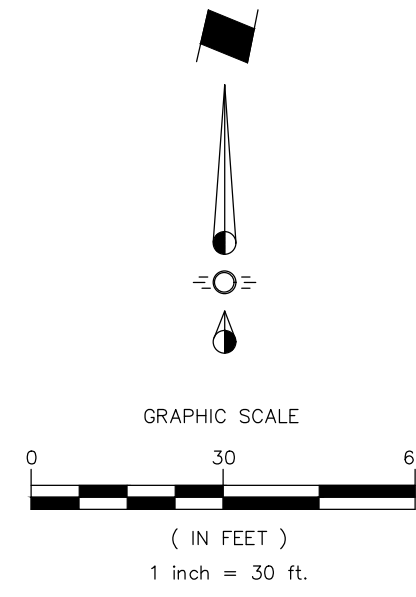


VICINITY MAP (NOT TO SCALE)

LEGEND

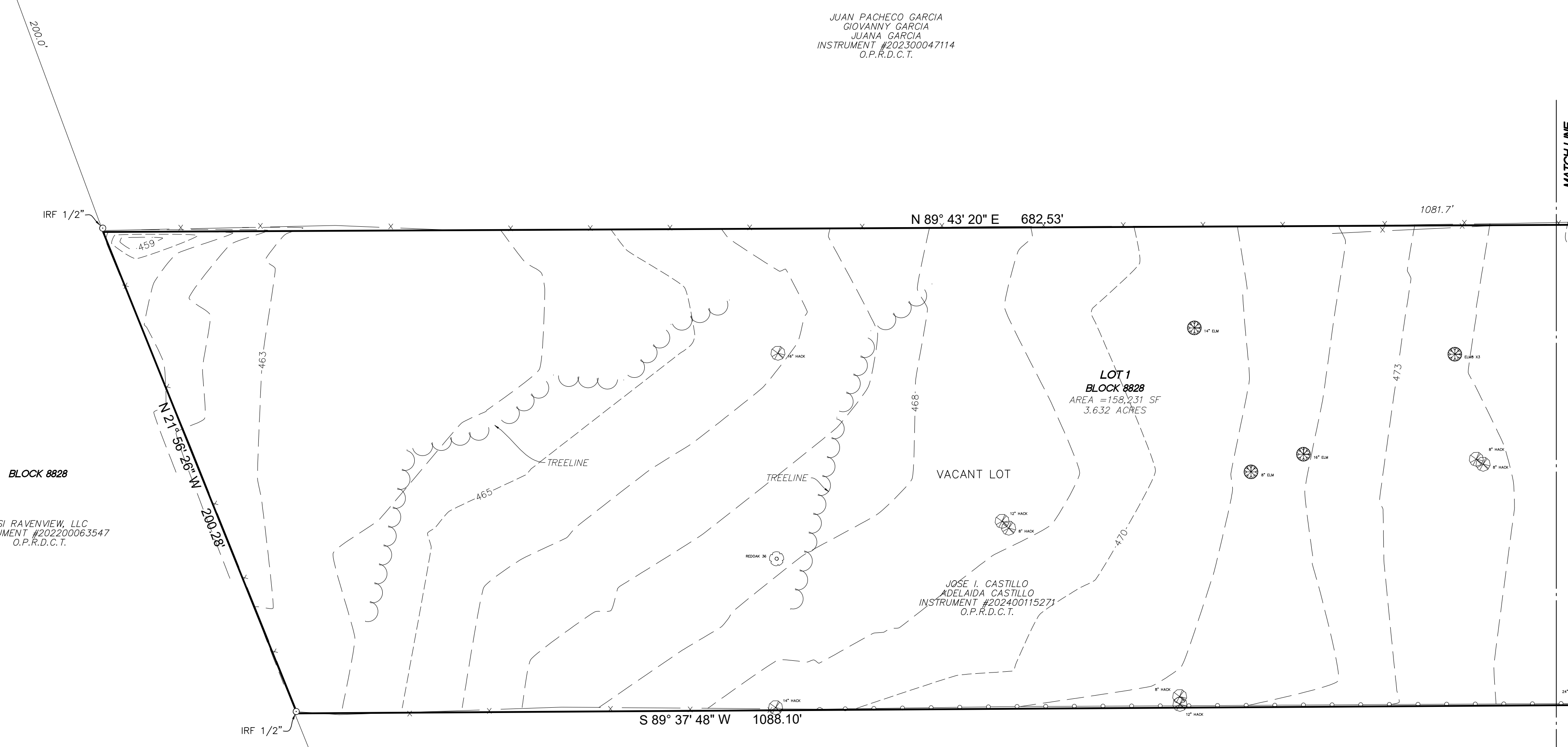
- CM CONTROLLING MONUMENT
VOL./PG. VOLUME/PAGE
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
POB POINT OF BEGINNING
IRFYC IRON ROD FOUND WITH YELLOW CAP STAMPED "5430"
IRF IRON ROD FOUND (AS NOTED)
UTILITY POLE
OHP OVERHEAD POWER LINE
BARB WIRE FENCE
CHAIN LINK FENCE
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
WATER METER
WATER LINE
SANITARY SEWER LINE

Printed by: eless Plot Date: 10/11/2024 7:30 AM
Drawing: G:\My Drive\Survey\24077-12116 Garden Grove Dr. Dallas-Plat\05_CAD\01030\24077-12116 Garden Grove Dr. Dallas-Plat.dwg Saved By: eless Date Time: 10/11/2024 7:30 AM



BLOCK 8828

JUAN PACHECO GARCIA
GIOVANNY GARCIA
JUANA GARCIA
INSTRUMENT #202300047114
O.P.R.D.C.T.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Jose I. Castillo and Adelaida Castillo, do 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, _____ 2024.

N Investment, LLC
Owner

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 _____ 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 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 _____ 2024.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Anel Rodriguez, 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, Section 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this signed final plat.

Dated this the ___ day of _____ 2024.

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Anel Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Anel Rodriguez, 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 _____ 2024.

Notary Public in and for the State of Texas

BLOCK 8828

ALFREDO MARRON
INSTRUMENT #201300211836
O.P.R.D.C.T.

OWNERS:

JOSE I. CASTILLO
ADELINA CASTILLO
2700 W. SCYENE ROAD
MESQUITE, TX 75149

SURVEYOR



3615 KARNAGHAN LANE
MELISSA, TEXAS 75454
TEL: (972) 946-4172
TBPELS NO. 10194713
ANEL RODRIGUEZ, RPLS
arodriguez@arasurveying.com

CERTIFICATE OF APPROVAL

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

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

Attest: Secretary

PRELIMINARY PLAT
CASTILLO ADDITION
LOT 1, BLOCK 8828

BEING A 3.632 ACRES SITUATED IN THE
WILLIAM LATHAM SURVEY, ABSTRACT NO. 838
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: S245-008