

GPS MONUMENTS	
DALLAS 59-T-35 ELAM ROAD - CASSIDY LANE SHOBN: ON STORM SEWER INLET, NORTH SIDE OF ELAM ROAD, AND 50 FEET EAST OF CASSIDY LANE.	DALLAS 59-U-3 A SQUARE CUT ON NORTHEAST CORNER OF STORM SEWER DROP INLET NORTHEAST CORNER OF CASNETT DRIVE AND PLEASANT WOODS DRIVE.
NAD83 N=6,949,745.400 E=2,535,810.399 NORTH CENTRAL ZONE 4202 ELEV.=459.540'	NAD83 N=6,948,217.265 E=2,539,459.677 NORTH CENTRAL ZONE 4202 ELEV.=465.160'

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS
 WHEREAS, Yesenia D. Castillo, are the sole owners of a tract of land situated in the Noah Henderson 640 Survey, Abstract No. 583, Dallas County, Texas, and being a portion of City Block 6669, City of Dallas, Dallas County, Texas, and being all that tract of land described in deed to Yesenia D. Castillo, as recorded in Instrument No. 201200118611, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found in the East line of St. Augustine Road, at the Southwest corner of a tract of land described in deed to Arcel Johnson and Hazel Johnson, husband and wife, recorded in Volume 98225, Page 4793, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being a controlling monument of the herein described tract of land;

Thence North 89 degrees 28 minutes 01 seconds East, a distance of 300.92 feet to a 1/2" iron rod found in the West line of a 15 foot alley, at the Southeast corner of said Johnson tract and being a controlling monument of the herein described tract of land;

Thence South 00 degrees 46 minutes 21 seconds East, along said West line, a distance of 97.04' to a point at the Northeast corner of Lot 5, City Block 6669, Ball Grove Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 20, Page 191, Map Records, Dallas County, Texas (M.R.D.C.T.), from which a 1/2" iron rod found for reference bears South 74 degrees 31 minutes 20 seconds West, a distance of 0.66 feet,

Thence South 89 degrees 28 minutes 01 seconds West, a distance of 301.74 feet to a point for corner in the East line of said St. Augustine Road, at the Northwest corner of Lot 1 of said Block 6669;

Thence North 00 degrees 46 minutes 21 seconds West, along said East line, a distance of 97.04 feet to the PLACE OF BEGINNING and containing 29,241 square feet or 0.67 acres of land.

SURVEYOR'S CERTIFICATE

I, Barry S. Rhodes, 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. 51 A-8.617 (a)(b)(c)(d) & (e); and that the drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the _____ day of _____, 2024

PRELIMINARY NOT FOR RECORDING PURPOSES

Barry S. Rhodes
 Texas Registered Professional Land Surveyor No. 3691

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 Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires: _____

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Yesenia D. Castillo, do hereby adopt this plat, designating the herein described property as: LOT 1, CITY BLOCK 6669, CASTILLO ADDITION, an addition to the City of Dallas, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

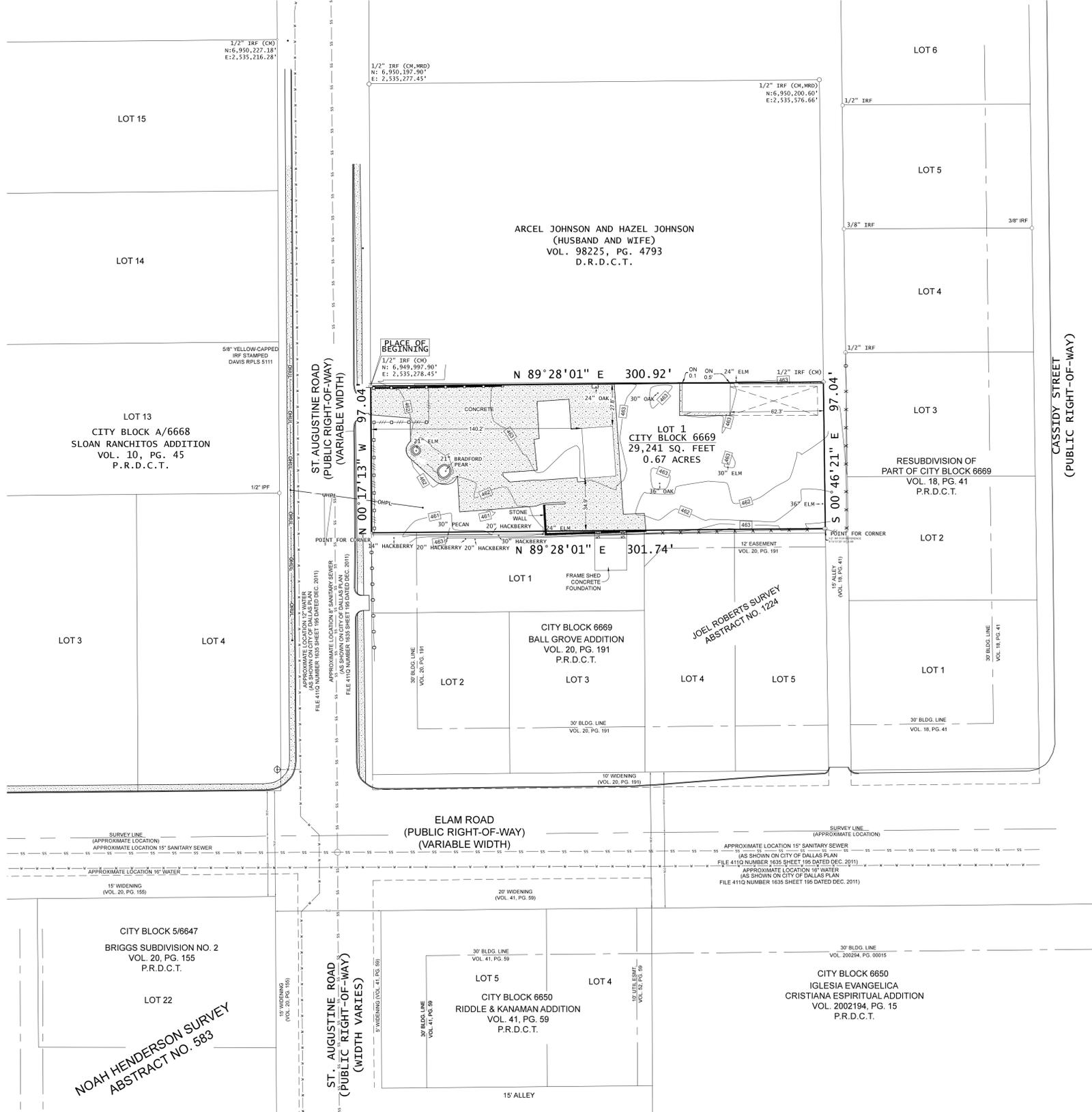
Witness my hand at _____, Texas, This _____ day of _____, 2024.

Name: Yesenia D. Castillo
 Title: 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 Yesenia D. Castillo, 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 purposes and considerations therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Notary Public in and for the State of Texas
 My commission expires: _____



CASSIDY STREET
 (PUBLIC RIGHT-OF-WAY)

SURVEYOR'S NOTES

- 1/2" IRON ROD SETS ALL HAVE A 3/16" ALUMINUM CAP STAMPED "CASTILLO ADDITION", "R.P.L.S. 3691".
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE A PLATTED LOT FROM A PORTION OF AN UNPLATTED TRACT.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0510K, DATED 07/07/2014, ZONE X.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- EXISTING STRUCTURES ARE TO REMAIN

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
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 3691"

CERTIFICATE OF APPROVAL

I, Tony Shiddi, 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

NOTE:

THE UTILITIES SHOWN HEREON WERE DERIVED FROM CITY OF DALLAS UTILITY MAPS.

OWNER: YESENIA HERNANDEZ
 ADDRESS: 8815 SLAY STREET, DALLAS, TEXAS 75217
 PHONE: 214-727-1637
 EMAIL: YESENIA_727@ATT.NET

PROPERTY ADDRESS:
 514 N. SAINT AUGUSTINE ROAD, DALLAS, TEXAS 75217



PROFESSIONAL LAND SURVEYORS
 OFFICE: 1529 EAST INTERSTATE 30, GARLAND, TX 75043
 SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
 FIRM NO. 10194366
 WEBSITE: WWW.BURNSURVEYING.COM
 PHONE: (214) 328-1090
 JOB NO.: 202305385 PREPARATION DATE: 08/15/2023 DRAWN BY: KMB

**PRELIMINARY PLAT
 CASTILLO ADDITION
 LOT 1, CITY BLOCK 6669,**
 BEING 0.691 ACRES OF LAND OUT OF
 JOEL ROBERTS 640 ACRE, ABSTRACT NO. 1224
 BEING A PORTION OF CITY BLOCK 6669
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

NOAH HENDERSON SURVEY
 ABSTRACT NO. 583