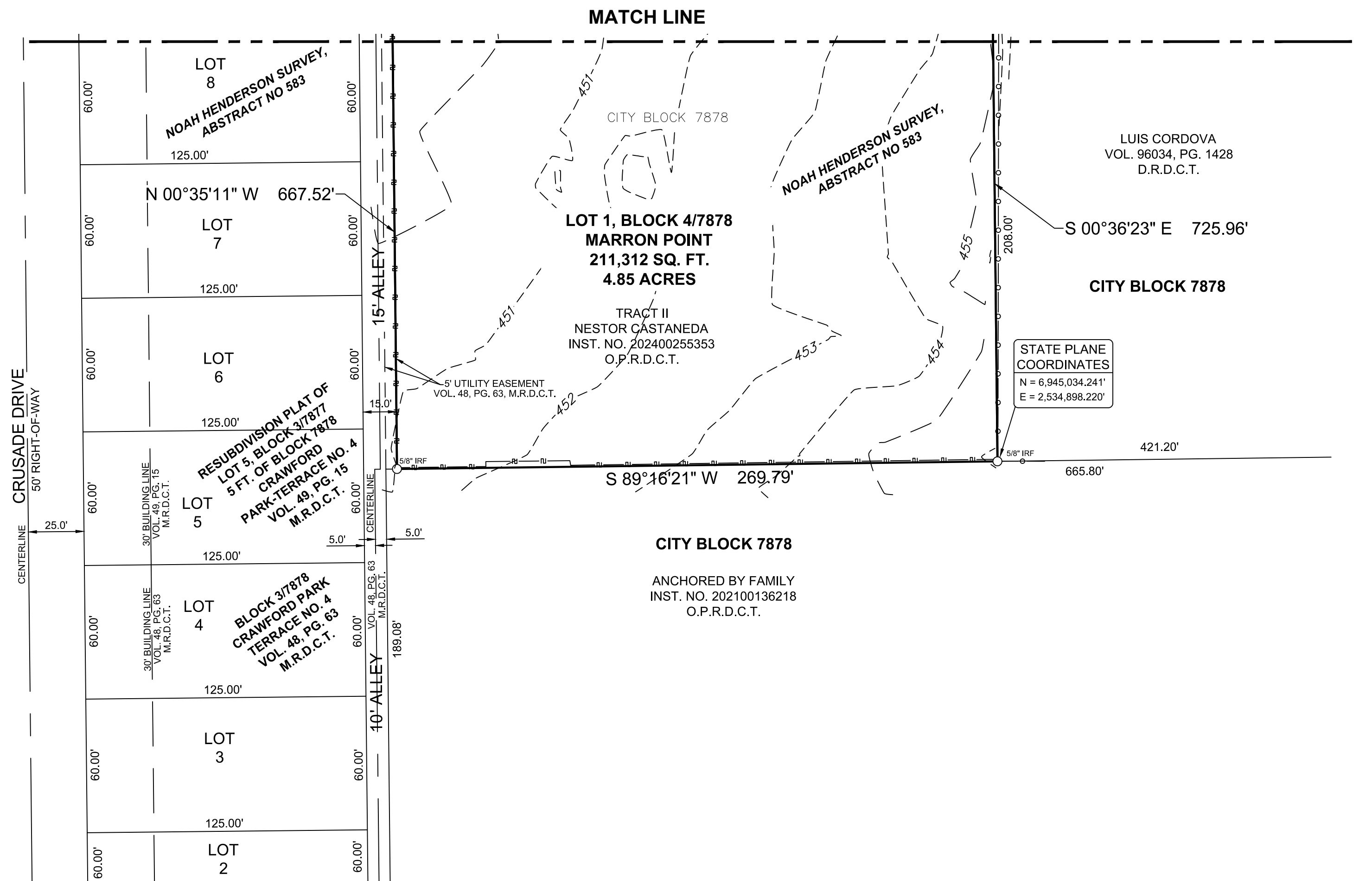


- 1) BEARINGS ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO TWO UNPLATTED TRACTS IN TO ONE LOT.
- 3) LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- 4) ACCORDING TO THE F.I.R.M. NO. 4811330510K, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LINE WITHIN A FLOOD PRONE HAZARD AREA EXCEPT AS SHOWN.
- 5) COORDINATES SHOWN ARE STATE PLANE COORDINATES SYSTEM NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) STANDARD BENCHMARK ON EAST OF CONCRETE CURB OF ANACONDA DR. AND 100 FOOT SOUTH OF THE CENTERLINE OF SEAGOVILLE RD.  
N: 6.946.749.612 E: 2.533.525.768 ELEV = 448.026

STANDARD BENCHMARK ON CONCRETE CURB OF STORM SEWER INLET EAST SIDE OF ORINOCO DR. AND 166 FOOT SOUTH OF THE CENTERLINE OF SEAGOVILLE RD.  
N: 6.946.211.007 E: 2.533.850.062 ELEV = 438.373

- 7) THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY.



M.R.D.C.T.  
D.R.D.C.T.  
O.P.R.D.C.T.  
INSTR. NO.  
VOL., PG.  
SQ. FT.  
R.O.W.  
IRIS Ø  
IRF Ø  
-C&M-  
MDS (A) ●  
  
MDS (B) ●  
  
SAN. SEW. ○  
CO. ○  
WMO  
WV ○  
○  
— ØP —  
— ØE —  
— W —  
— Ø —  
— SS —  
— SW —  
— ○ — □  
— ○ — ○  
— W — W  
7/8  
  
MAP RECORDS, DALLAS COUNTY, TEXAS  
DEED RECORDS, DALLAS COUNTY, TEXAS  
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
INSTRUMENT NUMBER  
VOLUME, PAGE  
SQUARE FEET  
RIGHT-OF-WAY  
1/2" IRON ROD YELLOW CAP STAMPED "TXHS" SET  
1/2" IRON ROD FOUND  
CONTROLLING MONUMENT  
3-1/4 INCH ALUMINUM DISC STAMPED "XXXX & RPLS 5382"  
ON A 1/2 INCH IRON ROD SET FOR CORNER  
1 1/2 INCH METALLIC DISC WITH MAG NAIL STAMPED "XXXX & RPLS  
5382" SET FOR CORNER  
SANITARY SEWER MANHOLE  
CLEANOUT  
WATER METER  
WATER VALVE  
POWER POLE  
OVERHEAD POWER LINE  
OVERHEAD ELECTRIC SERVICE  
WATER LINE  
GAS LINE  
SANITARY SEWER LINE  
STORM SEWER LINE  
WOOD FENCE  
CHAIN LINK FENCE  
IRON FENCE  
ASPHALT  
CONCRETE PAVING





OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, **NESTOR CASTANEDA**, is the owner of certain tracts of land situated in City of Dallas Block 7878, situated in the Noah Henderson Survey, Abstract No. 583, in the City of Dallas, Dallas County, Texas, being those certain tracts of land described as Tract I and Tract II in Warranty Deed with Vendor's Lien to Nestor Castaneda recorded in Instrument Number 202400255353, Official Public Records, Dallas County, Texas, together being more particularly described by metes and bounds as follows;

BEGINNING at an "X" in concrete found for the northwest corner of said Tract II, lying on the southeasterly right-of-way line of Seagoville Road (variable width right-of-way) and the east right-of-way line of Crusade Drive (50' right-of-way);

THENCE South 63 degrees 34 minutes 36 seconds East, along the said southeasterly right-of-way line of Seagoville Road, also being the north line of said Tract II, a distance of 238.49 feet to an "X" in concrete found, said point being an angle point on the said southeasterly right-of-way line of Seagoville Road;

THENCE South 86 degrees 19 minutes 10 seconds East, continuing along the said southeasterly right-of-way line of Seagoville Road, a distance of 39.85 feet to an "X" in concrete found for corner, said point being the northeast corner of said Castaneda tract;

THENCE South 00 degrees 36 minutes 23 seconds East, departing the said southeasterly right-of-way line of Seagoville Road, along the east line of said Tract II, passing the northwest corner of that certain tract of land described in Special Warranty Deed to Ballas Properties, LLC, at a distance of 17.87 feet, continuing along the west line of said Ballas Properties tract at a distance of 498.88 feet to the southwest corner of said Ballas Properties tract, also being the northwest corner of that certain tract of land described in Warranty Deed to Luis Cordova recorded in Volume 96034, Page 1428, Deed Records, Dallas County, Texas, continuing along the east line of said Tract II, a total distance of 725.96 feet to a 5/8 inch iron rod found, said point being the southwest corner of said Cordova tract, lying on the north line of that certain tract of land described in Special Warranty Deed to Anchored By Family recorded in Instrument Number 202100136218, Official Public Records, Dallas County, Texas;

THENCE South 89 degrees 16 minutes 21 seconds West, along the north line of said Anchored By Family tract, also being the south line of said Tract II, a distance of 269.79 feet to a 5/8 inch iron rod found, said point being the southwest corner of Tract II, said point lying on the east line of a 15 foot alley;

THENCE North 00 degrees 35 minutes 11 seconds West, departing the north line of said Anchored By Family tract, along a westerly line of said Tract II, also being the east right-of-way line of said alley, a distance of 667.52 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "TXHS", said point being an angle point on the westerly line of said Tract II;

THENCE North 58 degrees 58 minutes 51 seconds West, departing the east right-of-way line of said alley, along a southerly line of said Tract II, a distance of 5.61 feet to a 5/8 inch iron rod found, said point being a northwest corner of said Tract II, said point lying on the southeasterly right-of-way line of Halona Place (50' right-of-way);

THENCE North 01 degrees 17 minutes 30 seconds West, along a westerly line of said Tract II, a distance of 56.08 feet to a 5/8 inch iron rod found, said point being the south corner of said Tract I, also lying on the northeasterly right-of-way line of said Halona Place;

THENCE North 64 degrees 20 minutes 15 seconds West, along the easterly right-of-way line of said Halona Places and along the south line of said Tract I, also being the northeasterly right-of-way line of said Halona Place, a distance of 30.88 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "TXHS", said point being the southwest corner of said Tract I, lying on the southeasterly right-of-way line of said Crusade Drive;

THENCE North 26 degrees 44 minutes 31 seconds East, along the said southeasterly line of Crusade Drive, a distance of 109.98 feet to the POINT OF BEGINNING and containing 211,312 square feet or 4.85 acres more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **NESTOR CASTANEDA**, does hereby adopt this plat, designating the herein described property as **MARRON POINT**, an addition to the City of Dallas, Dallas County, Texas, and does 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 and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all of 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 the 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, Texas.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

Nestor Castaneda, Owner

STATE OF TEXAS  
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Signature

SURVEYOR'S STATEMENT

I, J. R. January, 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 monummentation 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.

**PRELIMINARY.** THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (12/17/2025)

J. R. January  
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. R. January, 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 therein expressed and under oath stated that the statements in the forgoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Signature

PLACE COUNTY  
RECORDING LABEL HERE

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

PAGE 1 OF 2

PRELIMINARY PLAT  
**MARRON POINT**  
**LOT 1, BLOCK 4/7878**

BEING PART OF CITY BLOCK 7878  
NOAH HENDERSON SURVEY, ABSTRACT NO. 583  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PLAT-25-000160

OWNER  
NESTOR CASTANEDA  
141 N. LONGACRE LANE  
DALLAS, TEXAS 75217  
(214)451-7186

SURVEYOR  
**TEXAS HERITAGE**  
**SURVEYING, LLC**

10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com  
Firm #10169300



DATE: 10/23/2025 / JOB # 1900291-1 / SCALE - 1" = 40' / JAM