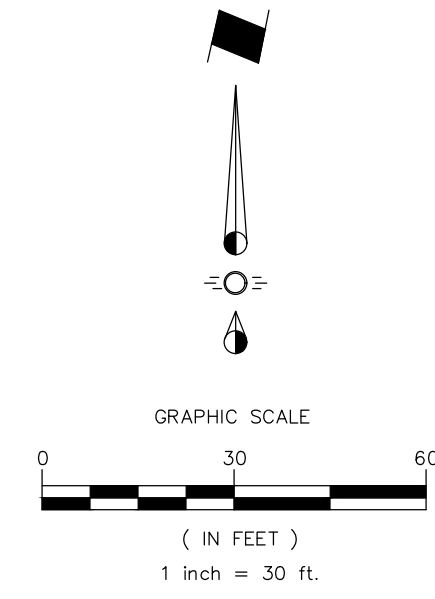


VICINITY MAP (NOT TO SCALE)

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
OVERHEAD POWER LINE
BARWIRE FENCE
CHAIN LINK FENCE
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT
WATER METER
WATER LINE
SANITARY SEWER LINE



BLOCK 8828

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

MAYDA IBARRA
INSTRUMENT #20200022291
O.P.R.D.C.T.

JOSE S. URBINA
PAULA F. URBINA
INSTRUMENT #202100238079
O.P.R.D.C.T.

WILLIAM LATHAM SURVEY
ABSTRACT NO. 838

RONICA BABERS
INSTRUMENT #202100376895
O.P.R.D.C.T.

FANNY SOTO FERNANDEZ
INSTRUMENT #202300148430
O.P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Jose I. Castillo and Adelaida Castillo, are the owners of a 158,231 square foot or 3.632 acre tract of land, situated in the William Latham Survey, Abstract Number 838, in the City of Dallas, County of Dallas, Texas, being part of City Block 8828, and being all of a tract of land, described in a General Warranty Deed with Vendor's Lien to Jose I. Castillo and Adelaida Castillo, recorded in Instrument #202400115271, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow cap stamped "5430" found (Controlling Monument) at the Southeast corner of said Castillo tract, same being the Northeast corner of a tract of land described in a General Warranty Deed to Alfredo Marron, recorded in Instrument #201300211836 (O.P.R.D.C.T.), said point being in the West right of way line of Garden Grove Drive, a 60 foot right-of-way, created in Volume 2130, Page 549, Deed Records of Dallas County, Texas (D.R.D.C.T.);

THENCE South 89 degrees 37 minutes 48 seconds West, with the common line between said Castillo tract and said Marron tract, a distance of 1088.10 feet to a 1/2 inch iron rod found at the Southwest corner of said Castillo tract, the Northwest corner of said Marron tract, and being in the East line of a tract of land described in a General Warranty Deed to GSI Ravenview, LLC, recorded in Instrument #202200063547 (O.P.R.D.C.T.);

THENCE North 21 degrees 56 minutes 26 seconds West, with the common line between said Castillo tract and said GSI Ravenview, LLC tract, a distance of 200.28 feet to a 1/2 inch iron rod found for the Northwest corner of said Castillo tract, same being the Southwest corner of a tract of land described in a General Warranty Deed to Juan Pacheco Garcia, Giovanni Garcia and Juana Garcia, recorded in Instrument #202300047114 (O.P.R.D.C.T.);

THENCE North 89 degrees 43 minutes 20 seconds East, with the common line between said Castillo tract and said Garcia tract, a distance of 682.53 feet to a 3/8 inch iron rod found for the most westerly Northeast corner of said Castillo tract, and being the Northwest corner of a tract of land described in a General Warranty Deed to Mayda Ibarra, recorded in Instrument #20200022291 (O.P.R.D.C.T.);

THENCE South 22 degrees 08 minutes 29 seconds East, with the common line between said Castillo tract and said Ibarra tract, a distance of 116.24 feet to a 1/2 inch iron rod found (Controlling Monument) for an interior ell corner of said Castillo tract and the Southwest corner of said Ibarra tract;

THENCE North 89 degrees 29 minutes 04 seconds East, with the common line between said Castillo tract and said Ibarra tract, a distance of 404.77 feet to a 1/2 inch iron rod found for the common East corner between said Castillo tract, and said Ibarra tract, same being in the West right of way line of said Garden Grove Drive;

THENCE South 22 degrees 11 minutes 14 seconds East, with the common line between said Castillo tract, and the West right of way line of said Garden Grove Drive, a distance of 84.27 feet to the POINT OF BEGINNING, containing 158,231 square feet or 3.632 acres of land more or less.

GENERAL NOTES:

- 1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).
2. Lot to Lot drainage will not be allowed without City of Dallas Paving and Drainage Engineering Division approval.
3. The purpose of this plat is to create (1) lot from a tract of land.
4. The coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 grid coordinate values.

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

Printed by: ebsi Plot Date: 10/11/2024 7:31 AM
Drawing: G:\My Drive\Survey\24077-12116 Garden Grove Dr. Dallas-Plat.dwg Saved By: ebsi Save Time: 10/11/2024 7:30 AM