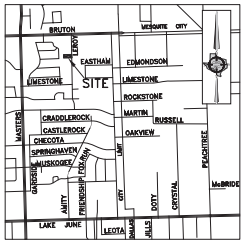


VICINITY MAP
NOT TO SCALE

30' 15' 0 30' 60'
SCALE: 1" = 30'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

Whereas Javier Arvizu Castro, and Mirna Rubio Rivera are the owner of a tract of land situated in the William T. Stewart Survey, Abstract No. 1343, City of Dallas City Block 6724, same being a tract of land conveyed to Javier Arvizu Castro and Mirna Rubio Rivera by General Warranty Deed recorded in Instrument No. 202500188263, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, being the Northeast corner of a tract of land conveyed to Linda Yun Ying Lin, by Deed recorded in Instrument No. 202000025755, Official Public Records, Dallas County, Texas, and being on the West Right-Of-Way line of Leroy Road (Variable Width Right-Of-Way), also being the Southeast corner of said Castro tract;

THENCE South 89 degrees 06 minutes 25 seconds West, along the North line of said Lin tract, a distance of 208.35 feet to a 3 inch Aluminum disc set,stamped "Castro RPLS 5513" for corner, said corner being in the East right of way line of a 15 foot alley (Volume 82222, Page 3713, Deed Records, Dallas County, Texas);

THENCE North 00 degree 35 minutes 37 seconds East, along the East line of said 15 foot alley, a distance of 57.00 feet to a 3 inch Aluminum disc set,stamped "Castro RPLS 5513" for corner, said corner being the Southwest corner of a tract of land conveyed to Vidal Negrete (tract 1) by Warranty Deed recorded in Instrument No. 200900159464, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 03 minutes 26 seconds East, along the South line of said Negrete (tract 1) tract, a distance of 208.33 feet to a 3 inch Aluminum disc set,stamped "Castro RPLS 5513" for corner, said corner being in the West right of way line of said Leroy Road;

THENCE South 00 degree 34 minutes 25 seconds West, along the West right of way line of said Leroy Road, a distance of 57.18 feet to the POINT OF BEGINNING and containing 11,890 square feet or 0.273 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Javier Arvizu Castro and Mirna Rubio Rivera, acting by and through its duly authorized officer, does hereby adopt this plat, designating the herein described property as CASTRO 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 _____, 2026.

BY: _____
Javier Arvizu Castro (Owner)

BY: _____
Mirna Rubio Rivera (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Javier Arvizu Castro 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 _____, 2026.

_____
Notary Public in and for Dallas County, Texas.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Mirna Rubio Rivera 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 _____, 2026.

_____
Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 _____, 2025.

RELEASED FOR REVIEW 01/30/2026 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR AND PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

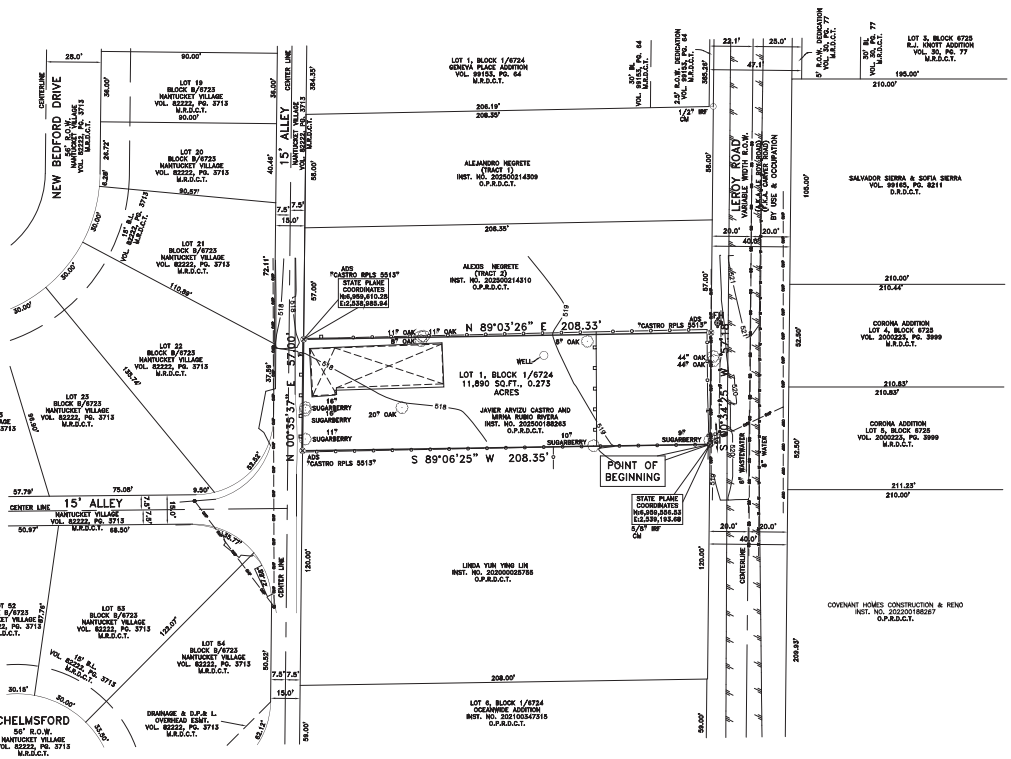
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

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 Connally 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 _____, 2025.

_____
Notary Public in and for the State of Texas



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. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
5/8" IRF = 5/8 INCH IRON ROD FOUND
ADS = 3" ALUMINUM DISC SET STAPPED "CASTRO RPLS 5513"

GENERAL NOTES

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT OUT OF 1 TRACT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION 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, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
6) STRUCTURES ARE TO REMAIN.

CERTIFICATE OF APPROVAL

I,_____, Chairperson or
I,_____, 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
CASTRO ADDITION,
LOT 1, BLOCK 1/6724
11,871 SQ.FT. / 0.272 ACRES
PART OF CITY BLOCK 6724, SITUATED IN
WILLIAM T. STEWART SURVEY, ABSTRACT NO. 1343
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-26-000021

OWNER: JAVIER ARVIZU CASTRO AND MIRNA RUBIO RIVERA
12416 SHORECREST LANE,
BALCH SPRINGS, TEXAS, 75180
PHONE: 214-229-4588
EMAIL: INFO@AAAFFORDABLEWELDING.COM

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=30' / DATE: 11/11/2025 / JOB NO. 4686 / DRAWN BY: CP