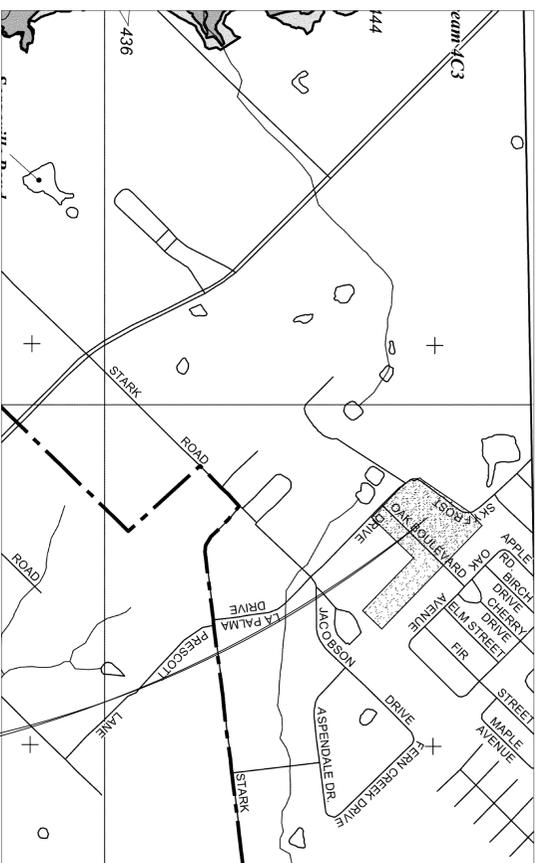


No.	NORTHING	EASTING	DESCRIPTION
21	6937284.66	2569864.159	TROAK20
22	6937207.203	2569814.515	TROAK6
46	6937463.532	2561000.553	TROAK30
71	6937099.951	2561257.351	TROAK20
72	6937689.653	2561276.888	TROAK28
101	6937666.956	2561175.469	TROAK16
102	6937069.956	2561179.318	TROAK36SP
103	6937673.705	2561175.128	TROAK36SP
104	6937271.251	2561170.835	TROAK18
107	6937271.251	2561170.835	TROAK18
138	6937468.102	2560971.071	TROAK16
139	6937478.888	2560989.445	TROAK16
140	6937474.28	2560965.47	TROAK16
142	6937472.129	2560965.47	TROAK16
143	6937463.615	2560946.14	TROAK24
144	6937458.414	2560938.07	TROAK16
145	6937424.466	2560940.343	TROAK16
147	6937501.135	2560911.754	TROAK16
148	6937506.265	2560907.462	TROAK16
151	6937520.235	2560904.232	TROAK16
152	6937549.902	2560885.941	TROAK36
153	6937541.902	2560885.941	TROAK36
154	6937528.707	2560891.048	TROAK16
156	6937531.023	2560917.407	TROAK16
157	6937532.873	2560920.799	TROAK16
158	6937571.593	2560891.87	TROAK16
159	6937571.593	2560891.87	TROAK16
161	6937576.003	2560904.232	TROAK12
162	6937576.003	2560921.195	TROAK12
163	6937576.974	2560920.198	TROAK12
165	6937575.984	2560927.522	TROAK16
166	6937069.204	2560959.524	TROAK16
167	6937582.528	2560981.28	TROAK28
168	6937582.528	2560981.28	TROAK28
170	6937586.989	2560979.644	TROAK24
171	6937617.001	2561001.789	TROAK14
172	6937618.315	2561003.006	TROAK14
174	6937625.261	2561001.822	TROAK12
175	6937631.625	2561009.78	TROAK12
176	6937633.779	2561014.878	TROAK12
177	6937620.205	2561027.248	TROAK36SP
179	6937636.161	2561032.829	TROAK16
180	6937068.232	2561028.422	TROAK16
181	6937598.48	2561025.23	TROAK16
182	6937591.028	2561028.739	TROAK16
183	6937591.028	2561028.739	TROAK16
184	6937578.253	2561045.84	TROAK18
185	6937575.18	2561050.618	TROAK12
186	6937584.425	2561061.158	TROAK18
188	6937586.71	2561074.857	TROAK16
189	6937619.286	2561074.886	TROAK36SP
190	6937629.939	2561040.42	TROAK16
191	6937631.725	2561039.43	TROAK16
193	6937636.488	2561024.902	TROAK16
194	6937652.488	2561025.462	TROAK16
195	6937666.656	2561042.1	TROAK24
196	6937666.656	2561042.1	TROAK24
197	6937666.656	2561042.1	TROAK24
198	6937674.286	2561061.954	TROAK20
199	6937681.943	2561081.943	TROAK18
200	6937659.888	2561089.159	TROAK16
202	6937653.885	2561092.61	TROAK18
203	6937671.126	2561097.841	TROAK18
204	6937659.855	2561093.763	TROAK18
206	6937713.915	2561098.372	TROAK16
207	6937716.589	2561109.716	TROAK16
208	6937713.915	2561115.626	TROAK16
209	6937713.915	2561115.626	TROAK16
210	6937713.915	2561115.626	TROAK16
211	6939018.713	2561103.838	TROAK36
212	6939018.713	2561078.386	TROAK36
216	6937069.544	2561159.114	TROAK10
218	6937069.544	2561159.114	TROAK10
219	6937069.432	2561181.341	TROAK12
221	6937069.432	2561181.341	TROAK12
222	6937069.432	2561181.341	TROAK12
223	6937069.432	2561181.341	TROAK12
224	6937069.432	2561181.341	TROAK12
225	6937069.432	2561181.341	TROAK12
226	6937069.432	2561181.341	TROAK12
227	6937069.432	2561181.341	TROAK12
228	6937069.432	2561181.341	TROAK12
229	6937069.432	2561181.341	TROAK12
230	6937069.432	2561181.341	TROAK12

No.	NORTHING	EASTING	DESCRIPTION
231	6937270.628	2561370.628	TROAK30
232	6937270.628	2561370.628	TROAK30
233	6937702.004	2561406.231	TROAK30
234	6937779.006	2561382.307	TROAK30
235	6937783.178	2561401.155	TROAK30
236	6937723.602	2561409.529	TROAK30
238	6937553.119	2561292.059	TROAK36
239	6937553.607	2561292.059	TROAK36
240	6937548.435	2561280.951	TROAK36
242	6937452.201	2561256.982	TROAK24
244	6937552.994	2561246.219	TROAK24
245	6937548.708	2561240.956	TROAK16
247	6937528.964	2561256.759	TROAK16
248	6937511.898	2561256.318	TROAK20
249	6937511.898	2561257.978	TROAK20
251	6937504.332	2561278.777	TROAK20
252	6937518.13	2561271.661	TROAK14
253	6937528.898	2561208.693	TROAK18
254	6937538.281	2561208.693	TROAK18
256	6937438.237	2561103.488	TROAK16
256	6937438.237	2561103.488	TROAK16
257	6937415.683	2561106.651	TROAK16
258	6937412.595	2561106.621	TROAK16
268	6937412.595	2561106.621	TROAK16
270	6937417.461	2561065.656	TROAK12
271	6937418.504	2561069.048	TROAK18
272	6937428.523	2561063.708	TROAK14
273	6937428.523	2561063.708	TROAK14
274	6937428.523	2561063.708	TROAK14
275	6937379.424	2561086.644	TROAK24
276	6937373.679	2561078.604	TROAK24
277	6937354.649	2561079.444	TROAK24
279	6937339.172	2561088.393	TROAK16
280	6937338.811	2561075.484	TROAK16
281	6937366.286	2561049.806	TROAK16
282	6937321.438	2561055.961	TROAK16
284	6937310.91	2561038.364	TROAK18
285	6937294.402	2561029.528	TROAK18
286	6937304.448	2561018.707	TROAK18
288	6937308.094	2561005.455	TROAK14
289	6937298.005	2560990.713	TROAK16
290	6937298.023	2560985.122	TROAK16
291	6937284.888	2560981.156	TROAK16
292	6937284.888	2560981.156	TROAK16
293	6937274.453	2561004.659	TROAK18
294	6937265.25	2560994.665	TROAK14
295	6937265.25	2560994.665	TROAK14
296	6937265.25	2560994.665	TROAK14
299	6937192.309	2560935.526	TROAK16
300	6937188.117	2560934.127	TROAK16
302	6937206.346	2560943.988	TROAK14
303	6937218.457	2560945.572	TROAK14
304	6937218.457	2560945.572	TROAK14
305	6937218.457	2560945.572	TROAK14
307	6937244.52	2560955.526	TROAK16
308	6937246.738	2560938.638	TROAK16
309	6937217.024	2560930.961	TROAK12
310	6937206.346	2560927.988	TROAK12
311	6937254.086	2560927.988	TROAK14
312	6937265.594	2560929.088	TROAK14
313	6937257.461	2560926.689	TROAK14
314	6937254.942	2560924.689	TROAK14
316	6937249.5	2560886.842	TROAK14
316	6937249.5	2560886.842	TROAK14
317	6937255.824	2560886.718	TROAK10
318	6937254.186	2560885.361	TROAK10
319	6937254.186	2560885.361	TROAK10
320	6937201.348	2560924.487	TROAK36SP
321	6937293.302	2560911.099	TROAK10
322	6937293.302	2560911.099	TROAK10
323	6937202.573	2560910.225	TROAK12
325	6937301.216	2560917.296	TROAK36SP
326	6937297.976	2560921.883	TROAK16
327	6937301.976	2560925.634	TROAK12
328	6937306.189	2560920.538	TROAK12
329	6937306.189	2560920.538	TROAK12
330	6937330.792	2560945.09	TROAK24
331	6937330.792	2560945.09	TROAK24
332	6937344.912	2560981.142	TROAK14
334	6937353.281	2560984.05	TROAK16
335	6937353.281	2560984.05	TROAK16
336	6937354.167	2560983.342	TROAK16
337	6937354.167	2560983.342	TROAK16
339	6937379.781	2561007.158	TROAK16
340	6937405.459	2561026.148	TROAK36SP



VICINITY MAP N.T.S.
MAPSCO 70-L (DALLAS)

Detention Area Easement

The proposed detention area along Blocks A/817 and B/817 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Blocks A/817 and B/817. The City of Dallas will not be responsible for the maintenance and operation of said Detention Area or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Blocks A/817 and B/817, unless approved by the Chief Engineer of Development Services. Provided, however, it is understood that in the event it become necessary for the City of Dallas to erect any type of Drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable condition, which may occur.

The Detention Area in Blocks A/817 and B/817, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving this plat are shown by the Detention Area Easement Line as shown on the plat.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
WHEREAS, GNZA INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A WARRANTY DEED WITH VENDORS' LITEN, RECORDED IN COUNTY CLERK'S FILE NO. 202100064101, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, SAME BEING AN 8.47 ACRE TRACT SITUATED IN THE ROBERT H. KLEBERG SURVEY, ABSTRACT NO. 716, IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 inch iron rod found at the southeast corner of a tract conveyed to Raymond and Patsy Spohn by deed recorded in Volume 84040, Page 388, Deed Records, Dallas County, Texas, same being on the northeastern right of way line of Skyfrost Drive, (60 foot right of way dedicated by prescriptive use and occupation);
THENCE North 4512' 08" West (BASIS OF BEARINGS), 407.30 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having an 80.0 foot radius;
THENCE in a northeasterly direction along said curve on the northeasterly right of way line of Skyfrost Drive, an arc distance of 117.7 feet to a 5/8 inch iron rod found for end of said curve;
THENCE North 3902' 18" East, 23.11 feet to a 1/2 inch iron rod at the beginning of a curve to the left having a radius of 195.34';
THENCE around said curve to the left, an arc distance of 29.80 feet to a 1/2 inch iron rod found for corner;
THENCE North 42'40' 32" East, 140.79 feet to a 1/2 inch iron rod found for corner;
THENCE North 44' 26' 14" East, 188.48 feet to a 1/2 inch iron rod found for corner;
THENCE South 45' 24' 47" East, 1177.74 feet to a 1/2 inch iron rod found on the westerly line of a tract conveyed to Jovier Munoz by deed recorded in County Clerk's instrument number 200600299977, Official Public Records, Dallas County, Texas, out of a potent tract recorded in Volume 70042, Page 1416, Deed Records, Dallas County, Texas;
THENCE South 44' 29' 55" West, 390.00 feet to a 1/2 inch iron rod found for the northeasterly corner of a tract of land conveyed to Jose and Virginia Chavez by deed recorded in County Clerk's instrument number 201500203401, Official Public Records, Dallas County, Texas;
THENCE North 4510' 56" West, 648.14 feet to a 1/2 inch iron rod found for the northeasterly corner of a tract of land conveyed to Raymond and Patsy Spohn by deed recorded in Volume 84040, Page 388, Deed Records, Dallas County, Texas
THENCE South 44' 36' 52" West, 390.96 to the point of beginning, and containing 649,761 square feet, or 14.92 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT GNZA INVESTMENTS, LLC, does hereby adopt this plat, designating the herein described property as GNZA ADDITION, on addition to the City of Dallas, Dallas County, Texas, and does hereby reserve the street and water utility easement shown thereon. However monogramment areas shown thereon and do hereby reserve the street and water utility easement shown thereon. Streets reserved for the purposes indicated. The private streets, private utility and fire line easements shall be open to public, fire and police utility, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the private streets and private water utility easements is the responsibility of the homeowner association. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No buildings, fences, shrubs, or other improvements or growth 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 the same, and no improvements or growths which in any way may endanger or interfere with the construction, maintenance, 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 said easements for the purpose of constructing, reconstructing, inspecting, maintaining and adding to or removing all or parts of its respective systems without the necessity of 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 and service required or ordinarily performed by that utility.)

This plat is approved subject to all pending ordinances, rules, regulations, of the City of Dallas, Texas. Siteworks shall be constructed by the homeowner as required by City Council Resolution No. 68-1038 and in accordance with the requirements of the Director of Public Works and Transportation.

GNZA INVESTMENTS, LLC Date

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on behalf of _____, a notary public in and for the State of Texas, on this day personally appeared _____, 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 purposes and considerations GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, Xavier Chapa, 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, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown herein 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 Find Plat.

Dated this the ____ day of _____, 2022.

Xavier Chapa, R.P.L.S.
Registered Professional Land Surveyor No. 2568
CITY OF DALLAS, OCTOBER, 2022
PRELIMINARY: THIS DOCUMENT IS NOT TO BE RECORDED FOR ANY PURPOSE. THIS PLAT IS RELEASED FOR REVIEW BY THE CITY OF DALLAS, OCTOBER, 2022

XAVIER CHAPA, R.P.L.S. LICENSE# 2568
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS