



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

**Thursday, November 16, 2023 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, November 16, 2023 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 preliminary 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 October 19, 2023 minutes

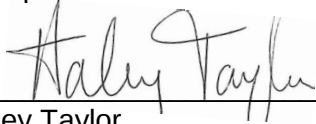
G. ITEMS OF COMMUNITY INTEREST

3. Planning and Zoning Meeting - December 21, 2023 at 6:00PM

H. ADJOURNMENT

CERTIFICATION

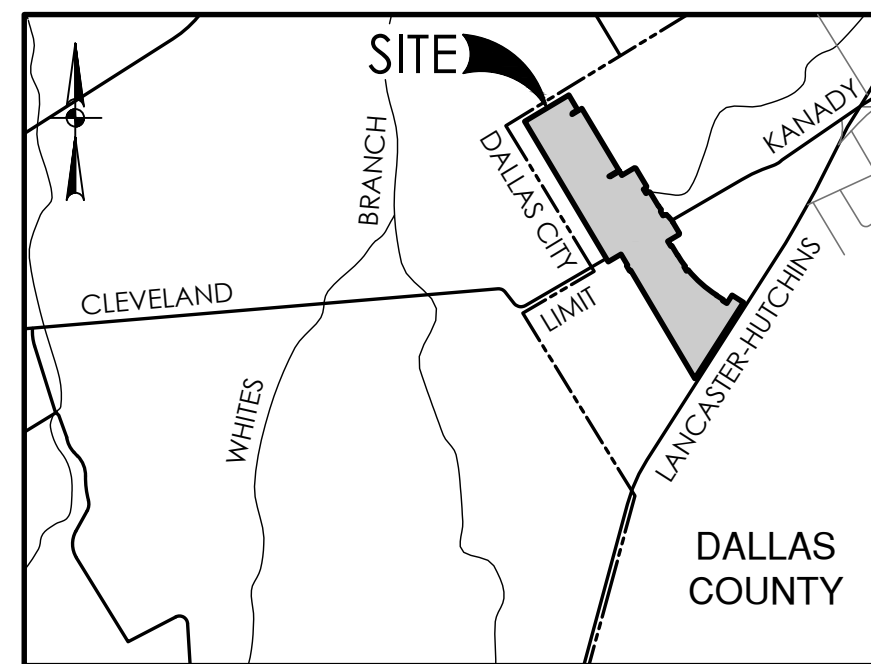
I certify that a copy of the November 16, 2023 agenda of items to be considered by the Planning & Zoning Commission Board was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website www.cityofhutchins.org, in accordance with Chapter 551 of the Texas Government Code. Posted on November 10, 2023 before 6:00 p.m.



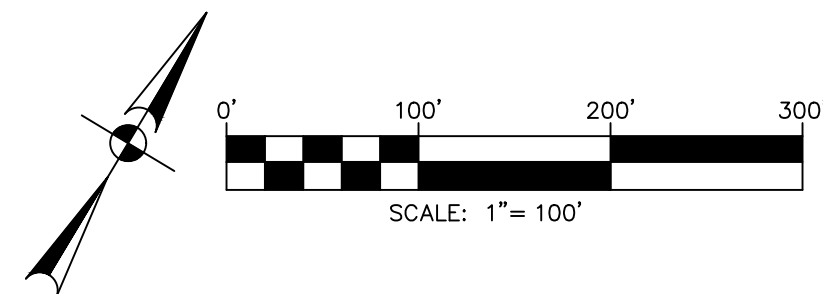
Haley Taylor
Staff Liaison

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 colquin@cityofhutchins.org



LOCATION MAP
NOT-TO-SCALE



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"
CAB.	CABINET	FD.	FOUND
INST. NO.	INSTRUMENT NUMBER	I.R.	1/2" IRON ROD
UE	UTILITY EASEMENT	(W.A.I.)	(UNLESS NOTED OTHERWISE) RED CAP STAMPED "W.A.I."
VOL.	VOLUME	(PD)	YELLOW CAP STAMPED "PAPE DAWSON"
PG.	PAGES	BSL	BUILDING SETBACK LINE
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

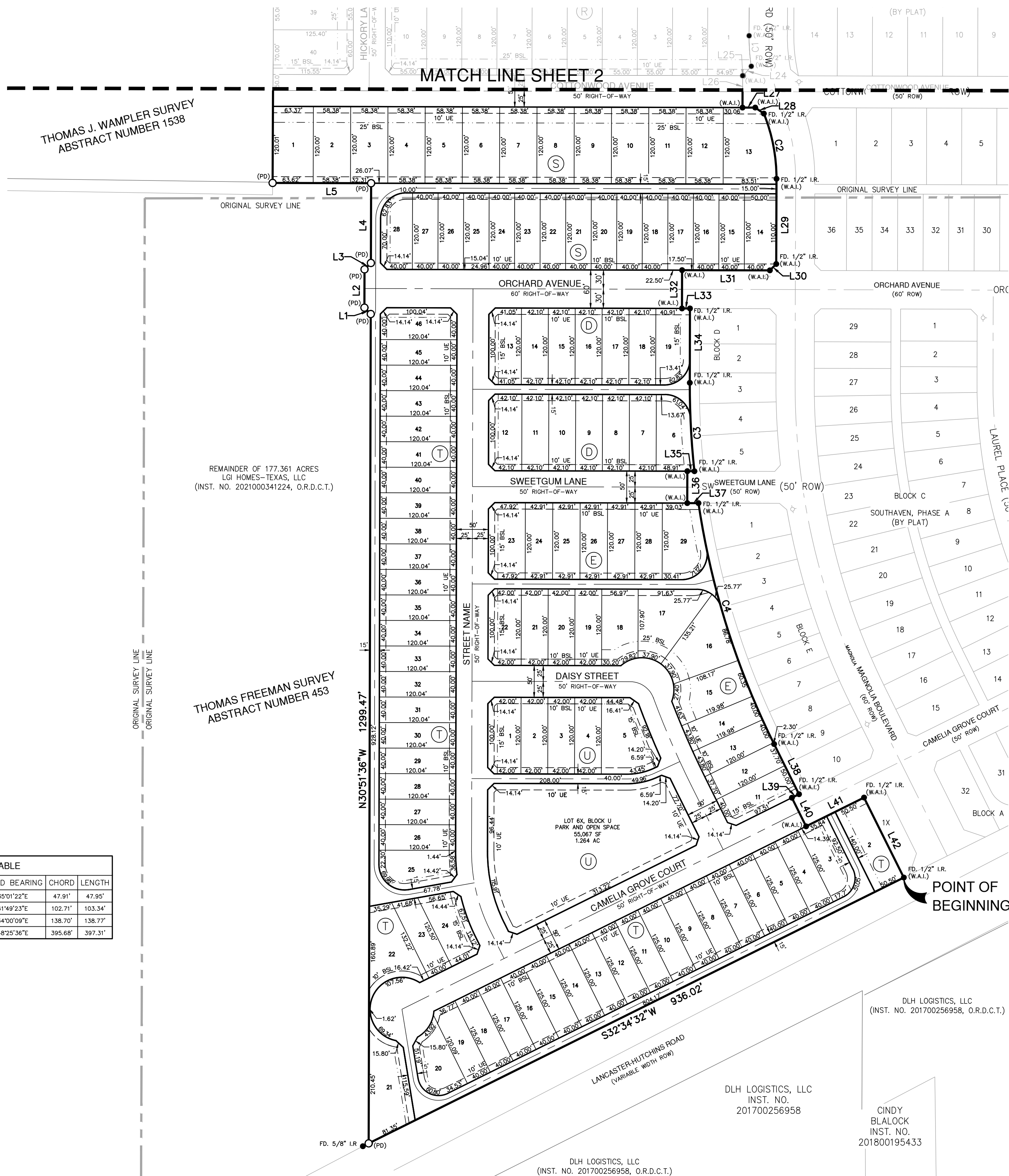
TRACT AREA (ACRES / SQ. FT.)	43.702	1,903,649
TRACT ZONING	PD-ORD, 2018-1068 & REVISED ORD, 2020-1103	
MIN. LOT SIZES (W x D & SQ. FT. / ACRES)		
55' X 120'	6,600 SF.	0.152 AC.
40' X 120'	4,800 SF.	0.110 AC.
MIN. UNIT SIZE (SQ. FT.)	55' X 120'	1,250
MAX. LOT COVERAGE	55' X 120'	70%
BUILDING SETBACKS		
FRONT (FT.)	55' X 120'	25'
REAR (FT.)	55' X 120'	20'
SIDE & SIDE ON STREET (FT.)	55' X 120'	5 & 15'
GROSS SITE AREA	43.702	
RIGHT-OF-WAY DEDICATION	9.770	
NET ACREAGE	33.932	
LOTS		
RESIDENTIAL LOTS	214	31,283
OPEN SPACE	2	2,649
LOT DENSITY	4.897 LOTS/ACRE	

LINE #	BEARING	LENGTH
L1	N75°51'36"W	14.14'
L2	N30°51'36"W	60.00'
L3	N14°08'24"E	14.14'
L4	N30°51'36"W	125.00'
L5	S59°08'17"W	154.31'
L6	S31°00'22"E	180.85'
L7	S59°08'41"W	65.24'
L8	S14°04'10"W	14.40'
L9	N58°59'38"E	120.00'
L10	S59°08'24"W	120.00'
L11	S75°51'27"E	14.14'
L12	N59°08'24"E	110.00'
L13	S30°51'36"E	50.00'
L14	N59°08'24"E	152.35'
L15	S78°13'40"E	14.05'
L16	S30°51'36"E	220.13'
L17	S30°51'36"E	220.13'
L18	S14°08'24"W	14.14'
L19	S59°08'24"W	33.50'
L20	S30°51'36"E	50.00'

LINE #	BEARING	LENGTH
L21	N59°08'24"E	33.50'
L22	S75°51'36"E	14.14'
L23	S30°51'36"E	167.43'
L24	S91°9'34"W	19.36'
L25	S59°08'24"W	1.04'
L26	S30°51'36"E	50.00'
L27	N59°08'24"E	19.84'
L28	S86°16'01"E	16.46'
L29	S30°51'36"E	133.50'
L30	S14°08'24"W	14.14'
L31	S59°08'24"W	137.50'
L32	S30°51'36"E	60.00'
L33	N59°08'24"E	12.50'
L34	S30°51'36"E	116.51'
L35	S59°08'24"W	11.06'
L36	S30°51'36"E	50.00'
L37	N59°08'24"E	17.58'
L38	S57°25'28"E	87.70'
L39	S32°34'32"W	12.49'
L40	S57°25'28"E	50.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	330.00'	81°9'32"	S35°01'22"E	47.91'	47.95'
C2	270.00'	21°55'46"	S41°49'23"E	102.71'	103.34'
C3	1265.00'	61°7'07"	S34°00'09"E	138.70'	138.77'
C4	1265.00'	17°59'43"	S48°25'36"E	395.68'	397.31'

LINE #	BEARING	LENGTH
L41	N32°34'32"E	101.34'
L42	S57°25'28"E	140.00'



BLOCK & LOT	SQ. FOOT	ACRE
BLOCK D, LOT 6	6317	0.145
BLOCK D, LOT 7	5052	0.116
BLOCK D, LOT 8	5052	0.116
BLOCK D, LOT 9	5052	0.116
BLOCK D, LOT 10	5052	0.116
BLOCK D, LOT 11	5052	0.116
BLOCK D, LOT 12	6152	0.141
BLOCK D, LOT 13	6028	0.138
BLOCK D, LOT 14	5052	0.116
BLOCK D, LOT 15	5052	0.116
BLOCK D, LOT 16	5052	0.116
BLOCK D, LOT 17	5052	0.116
BLOCK D, LOT 18	5052	0.116
BLOCK D, LOT 19	6066	0.139

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK T, LOT 2	7070	0.162
BLOCK T, LOT 3	6053	0.139
BLOCK T, LOT 4	5000	0.115
BLOCK T, LOT 5	5000	0.115
BLOCK T, LOT 6	5000	0.115
BLOCK T, LOT 7	5000	0.115
BLOCK T, LOT 8	5000	0.115
BLOCK T, LOT 9	5000	0.115
BLOCK T, LOT 10	5000	0.115
BLOCK T, LOT 11	5000	0.115
BLOCK T, LOT 12	5000	0.115
BLOCK T, LOT 13	5000	0.115
BLOCK T, LOT 14	5000	0.115
BLOCK T, LOT 15	5000	0.115
BLOCK T, LOT 16	5000	0.115
BLOCK T, LOT 17	5000	0.115
BLOCK T, LOT 18	5000	0.115
BLOCK T, LOT 19	4992	0.115
BLOCK T, LOT 20	6066	0.139
BLOCK T, LOT 21	9642	0.221
BLOCK T, LOT 22	8185	0.187
BLOCK T, LOT 23	5055	0.116
BLOCK T, LOT 24	6249	0.143
BLOCK T, LOT 25	6614	0.152
BLOCK T, LOT 26	4802	0.110
BLOCK T, LOT 27	4802	0.110
BLOCK T, LOT 28	4802	0.110
BLOCK T, LOT 29	4802	0.110
BLOCK T, LOT 30	4802	0.110
BLOCK T, LOT 31	4802	0.110
BLOCK T, LOT 32	4802	0.110
BLOCK T, LOT 33	4802	0.110
BLOCK T, LOT 34	4802	0.110
BLOCK T, LOT 35	4802	0.110
BLOCK T, LOT 36	4802	0.110
BLOCK T, LOT 37	4802	0.110
BLOCK T, LOT 38	4802	0.110
BLOCK T, LOT 39	4802	0.110
BLOCK T, LOT 40	4802	0.110
BLOCK T, LOT 41	4802	0.110
BLOCK T, LOT 42	4802	0.110
BLOCK T, LOT 43	4802	0.110
BLOCK T, LOT 44	4802	0.110
BLOCK T, LOT 45	4802	0.110
BLOCK T, LOT 46	5902	0.135

BLOCK & LOT	SQ. FOOT	ACRE
LOT EX. BLOCK U	55067	1.264
PARK AND OPEN SPACE		

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.

PAPE-DAWSON ENGINEERS
6105 TENNYSON PARKWAY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK E, LOT 11	5950	0.137
BLOCK E, LOT 12	4813	0.110
BLOCK E, LOT 13	5027	0.115
BLOCK E, LOT 14	5027	0.115
BLOCK E, LOT 15	7406	0.170
BLOCK E, LOT 16	8555	0.196
BLOCK E, LOT 17	8878	0.204
BLOCK E, LOT 18	6631	0.152
BLOCK E, LOT 19	5040	0.116
BLOCK E, LOT 20	5040	0.116
BLOCK E, LOT 21	5040	0.116
BLOCK E, LOT 22	6140	0.141
BLOCK E, LOT 23	6851	0.157
BLOCK E, LOT 24	5149	0.118
BLOCK E, LOT 25	5149	0.118
BLOCK E, LOT 26	5149	0.118
BLOCK E, LOT 27	5149	0.118
BLOCK E, LOT 28	5149	0.118
BLOCK E, LOT 29	7552	0.173

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK S, LOT 1	7620	0.175
BLOCK S, LOT 2	7006	0.161
BLOCK S, LOT 3	7006	0.161
BLOCK S, LOT 4	7006	0.161
BLOCK S, LOT 5	7006	0.161
BLOCK S, LOT 6	7006	0.161
BLOCK S, LOT 7	7006	0.161
BLOCK S, LOT 8	7006	0.161
BLOCK S, LOT 9	7006	0.161
BLOCK S, LOT 10	7006	0.161
BLOCK S, LOT 11	7006	0.161
BLOCK S, LOT 12	7006	0.161
BLOCK S, LOT 13	8998	0.209
BLOCK S, LOT 14	5950	0.137
BLOCK S, LOT 15	4800	0.110
BLOCK S, LOT 16	4800	0.110
BLOCK S, LOT 17	4800	0.110
BLOCK S, LOT 18	4800	0.110
BLOCK S, LOT 19	4800	0.110
BLOCK S, LOT 20	4800	0.110
BLOCK S, LOT 21	4800	0.110
BLOCK S, LOT 22	4800	0.110
BLOCK S, LOT 23	4800	0.110
BLOCK S, LOT 24	4800	0.110
BLOCK S, LOT 25	4800	0.110
BLOCK S, LOT 26	4800	0.110
BLOCK S, LOT 27	4800	0.110
BLOCK S, LOT 28	5607	0.129

BLOCK & LOT	SQ. FOOT	ACRE
BLOCK U, LOT 1	6140	0.141
BLOCK U, LOT 2	5040	0.116
BLOCK U, LOT 3	5040	0.116
BLOCK U, LOT 4	5040	0.116
BLOCK U, LOT 5	8946	0.205

"PRELIMINARY PLAT FOR REVIEW PURPOSE ONLY"

RECOMMENDED FOR APPROVAL

INSERT NAME, CHAIRMAN,
PLANNING & ZONING COMMISSION
CITY OF HUTCHINS, TEXAS

"APPROVAL FOR PREPARATION OF FINAL PLAT"

MARIO VASQUEZ, MAYOR
CITY OF HUTCHINS, TEXAS

DATE OF PREPARATION: OCTOBER 30, 2023

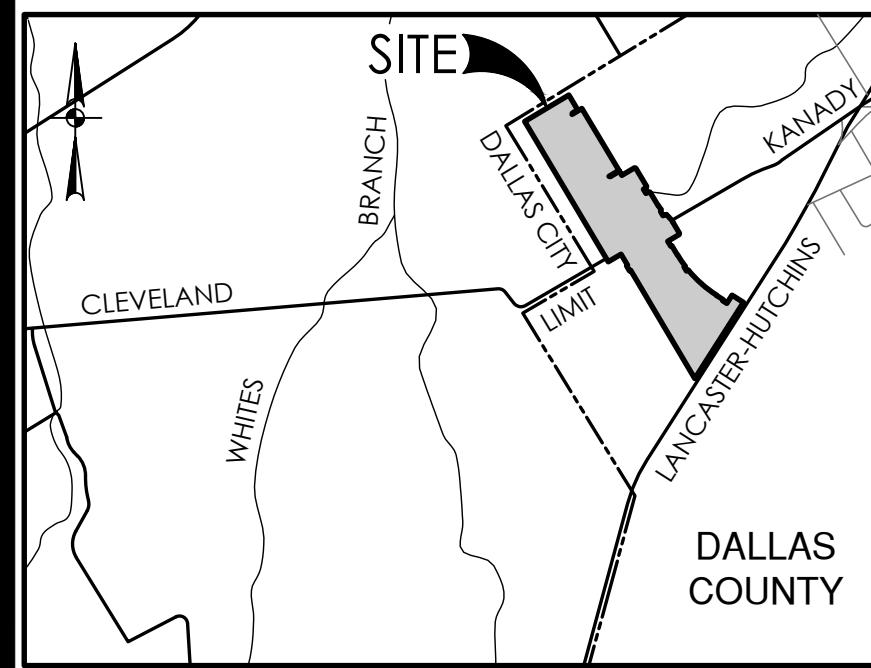
PRELIMINARY PLAT
OF
SOUTHAVEN, PHASE B
BLOCK D, BLOCK E, BLOCK M, BLOCK N,
BLOCK P, BLOCK Q - BLOCK U

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

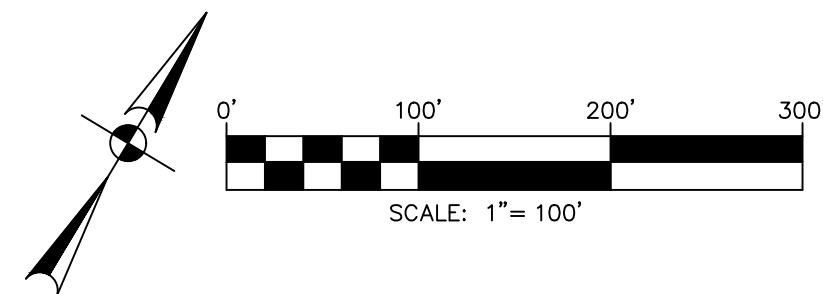
BEING A 43.702 ACRES SITUATED CASWELL C. OVERTON SURVEY,
ABSTRACT NO. 1102, THOMAS J. WAMPLER SURVEY, ABSTRACT
NO. 1538 AND THE THOMAS FREEMAN SURVEY, ABSTRACT NO.
453, IN CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

214 RESIDENTIAL LOTS
2 HOA MAINTAINED OPEN SPACE LOTS

SHEET 1 OF 8



LOCATION MAP
NOT-TO-SCALE



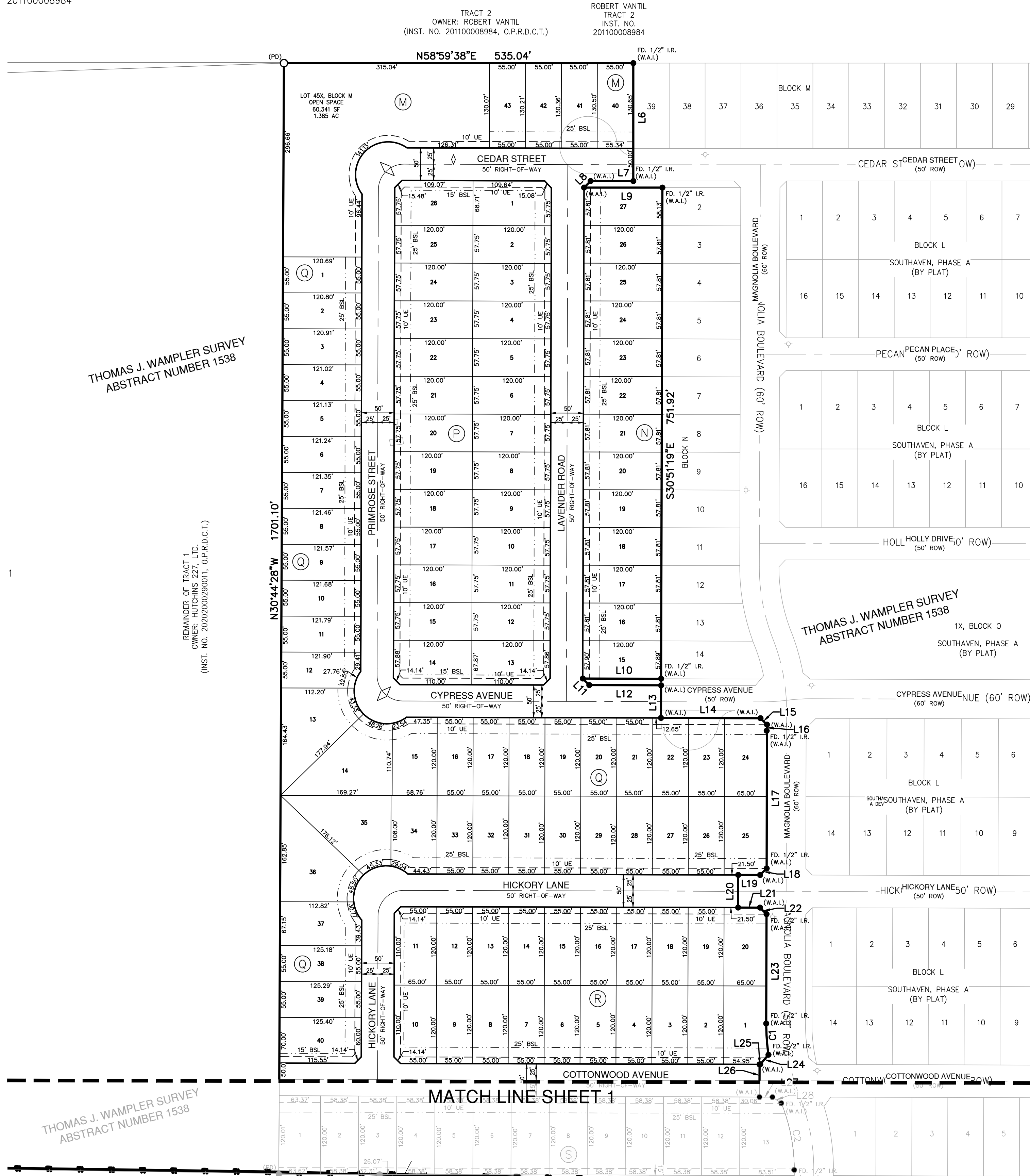
LEGEND

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"
CAB.	CABINET	FD.	FOUND
INST. NO.	INSTRUMENT NUMBER	I.R.	1/2" IRON ROD (UNLESS NOTED OTHERWISE)
UE	UTILITY EASEMENT	(W.A.L.)	RED CAP STAMPED "W.A.L."
VOL.	VOLUME	(PD)	YELLOW CAP STAMPED "PAPE DAWSON"
PG.	PAGE(S)	BSL	BUILDING SETBACK LINE
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, 2018-1068 & REVISED ORD. 2020-1103	
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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
MAX. LOT COVERAGE	55' X 120'	50%
BUILDING SETBACKS		
FRONT (FT.)	55' X 120'	25'
REAR (FT.)	55' X 120'	20'
SIDE & SIDE ON STREET (FT.)	55' X 120'	5 & 15
GROSS SITE AREA	43.702	
RIGHT-OF-WAY DEDICATION	9.770	
NET ACREAGE	33.932	
LOTS		ACREAGE
RESIDENTIAL LOTS	214	31.283
OPEN SPACE	2	2.649
LOT DENSITY	4.897 LOTS/ACRE	

ST VANTIL
ACT 2
201100008984



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 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) 210-2601
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.

**PAPE-DAWSON
ENGINEERS**
6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

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

"PRELIMINARY PLAT FOR REVIEW PURPOSE ONLY"
RECOMMENDED FOR APPROVAL

INSERT NAME, CHAIRMAN,
PLANNING & ZONING COMMISSION
CITY OF HUTCHINS, TEXAS

"APPROVAL FOR PREPARATION OF FINAL PLAT"

MARIO VASQUEZ, MAYOR
CITY OF HUTCHINS, TEXAS

DATE OF PREPARATION: OCTOBER 30, 2023

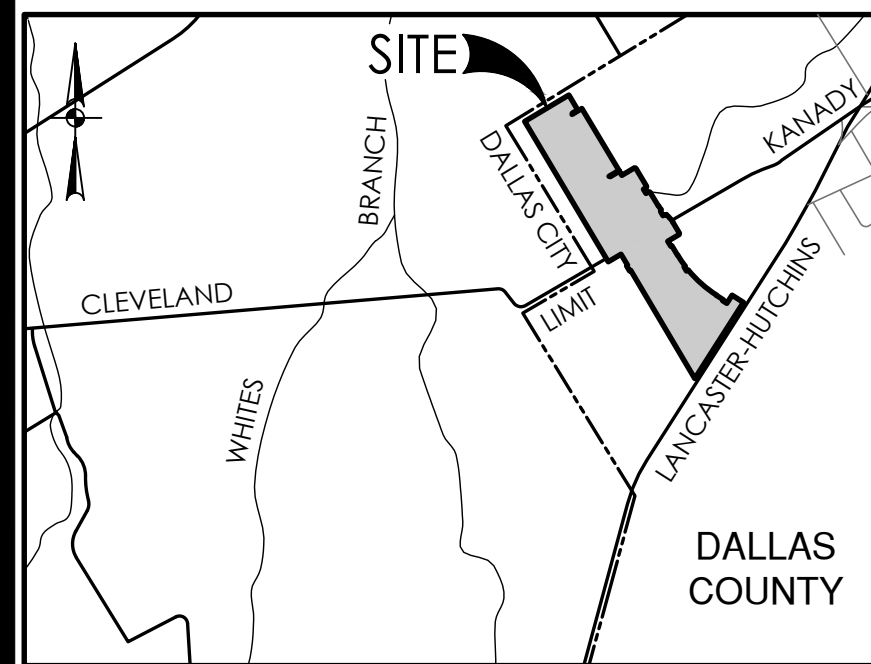
PRELIMINARY PLAT
OF
SOUTHAVEN, PHASE B
BLOCK D, BLOCK E, BLOCK M, BLOCK N,
BLOCK P, BLOCK Q - BLOCK U

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BLOCK U AND HOA MAINTAINED OPEN SPACE LOT 6X, BLOCK U

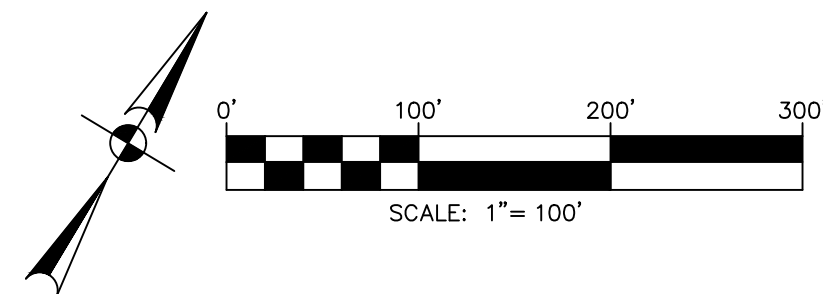
BEING A 43.702 ACRES SITUATED CASWELL C. OVERTON SURVEY,
ABSTRACT NO. 1102, THOMAS J. WAMPLER SURVEY, ABSTRACT
NO. 1538 AND THE THOMAS FREEMAN SURVEY, ABSTRACT NO.
453, IN CITY OF HUTCHINS, DALLAS COUNTY, TEXAS.

214 RESIDENTIAL LOTS
2 HOA MAINTAINED OPEN SPACE LOTS

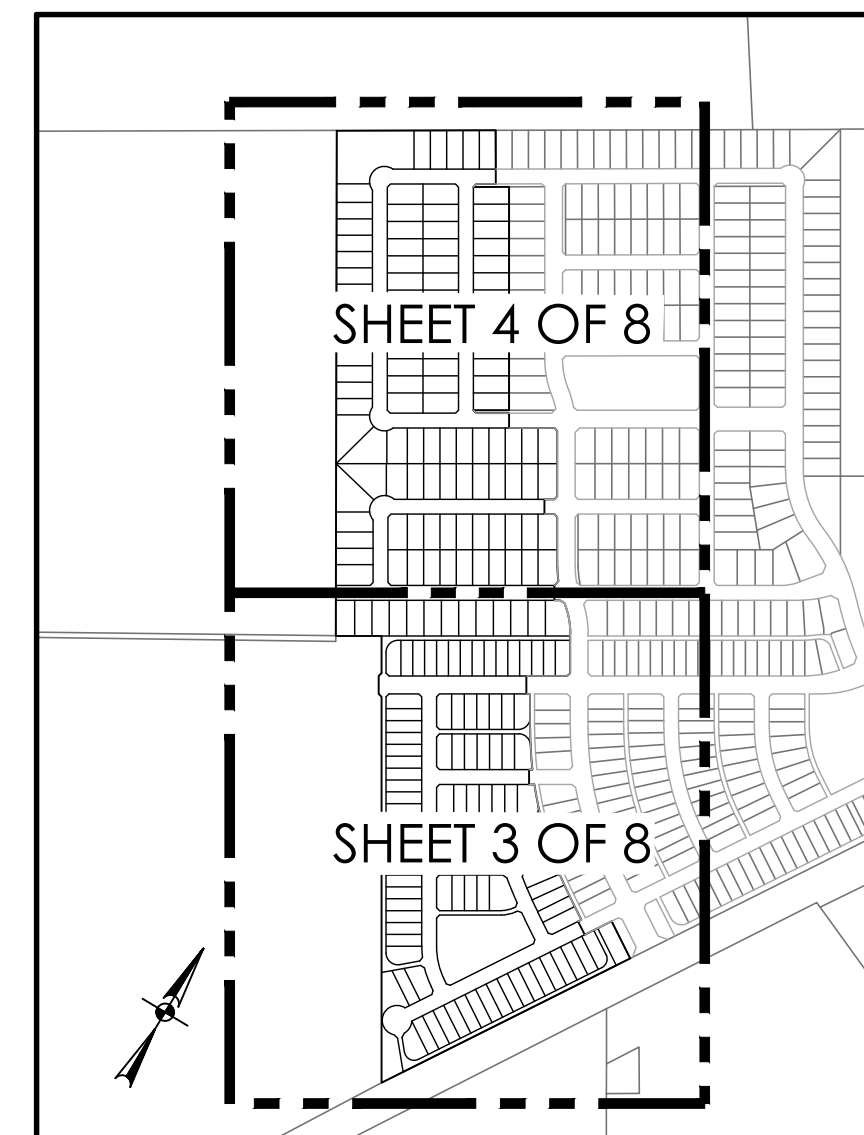
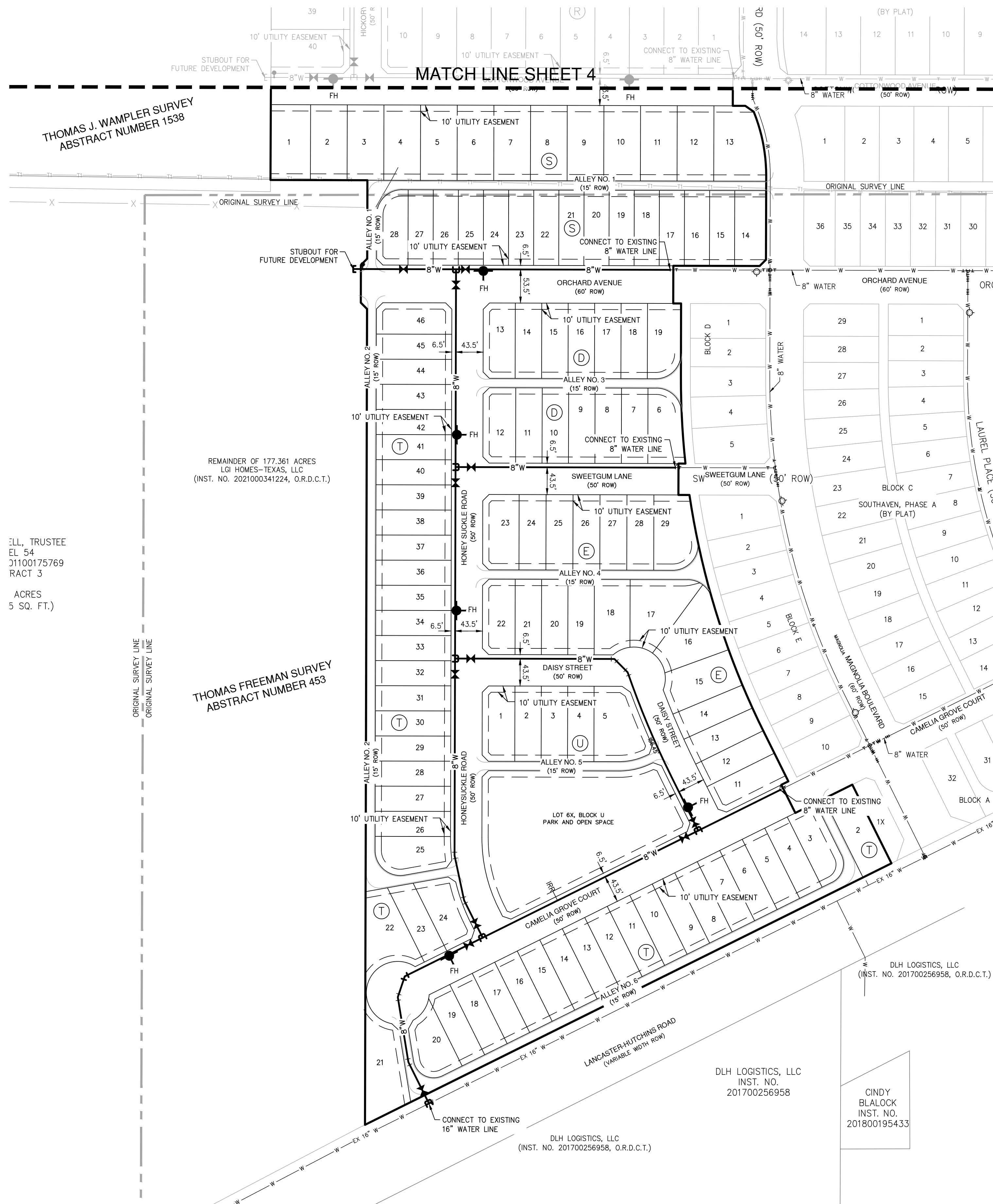
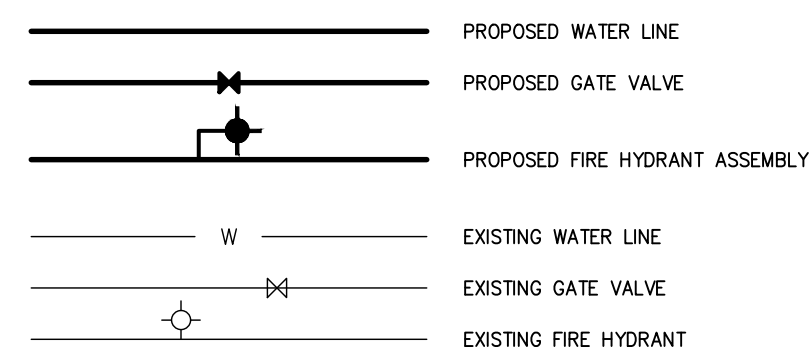
SHEET 2 OF 8



LOCATION MAP
NOT-TO-SCALE



WATER LEGEND



INDEX MAP
NOT-TO-SCALE

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.

**PAPE-DAWSON
ENGINEERS**
6105 TENNYSON PARKWAY, STE 210 | PLANO, TX 75024 | 214.420.8494
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10194390

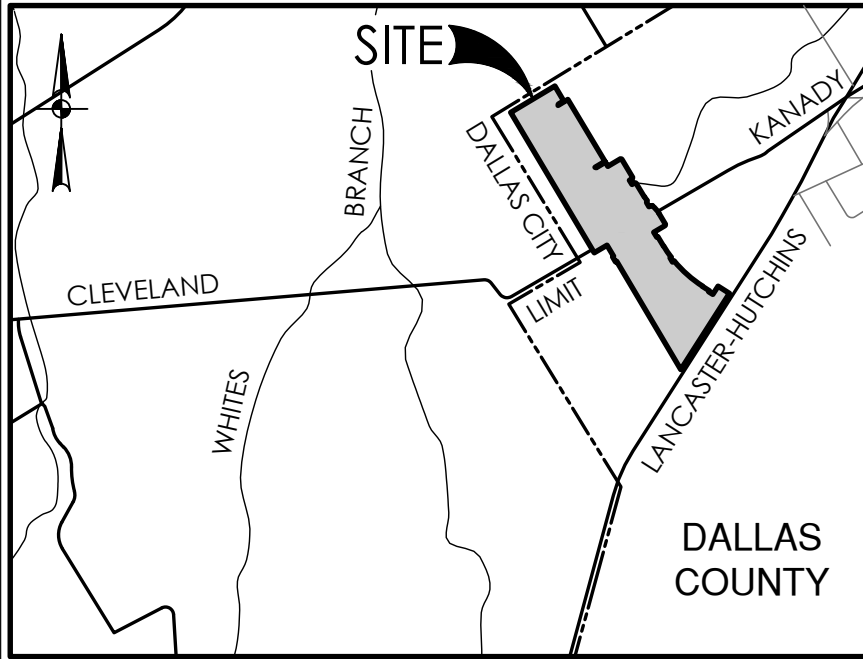
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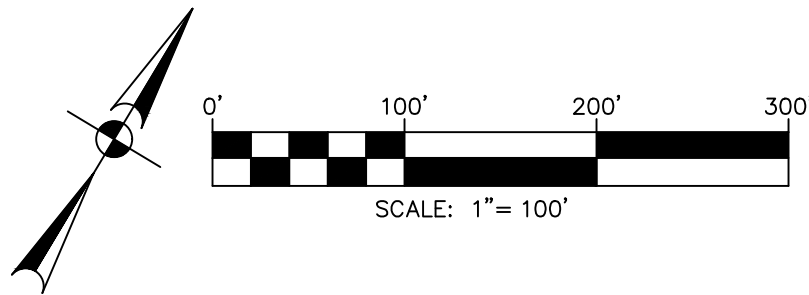
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214 RESIDENTIAL LOTS
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SHEET 3 OF 8

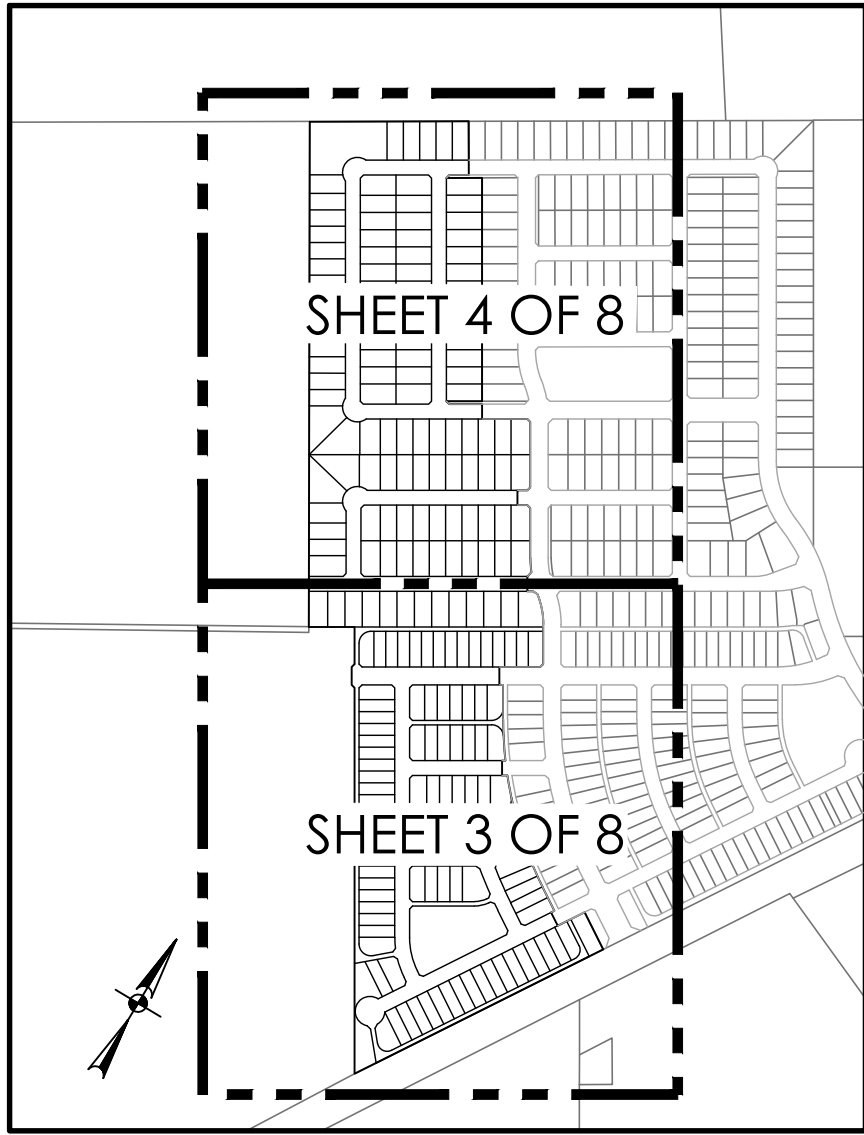
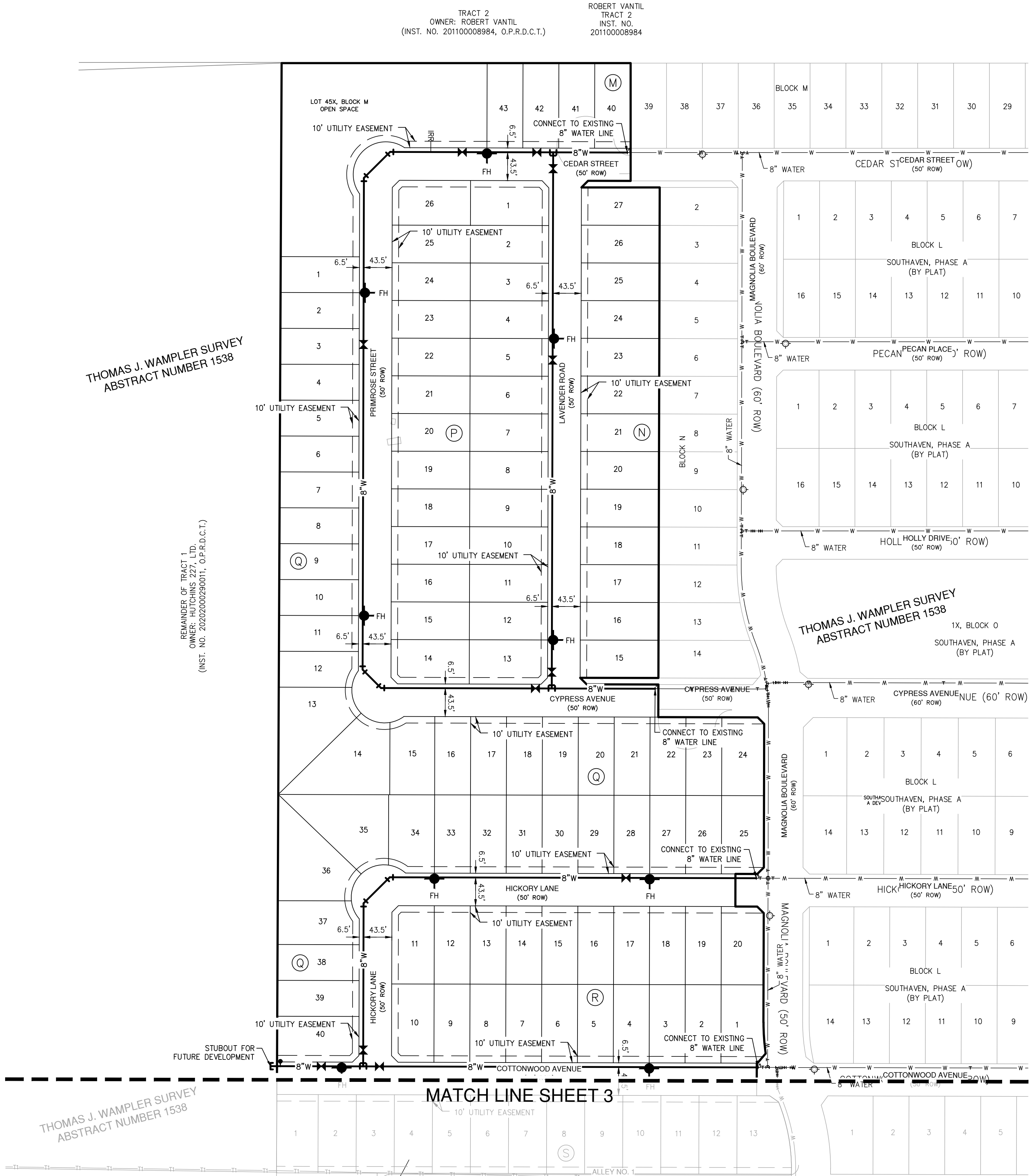


LOCATION MAP
NOT-TO-SCALE



WATER LEGEND

- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING WATER LINE
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT



INDEX MAP
NOT-TO-SCALE

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TEXAS SURVEYING FIRM NO. 10194390
CONTACT: ERIK BJORNSTROM, P.E.

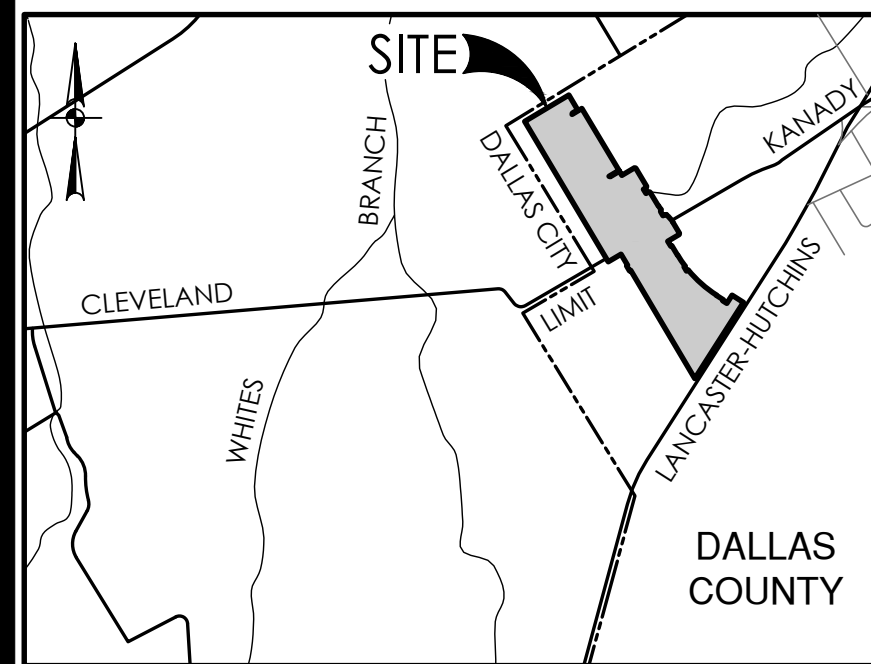
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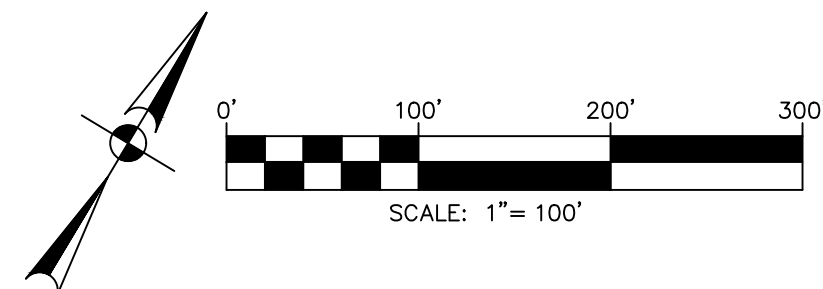
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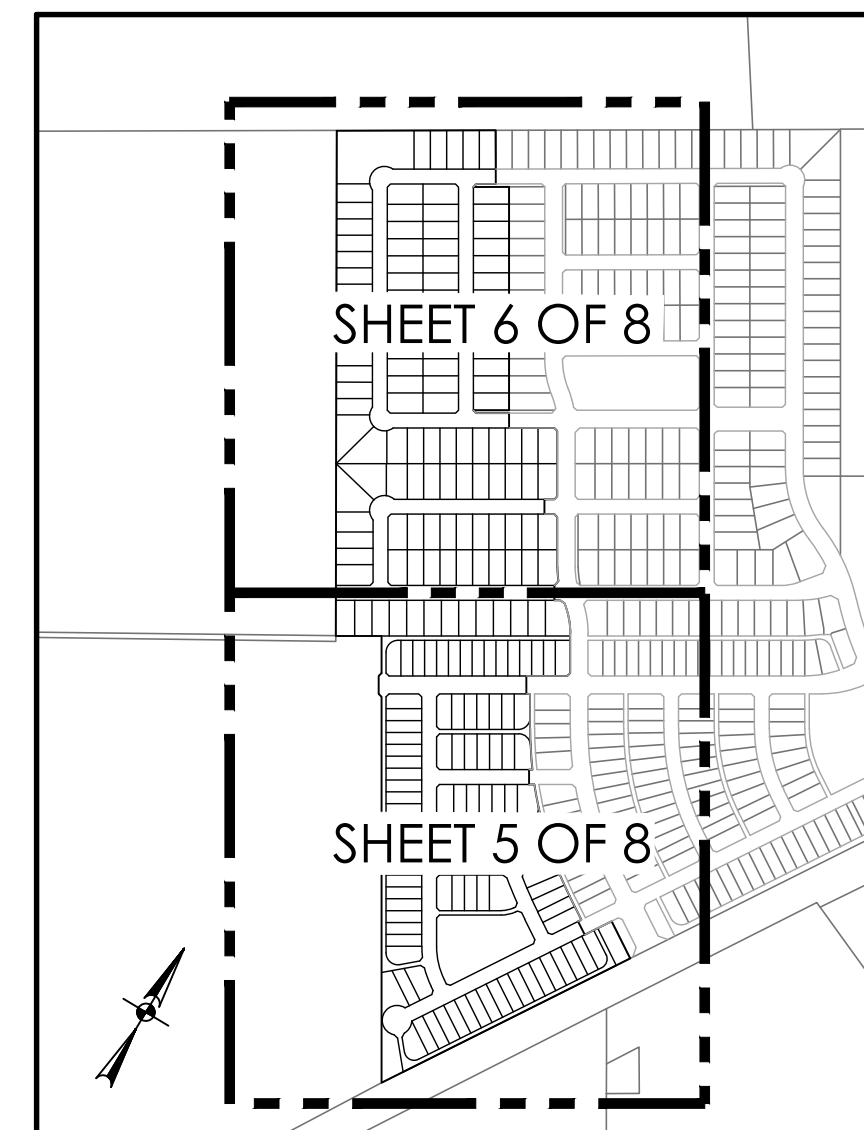
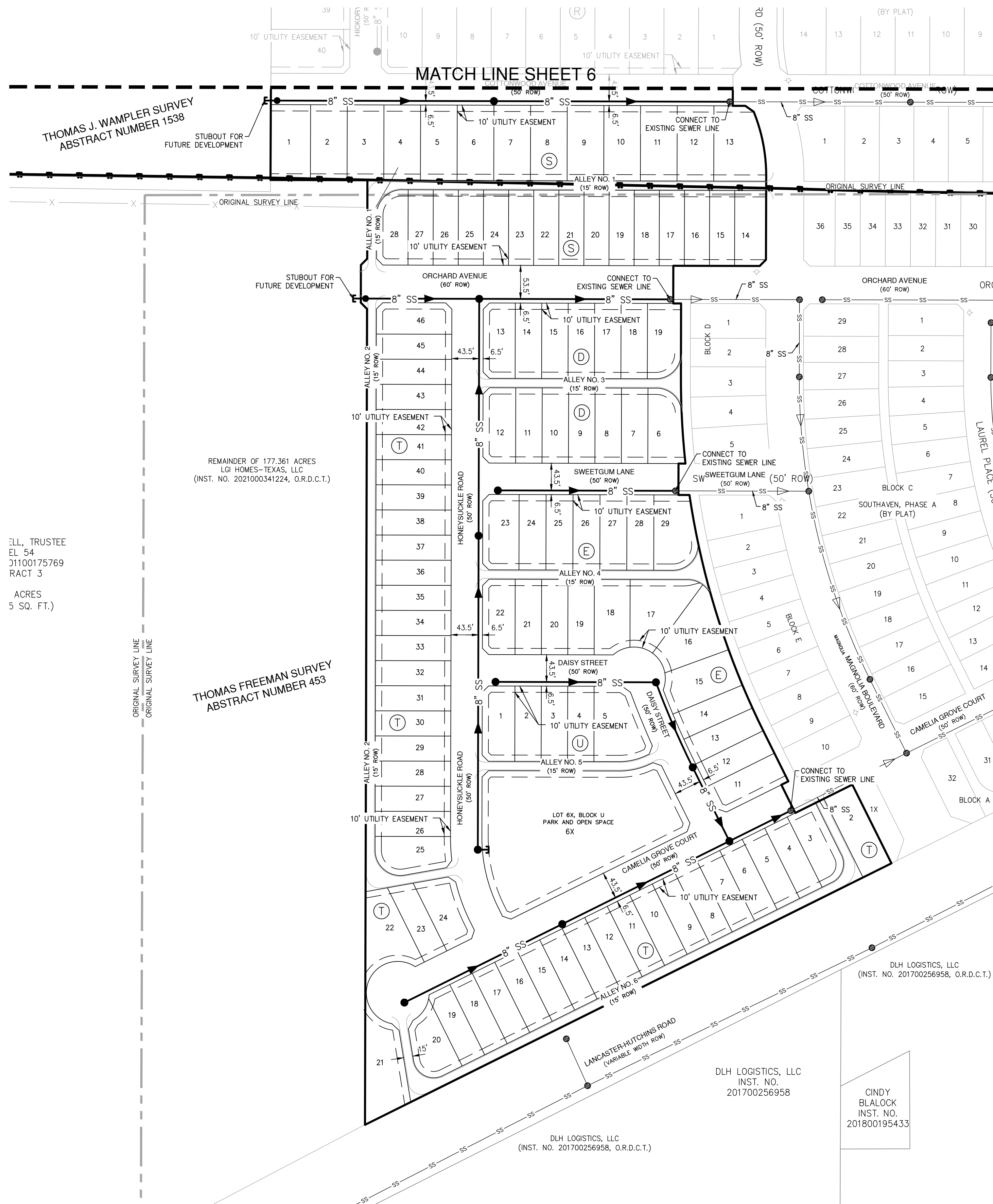
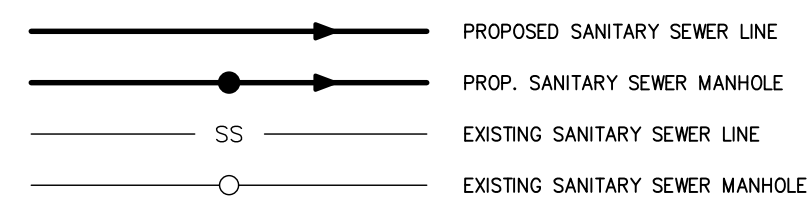
214 RESIDENTIAL LOTS
2 HOA MAINTAINED OPEN SPACE LOTS



LOCATION MAP
NOT-TO-SCALE



SEWER LEGEND



INDEX MAP
NOT-TO-SCALE

DATE OF PREPARATION: OCTOBER 30, 2023

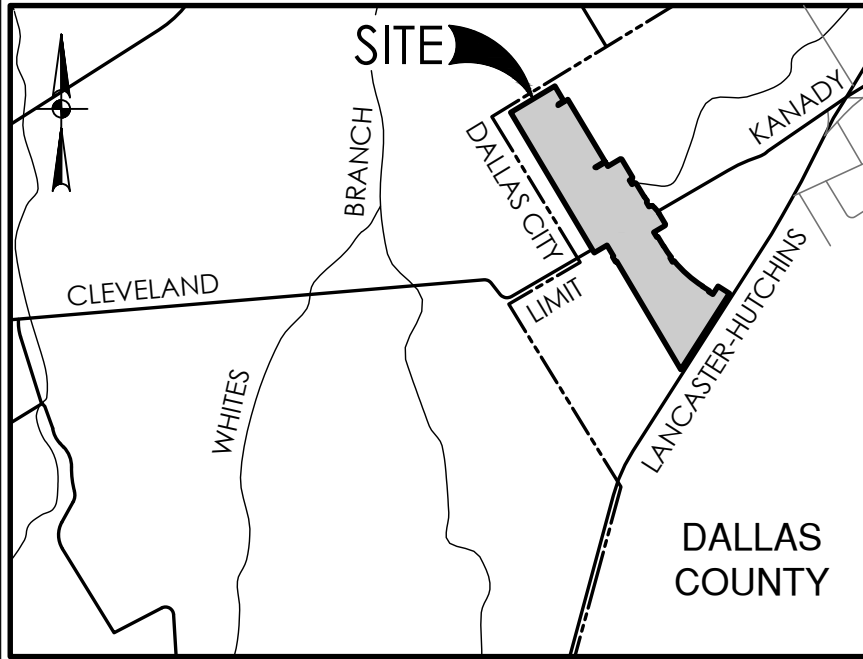
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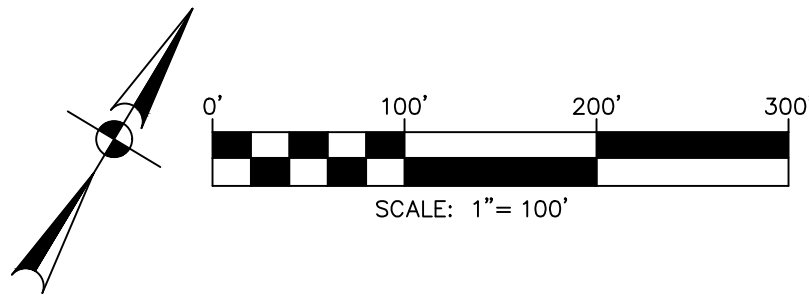
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214 RESIDENTIAL LOTS
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SHEET 5 OF 8



LOCATION MAP
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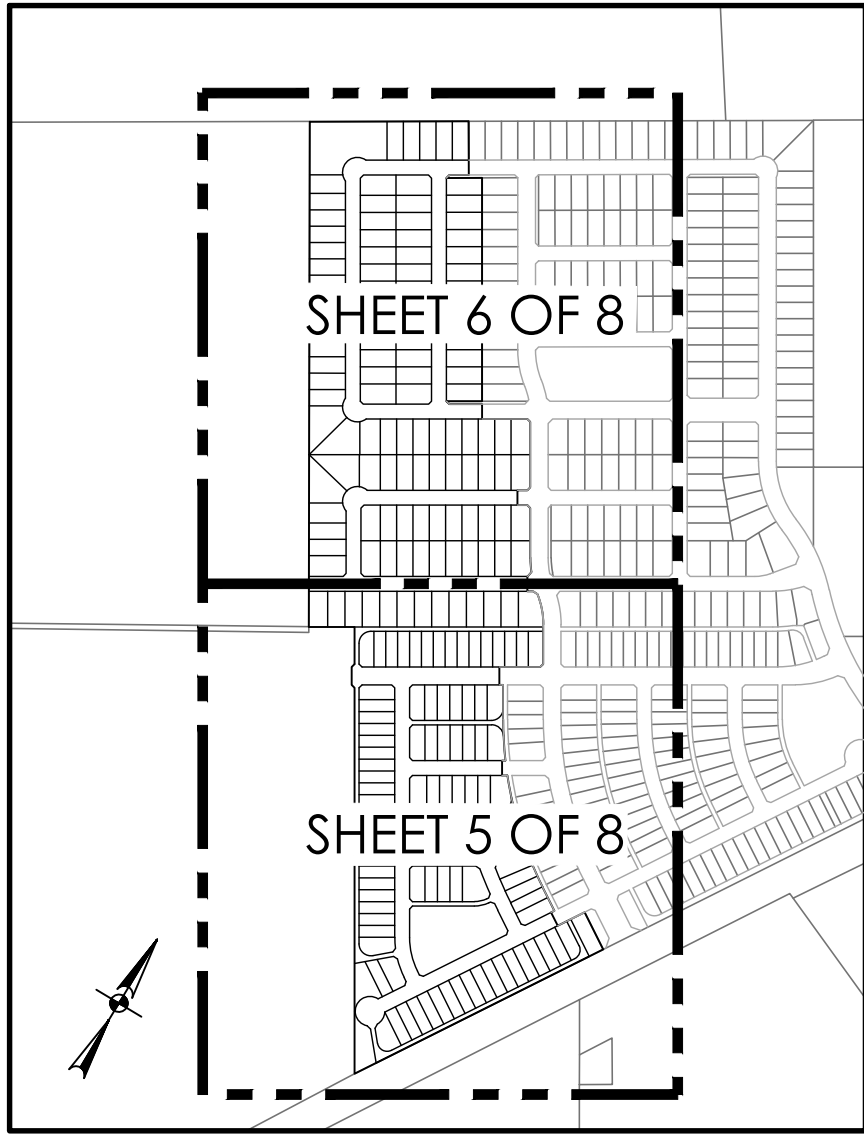
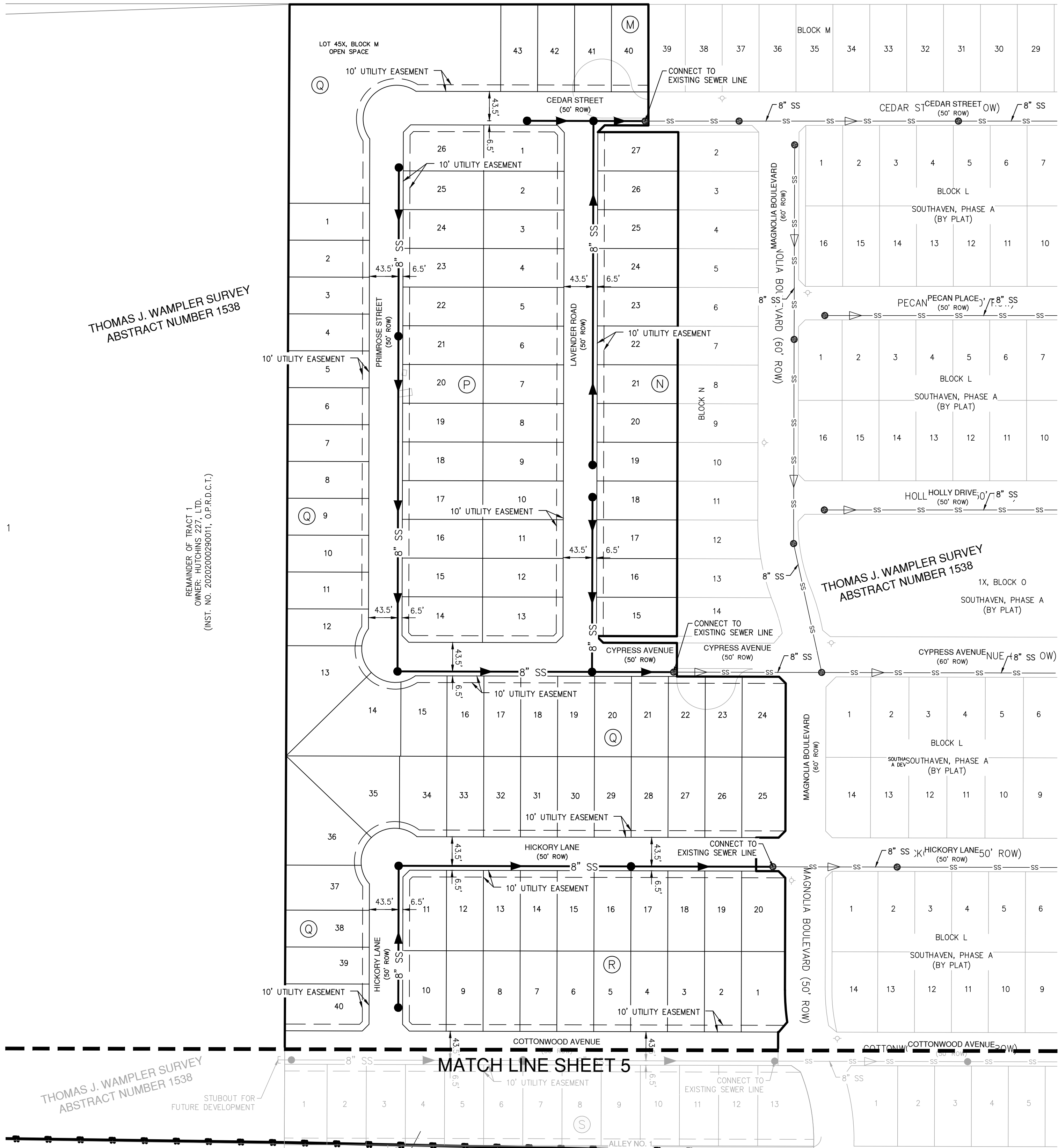
SEWER LEGEND

- PROPOSED SANITARY SEWER LINE
- PROP. SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE

TRACT 2
ACT 2
201100008984

TRACT 2
OWNER: ROBERT VANTIL
(INST. NO. 201100008984, O.P.R.D.C.T.)

TRACT 2
INST. NO.
201100008984



INDEX MAP
NOT-TO-SCALE

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TEXAS SURVEYING FIRM NO. 10194390
CONTACT: ERIK BJORNSTROM, P.E.

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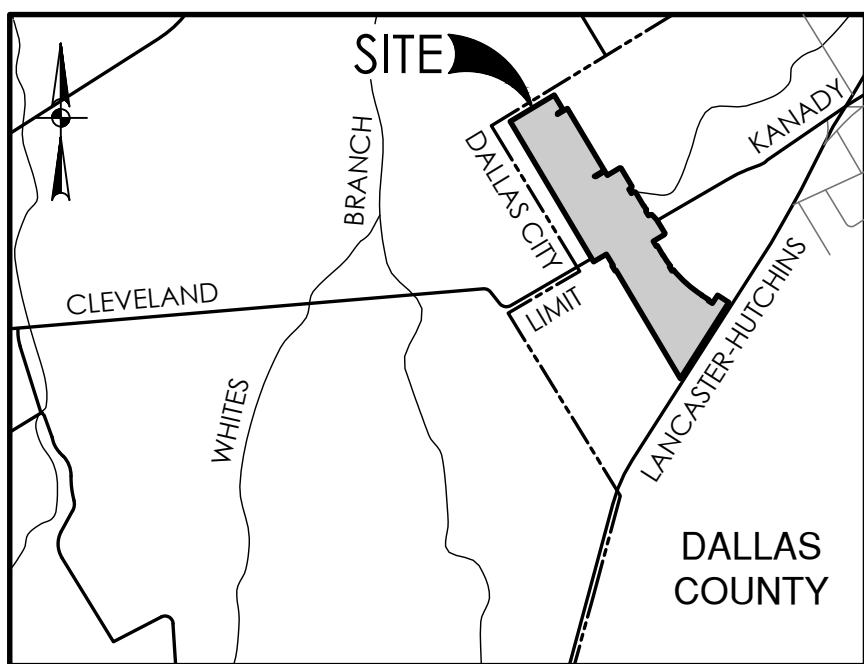
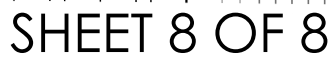
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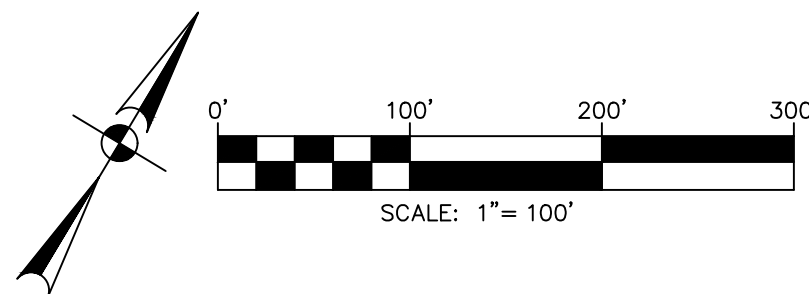
NOTES

NO FLOODPLAIN EXISTS ON THE SITE.



LOCATION MAP

NOT-TO-SCALE



DRAIN LEGEND

-
- EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 DRAINAGE AREA
 EXISTING STORM DRAIN
 PROPOSED STORM DRAIN
 PROPOSED FLOW DIRECTION
 DRAINAGE AREA
 1.00
 ACRES

PROPOSED DRAINAGE AREA CALCULATIONS									
Design Point	Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I5 (in/hr)	Q5 (cfs)	I100 (in/hr)	Q100 (cfs)
1	PROP-1	3.22	0.65	2.09	15	4.94	10.30	7.99	16.70
2	PROP-2	2.36	0.65	1.53	15	4.94	7.60	7.99	12.30
3	PROP-3	1.56	0.65	1.01	15	4.94	5.00	7.99	8.10
4	PROP-4	2.18	0.65	1.42	15	4.94	7.90	7.99	11.30
5	PROP-5	2.16	0.65	1.40	15	4.94	6.90	7.99	11.20
6	PROP-6	1.33	0.65	0.86	15	4.94	4.30	7.99	6.90
7	PROP-7	1.51	0.65	0.98	15	4.94	4.80	7.99	7.80
8	PROP-8	2.63	0.65	1.71	15	4.94	8.40	7.99	13.70
9	PROP-9	1.63	0.65	1.06	15	4.94	5.20	7.99	8.50
10	PROP-10	0.84	0.65	0.55	15	4.94	2.70	7.99	4.40
11	PROP-11	2.20	0.65	1.43	15	4.94	7.10	7.99	11.40
12	PROP-12	1.79	0.65	1.16	15	4.94	5.70	7.99	9.30
13	PROP-13	0.79	0.65	0.51	15	4.94	2.50	7.99	4.10
14	PROP-14	0.50	0.65	0.33	15	4.94	1.60	7.99	2.60
15	PROP-15	1.98	0.65	1.29	15	4.94	6.40	7.99	10.30
16	PROP-16	1.10	0.65	0.72	15	4.94	3.50	7.99	5.70
17	PROP-17	0.92	0.65	0.60	15	4.94	3.00	7.99	4.80
18	PROP-18	2.80	0.65	1.82	15	4.94	9.00	7.99	14.50
19	PROP-19	1.79	0.65	1.16	15	4.94	5.70	7.99	9.30
20	PROP-20	0.99	0.65	0.64	15	4.94	3.20	7.99	5.10
21	PROP-21	2.57	0.65	1.67	15	4.94	8.30	7.99	13.30
22	PROP-22	0.89	0.65	0.58	15	4.94	2.90	7.99	4.60
23	PROP-23	0.78	0.65	0.51	15	4.94	2.50	7.99	4.10
24	PROP-24	0.52	0.65	0.34	15	4.94	1.70	7.99	2.70
25	PROP-25	0.54	0.65	0.35	15	4.94	1.70	8.99	3.20
26	PROP-26	1.93	0.65	1.25	15	4.94	6.20	9.99	12.50
27	PROP-27	0.30	0.65	0.20	15	4.94	1.00	10.99	2.10
28	PROP-28	1.01	0.65	0.66	15	4.94	3.20	11.99	7.90
29	PROP-29	1.06	0.65	0.69	15	4.94	3.40	12.99	9.00
30	OS-1	0.68	0.65	0.44	15	4.94	2.20	13.99	6.20
31	OS-2	5.12	0.65	3.33	15	4.94	16.40	14.99	49.90

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6105 TENNYSON PKWY, STE 210 | PLANO, TX 75024 | 214.240.8455
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1019435

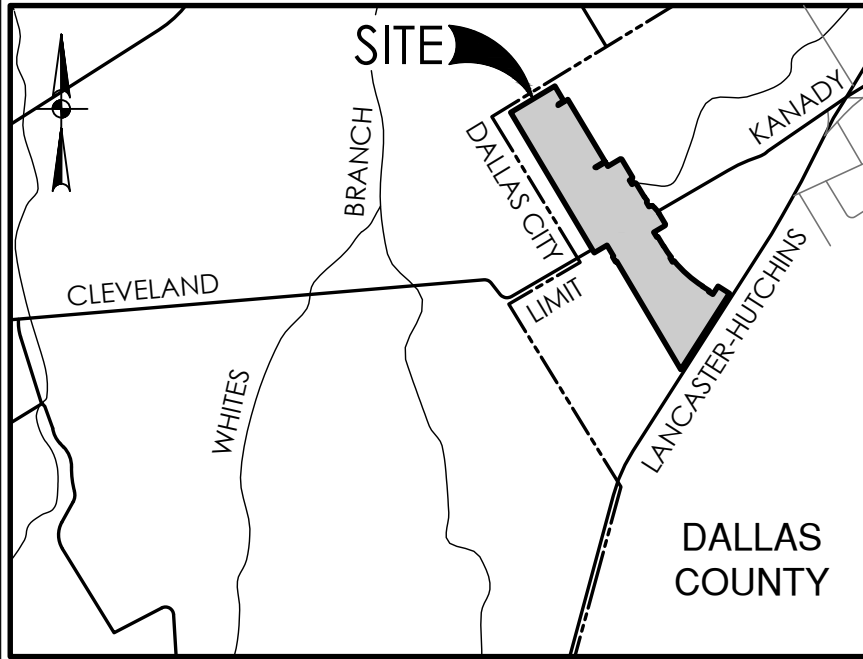
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PRELIMINARY DRAINAGE PLAN
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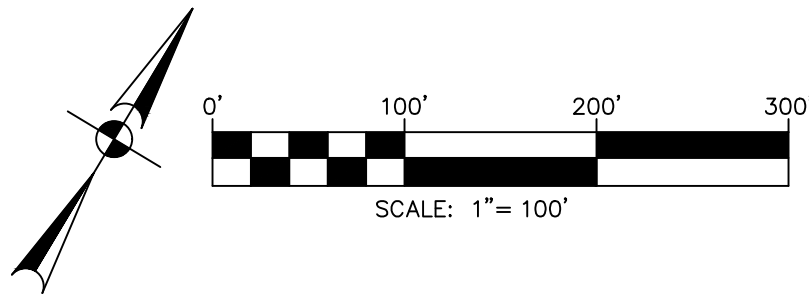
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2 HOA MAINTAINED OPEN SPACE LOTS



LOCATION MAP
NOT-TO-SCALE

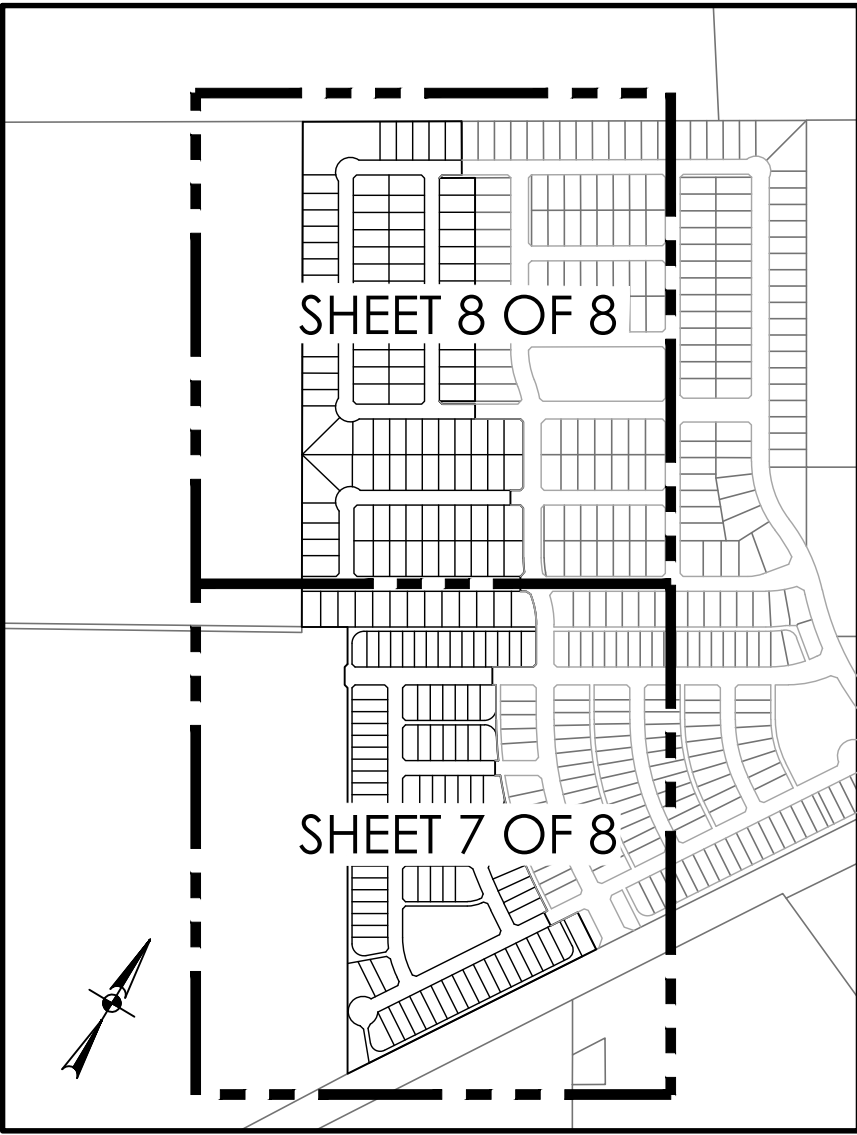
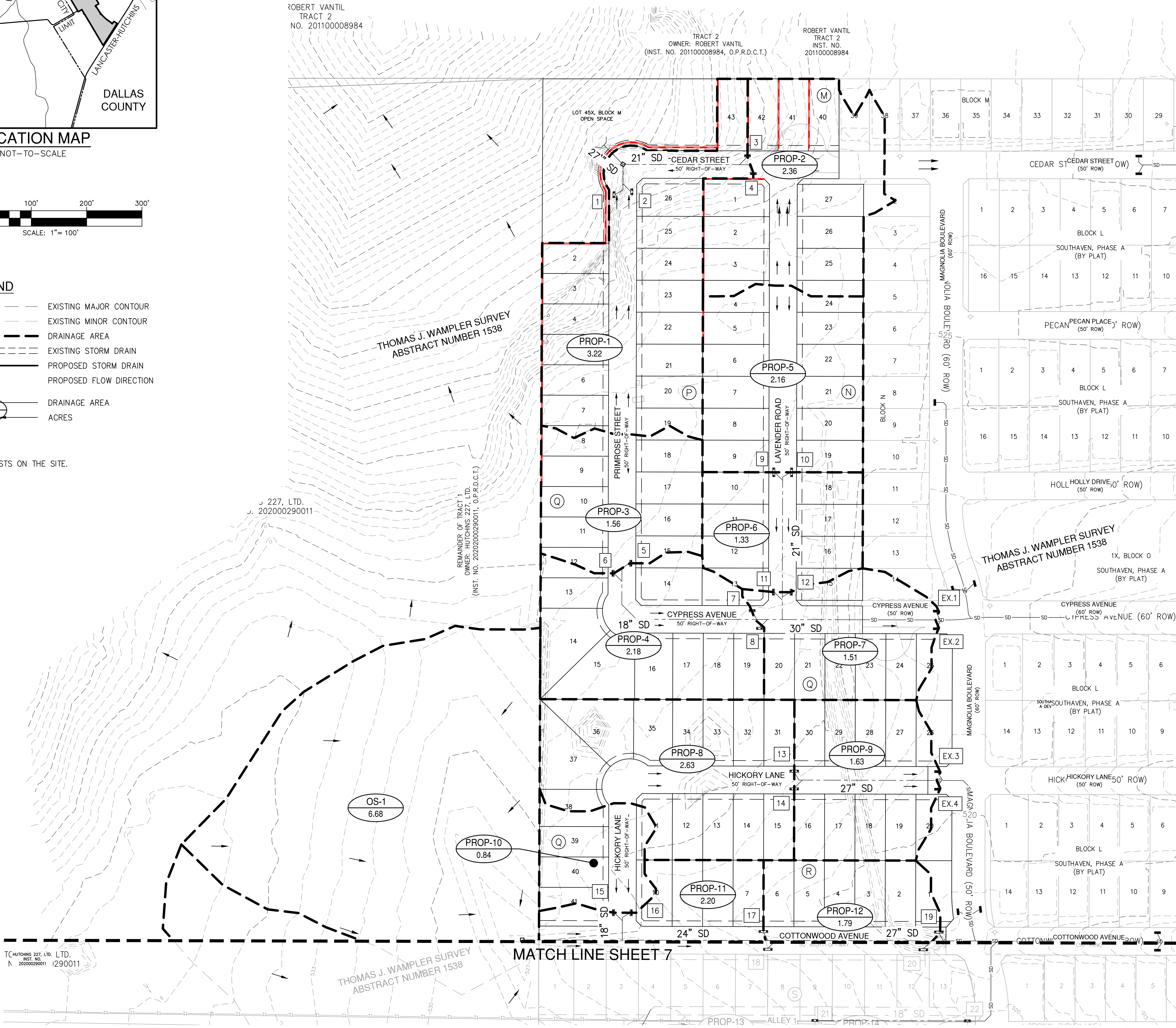


DRAIN LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- DRAINAGE AREA
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED FLOW DIRECTION
- DRAINAGE AREA
- ACRES

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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



STAFF REPORT

MEETING DATE:	11/16/2023
MEETING TYPE:	PLANNING AND ZONING COMMISSION MEETING
SUBMITTED BY:	TIM RAWLINGS
AGENDA CAPTION:	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 preliminary 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.

Background Information

Elaine Torres with LGI Homes - Texas, LLC has submitted a request for the preliminary plat of Southaven Phase B. Staff have reviewed the plat and all comments have been corrected.

Budget Implications

N/A

Operational Impact

N/A

Legal Review

N/A

Staff Recommendation

Approval

Supporting Documentation and Attachments



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
October 19, 2023
REGULAR MEETING – 6:00 P.M.

A meeting of the Planning and Zoning Commission of the City of Hutchins was conducted on September 21, 2023, 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 Harry Gross
Commissioner Don Pressler

Members Absent:

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. Discuss and consider a request by Elaine Torres with LGI Homes - Texas, LLC for a final plat of Southaven Phase A , LOTS 1-8, 9X, 10-15, 16X, 17-34 BLOCK A; LOTS 1-22 BLOCK B; LOTS 1-29 BLOCK C; LOTS 1-5 BLOCK D; LOTS 1-10 BLOCK E; LOTS 2 Regular Planning & Zoning Commission Meeting Agenda October 19, 2023 1-36 BLOCK F; OTS 1-18 BLOCK G; LOTS 1-14, 15X BLOCK H; LOTS 1-14 BLOCK I; LOTS 1-26, 27X BLOCK J; LOTS 1-16 BLOCK K; LOT 1-16, 17X BLOCK L; LOTS 1X, 2-39 BLOCK M; LOTS 1X, 2-14, 15X BLOCK N; LOT 1X BLOCK O; LOT 1X, BLOCK T, AND LOTS 1, 2X BLOCK DD, 79.296 tract of land located West of JJ Lemmon Road and South of Langdon Road, addressed as 1600 Lancaster Hutchins Road.**

Commissioner Harris made a motion to approve the final plat of Southaven Phase A. Commissioner Davis seconded the motion to approve. Motion carried 5-0.

- 2. Discuss and consider a request by Mario Salinas with MDB Architecture (representing the property owner Celeste Madrigal) for a preliminary plat of the Skyline Kings Circle Extension, Lots 1-3 Block B, Lots 1-6 Block C, 10.812 tract of land located North of E. Wintergreen Rd, East of Bluffview Dr commonly addressed as 1400 Skyline Dr.**

Commissioner Davis made a motion to approve the preliminary plat of the Skyline Kings Circle Extension. Commissioner Pressler seconded the motion to approve. Motion carried 5-0.

- 3. Approval of the September 21, 2023, minutes.**

Commissioner Harris made a motion to approve the minutes. Commissioner Pressler seconded the motion. Motion carried 5-0.

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 Pressler seconded the motion Approved by a 5-0 roll call vote. The meeting was adjourned at 6:20 PM.

APPROVED:

Joseph Matthews
Chairman

Harry Gross
Secretary

Recording Secretary