.P.R.D.C.T. MAP AND PLAT RECORDS OF DALLAS COUNTY, TEXAS
O.R.D.C.T. OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS
CAB. CABINET
INST. NO. INSTRUMENT NUMBER
UE UTILITY EASEMENT
VOL. VOLUME
PG. PAGE(S)
R.O.W. RIGHT-OF-WAY
VAR. WID. VARIABLE WIDTH
BLK. BLOCK
N. NORTH
M. BLOCK LETTER
STREET NAME CHANGE
SURVEY LINE
CENTERLINE

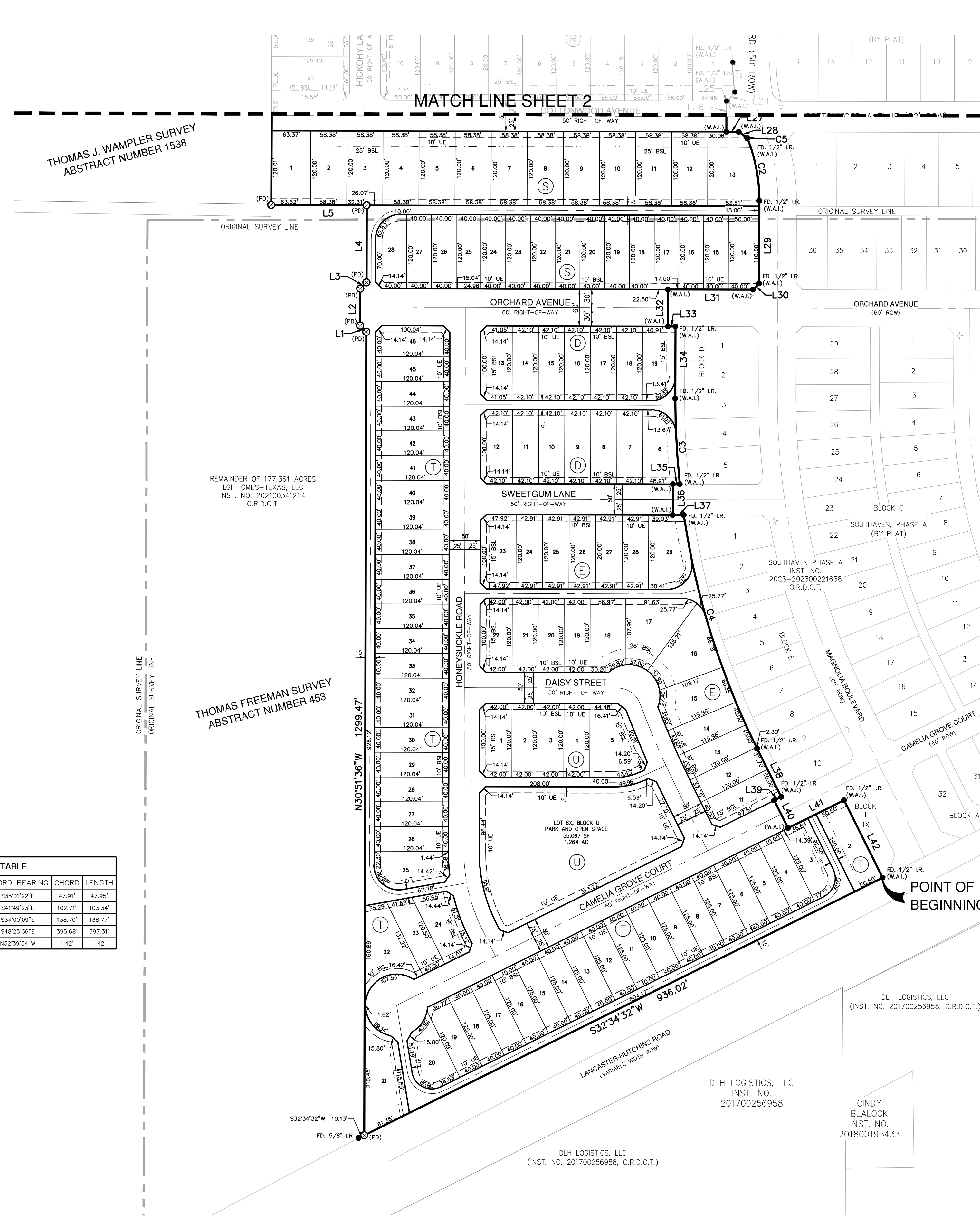
SITE DATA TABLE - SOUTHAVEN, PHASE B. Table with columns for TRACT AREA (ACRES / SQ. FT.), TRACT ZONING, MIN. LOT SIZES, MIN. UNIT SIZE, MAX. LOT COVERAGE, BUILDING SETBACKS, GROSS SITE AREA, RIGHT-OF-WAY DEDICATION, NET ACREAGE, RESIDENTIAL LOTS, OPEN SPACE, LOT DENSITY.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L1 through L20.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L21 through L40.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C5.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L41 through L42.



LOT DATA table for Block D, Lot 6 through Block D, Lot 19.

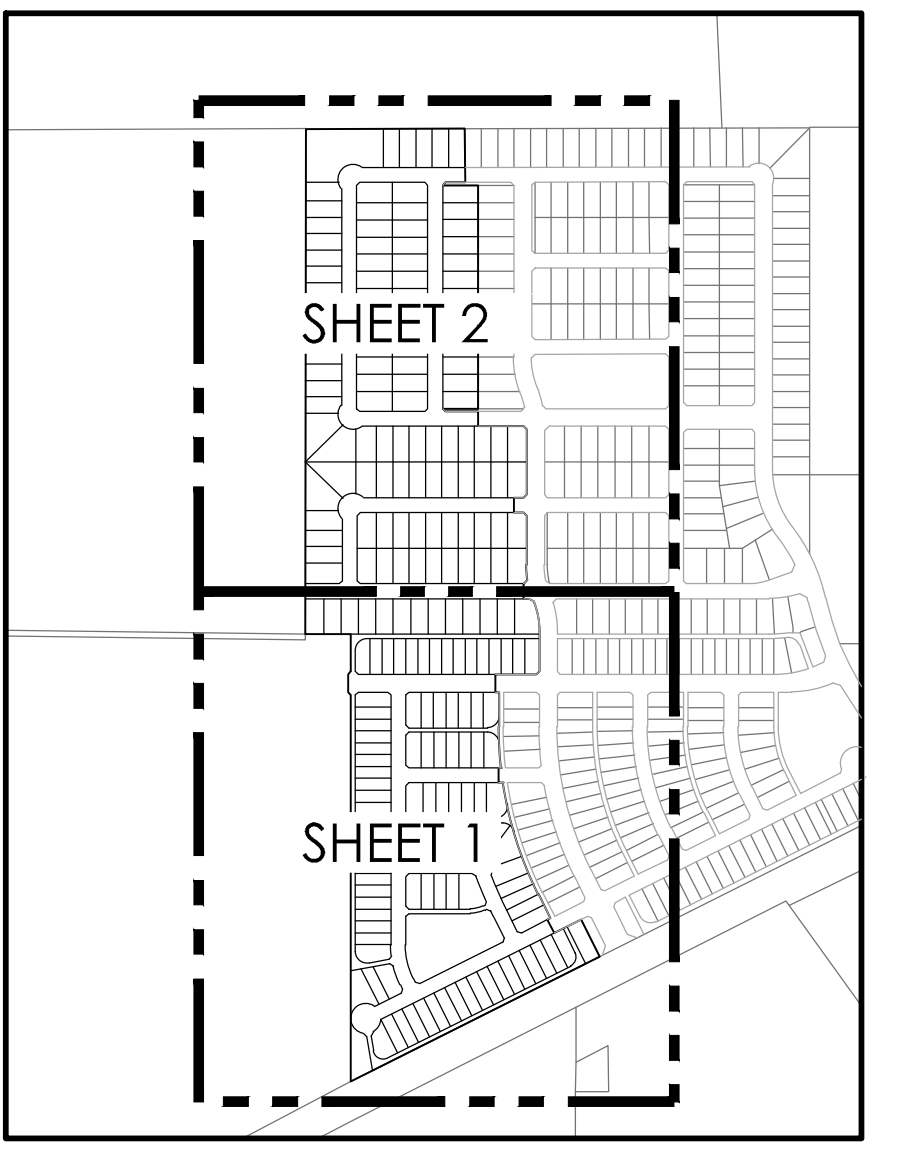
LOT DATA table for Block E, Lot 11 through Block E, Lot 29.

LOT DATA table for Block S, Lot 1 through Block S, Lot 29.

LOT DATA table for Block U, Lot 1 through Block U, Lot 5.

LOT DATA table for Block T, Lot 1 through Block T, Lot 48.

OPEN SPACE DATA table with columns: BLOCK & LOT, SQ. FOOT, ACRE. Lists Lot 6X, Block U Park and Open Space.



FINAL PLAT FOR REVIEW PURPOSE ONLY
RECOMMENDED FOR APPROVAL
JOSEPH MATHEWS, CHAIRMAN, PLANNING & ZONING COMMISSION CITY OF HUTCHINS, TEXAS

OWNER / DEVELOPER: LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 210-5484
FAX: (281) 210-2601
CONTACT: ELAINE TORRES, OFFICER

SURVEYOR: PAPE-DAWSON CONSULTING ENGINEERS, LLC
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TEL: (214) 420-8494
TEXAS SURVEYING FIRM NO. 10194390
CONTACT: ERIK BJORNSTROM, P.E.

FINAL PLAT OF SOUTHAVEN PHASE B
BLOCK D, BLOCK E, BLOCK M, BLOCK N, BLOCK P, BLOCK Q - BLOCK U

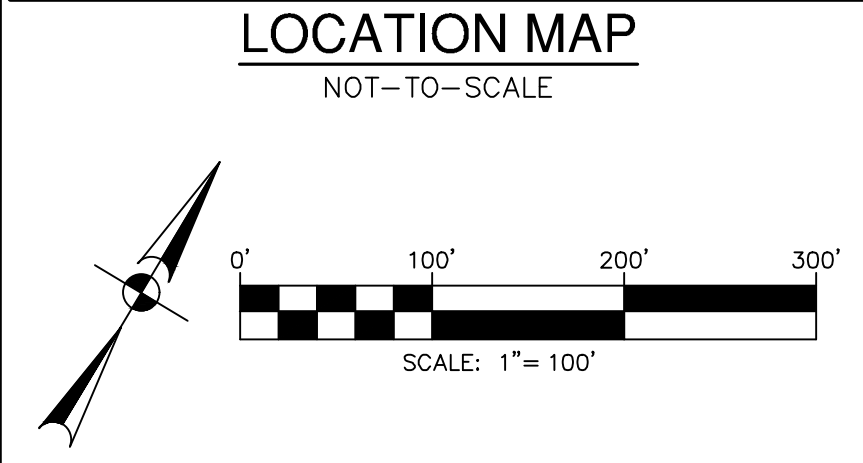
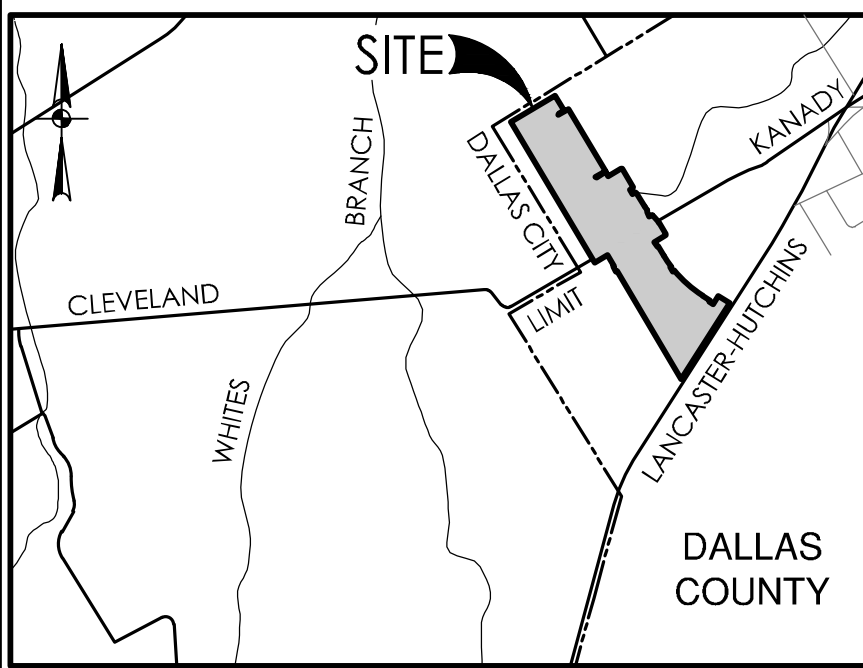
LOTS 6-19, BLOCK D; LOTS 11-29, BLOCK E; LOTS 40-43, BLOCK M AND HOA MAINTAINED OPEN SPACE LOT 45X, BLOCK M; LOTS 15-27, BLOCK N; LOTS 1-28, BLOCK P; LOTS 1-41, BLOCK Q; LOTS 1-20, BLOCK R; LOTS 1-28, BLOCK S; LOTS 2-46, BLOCK T; LOTS 1-5, BLOCK U AND HOA MAINTAINED OPEN SPACE LOT 6X, BLOCK U

BEING A 43.702 ACRES SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

214 RESIDENTIAL LOTS
2 HOA MAINTAINED OPEN SPACE LOTS

Date: October 30, 2023, 7:56 AM - User: ID: dave... File: W:\Projects\2023\10\2023\_10\_20\_Design\2 - Civil\2-11\_PREP\_VPL-7019201.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANTS ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE UNLESS OTHERWISE NOTED. Imagery © 2016, CAPOCO, Digital Globe, Texas Orthographic Program, USDA Farm Service Agency.



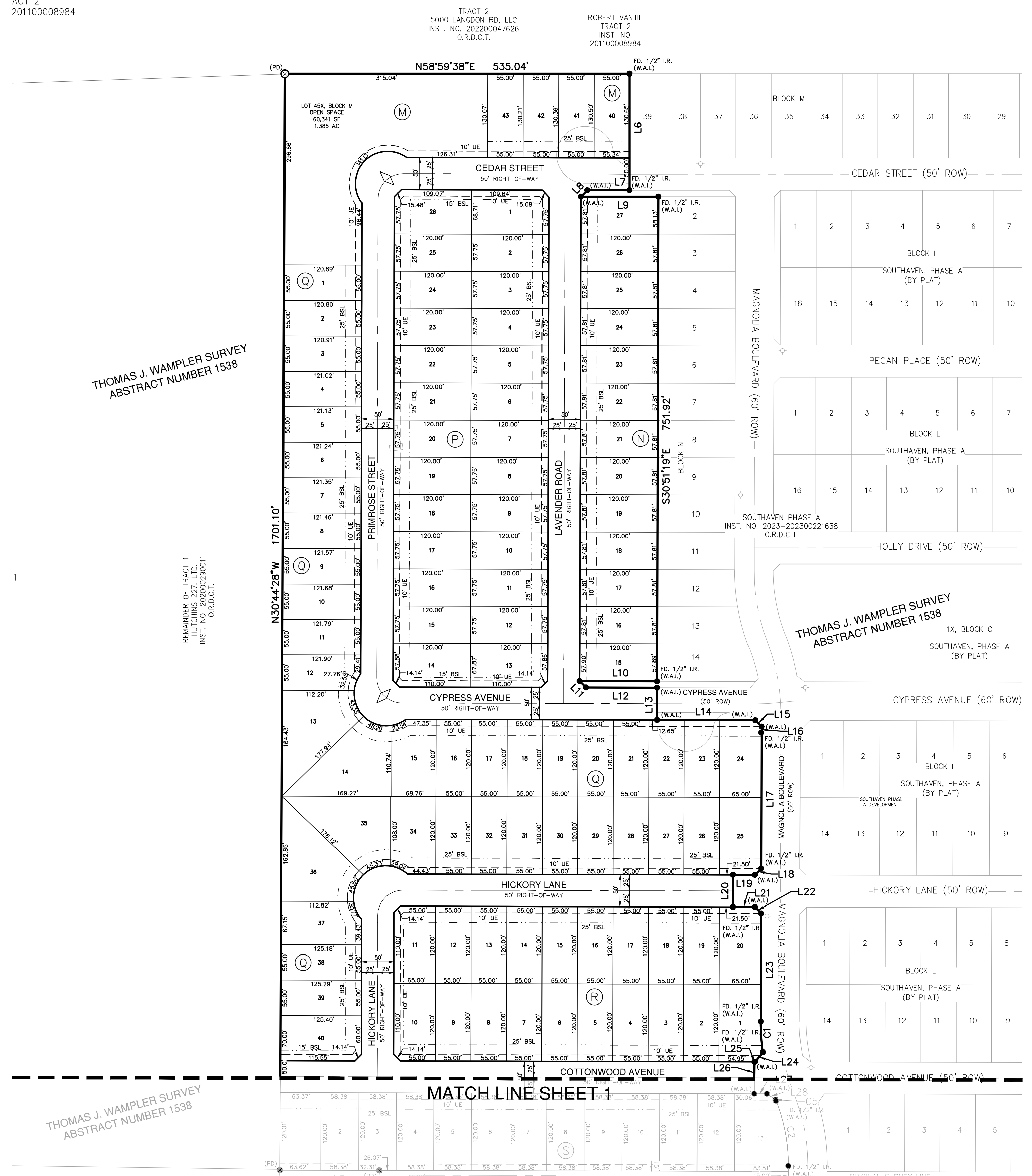
**LEGEND**

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (AS NOTED)
M.P.R.D.C.T.	MAP AND PLAT RECORDS OF DALLAS COUNTY, TEXAS	○	SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP
O.R.D.C.T.	OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS	□	STAMPED "PAPE DAWSON"
FD.	FOUND	—	1/2" IRON ROD (UNLESS NOTED OTHERWISE)
CAB.	CABINET	(W.A.I.)	RED CAP STAMPED "W.A.I."
INST. NO.	INSTRUMENT NUMBER	(P.D.)	YELLOW CAP STAMPED "PAPE DAWSON"
UE	UTILITY EASEMENT	—	BSL BUILDING SETBACK LINE
VOL.	VOLUME		
PG.	PAGE(S)		
R.O.W.	RIGHT-OF-WAY		
VAR. WD.	VARIABLE WIDTH		
BLK.	BLOCK		
N.	NORTH		
(M)	BLOCK LETTER		
—	STREET NAME CHANGE		
—	SURVEY LINE		
—	CENTERLINE		

**SITE DATA TABLE - SOUTHAVEN, PHASE B**

TRACT AREA (ACRES / SQ. FT.)	43.702	1,903,649
TRACT ZONING	PD-ORD, 2018-1048 & REVISED ORD, 2020-1103	
MIN. LOT SIZES (W x D & SQ. FT. / ACRES)		
55' X 120'	6,600 SF.	0.152 AC.
40' X 120'	4,800 SF.	0.110 AC.
MIN. UNIT SIZE (SQ. FT.)	55' X 120'	1,250
40' X 120'	4,800	1,250
MAX. LOT COVERAGE	55' X 120'	50%
40' X 120'	4,800	70%
BUILDING SETBACKS		
FRONT (FT.)	55' X 120'	25'
40' X 120'	4,800	10'
REAR (FT.)	55' X 120'	20'
40' X 120'	4,800	20'
SIDE & SIDE ON STREET (FT.)	55' X 120'	5 & 1.5
40' X 120'	4,800	5 & 1.5
GROSS SITE AREA	43.702	
RIGHT-OF-WAY DEDICATION	9.770	
NET ACREAGE	33.932	
RESIDENTIAL LOTS	214	31.283
OPEN SPACE	2	2.649
LOT DENSITY	4.897 LOTS/ACRE	

IT VANTIL  
ACT 2  
201100008984



THOMAS J. WAMPLER SURVEY  
ABSTRACT NUMBER 1538

**LOT DATA**

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK M, LOT 40	7204	0.165
BLOCK M, LOT 41	7174	0.165
BLOCK M, LOT 42	7166	0.164
BLOCK M, LOT 43	7158	0.164

**OPEN SPACE DATA**

BLOCK & LOT	SQ. FOOT	ACRE
LOT 45X, BLOCK M OPEN SPACE	60341	1.385

**LOT DATA**

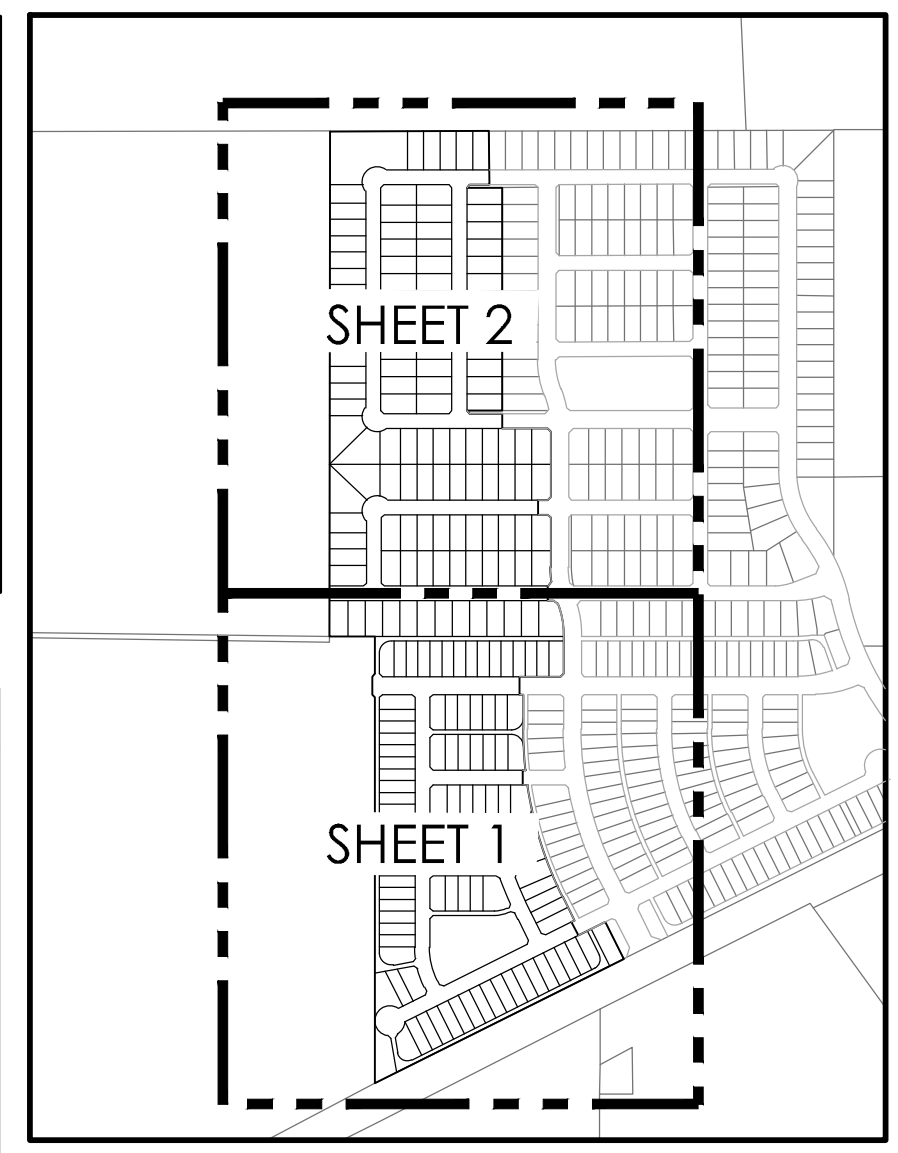
BLOCK & LOT	SQ. FOOT	ACRE
BLOCK P, LOT 1	8189	0.188
BLOCK P, LOT 2	6930	0.159
BLOCK P, LOT 3	6930	0.159
BLOCK P, LOT 4	6930	0.159
BLOCK P, LOT 5	6930	0.159
BLOCK P, LOT 6	6930	0.159
BLOCK P, LOT 7	6930	0.159
BLOCK P, LOT 8	6930	0.159
BLOCK P, LOT 9	6930	0.159
BLOCK P, LOT 10	6930	0.159
BLOCK P, LOT 11	6930	0.159
BLOCK P, LOT 12	6930	0.159
BLOCK P, LOT 13	8093	0.186
BLOCK P, LOT 14	8095	0.186
BLOCK P, LOT 15	6930	0.159
BLOCK P, LOT 16	6930	0.159
BLOCK P, LOT 17	6930	0.159
BLOCK P, LOT 18	6930	0.159
BLOCK P, LOT 19	6930	0.159
BLOCK P, LOT 20	6930	0.159
BLOCK P, LOT 21	6930	0.159
BLOCK P, LOT 22	6930	0.159
BLOCK P, LOT 23	6930	0.159
BLOCK P, LOT 24	6930	0.159
BLOCK P, LOT 25	6930	0.159
BLOCK P, LOT 26	8186	0.188

**LOT DATA**

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK N, LOT 15	6947	0.159
BLOCK N, LOT 16	6937	0.159
BLOCK N, LOT 17	6937	0.159
BLOCK N, LOT 18	6937	0.159
BLOCK N, LOT 19	6937	0.159
BLOCK N, LOT 20	6937	0.159
BLOCK N, LOT 21	6937	0.159
BLOCK N, LOT 22	6937	0.159
BLOCK N, LOT 23	6937	0.159
BLOCK N, LOT 24	6937	0.159
BLOCK N, LOT 25	6937	0.159
BLOCK N, LOT 26	6937	0.159
BLOCK N, LOT 27	6956	0.160

**LOT DATA**

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK Q, LOT 1	6641	0.152
BLOCK Q, LOT 2	6647	0.153
BLOCK Q, LOT 3	6653	0.153
BLOCK Q, LOT 4	6659	0.153
BLOCK Q, LOT 5	6665	0.153
BLOCK Q, LOT 6	6671	0.153
BLOCK Q, LOT 7	6677	0.153
BLOCK Q, LOT 8	6683	0.153
BLOCK Q, LOT 9	6689	0.154
BLOCK Q, LOT 10	6695	0.154
BLOCK Q, LOT 11	6701	0.154
BLOCK Q, LOT 12	6547	0.150
BLOCK Q, LOT 13	12484	0.287
BLOCK Q, LOT 14	12944	0.297
BLOCK Q, LOT 15	8131	0.187
BLOCK Q, LOT 16	6600	0.152
BLOCK Q, LOT 17	6600	0.152
BLOCK Q, LOT 18	6600	0.152
BLOCK Q, LOT 19	6600	0.152
BLOCK Q, LOT 20	6600	0.152
BLOCK Q, LOT 21	6600	0.152
BLOCK Q, LOT 22	6600	0.152
BLOCK Q, LOT 23	6600	0.152
BLOCK Q, LOT 24	7751	0.178
BLOCK Q, LOT 25	7750	0.178
BLOCK Q, LOT 26	6600	0.152
BLOCK Q, LOT 27	6600	0.152
BLOCK Q, LOT 28	6600	0.152
BLOCK Q, LOT 29	6600	0.152
BLOCK Q, LOT 30	6600	0.152
BLOCK Q, LOT 31	6600	0.152
BLOCK Q, LOT 32	6600	0.152
BLOCK Q, LOT 33	6600	0.152
BLOCK Q, LOT 34	8255	0.190
BLOCK Q, LOT 35	12393	0.285
BLOCK Q, LOT 36	12579	0.289
BLOCK Q, LOT 37	8184	0.188
BLOCK Q, LOT 38	6888	0.158
BLOCK Q, LOT 39	6894	0.158
BLOCK Q, LOT 40	8733	0.200



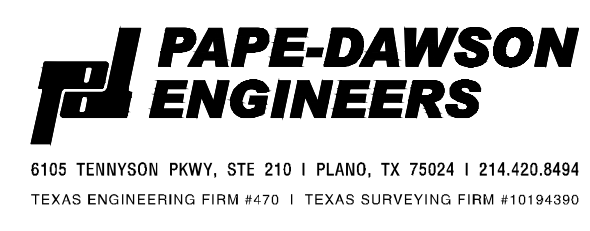
**LOT DATA**

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK R, LOT 1	7814	0.179
BLOCK R, LOT 2	6600	0.152
BLOCK R, LOT 3	6600	0.152
BLOCK R, LOT 4	6600	0.152
BLOCK R, LOT 5	6600	0.152
BLOCK R, LOT 6	6600	0.152
BLOCK R, LOT 7	6600	0.152
BLOCK R, LOT 8	6600	0.152
BLOCK R, LOT 9	6600	0.152
BLOCK R, LOT 10	7750	0.178
BLOCK R, LOT 11	7750	0.178
BLOCK R, LOT 12	6600	0.152
BLOCK R, LOT 13	6600	0.152
BLOCK R, LOT 14	6600	0.152
BLOCK R, LOT 15	6600	0.152
BLOCK R, LOT 16	6600	0.152
BLOCK R, LOT 17	6600	0.152
BLOCK R, LOT 18	6600	0.152
BLOCK R, LOT 19	6600	0.152
BLOCK R, LOT 20	7750	0.178

REFERENCE SHEET 1 FOR LINE TABLE AND CURVE TABLE

OWNER / DEVELOPER:  
LGI HOMES-TEXAS, LLC  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL: (281) 210-5484  
FAX: (281) 210-2801  
CONTACT: ELAINE TORRES, OFFICER

SURVEYOR:  
PAPE-DAWSON CONSULTING  
ENGINEERS, LLC.  
6105 TENNYSON PARKWAY, SUITE 210  
PLANO, TEXAS 75024  
TEL: (214) 420-8494  
TEXAS SURVEYING FIRM NO. 10194390  
CONTACT: ERIK BJORNSTROM, P.E.



DATE OF PREPARATION: JUNE 24, 2024

**FINAL PLAT**  
OF  
**SOUTHAVEN PHASE B**  
BLOCK D, BLOCK E, BLOCK M, BLOCK N,  
BLOCK P, BLOCK Q - BLOCK U

LOTS 6-19, BLOCK D; LOTS 11-29, BLOCK E, LOTS 40-43, BLOCK M AND HOA MAINTAINED OPEN SPACE LOT 45X, BLOCK M; LOTS 15-27, BLOCK N; LOTS 1-26, BLOCK P; LOTS 1-41, BLOCK Q; LOTS 1-20, BLOCK R; LOTS 1-28, BLOCK S; LOTS 2-46, BLOCK T; LOTS 1-5, BLOCK U AND HOA MAINTAINED OPEN SPACE LOT 6X, BLOCK U

BEING A 43,702 ACRES SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

214 RESIDENTIAL LOTS  
2 HOA MAINTAINED OPEN SPACE LOTS

OWNER'S CERTIFICATE:

STATE OF TEXAS X
DALLAS COUNTY X

WHEREAS, LGI HOMES-TEXAS, LLC, IS THE OWNER OF A 43.702 ACRE TRACT OF LAND, SITUATED IN THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS, LLC IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 202100341224, OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDINGS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.", AND BEING THE SOUTHEAST CORNER OF SAID LGI HOMES-TEXAS, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF LANCASTER-HUTCHINS ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND SAME BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK T, OF SOUTHAVEN PHASE A, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2023-20230221638 (O.R.D.C.T.):

THENCE: S 32°34'32" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LANCASTER-HUTCHINS ROAD AND THE SOUTH LINE OF SAID LGI HOMES-TEXAS, A DISTANCE OF 936.02 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS S 32°34'32" W, A DISTANCE OF 10.13 FEET;

THENCE: DEPARTING THE AFORESAID LINE, OVER AND ACROSS SAID LGI HOMES-TEXAS THE FOLLOWING COURSES AND DISTANCES:

- N 30°51'36" W, A DISTANCE OF 1,299.47 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";
N 75°51'36" W, A DISTANCE OF 14.14 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";
N 30°51'36" W, A DISTANCE OF 60.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";
N 14°08'24" E, A DISTANCE OF 14.14 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";
N 30°51'36" W, A DISTANCE OF 125.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";

S 89°08'17" W, A DISTANCE OF 154.31 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON", BEING ON AN INTERIOR ELL CORNER OF SAID LGI HOMES-TEXAS;

THENCE: N 30°44'28" W, ALONG A WEST LINE OF SAID LGI HOMES-TEXAS, A DISTANCE OF 1,701.10 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" MARKING THE NORTHERLY NORTHWEST CORNER OF SAID LGI HOMES-TEXAS;

THENCE: N 58°59'38" E, ALONG THE NORTH LINE OF SAID LGI HOMES-TEXAS, A DISTANCE OF 535.04 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." MARKING THE COMMON NORTH CORNER OF SAID LGI HOMES-TEXAS AND LOT 39, BLOCK M, OF SAID SOUTHAVEN PHASE A ADDITION;

THENCE: DEPARTING THE AFORESAID CORNERS, OVER AND ACROSS THE EAST LINE OF SAID LGI HOMES-TEXAS AND THE WEST LINE OF SAID SOUTHAVEN PHASE A ADDITION THE FOLLOWING COURSES AND DISTANCES:

- S 31°00'22" E, A DISTANCE OF 180.65 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 89°08'41" W, A DISTANCE OF 65.24 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 14°04'10" W, A DISTANCE OF 14.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
N 58°59'38" E, A DISTANCE OF 120.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 30°51'19" E, A DISTANCE OF 751.92 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 89°08'24" W, A DISTANCE OF 120.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 75°51'27" E, A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
N 59°08'24" E, A DISTANCE OF 110.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 30°51'36" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
N 59°08'24" E, A DISTANCE OF 152.35 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 76°13'40" E, A DISTANCE OF 14.05 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 30°51'36" E, A DISTANCE OF 220.13 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 14°08'24" W, A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 89°08'24" W, A DISTANCE OF 33.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 30°51'36" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
N 59°08'24" E, A DISTANCE OF 19.84 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 167.43 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 08°19'32", SUBTENDED BY A 47.91 FEET CHORD WHICH BEARS S 35°01'22" E;

- ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 47.95 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 09°19'34" W, A DISTANCE OF 19.38 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 89°08'24" W, A DISTANCE OF 1.04 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 30°51'36" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
N 59°08'24" E, A DISTANCE OF 19.84 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 86°16'01" E, A DISTANCE OF 16.46 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 09°14'45", SUBTENDED BY A 1.42 FEET CHORD WHICH BEARS S 52°39'54" E;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 1.42 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I."; TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 21°55'46", SUBTENDED BY A 102.71 FEET CHORD WHICH BEARS S 41°49'23" E;

- ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 103.34 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 30°51'36" E, A DISTANCE OF 133.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 14°08'24" W, A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 89°08'24" W, A DISTANCE OF 137.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 30°51'36" E, A DISTANCE OF 60.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
N 59°08'24" E, A DISTANCE OF 12.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 116.51 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1265.00 FEET, A CENTRAL ANGLE OF 04°17'07", SUBTENDED BY A 138.70 FEET CHORD WHICH BEARS S 34°00'09" E;

- ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 138.77 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 89°08'24" W, A DISTANCE OF 11.06 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 30°51'36" E, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

N 59°08'24" E, A DISTANCE OF 17.58 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1265.00 FEET, A CENTRAL ANGLE OF 17°59'45", SUBTENDED BY A 395.48 FEET CHORD WHICH BEARS S 48°25'36" E;

- ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 397.31 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 57°25'28" E, A DISTANCE OF 87.70 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 32°34'32" W, A DISTANCE OF 12.49 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
S 57°25'28" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";
N 32°34'32" E, A DISTANCE OF 101.34 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 57°25'28" E, A DISTANCE OF 140.00 SQUARE FEET TO THE POINT OF BEGINNING, AND CONTAINING 43.702 ACRES OR 1,903.649 SQUARE FEET OF LAND MORE OR LESS.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT LGI HOMES, TEXAS, LLC, THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THE PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS SOUTHAVEN PHASE B, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF HUTCHINS AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, NO BUILDINGS, FENCES, TREES, SHRUBS, SIGNS, OR OTHER IMP OR OVEME N T S H A L L B E 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, TREES SHRUBS, SIGNS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR 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 ANY OF SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APURTENANCES (IRE HYDRANT VALVES, WATER METERS, METER BOXES, STREET LIGHTS) IS HEREBY GRANTED TO THE CITY OF HUTCHINS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE-NAMED APURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXCEPTIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

ELAINE TORRES, OFFICER
LGI HOMES-TEXAS, LLC.

DATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, ELAINE TORRES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE,S/HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC

No Variances from the General Development Ordinance Requested: Approved for Preparation of Final Plat

Joseph Mathews, Chairman, Planning & Zoning Commission
City of Hutchins, Texas

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARCOS A. MADRID DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

FOR PAPE DAWSON CONSULTING ENGINEERS, LLC.:
PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR MEVED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARCOS A. MADRID
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6740
FIRM REGISTRATION NO. 10194990
PAPE DAWSON CONSULTING ENGINEERS, LLC.
6105 TENNYSON PARKWAY, SUITE 210
PLANO, TEXAS 75024
TEL: 214-420-8494
EMAIL: MMADRID@PAPE-DAWSON.COM

CERTIFICATION DATE:

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 MARCOS A. MADRID, 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 \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, \_\_\_\_\_

"FINAL PLAT FOR REVIEW PURPOSE ONLY"

RECOMMENDED FOR APPROVAL

JOSEPH MATHEWS, CHAIRMAN,
PLANNING & ZONING COMMISSION
CITY OF HUTCHINS, TEXAS

DATE

DATE OF PREPARATION: JUNE 24, 2024

OWNER / DEVELOPER:
LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 210-5484
FAX: (281) 210-2601
CONTACT: ELAINE TORRES, OFFICER

FINAL PLAT
OF
SOUTHAVEN PHASE B
BLOCK D, BLOCK E, BLOCK M, BLOCK N,
BLOCK P, BLOCK Q - BLOCK U

LOTS 6-19, BLOCK D; LOTS 11-29, BLOCK E, LOTS 40-43, BLOCK M AND HOA MAINTAINED OPEN SPACE LOT 45X, BLOCK M; LOTS 15-27, BLOCK N; LOTS 1-26, BLOCK P; LOTS 1-41, BLOCK Q; LOTS 1-20, BLOCK R; LOTS 1-28, BLOCK S; LOTS 2-46, BLOCK T; LOTS 1-5, BLOCK U AND HOA MAINTAINED OPEN SPACE LOT 6X, BLOCK U

BEING A 43.702 ACRES SITUATED IN THE THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

214 RESIDENTIAL LOTS
2 HOA MAINTAINED OPEN SPACE LOTS

PAPE-DAWSON ENGINEERS

6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214-420-8494
TEXAS ENGINEERING FIRM #170 | TEXAS SURVEYING FIRM #10194990

**WHEREAS**, LGI HOMES-TEXAS, LLC, IS THE OWNER OF A 43.702 ACRE TRACT OF LAND, SITUATED IN THOMAS J. WAMPLER SURVEY, ABSTRACT NO. 1538 AND THOMAS FREEMAN SURVEY, ABSTRACT NO. 453, CITY OF HUTCHINS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS, LLC IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 202100341224, OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS (O.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.", AND BEING THE SOUTHEAST CORNER OF SAID LGI HOMES-TEXAS, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF LANCASTER-HUTCHINS ROAD (VARIABLE WIDTH RIGHT-OF-WAY), AND SAME BEING THE SOUTHWEST CORNER OF LOT 1X, BLOCK T, OF SOUTHAVEN PHASE A, AN ADDITION TO THE CITY OF HUTCHINS, DALLAS COUNTY TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2023-202300221638 (O.R.D.C.T.);

**THENCE:** S 32°34'32" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LANCASTER-HUTCHINS ROAD AND THE SOUTH LINE OF SAID LGI HOMES-TEXAS, A DISTANCE OF 936.02 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS S 32°34'32" W, A DISTANCE OF 10.13 FEET;

**THENCE:** DEPARTING THE AFORESAID LINE, OVER AND ACROSS SAID LGI HOMES-TEXAS THE FOLLOWING COURSES AND DISTANCES:

N 30°51'36" W, A DISTANCE OF 1,299.47 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";

N 75°51'36" W, A DISTANCE OF 14.14 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";

N 30°51'36" W, A DISTANCE OF 60.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";

N 14°08'24" E, A DISTANCE OF 14.14 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";

N 30°51'36" W, A DISTANCE OF 125.00 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON";

S 59°08'17" W, A DISTANCE OF 154.31 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON", BEING ON AN INTERIOR ELL CORNER OF SAID LGI HOMES-TEXAS TRACT;

**THENCE:** N 30°44'28" W, ALONG A WEST LINE OF SAID LGI HOMES-TEXAS, A DISTANCE OF 1,701.10 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" MARKING THE NORTHERLY NORTHWEST CORNER OF SAID LGI HOMES-TEXAS;

**THENCE:** N 58°59'38" E, ALONG THE NORTH LINE OF SAID LGI HOMES-TEXAS, A DISTANCE OF 535.04 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW CAP STAMPED "PAPE DAWSON" MARKING THE COMMON NORTH CORNER OF SAID LGI HOMES-TEXAS AND LOT 39, BLOCK M, OF SAID SOUTHAVEN PHASE A ADDITION;

**THENCE:** DEPARTING THE AFORESAID CORNERS, OVER AND ACROSS THE EAST LINE OF SAID LGI HOMES-TEXAS AND THE WEST LINE OF SAID SOUTHAVEN PHASE A ADDITION THE FOLLOWING COURSES AND DISTANCES:

S 31°00'22" E, A DISTANCE OF 180.65 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 59°08'41" W, A DISTANCE OF 65.24 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 14°04'10" W, A DISTANCE OF 14.40 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 58°59'38" E, A DISTANCE OF 120.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'19" E, A DISTANCE OF 751.92 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 59°08'24" W, A DISTANCE OF 120.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 75°51'27" E, A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 59°08'24" E, A DISTANCE OF 110.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 59°08'24" E, A DISTANCE OF 152.35 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 76°13'40" E, A DISTANCE OF 14.05 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 220.13 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 14°08'24" W, A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 59°08'24" W, A DISTANCE OF 33.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 59°08'24" E, A DISTANCE OF 33.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 75°51'36" E, A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 167.43 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 08°19'32", SUBTENDED BY A 47.91 FEET CHORD WHICH BEARS S 35°01'22" E;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 47.95 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 09°19'34" W, A DISTANCE OF 19.36 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";



S 59°08'24" W, A DISTANCE OF 1.04 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 59°08'24" E, A DISTANCE OF 19.84 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 86°16'01" E, A DISTANCE OF 16.46 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 00°14'45", SUBTENDED BY A 1.42 FEET CHORD WHICH BEARS S 52°39'54" E;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 1.42 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 21°55'46", SUBTENDED BY A 102.71 FEET CHORD WHICH BEARS S 41°49'23" E;

ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 103.34 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 133.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 14°08'24" W, A DISTANCE OF 14.14 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 59°08'24" W, A DISTANCE OF 137.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 60.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 59°08'24" E, A DISTANCE OF 12.50 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 116.51 FEET TO FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1265.00 FEET, A CENTRAL ANGLE OF 06°17'07", SUBTENDED BY A 138.70 FEET CHORD WHICH BEARS S 34°00'09" E;

ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 138.77 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 59°08'24" W, A DISTANCE OF 11.06 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 30°51'36" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 59°08'24" E, A DISTANCE OF 17.58 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I." TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1265.00 FEET, A CENTRAL ANGLE OF 17°59'43", SUBTENDED BY A 395.68 FEET CHORD WHICH BEARS S 48°25'36" E;

ALONG SAID CURVE, AN ARC LENGTH OF 397.31 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 57°25'28" E, A DISTANCE OF 87.70 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 32°34'32" W, A DISTANCE OF 12.49 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 57°25'28" E, A DISTANCE OF 50.00 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

N 32°34'32" E, A DISTANCE OF 101.34 FEET TO A FOUND 1/2-INCH IRON ROD WITH RED CAP STAMPED "W.A.I.";

S 57°25'28" E, A DISTANCE OF 140.00 SQUARE FEET TO **THE POINT OF BEGINNING**, AND **CONTAINING** 43.702 ACRES OR 1,903,649 SQUARE FEET OF LAND MORE OR LESS, AND BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON GROUND AND ACCOMPANIED BY AN EXHIBIT OR SURVEY MAP PREPARED UNDER JOB NUMBER 70201-02 BY PAPE DAWSON CONSULTING ENGINEERS, LLC.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202) FROM NORTH AMERICAN DATUM 1983 (NA2011) EPOCH 2010.00.

FOR PAPE DAWSON CONSULTING ENGINEERS, LLC.

**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.**

---

MARCOS A. MADRID  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6740  
FIRM REGISTRATION NO. 10194390  
PAPE DAWSON CONSULTING ENGINEERS, LLC.  
6105 TENNYSON PARKWAY, SUITE 210  
PLANO, TEXAS 75024  
TELE. 214-420-8494  
EMAIL: MMADRID@PAPE-DAWSON.COM

CERTIFICATION DATE: NOVEMBER 9, 2023



**Chairman Joseph Matthews**  
**Vice Chairwoman Marie Harris**  
**Commissioner Tod Davis**  
**Commissioner Harry Gross**  
**Commissioner Don Pressler**

**Hutchins City Hall**  
**321 N. Main Street**  
**Hutchins, TX 75141**  
**www.cityofhutchins.org**

**MINUTES**  
**HUTCHINS PLANNING AND ZONING COMMISSION**  
**June 20, 2024**  
**REGULAR MEETING – 6:00 P.M.**

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on June 20, 2024, at 6:00 p.m.at the Hutchins City Hall Hutchins, Texas 75141.

**A. CALL TO ORDER.**

Chairman Matthews called the meeting to order at 6:00 p.m.  
Commissioner Davis gave the invocation.  
The pledge of allegiance was performed.

**Members Present:**

Chairman Joseph Matthews  
Commissioner Marie Harris  
Commissioner Tod Davis  
Commissioner Don Pressler

**Members Absent:**

Commissioner Harry Gross

**B. CITIZEN COMMENTS**

No citizens' comments were made.

**C. PRESENTATIONS**

No presentations were given.

**D. CONSENT AGENDA**

No items on the consent agenda.

**E. PUBLIC HEARINGS**

**F. REGULAR AGENDA**

**1. Approval of the April 18, 2024, minutes.**

Commissioner Harris made a motion to approve the April 18, 2024, minutes. Commissioner Davis seconded the motion to approve. Motion carried 4-0.

**G. ITEMS OF COMMUNITY INTEREST**

1. The items of community interest were read into the record.

**H. ADJOURN**

Commissioner Davis made a motion to adjourn. Commissioner Harris seconded the motion Approved by a 4-0 roll call vote. The meeting was adjourned at 6:06 PM.

APPROVED:

\_\_\_\_\_  
Joseph Matthews  
Chairman

\_\_\_\_\_  
Harry Gross  
Secretary

\_\_\_\_\_  
Recording Secretary