(IN FEET)
1 inch = 50 ft.

YES OAKWOOD COVE LLC
5050 SYRACUSE STREET, SUITE 1200
DENVER, COLORADO 802373388
DOCUMENT NO. 20180085716,
O.P.R.D.C.T.

N47°07'26"W 182.07'

N44°35'48"E 1709.53'

S45°24'47"E 1177.74

ONCER EASEMENT VOLUME

DETENTION AREA ACCESS EASEMENT (BY SEPARATE INSTRUMENT)

DETENTION AREA EASEMENT (BY THIS PLAT)

MARGARET MAYO
14254 SKYFROST DRIVE
DALLAS, TEXAS 75253
VOLUME 92216, PAGE 3412, DRDCT

BLOCK 8817

N44°36'14"E 188.48'

16' SANITARY SEWER EASEMENT

N 47°40'32" E 140.79'

NON ACCESS EASEMENT LINE

10' DRAINAGE EASEMENTS (BY THIS PLAT)

S44°34'59"W 140.16'

5 74,441 sq. ft. 1.71 acres

6 59,208 sq. ft. 1.36 acres

5 76,636 sq. ft. 1.76 acres

S45°24'47"E 197.23'

GINZA COURT
56' STREET RIGHT OF WAY
(DEDICATED BY THIS PLAT)

S45°24'47"E 98.13'

S45°24'47"E 99.06'

BLOCK A/8817

BLOCK B/8817

4 48,686 sq. ft. 1.12 acres

4 71,479 sq. ft. 1.64 acres

3 48,755 sq. ft. 1.12 acres

S 07°26'45" E 265.45'

ROBERT KLEBERG SURVEY - ABSTRACT NO. 716

HERMAN HEIDER SURVEY - ABSTRACT NO. 541

JAVIER MUNOZ
1001 JACOBSON DRIVE
DALLAS, TEXAS 75253

4.0 ACRE TRACT
INSTRUMENT NO. 200600299977
O.P.R.D.C.T.
OUT OF 7.0 ACRE TRACT

S 45°30'05" E 325.00'

S 44°30'12" E 431.92'

PARENT TRACT/ORIGINAL DEED
T. N. GRIFFITH
7.0 ACRE TRACT
VOLUME 70042, PAGE 1416

TANGLEWOOD MOBILE HOME PARK
ESTATE OF FRED R. CARLISLE
1111 JACOBSON DRIVE
DALLAS, TEXAS 75253
3.0 ACRE TRACT
OUT OF PARENT TRACT
VOLUME 70042, PAGE 1416

S 44°29'55" W 130.00'

S 44°29'55" W 390.01'

N45°10'56"W 648.14'

N 45°11'52" W 226.40'

N 45°11'52" W 236.73'

N44°36'52"E 377.11'

S44°36'52"W 390.96'

N44°36'52"E 180.08'

S 44°29'55" W 390.85'

S 44°36'52" W 390.03'

N 44°29'55" E 599.35'

CHARLES E. AND CHERYL J. SMITH
14421 SKYFROST DRIVE
DALLAS, TEXAS 75253

VOLUME 97008, PAGE 4084
D.R.D.C.T.

OAK BOULEVARD
(60' STREET RIGHT OF WAY)
(DEDICATED BY VOLUME, PAGE, D.R.D.C.T.)
(50' PRIVATE ACCESS EASEMENT BY VOLUME, PAGE, D.R.D.C.T.)

10' WATER LINE EASEMENT VOLUME 64187, PAGE 1855 D.R.D.C.T.

MIGUEL NOYOLA
14054 SKYFROST DRIVE
DALLAS, TEXAS
FILE NO. 20210006410I, O.P.R.D.C.T.

8" VCT W.W. @ 0.65% 411G-1616E, SH 5

N 39°02'18" E 347.62'

NON ACCESS EASEMENT LINE

W.C. BARNEY ADDITION
VOLUME , PAGE ,
PLAT RECORDS
DALLAS COUNTY, TEXAS

BLOCK K/8818
LOT 1

3 46,931 sq. ft. 1.08 acres

2 43,767 sq. ft. 1.00 acres

2 46,266 sq. ft. 1.06 acres

1 44,716 sq. ft. 1.03 acres

1 21,970 sq. ft. 0.50 acres

10' DRAINAGE EASEMENTS,(BY THIS PLAT)

S45°25'32"E 122.95

5.7' PAVEMENT PLACEMENT

N44°36'08"E 179.80'

FOUND 5/8" IRF CORNER CLIP (BY THIS PLAT)

VAULT

POINT OF BEGINNING

BLOCK 8817

RAYMOND AND PATSY SPLAWN
14339 SKYFROST DRIVE
VOLUME 84040, PAGE 388,
DEED RECORDS
DALLAS COUNTY, TEXAS

JOSE AND VIRGINA CHAVEZ
14415 SKYFROST DRIVE
INSTRUMENT NO. 201500203401
O.P.R.D.C.T.

ALVINO AL TOTH
14214 SKYFROST DRIVE
VOLUME 2005029, PAGE 6749,
DEED RECORDS
DALLAS COUNTY, TEXAS

5/8" IRF - C.M.

N 45°12'08" W 407.30'

S 45°12'08" E 99.95'

1/2" IRF - C.M.

N 45°11'52" W 185.79'

N 45°11'52" W 226.40'

SKYFROST DRIVE
EXISTING ASPHALT PAVEMENT
60' PRESCRIPTIVE RIGHT OF WAY BY USE AND OCCUPATION
ANNEXED BY ORDINANCE NO. 15794

8" D.I.

8" PVC WW @ 1.00% 411G-1616E - SH. 4

12" D.I. WATER 685W-775A-SH. 7

BRIAN AND ANGELA SAUER
14306 SKYFROST DRIVE
VOLUME 2005103, PAGE 10501,
DEED RECORDS
DALLAS COUNTY, TEXAS

BRENDAN AND KARA WATTERS
14308 SKYFROST DRIVE
INSTRUMENT NO. 201800141940
O.P.R.D.C.T.

BLOCK 8818

GABRIEL AND LUCIA RODRIGUEZ
14310 SKYFROST DRIVE
INSTRUMENT NO. 200600157299
O.P.R.D.C.T.

JOSE CHAVEZ
14330 SKYFROST DRIVE
VOLUME 2004055, PAGE 8234,
DEED RECORDS
DALLAS COUNTY, TEXAS

LOT 11

CARLEN ESTATES
VOLUME , PAGE ,
PLAT RECORDS
DALLAS COUNTY, TEXAS

BLOCK A/8818

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	29.80	195.34

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.11	N39°02'18"E

PRELIMINARY PLAT

GINZA ADDITION
LOT 1 THROUGH LOT 5, BLOCK A/8817
AND LOT 1 THROUGH LOT 6 BLOCK B/8817

BEING A 14.92 ACRE TRACT
IN THE ROBERT H. KLEBERG SURVEY,
ABSTRACT 716, CITY OF DALLAS,
DALLAS COUNTY, TEXAS.

CITY PLAN FILE NO. S223-022