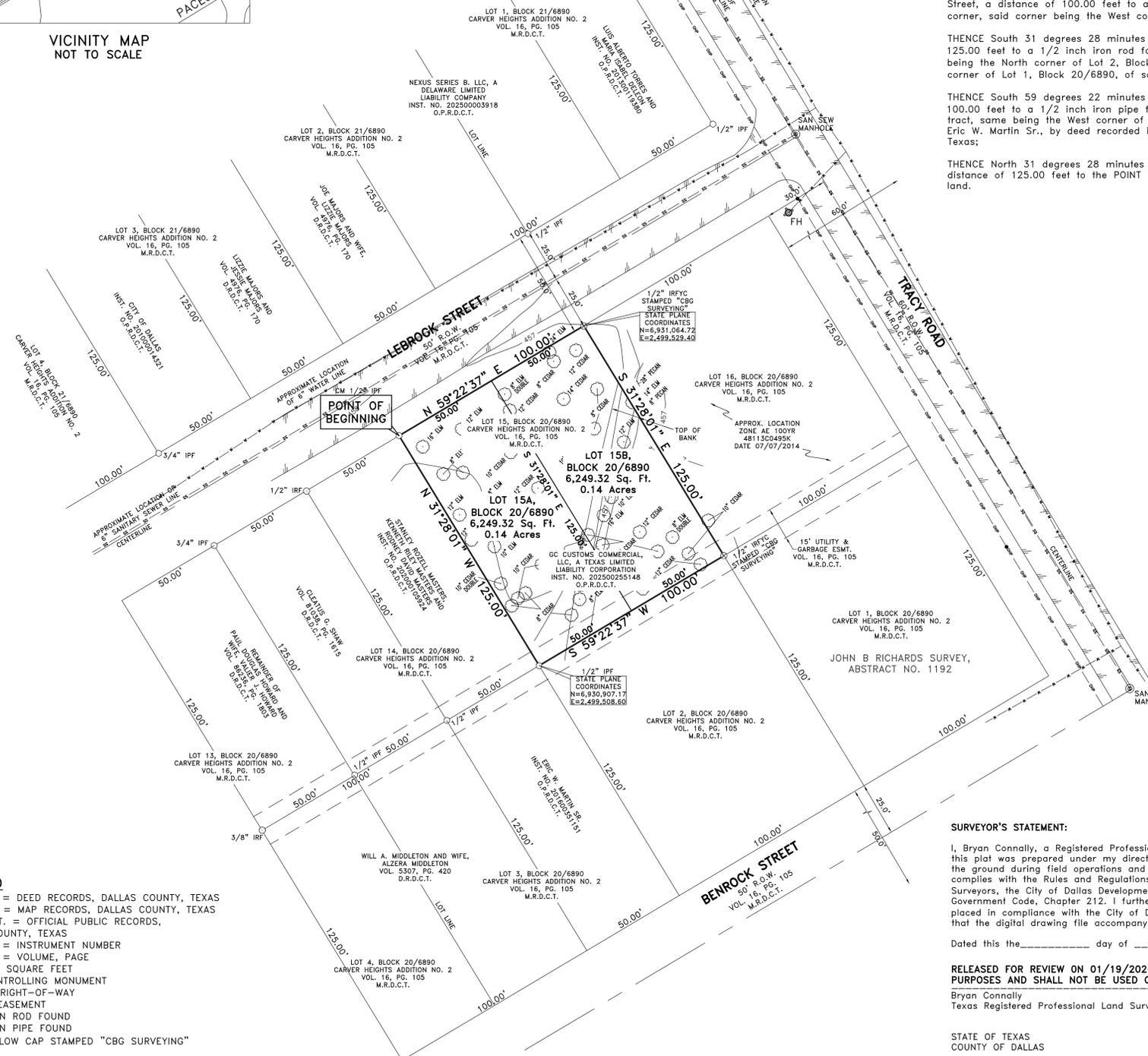
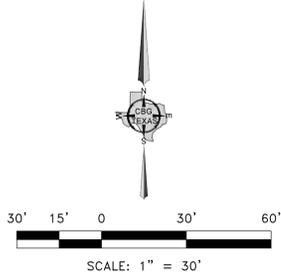


VICINITY MAP  
NOT TO SCALE



- LEGEND**
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
  - M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - INST. NO. = INSTRUMENT NUMBER
  - VOL., PG. = VOLUME, PAGE
  - SQ. FT. = SQUARE FEET
  - CM = CONTROLLING MONUMENT
  - R.O.W. = RIGHT-OF-WAY
  - ESMT. = EASEMENT
  - IRF = IRON ROD FOUND
  - IPF = IRON PIPE FOUND
  - YC = YELLOW CAP STAMPED "CBG SURVEYING"

- GENERAL NOTES**
- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
  - 2) THE PURPOSE OF THIS REPLAT IS TO CREATE 2 LOTS OUT OF 1 LOT FOR DEVELOPMENT.
  - 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
  - 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
  - 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  - 6) ACCORDING TO THE F.I.R.M. IN MAP NO. 48113C0495K, THIS PROPERTY DOES LIE IN ZONE AE AND DOES LIE WITHIN THE 100 YEAR FLOOD ZONE.

**OWNER'S CERTIFICATION**

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS GC Customs Commercial, LLC, is the owner of a 12,498.64 square foot tract of land situated in the John B Richards Survey, Abstract No. 1192, Dallas County, Texas and being Lot 15, Block 20/6890, Carver Heights Addition No. 2, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof recorded in Volume 16, Page 105, Map Records, Dallas County, Texas, same being a tract of land conveyed to GC Customs Commercial, LLC, a Texas limited liability corporation, by General Warranty Deed recorded in Instrument No. 202500255148, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pipe found for corner, said corner being the Southeast right-of-way line of Lebrock Street (50 foot right-of-way) recorded in Volume 16, Page 105, Map Records, Dallas County, Texas, same being the North corner of a tract of land conveyed to Stanley Rozell Masters, Kenneth Riley Masters and Rodney David Masters, by deed recorded in Instrument No. 202000105924, Official Public Records, Dallas County, Texas;

THENCE North 59 degrees 22 minutes 37 seconds East, along the Southeast right-of-way line of said Lebrock Street, a distance of 100.00 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the West corner of Lot 16, Block 20/6890, of said Carver Heights Addition No. 2;

THENCE South 31 degrees 28 minutes 01 seconds East, along the Southwest line of said Lot 16, a distance of 125.00 feet to a 1/2 inch iron rod found with yellow cap stamped "CBG Surveying" for corner, said corner being the North corner of Lot 2, Block 20/6890, of said Carver Heights Addition No. 2, and being the West corner of Lot 1, Block 20/6890, of said Carver Heights Addition No. 2;

THENCE South 59 degrees 22 minutes 37 seconds West, along the Northeast line of said Lot 2, a distance of 100.00 feet to a 1/2 inch iron pipe found for corner, said corner being the East corner of said Masters tract, same being the West corner of said Lot 2, and being the North corner of a tract of land conveyed to Eric W. Martin Sr., by deed recorded in Instrument No. 201600351151, Official Public Records, Tarrant County, Texas;

THENCE North 31 degrees 28 minutes 01 seconds West, along the Northeast line of said Masters tract, a distance of 125.00 feet to the POINT OF BEGINNING and containing 12,498.64 square feet and or 0.29 acres of land.

**SURVEYOR'S STATEMENT:**

I, Bryan Connolly, 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 \_\_\_\_\_, 20\_\_.

**RELEASED FOR REVIEW ON 01/19/2026, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Bryan Connolly  
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GC Customs Commercial, acting by and through their duly authorized agent, Guilibaldo Castillo, does hereby adopt this plat, designating the herein described property as **CASTILLO 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, reconstructing, 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).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

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 \_\_\_\_\_, 20\_\_.

GC Customs Commercial, LLC

By: \_\_\_\_\_  
Guilibaldo Castillo (Agent)

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Guilibaldo Castillo known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_, Chairperson or 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

**PRELIMINARY PLAT  
CASTILLO ADDITION**  
LOTS 15A & 15B, BLOCK 20/6890  
BEING A REPLAT OF LOT 15, BLOCK 20/6890  
OF CARVER HEIGHTS ADDITION NO. 2  
JOHN B RICHARDS SURVEY, ABSTRACT NO. 1192  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO.: PLAT-26-000050  
ENGINEERING PLAN NO.: DP-\_\_\_\_\_



OWNER: GC CUSTOMS COMMERCIAL, LLC  
AGENT: GUILIBALDO CASTILLO  
6822 RICHWOOD DRIVE  
DALLAS, TEXAS 75237  
PHONE: 214-991-9475  
EMAIL: GCCOMMERCIALBUILDERS@GMAIL.COM