

VICINITY MAP  
NOT TO SCALE

GROSS AREA 41,504 SQ.FT. 0.95 ACRES
PROPOSED LOT 1 14,713 SQ.FT. 0.34 ACRES
PROPOSED LOT 2 26,790 SQ.FT. 0.62 ACRES

POINT OF  
BEGINNING

GILBERT CIRCLE  
PUBLIC R.O.W.

L=105.82' R=70.00'  
DELTA=86°37'03"  
CH.=S43°12'08"W 96.03'

KENNETH W. HEARN AND WIFE,  
MAE RUTH HEARN  
VOL. 77088, PG. 1605

PROPOSED  
LOT 1

PROPOSED  
RESIDENCE  
14,713 sq. ft.  
0.338 acres

PROPOSED  
LOT 2

EXISTING  
ONE STORY  
BRICK

26,790 sq. ft.  
0.615 acres

GILBERT CIRCLE  
PUBLIC R.O.W.

JAMES ALEXANDER HEARN, A SINGLE MAN  
VOL. 5005, PG. 32

OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

Being a 0.95 acre tract of land situated in the John C. Read Survey, Abstract No. 1183, Dallas County, Texas, same being that tract of land conveyed to Jose Ricardo Cruz and Mirian Ventura, by deed recorded in Clerk's File No. 201600015548, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being on the North line of Gilbert Circle (public right-of-way) and the Southeast corner of that tract of land conveyed to Kenneth W. Hearn and wife, Mae Ruth Hearn, by deed recorded in Volume 77088, Page 1605, Deed Records, Dallas County, Texas, from which a 5/8 inch iron rod found bears North 02 degrees 38 minutes 40 seconds West, a distance of 2.77 feet for witness;

THENCE North 02 degrees 38 minutes 40 seconds West, along the East line of said Hearn tract, a distance of 167.60 feet to a 1/2 inch iron rod, with a yellow cap stamped "C.B.G. Surveying", set for corner, said corner being an Easterly Southwest corner of that tract of land conveyed to James Alexander Hearn, a single man, by deed recorded in Volume 5005, Page 32, Deed Records, Dallas County, Texas, from which a 3/8 inch iron rod found bears North 02 degrees 38 minutes 40 seconds West, a distance of 40.04 feet for witness;

THENCE North 86 degrees 21 minutes 00 seconds East, along a South line of said Hearn (5005/32) tract, a distance of 255.49 feet to an "X" set in concrete for corner, said corner being on the West line of Gilbert Circle and the Southeast corner of said Hearn (5005/32) tract;

THENCE South 01 degrees 10 minutes 06 seconds East, along the West line of said Gilbert Circle, a distance of 102.00 feet to an "X" set in concrete for corner, said corner being the beginning of a curve to the right, having a radius of 70.00 feet, a delta angle of 86 degrees 37 minutes 03 seconds, and a chord bearing and distance of South 43 degrees 12 minutes 08 seconds West, 96.03 feet;

THENCE continuing along said Gilbert Circle and said curve to the right, an arc length of 105.82 feet to a 3/8 inch iron rod found for corner;

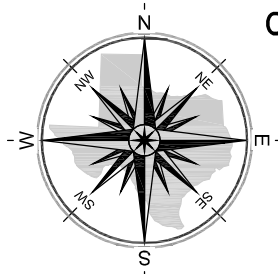
THENCE South 86 degrees 21 minutes 00 seconds West, along the North line of said Gilbert Circle, a distance of 183.95 feet to the POINT OF BEGINNING and containing 41,504 square feet or 0.95 acres of land.

GENERAL NOTES

1) BEARINGS ARE BASED ON DEED RECORDED IN C.F. NO. 201600015548, O.P.R.D.C.T., EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

RELEASED 07/06/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

OWNER: JOSE RICHARDO CRUZ AND  
MIRIAN VENTURA  
115 LIDA COURT  
GRAND PRAIRIE, TX 75050  
P 972-948-2051



SCALE: 1"=20' / DATE: MAY 17, 2016 / JOB NO. 1605699-02 / DRAWN BY: RR

CONCEPT PLAN  
352 GILBERT CIRCLE  
FROM  
GR(GENERAL RETAIL DISTRICT) TO  
SF-5(SINGLE FAMILY-FIVE RESIDENTIAL)  
41,504 SQ.FT. / 0.95 ACRES  
JOHN C READ SURVEY, ABSTRACT NO. 1183  
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CBG Surveying, Inc.

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