LEGEND:

IRS -5/8 INCH IRON ROD SET WITH ME

STYLED "ORNELAS ADDITION - RPLS 25

IRF- IRON ROD FOUND

C.M. - CONTROL MONUMENT

DRDCT-DEED RECORDS, DALLAS COUNT

VOL. - VOLUME

PG. - PAGE

R.O.W. - RIGHT OF WAY

INST. NO. - INSTRUMENT NUMBER

OPRDCT- OFFICIAL PUBLIC RECORDS, D

TEXAS

DRDCT - DEED RECORDS, DALLAS COU COUNTY DALLAS

NOTES:

1. CONTROLLING MONUMENTS ARE 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SPLAWN TRACT RECORDED IN VOLUME 84040, PAGE 388, D.R.D.C.T. AND A 5/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT AT THE SOUTHWESTERLY CORNER OF GINZA INVESTMENTS, LLC, TRACT.

5. THERE ARE NO STRUCTURES ON THIS TRACT. THE TREES SHOWN ARE BURR OAKS AND ARE ON PROTECTED LIST WITH THE CITY OF DALLAS.

4. THE PURPOSE OF THIS PLAT IS TO CREATE SINGLE FAMILY LOTS FROM A 14.92 ACRE TRACT ROBERT H. KLEBERG SURVEY, ABSTRACT NO. 716.

3. LOT TO LOT DRAINAGE IS ENGINEERING SECTION APPROVAL

NOT

ALLOWED

MITHOUT

2. BASIS OF BEARINGS IS NORTH 4512' 08" WEST FOR THE NORTHEASTERLY RIGHT OF WAY LINE OF SKYFROST DRIVE.

436 into **VICINITY MAP N.T.S** MAPSCO 70-L (DALLAS) 0 + \Diamond

Detention Area Easement

operation of said Detention Area or for any damage or injury to private property or person that results from the flow of water along, 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/8817 and B/8817. the Limits of this addition, will remain as detention areas to the line City of Dallas will not be responsible for the maintenance and The proposed detention area along Blocks A/8817 and B/8817 within or out of said Detention Areas, or for the control of Erosion. The

Provided, however, it is understood that in the even it become necessary for the City of Dallas to erect any type of Drainage 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 upon the Detention Areas at any point, or points to erect, construct unless approved by the Chief Engineer of Development Services, Provided, however, it is understood that in the even it become the property owner to alleviate any undesirable condition, which may the purpose of inspection and supervision of maintenance and the City of Dallas shall have the right of ingress and egress for 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 purposes. and maintain any drainage facility deemed necessary for drainage structure in order to improve the storm drainage that may be Detention Areas, as hereinafter defined in Blocks A/8817 and B/8817, Each property owner shall keep clean and free of debris, which would result work by

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 structure or structures within the Detention Areas liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any The Detention Area in Blocks A/8817 and B/8817, as in the case of

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

> STATE OF OF DALLAS OWNER'S CERTIFICATE

WHEREAS, GINZA INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A WARRANTY DEED WITH VENDORS' LIEN 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. 715, 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 southwest corner of a tract conveyed to Raymond and Patsy Splawn by deed recorded in Volume 84040, Page 388, Deed Records, Dallas County, Texas, same being on the northeasterly right of way line of Skyfrost Drive, (60 foot right of way dedicated by prescriptive use and occupation);

THENCE North 45°12' 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 North 39°02' 18" East along the northeasterly right of way line of Skyfrost Drive, 347.62 feet to a 1/2 inch iron rod;
THENCE North 39°02' 18" East, 23.11 feet to a 1/2 iron rod at the beginning of a curve to the left having a radius of 195.34; 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;

A PALMA BRIVE

THENCE North 42°40' 32" East, 140.79 feet to a 1/2 iron rod found for corner;

THENCE around said curve to the left, an arc distance of 29.80 feet to a 1/2 iron rod found for corner;

THENCE North 44° 26' 14" East, 188.48 feet to a 1/2 iron rod found for corner;

THENCE South 45° 24' 47" East, 1177.74 feet to a 1/2 iron rod found on the westerly line of a tract conveyed to Javier Munoz by deed recorded in County Clerk's instrument number 200600299977, Official Public Records, Dallas County, Texas, out of a parent tract recorded in Volume 70042, Page 1416, Deed Records, Dallas County, Texas;

0

THENCE South 44° 29' 55" West, 390.00 feet to a 1/2 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 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. THENCE North 45°10' 56" West, 648.14 feet to a 1/2 inch iron rod found for the northwesterly corner of a tract of land conveyed to Raymond and Patsy Splawn by deed recorded in Volume 84040, Page 388, Deed Records, Dallas County, Texas

OWNER'S DEDICATION NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GINZA INVESTMENTS, LLC, does hereby adopt this plat, designating the herein described property as GINZA ADDITION, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any floodway management areas shown thereon and do hereby reserve the street and water utility easement shown thereon as private. Streets and water utility easements to be deeded, in fee simple to the homeowners association. The easements shown thereon are hereby reserved for the purposes indicated. The private streets, private utility and fire lane easements shall be open to 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 homeowners association. The maintenance of paving on the utility and fire lane easements is the responsibility of the homeowners. 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 same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or the purpose of constructing, reconstructing, inspecting, patrolling, maintenance or efficiency 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 and service required or ordinarily performed by that utility.)

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

GINZA INVESTMENTS,

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared
Before me, the undersigned authority, and the state of Texas, on this day personally appeared
Before me, the undersigned authority, and the state of Texas, on this day personally appeared
Before me, the undersigned authority and the state of Texas, on this day personally appeared
Before me, the undersigned authority appeared
Before me, the undersigned authority and the state of Texas, on this day personally appeared
Before me, the undersigned authority appeared
Before me, the undersigned authority appeared authority appeared
Before me, the undersigned authority and the state of Texas, on the undersigned authority appeared authority appeared authority and the undersigned authority and t

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 hereon 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 Final Plat.

Dated this the _day of_ 2022.

Xavier Chapa, R.P.L.S.

Registered Professional Land Surveyor No. 2568

> PRELIMINARY: THANY PURPOSE. TO CITY OF DALLAS. THIS DOCUMENT IS NOT TO BE RECORDED FOR THIS PLAT IS RELEASED FOR REVIEW BY THE S. OCTOBER, 2022

XAVIER CHAPA, R.P.L.S. LICENSE 2568
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Xavier Chapa, known 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 therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARA FIRM 7 Igineering/Surveying ANOT SUBSIDIARY P.O. Box 153311 Irving, Texas 75015 NOT MBER 10194375

TELEPHO

NE: 214-869-9539

SURVEY SOLUTIONS OF Professional Land Surveying

TELEPHONE:

OWNER: GINZA INVESTMENTS, L P. O. BOX 701449 DALLAS, TEXAS 7525 214-232-7907

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

z T BEING A 14.92 ACRE TRACT

N THE ROBERT H. KLEBERG SURV

ABSTRACT 716, CITY OF DALLAS

DALLAS COUNTY, TEXAS.

PAGE 2 OF 2 BERG SURVEY, OF DALLAS, TEXAS.

CITY PLAN FILE NO. S223-022