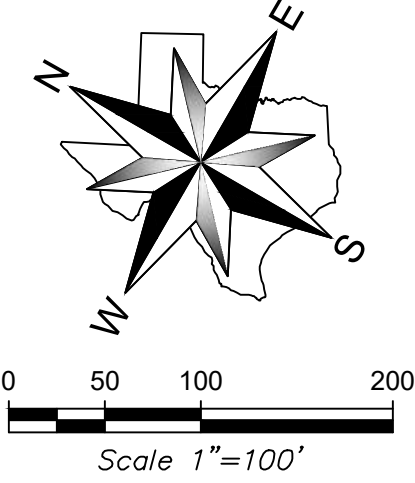


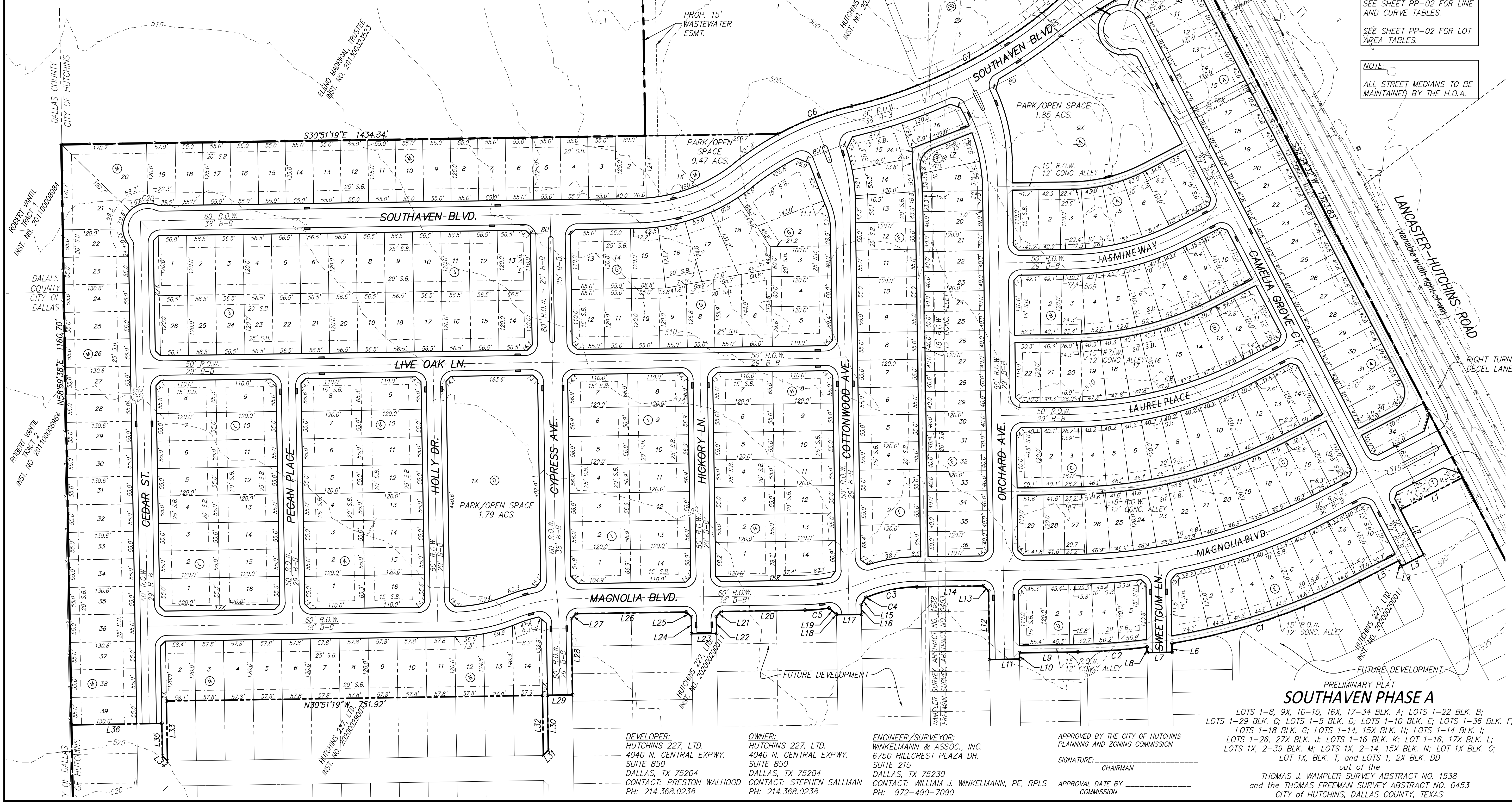
VICINITY MAP  
NOT TO SCALE

SITE DATA TABLE ~ SOUTHAVEN PHASE A			
TRACT AREA (Acres/Sq. Ft.)	66.676	/	2,904,413
TRACT ZONING	PD ~ ORD. 2018-1068 & REVISED ORD. 2020-1103		
<b>MIN LOT SIZES (WxD &amp; S.F./ACS.)</b>			
55'x120'	6,600 SF.	/	0.152 Acs.
40'x120'	4,800 SF.	/	0.110 Acs.
<b>LOT COUNT (SIZE/NO. EA.)</b>			
55'x120'	170	/	40'x120' 119
<b>TOTAL RESIDENTIAL LOTS</b>			
289			
<b>MIN. UNIT SIZE (SF)</b>			
55'x120'	1,250	/	40'x120' 1,250
<b>MAX. LOT COVERAGE</b>			
55'x120'	50%	/	40'x120' 70%
<b>BUILDING SETBACKS</b>			
Front (ft.)	55'x120' 25	/	40'x120' 10
Rear (ft.)	55'x120' 20	/	40'x120' 20
Side & Side on Street (ft.)	55'x120' 5 & 15	/	40'x120' 5 & 15
<b>OPEN SPACE PROVIDED</b>			
179,031 SF. / 4.11 Acs.			



NOTE:  
SEE SHEET PP-02 FOR LINE AND CURVE TABLES.  
SEE SHEET PP-02 FOR LOT AREA TABLES.

NOTE:  
ALL STREET MEDIANS TO BE MAINTAINED BY THE H.O.A.



DEVELOPER:  
HUTCHINS 227, LTD.  
4040 N. CENTRAL EXPWY.  
SUITE 850  
DALLAS, TX 75204  
CONTACT: PRESTON WALHOOD  
PH: 214.368.0238

OWNER:  
HUTCHINS 227, LTD.  
4040 N. CENTRAL EXPWY.  
SUITE 850  
DALLAS, TX 75204  
CONTACT: STEPHEN SALLMAN  
PH: 214.368.0238

ENGINEER/SURVEYOR:  
WINKELMANN & ASSOC., INC.  
6750 HILLCREST PLAZA DR.  
SUITE 215  
DALLAS, TX 75230  
CONTACT: WILLIAM J. WINKELMANN, PE, RPLS  
PH: 972-490-7090

APPROVED BY THE CITY OF HUTCHINS  
PLANNING AND ZONING COMMISSION

SIGNATURE: \_\_\_\_\_  
CHAIRMAN

APPROVAL DATE BY \_\_\_\_\_  
COMMISSION

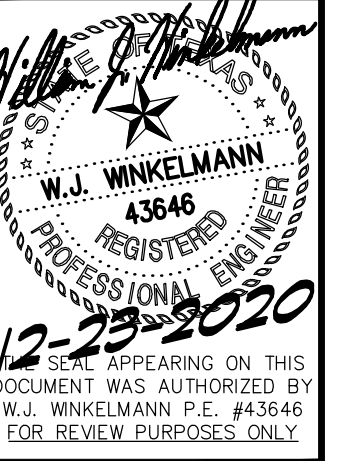
PRELIMINARY PLAT  
SOUTHAVEN PHASE A  
LOTS 1-8, 9X, 10-15, 16X, 17-34 BLK. A; LOTS 1-22 BLK. B;  
LOTS 1-29 BLK. C; LOTS 1-5 BLK. D; LOTS 1-10 BLK. E; LOTS 1-36 BLK. F;  
LOTS 1-18 BLK. G; LOTS 1-14, 15X BLK. H; LOTS 1-14 BLK. I;  
LOTS 1-26, 27X BLK. J; LOTS 1-16 BLK. K; LOT 1-16, 17X BLK. L;  
LOTS 1X, 2-39 BLK. M; LOTS 1X, 2-14, 15X BLK. N; LOT 1X BLK. O;  
LOT 1X, BLK. T, and LOTS 1, 2X BLK. DD

out of the  
THOMAS J. WAMPLER SURVEY ABSTRACT NO. 1538  
and the THOMAS FREEMAN SURVEY ABSTRACT NO. 0453  
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

PRELIMINARY PLAT  
SOUTHAVEN PHASE A  
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

SHEET  
PP-01

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
PHONE: 972-490-7090  
FAX: 972-490-7098  
E-MAIL: WJW@WINKELMANN.COM  
WWW.WINKELMANN.COM



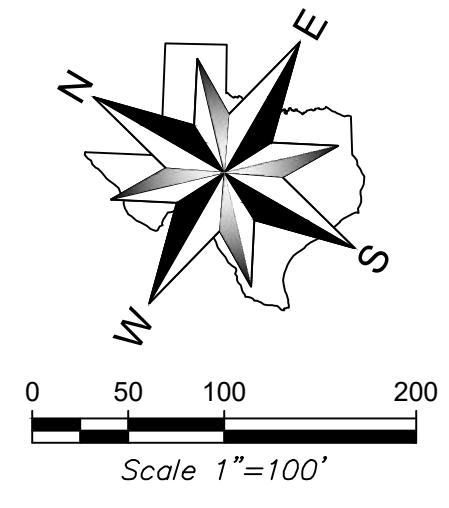
THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.J. WINKELMANN, P.E. #43646 FOR REVIEW PURPOSES ONLY.

No.	DATE	REVISION	APPROVAL
2	12-23-2020	REVISED PER P&Z COMMENTS 12-17-2020	WJW
1	12-16-2020	REVISED PER CITY COMMENTS	WJW

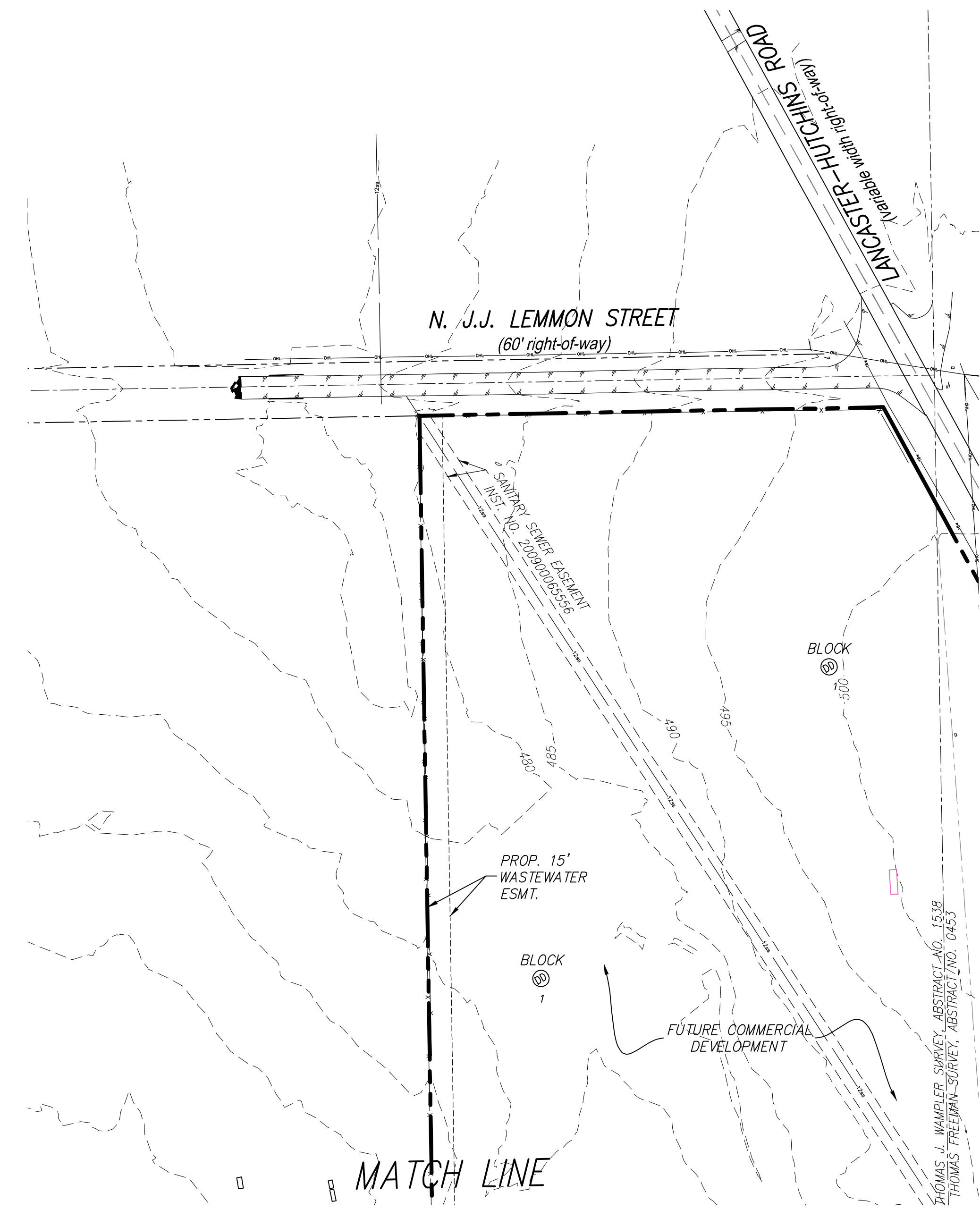


Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N57°25'28"W	140.00'	L11	N30°51'36"W	60.00'	L21	N75°51'36"W	14.14'	L31	N75°51'27"W	14.14'
L2	S32°34'32"W	101.34'	L12	N59°08'24"E	137.50'	L22	S59°08'24"W	33.50'	L32	N59°08'24"E	120.00'
L3	N57°25'28"W	50.00'	L13	N14°08'24"E	14.14'	L23	N30°51'36"W	50.00'	L33	S58°59'38"W	120.00'
L4	N32°34'32"E	12.49'	L14	N30°51'36"W	133.50'	L24	N59°08'24"E	33.50'	L34	N14°04'10"E	14.16'
L5	N57°25'28"W	87.70'	L15	N86°16'01"W	16.46'	L25	N14°08'24"E	14.14'	L35	N58°59'38"E	65.41'
L6	S59°08'24"W	17.58'	L16	S59°08'24"W	19.84'	L26	N30°51'36"W	220.13'	L36	N31°00'22"W	180.65'
L7	N30°51'36"W	50.00'	L17	N30°51'36"W	50.00'	L27	N76°13'40"W	14.05'	L37	N69°36'53"E	39.91'
L8	N59°08'24"E	11.06'	L18	N59°08'24"E	1.04'	L28	S59°08'24"W	152.35'			
L9	N30°51'36"W	116.51'	L19	N9°19'34"E	19.36'	L29	N30°51'36"W	50.00'			
L10	S59°08'24"W	12.50'	L20	N30°51'36"W	167.43'	L30	S59°08'24"W	110.00'			

CURVE TABLE					
No.	Delta	Radius	Length	CH. B	CH. L
C1	17°59'43"	1265.00'	397.31'	N48°25'36"W	395.68'
C2	6°17'07"	1265.00'	138.77'	N34°00'09"W	138.70'
C3	21°55'46"	270.00'	103.34'	N41°49'23"W	102.71'
C4	0°14'45"	330.00'	1.42'	N52°39'54"W	1.42'
C5	8°19'32"	330.00'	47.95'	N35°01'22"W	47.91'
C6	14°55'22"	600.00'	156.27'	S50°50'23"E	155.83'
C7	29°58'06"	970.00'	507.35'	S58°21'45"E	501.59'



Block-Lot	Sq. Ft.	Ac.	Block-Lot	Sq. Ft.	Ac.	Block-Lot	Sq. Ft.	Ac.	Block-Lot	Sq. Ft.	Ac.	Block-Lot	Sq. Ft.	Ac.	Block-Lot	Sq. Ft.	Ac.
A-1	6,097.4	0.140	C-1	5,966.8	0.137	F-11	6,600.0	0.152	H-12	6,600.0	0.152	K-10	6,600.0	0.152	M-32	7,185.6	0.165
A-2	5,151.9	0.118	C-2	4,817.8	0.111	F-12	6,600.0	0.152	H-13	6,600.0	0.152	K-11	6,600.0	0.152	M-33	7,185.6	0.165
A-3	5,588.9	0.128	C-3	4,940.8	0.113	F-13	6,832.8	0.157	H-14	8,030.6	0.184	K-12	6,600.0	0.152	M-34	7,185.6	0.165
A-4	6,065.1	0.139	C-4	5,173.0	0.119	F-14	7,148.4	0.164	H-15X	2,305.7	0.053	K-13	6,600.0	0.152	M-35	7,185.6	0.165
A-5	6,065.1	0.139	C-5	5,173.0	0.119	F-15	8,141.8	0.187				K-14	6,600.0	0.152	M-36	7,185.6	0.165
A-6	6,065.1	0.139	C-6	5,173.0	0.119	F-16	6,472.7	0.149	I-1	7,914.1	0.182	K-15	7,790.0	0.179	M-37	7,185.6	0.165
A-7	5,324.9	0.122	C-7	5,173.0	0.119	F-17	5,624.9	0.129	I-2	6,827.5	0.157	K-16	7,806.9	0.179	M-38	7,185.6	0.165
A-8	6,301.9	0.145	C-8	5,173.0	0.119	F-18	5,737.7	0.132	I-3	6,827.5	0.157				M-39	7,185.6	0.165
A-9X	80,586.0	1.850	C-9	5,173.0	0.119	F-19	4,801.6	0.110	I-4	6,827.5	0.157	L-1	6,619.0	0.152	N-1X	2,300.0	0.053
A-10	5,131.7	0.118	C-10	5,173.0	0.119	F-20	4,800.0	0.110	I-5	6,827.5	0.157	L-2	6,600.0	0.152	N-2	6,994.1	0.161
A-11	4,800.0	0.110	C-11	5,173.0	0.119	F-21	4,800.0	0.110	I-6	6,827.5	0.157	L-3	6,600.0	0.152	N-3	6,937.2	0.159
A-12	4,800.0	0.110	C-12	5,173.0	0.119	F-22	4,800.0	0.110	I-7	7,977.7	0.183	L-4	6,600.0	0.152	N-4	6,937.2	0.159
A-13	4,800.0	0.110	C-13	4,840.5	0.111	F-23	4,800.0	0.110	I-8	7,976.5	0.183	L-5	6,600.0	0.152	N-5	6,937.2	0.159
A-14	4,800.0	0.110	C-14	5,964.9	0.137	F-24	4,800.0	0.110	I-9	6,827.5	0.157	L-6	6,600.0	0.152	N-6	6,937.2	0.159
A-15	4,800.0	0.110	C-15	6,146.8	0.141	F-25	4,800.0	0.110	I-10	6,827.5	0.157	L-7	6,600.0	0.152	N-7	6,937.2	0.159
A-16X	2,640.0	0.061	C-16	5,035.8	0.116	F-26	4,800.0	0.110	I-11	6,827.5	0.157	L-8	7,806.9	0.179	N-8	6,937.2	0.159
A-17	4,897.8	0.112	C-17	5,313.5	0.122	F-27	4,800.0	0.110	I-12	6,827.5	0.157	L-9	7,769.0	0.178	N-9	6,937.2	0.159
A-18	4,897.8	0.112	C-18	5,313.5	0.122	F-28	4,800.0	0.110	I-13	6,827.5	0.157	L-10	6,600.0	0.152	N-10	6,937.2	0.159
A-19	4,897.8	0.112	C-19	5,313.5	0.122	F-29	4,800.0	0.110	I-14	7,977.5	0.183	L-11	6,600.0	0.152	N-11	6,937.2	0.159
A-20	4,897.8	0.112	C-20	5,313.5	0.122	F-30	4,800.0	0.110	J-1	6,794.4	0.156	L-12	6,600.0	0.152	N-12	7,027.6	0.161
A-21	4,897.8	0.112	C-21	5,313.5	0.122	F-31	4,800.0	0.110	J-2	6,775.4	0.156	L-13	6,600.0	0.152	N-13	7,610.7	0.175
A-22	4,897.8	0.112	C-22	5,313.5	0.122	F-32	4,800.0	0.110	J-3	6,775.4	0.156	L-14	6,600.0	0.152	N-14	8,677.7	0.199
A-23	4,897.8	0.112	C-23	5,313.5	0.122	F-33	4,800.0	0.110	J-4	6,775.4	0.156	L-15	6,600.0	0.152	N-15X	2,636.2	0.061
A-24	4,897.8	0.112	C-24	5,313.5	0.122	F-34	4,800.0	0.110	J-5	6,775.4	0.156	L-16	6,656.9	0.153	O-1X	77,972.4	1.790
A-25	4,897.8	0.112	C-25	5,313.5	0.122	F-35	4,800.0	0.110	J-6	6,775.4	0.156	L-17X	2,300.0	0.053	T-1X	4,488.5	0.103
A-26	4,897.8	0.112	C-26	5,313.5	0.122	F-36	5,950.0	0.137	J-7	6,775.4	0.156	M-1X	20,299.0	0.466			
A-27	4,897.8	0.112	C-27	5,137.1	0.118	G-1	12,992.3	0.298	J-8	6,775.4	0.156	M-2	7,495.8	0.172			
A-28	4,897.8	0.112	C-28	4,997.4	0.115	G-2	9,216.0	0.212	J-9	6,775.4	0.156	M-3	6,875.0	0.158			
A-29	4,897.8	0.112	C-29	6,146.8	0.141	G-3	7,226.5	0.166	J-10	6,775.4	0.156	M-4	6,875.0	0.158			
A-30	4,897.8	0.112				G-4	7,200.0	0.165	J-11	6,775.4	0.156	M-5	6,875.0	0.158			
A-31	4,897.8	0.112	D-1	6,592.0	0.151	G-5	9,490.8	0.218	J-12	6,775.4	0.156	M-6	6,875.0	0.158			
A-32	4,897.8	0.112	D-2	5,442.0	0.125	G-6	8,892.6	0.204	J-13	7,925.4	0.182	M-7	6,875.0	0.158			
A-33	5,356.6	0.123	D-3	5,630.4	0.129	G-7	7,722.3	0.177	J-14	7,925.4	0.182	M-8	6,875.0	0.158			
A-34	6,637.5	0.152	D-4	5,731.3	0.132	G-8	7,223.4	0.166	J-15	6,775.4	0.156	M-9	6,875.0	0.158			
			D-5	7,142.5	0.164	G-9	6,740.2	0.155	J-16	6,775.4	0.156	M-10	6,875.0	0.158			
B-1	6,198.0	0.142				G-10	6,600.0	0.152	J-17	6,775.4	0.156	M-11	6,875.0	0.158			
B-2	5,048.0	0.116	E-1	7,336.1	0.168	G-11	6,600.0	0.152	J-18	6,775.4	0.156	M-12	6,875.0	0.158			
B-3	5,326.4	0.122	E-2	5,093.5	0.117	G-12	7,750.4	0.178	J-19	6,775.4	0.156	M-13	6,875.0	0.158			
B-4	5,643.5	0.130	E-3	5,093.5	0.117	G-13	7,751.6	0.178	J-20	6,775.4	0.156	M-14	6,875.0	0.158			
B-5	5,643.5	0.130	E-4	5,093.5	0.117	G-14	6,600.0	0.152	J-21	6,775.4	0.156	M-15	6,875.0	0.158			
B-6	5,643.5	0.130	E-5	5,093.5	0.117	G-15	7,472.8	0.172	J-22	6,775.4	0.156	M-16	6,875.0	0.158			
B-7	5,643.5	0.130	E-6	5,093.5	0.117	G-16	7,873.4	0.181	J-23	6,775.4	0.156	M-17	6,875.0	0.158			
B-8	5,643.5	0.130	E-7	5,093.5	0.117	G-17	8,384.6	0.192	J-24	6,775.4	0.156	M-18	6,875.0	0.158			
B-9	5,130.2	0.118	E-8	5,093.5	0.117	G-18	10,576.5	0.243	J-25	6,775.4	0.156	M-19	7,052.8	0.162			
B-10	6,198.0	0.142	E-9	4,898.2	0.112				J-26	6,756.4	0.155	M-20	13,534.4	0.311			
B-11	5,982.4	0.137	E-10	6,029.2	0.138	H-1	8,187.8	0.188	J-27X	2,300.0	0.053	M-21	13,534.4	0.311			
B-12	4,864.3	0.112				H-2	6,600.0	0.152	K-1	6,619.0	0.152	M-22	6,964.0	0.160			
B-13	5,283.0	0.121	F-1	8,408.6	0.193	H-3	6,600.0	0.152	K-2	6,600.0	0.152	M-23	7,185.6	0.165			
B-14	5,283.0	0.121	F-2	6,600.0	0.152	H-4	6,600.0	0.152	K-3	6,600.0	0.152	M-24	7,185.6	0.165			
B-15	5,283.0	0.121	F-3	6,600.0	0.152	H-5	6,600.0	0.152	K-4	6,600.0	0.152	M-25	7,185.6	0.165			
B-16	5,283.0	0.121	F-4	6,600.0	0.152	H-6	6,600.0	0.152	K-5	6,600.0	0.152	M-26	7,185.6	0.165			
B-17	5,283.0	0.121	F-5	6,600.0	0.152	H-7	7,751.8	0.178	K-6	6,600.0	0.152	M-27	7,185.6	0.165			
B-18	5,283.0	0.121	F-6	6,600.0	0.152	H-8	7,750.6	0.178	K-7	6,600.0	0.152	M-28	7,185.6	0.165			
B-19	5,283.0	0.121	F-7	6,600.0	0.152	H-9	6,600.0	0.152	K-8	7,806.9	0.179	M-29	7,185.6	0.165			
B-20	4,986.6	0.114	F-8	6,600.0	0.152	H-10	6,600.0	0.152	K-9	7,769.0	0.178	M-30	7,185.6	0.165			
B-21	4,832.6	0.111	F-9	6,600.0	0.152	H-11	6,600.0	0.152				M-31	7,185.6	0.165			
B-22	5,982.4	0.137	F-10	6,600.0	0.152												



PRELIMINARY PLAT  
SOUTHAVEN PHASE A  
CITY OF HUTCHINS, DALLAS COUNTY, TEXAS

LOTS 1-8, 9X, 10-15, 16X, 17-34 BLK. A; LOTS 1-22 BLK. B;  
LOTS 1-29 BLK. C; LOTS 1-5 BLK. D; LOTS 1-10 BLK. E; LOTS 1-36 BLK. F;  
LOTS 1-18 BLK. G; LOTS 1-14, 15X BLK. H; LOTS 1-14 BLK. I;  
LOTS 1-26, 27X BLK. J; LOTS 1-16 BLK. K; LOT 1-16, 17X BLK. L;  
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