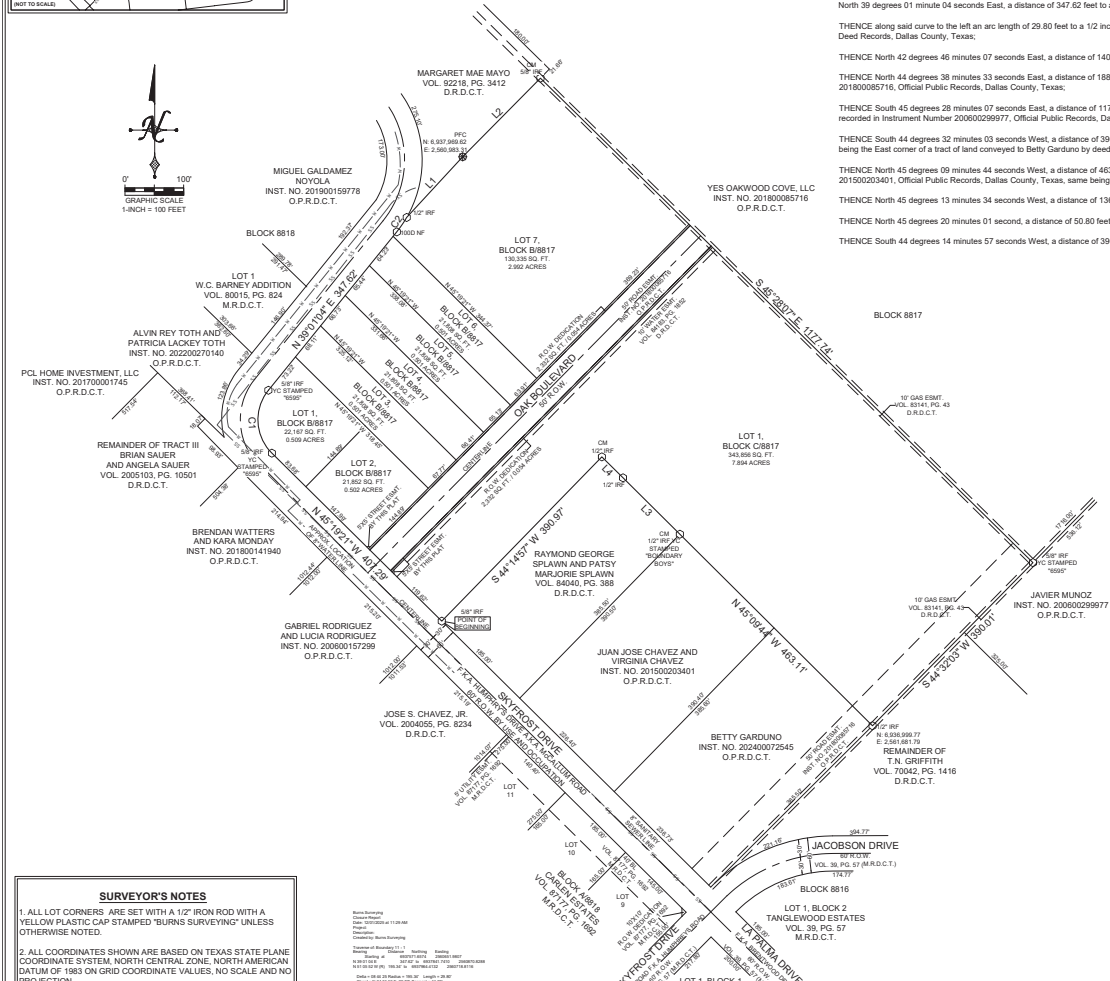
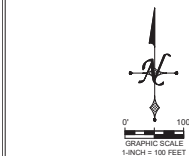


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	80.00	117.72	107.38	N 03° 11' 55" W	084° 18' 26"
C2	195.34	29.80	29.77	N 34° 31' 52" E	008° 44' 25"

LINE BEARING	DISTANCE
L1 N 42° 49' 07" E	140.79
L2 N 44° 38' 33" E	188.49
L3 N 45° 13' 34" W	136.46
L4 N 45° 20' 01" W	50.80



**SURVEYOR'S NOTES**

1. ALL LOT CORNERS ARE SET WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
2. 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.
3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DIVISION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO CREATE EIGHT (8) PLATTED LOTS FROM AN UNPLATTED TRACT OF LAND.
6. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 481150C64K, DATED 07/07/2014, ZONE X.

**STATE OF TEXAS  
COUNTY OF DALLAS**

WHEREAS Gniza Investments, LLC is the owner of a tract of land situated in the Robert Kieburg Survey, Abstract Number 716, Dallas County, Texas, in City Block 8817, same being those tracts of land conveyed to Gniza Investments, LLC by Warranty Deed with Vendor's Lien recorded in Instrument Number 202100084101, Official Public Records, Dallas County, Texas, and by Deed without Warranty recorded in Instrument Number 202100083570, 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 407.20 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 1000 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 36 minutes 33 seconds East, a distance of 188.49 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 201802085718, 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 20150203401, 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 OF 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 Gniza 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 line 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 line easements is the responsibility of the property owner. No buildings, fences, hedges, 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, 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. 18455, 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-6.617 (a), (b), (c), (d), (e), and (f); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this \_\_\_\_\_ 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 TARRANT**  
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
EASEMT.	EASEMENT
BUILDING LINE	BUILDING LINE
NAL FOUND	NAIL FOUND
VOL.	VOLUME
PAGE	PAGE
INST. NO.	INSTRUMENT NUMBER
RF	IRON ROD FOUND
PPC	POINT FOR CORNER
YC	YELLOW PLASTIC CAP

PROPERTY ADDRESS: 14201 & 14303 SKYFROST DRIVE, DALLAS, TEXAS, 75233  
OWNER: GNIZA INVESTMENTS, LLC  
ADDRESS: 7000 PARKWOOD BOULEVARD, STE. E100, FRISCO, TEXAS, 75034  
PHONE: 469-581-8800



**PROFESSIONAL LAND SURVEYORS**

OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75082

SURVEYOR: BARRY S. RHODES - RPLS NO. 3691

FIRM NO. 1919-086

WEBSITE: WWW.BURNSURVEY.COM

PHONE: (214) 328-1060

JOB NO.: 202503443 PREPARATION DATE: 10/06/2025 DRAWN BY: ANR

**CERTIFICATE OF APPROVAL**

I, \_\_\_\_\_, Chairman or  
Vice Chairman  
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.

Chairman or Vice Chairman  
City Planning Commission  
Dallas, Texas

Attest:

Secretary

**PRELIMINARY PLAT  
LOTS 1 - 7, BLOCK B/7798  
AND LOT 1, BLOCK C/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 KIEBURG SURVEY, ABSTRACT NO. 716  
CITY PLAN FILE NO. PLAT26-000007  
ENGINEERING FILE NO. \_\_\_\_\_