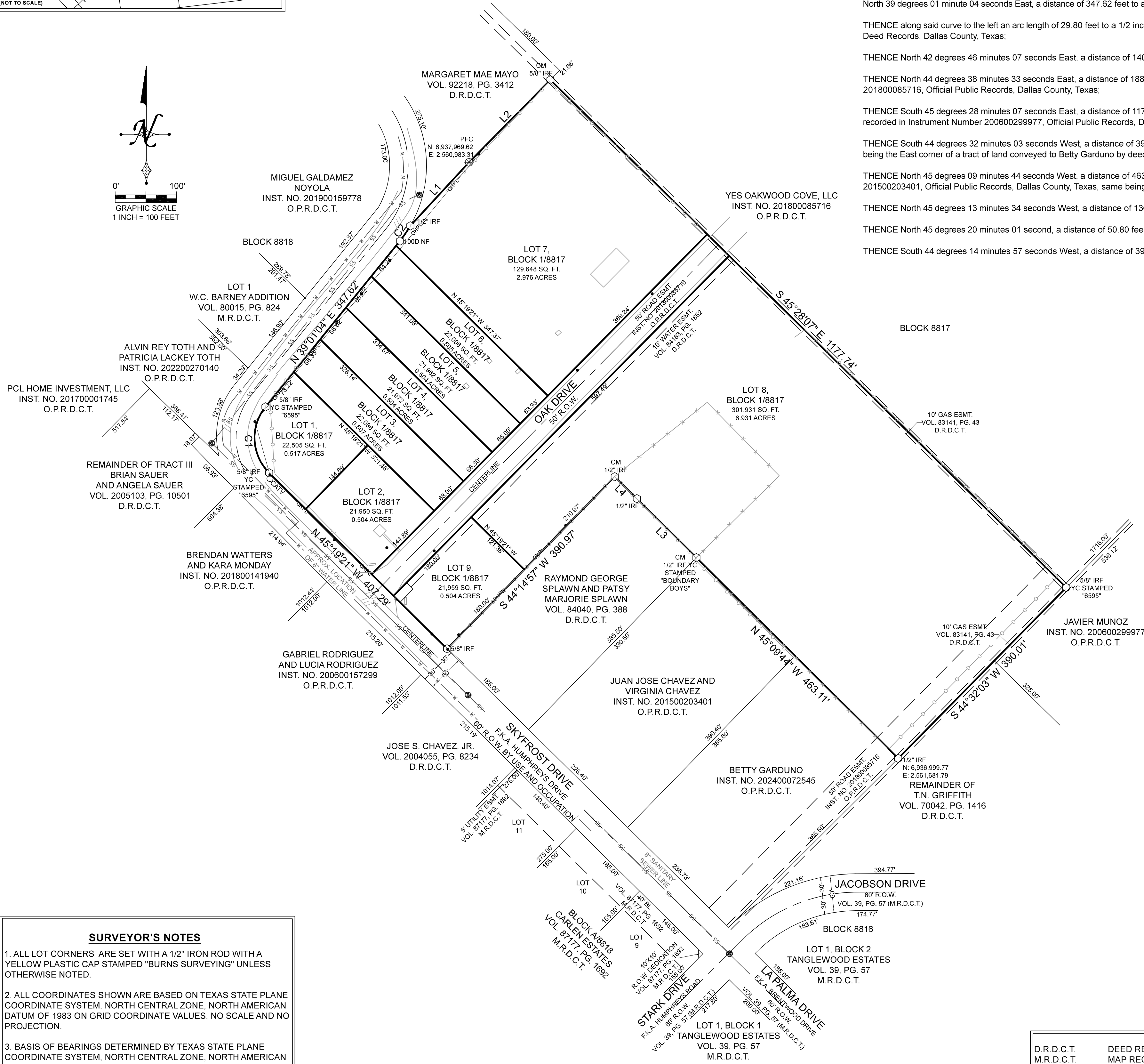
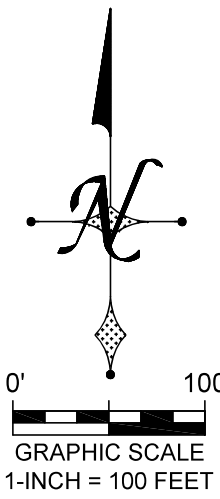


LINE	BEARING	DISTANCE
L1	N 42°48'07" E	140.79'
L2	N 44°38'33" E	188.48'
L3	N 45°13'34" W	136.45'
L4	N 45°20'01" W	50.80'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00'	117.72'	107.38'	N 03°11'48" W	084°18'28"
C2	195.34'	29.80'	29.77'	N 34°31'56" E	008°44'25"



SURVEYOR'S NOTES

- ALL LOT CORNERS ARE SET WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
- THE PURPOSE OF THIS PLAT IS TO CREATE NINE (9) PLATTED LOTS FROM AN UNPLATTED TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48113C0540K, DATED 07/07/2014, ZONE X.

STATE OF TEXAS COUNTY OF DALLAS

WHEREAS Ginza Properties, LLC is the owner of a tract of land situated in the Robert Kleburg Survey, Abstract Number 716, Dallas County, Texas, in City Block 8817, same being those tracts of land conveyed to Ginza Investments, LLC by Warranty Deed with Vendor's Lien recorded in Instrument Number 202100064101, Official Public Records, Dallas County, Texas, and by Deed without Warranty recorded in Instrument Number 202100063570, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the West corner of a tract of land conveyed to Raymond George Splawn and Patsy Marjorie Splawn by deed recorded in Volume 84040, Page 388, Deed Records, Dallas County, Texas, same lying along the Northeast Right-of-Way line of Skyfrost Drive (a 60 foot Right-of-Way dedicated by use and occupation);

THENCE along said Skyfrost Drive the following courses and distances;

North 45 degrees 19 minutes 21 seconds West, a distance of 407.29 feet to a 5/8 inch iron rod with a yellow cap stamped "6595" found for corner, said corner being the beginning of a tangent curve to the right having a radius of 80.00 feet, a delta angle of 084 degrees 18 minutes 28 seconds, and a chord bearing and distance of North 03 degrees 11 minutes 48 seconds West 107.38 feet;

Along said curve to the right an arc length of 117.72 feet to a 5/8 inch iron rod with a yellow cap stamped "6595" found for corner;

North 39 degrees 01 minute 04 seconds East, a distance of 347.62 feet to a 100D nail found for corner, said corner having a radius of 195.34 feet, a delta angle of 008 degrees 44 minutes 25 seconds, and a chord bearing and distance of North 34 degrees 31 minutes 56 seconds East 29.77 feet;

THENCE along said curve to the left an arc length of 29.80 feet to a 1/2 inch iron rod found for corner, said corner lying along the Southeast Right-of-Way line of said Skyfrost Drive, same being the Southwest corner of a tract of land conveyed to Margaret Mae Mayo by deed recorded in Volume 92218, Page 3412, Deed Records, Dallas County, Texas;

THENCE North 42 degrees 46 minutes 07 seconds East, a distance of 140.79 feet to a point for corner, said corner lying along the Southeast line of said Mayo tract;

THENCE North 44 degrees 38 minutes 33 seconds East, a distance of 188.48 feet to a 5/8 inch iron rod found for corner, said corner lying along the Southeast line of said Mayo tract, same being a Northwest corner of a tract of land conveyed to Yes Oakwood Cove, LLC by deed recorded in Instrument Number 201800085716, Official Public Records, Dallas County, Texas;

THENCE South 45 degrees 28 minutes 07 seconds East, a distance of 1177.74 feet to a 5/8 inch iron rod with a yellow cap stamped "6595" found for corner, said corner being the South corner of said Yes Oakwood Cove tract, same lying along the Northwest line of a tract of land conveyed to Javier Munoz by deed recorded in Instrument Number 200600299977, Official Public Records, Dallas County, Texas;

THENCE South 44 degrees 32 minutes 03 seconds West, a distance of 390.01 feet to a 1/2 inch iron rod found for corner, said corner lying along the Northwest line of the remainder of a tract of land conveyed to T.N. Griffith by deed recorded in Volume 70042, Page 1416, Deed Records, Dallas County, Texas, same being the East corner of a tract of land conveyed to Betty Garduno by deed records in Instrument Number 2202400072545, Official Public Records, Dallas County, Texas;

THENCE North 45 degrees 09 minutes 44 seconds West, a distance of 463.11 feet to a 1/2 inch iron rod found with a yellow cap stamped "boundary boys" found for corner, said corner being the North corner of a tract of land conveyed to Juan Jose Chavez and Virginia Chavez by deed recorded in Instrument Number 201500203401, Official Public Records, Dallas County, Texas, same being the East corner of said Splawn tract;

THENCE North 45 degrees 13 minutes 34 seconds West, a distance of 136.46 feet to a 1/2 inch iron rod found for corner, said corner lying along the Northeast line of said Splawn tract;

THENCE North 45 degrees 20 minutes 01 second, a distance of 50.80 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said Splawn tract;

THENCE South 44 degrees 14 minutes 57 seconds West, a distance of 390.97 feet to the POINT FO BEGINNING and containing 648,980 square feet or 14.899 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Ginza Investments, LLC, acting by and through their duly authorized agent, Gonzalo Barajas, do hereby adopt this plat, designating the herein described property as: **SKYFROST ADDITION**, 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 systems 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).

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

Witness my hand at _____, Texas, This _____ day of _____, 2025.

Name: Gonzalo Barajas
Title: Agent

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Gonzalo Barajas, 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 and considerations therein expressed and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 2025.

Notary Public in and for the State of Texas
My commission expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, 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 hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.817 (a), (b), (c), (d), & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 2025.

"Preliminary, this document shall
not be recorded for any purpose."

Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, 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 and considerations therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas
My commission expires:

LEGEND

D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
F.K.A.	FORMERLY KNOWN AS
R.O.W.	RIGHT-OF-WAY
ESMT.	EASEMENT
BL	BUILDING LINE
NF	NAIL FOUND
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
YC	YELLOW PLASTIC CAP

PROPERTY ADDRESS: 14201 & 14303 SKYFROST DRIVE, DALLAS, TEXAS, 75253
OWNER: GINZA INVESTMENTS, LLC
ADDRESS: 7000 PARKWOOD BOULEVARD, STE. E100, FRISCO, TEXAS, 75034
PHONE: 469-581-0800



PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090

JOB NO.: 202503443 PREPARATION DATE: 06/05/2025 DRAWN BY: ANR

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 Planning Commission
Dallas, Texas

Attest:

Secretary

PRELIMINARY PLAT LOTS 1 - 9, BLOCK 7798 SKYFROST ADDITION

648,980 SQUARE FEET OR 14.899 ACRES OF LAND
BEING A PART OF CITY BLOCK 8817
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ROBERT KLEBURG SURVEY, ABSTRACT NO. 716
CITY PLAN FILE NO. S245-204
ENGINEERING FILE NO. _____
FILE NO. PLAT25-00036