

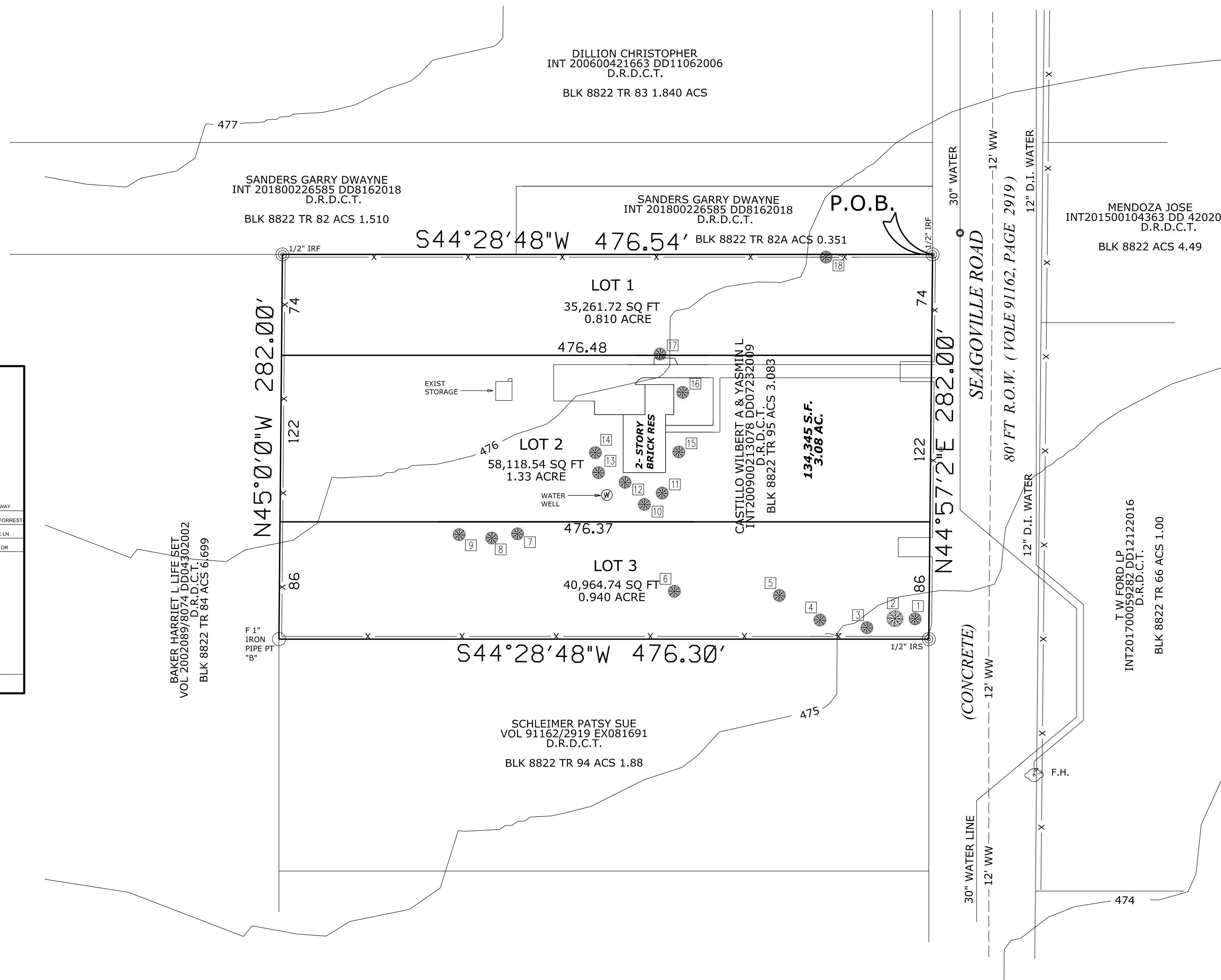
VICINITY MAP
NTS

TREE SURVEY TABLE

| # | COMMON NAME | SCIENTIFIC NAME | CALIPER | CONDITION |
|----|--------------|------------------------|---------|-----------|
| 1 | HACHERRY | CELIS OCCIDENTALIS | 14" | GOOD |
| 2 | HACHERRY | CELIS OCCIDENTALIS | 16" | GOOD |
| 3 | AMERICAN ELM | ULMUS AMERICAN | 13" | GOOD |
| 4 | AMERICAN ELM | ULMUS AMERICAN | 34" | GOOD |
| 5 | AMERICAN ELM | ULMUS AMERICAN | 38" | GOOD |
| 6 | AMERICAN ELM | ULMUS AMERICAN | 28" | GOOD |
| 7 | AMERICAN ELM | ULMUS AMERICAN | 16" | GOOD |
| 8 | AMERICAN ELM | ULMUS AMERICAN | 18" | GOOD |
| 9 | AMERICAN ELM | ULMUS AMERICAN | 18" | GOOD |
| 10 | HACHERRY | CELIS OCCIDENTALIS | 18" | GOOD |
| 11 | HACHERRY | CELIS OCCIDENTALIS | 12" | GOOD |
| 12 | CEGAR ELM | ULMUS CRASSIFOLIA MUTT | 20" | GOOD |
| 13 | CEGAR ELM | ULMUS CRASSIFOLIA MUTT | 30" | GOOD |
| 14 | CEGAR ELM | ULMUS CRASSIFOLIA MUTT | 30" | GOOD |
| 15 | LIVE OAK | QUERCUS VICTORIANA | 30" | GOOD |
| 16 | AMERICAN ELM | ULMUS AMERICAN | 18" | GOOD |
| 17 | DOGWOOD | CORNUS FLORIDA | 14" | GOOD |
| 18 | LIVE OAK | QUERCUS VICTORIANA | 36" | GOOD |

LEGEND

- ⊙ IRS IRON ROD SET
- ⊙ IRF IRON ROD FOUND
- ⊙ 1" IRON PIPE CAPPED IRON ROD FOUND
- FH FIRE HYDRANT
- ⊙ WATER WELL
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- x FENCE LINE
- 12" WW- 12" WATER LINE
- WATER LINE



GENERAL NOTES:

- BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, NO SCALE, NO PROJECTION.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 1 LOT INTO 3 LOTS, AS SHOWN.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- ANY EXISTING STRUCTURE MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 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.
- EXISTING STRUCTURES TO REMAIN.
- ACCORDING TO FEMA MAP 48113C0540K, ZONE X, EFFECTIVE JULY 7, 2014, THE ABOVE LOT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AT THIS TIME.

OWNER/DEVELOPER
 WILBERT A. & YASMIN L. CASTILLO
 15030 SEAGOVILLE RD
 DALLAS, TEXAS 75253-3165

ENGINEER
 GINA R. GARCIA, P.E.
 DBA PAREDES-GARCIA & ASSOCIATES
 104 DOVEHILL CIRCLE
 RED OAK, TEXAS 75154
 (972) 310-8549

SURVEYOR
 ERNEST HEDGCOTH CONSULTING ENGINEERS, INC.
 5701-C MIDWAY ROAD
 HALTOM CITY, TEXAS 76117
 (817) 831-7711
 ATTN: ERNEST HEDGCOTH, RPLS

SURVEYOR'S STATEMENT

I, ERNEST HEDGCOTH, 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 LAND SURVEYING, AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT MONUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED; AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THE SIGNED FINAL PLAT.

DATED THIS THE _____ DAY OF _____, 2020.

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

ERNEST HEDGCOTH
 TEXAS REGISTERED PROFESSIONAL LAND SURVEY NO. 2804

STATE OF TEXAS)
 COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS ERNEST HEDGCOTH, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

STATE OF TEXAS)
 COUNTY OF DALLAS)

WHEREAS, WILBERT A. & YASMIN L. CASTILLO, ARE THE SOLE OWNERS OF A TRACT OF LAND BEING PART OF BLOCK 8822, TRACT 95, OF THE ROBERT KLEBURG, ABSTRACT NO. 716, PATENT 336, VOLUME 4, DALLAS COUNTY, TEXAS, AND BEING PART OF A 23 ACRE TRACT OF LAND IN BLOCK NO. 7 OF THE SUBDIVISION OF THE ROBERT KLEBURG LEAGUE RECORDED IN INSTRUMENT NO. 200900213078, DEED RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF SAID 3.083 ACRE TRACT AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SEAGOVILLE ROAD (OLD HIGHWAY NO. 40);

THENCE SOUTH 44 DEGREES 57 MINUTES 02 SECONDS EAST WITH THE SOUTHWEST LINE OF SEAGOVILLE ROAD 282.00 FEET TO A 1/2" IRON FOUND SET FOR CORNER AND BEING THE NORTH CORNER OF A 1.88 ACRE TRACT OF LAND CONVEYED TO PASTY SUE SCHLEIMER BY DEED AND RECORDED IN VOLUME 91162, PG 2919, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 28 MINUTES 48 SECONDS WEST WITH THE NORTHWEST LINE OF SAID 1.88 ACRE TRACT, 476.30 FEET TO A 1" IRON PIPE FOR CORNER ON THE NORTHEAST LINE OF A 0.696 ACRE TRACT OF LAND CONVEYED TO HARRIET L. BAKER, VOLUME 2002089 / 8074 IN DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST WITH THE NORTHEAST LINE OF SAID 3.083 ACRE TRACT AND THE NORTHEAST LINE OF SAID 6.699 ACRE TRACT, 282.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER ON THE SOUTHEAST LINE OF A 1.51 ACRE TRACT OF LAND CONVEYED TO GARY DWAYNE SANDERS BY INSTRUMENT NO. 201800226585, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE SOUTH 44 DEGREES 28 MINUTES 48 SECONDS WEST WITH THE SOUTHWEST LINE OF SAID 1.51 ACRE TRACT AND THE 0.351 ACRE TRACT, 476.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 134,345 SQUARE FEET OR 3.08 ACRES OF LAND.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WILBERT A. CASTILLO & YASMIN L. CASTILLO, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS 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 LOCATIONS AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS.

WITNESS, MY HAND AT _____, TEXAS, THIS THE _____ DAY OF _____, 2020.

BY: _____
 WILBERT A. CASTILLO

 YASMIN L. CASTILLO

STATE OF TEXAS)
 COUNTY OF DALLAS)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY APPEARS WILBERT A. & YASMIN L. CASTILLO, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IN SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, MY COMMISSION EXPIRES _____

PRELIMINARY PLAT
CASTILLO ESTATES
LOTS 1, 2, & 3 BLK 8822

BEING A REPLAT OF ALL OF TRACT 95, BLOCK 8822
 OUT OF THE ROBERT KLEBURG ABSTRACT NO. 716, PATENT 336, VOLUME 4,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S 190-084

THIS PLAT FILED IN INSTRUMENT NO. _____, DATE _____