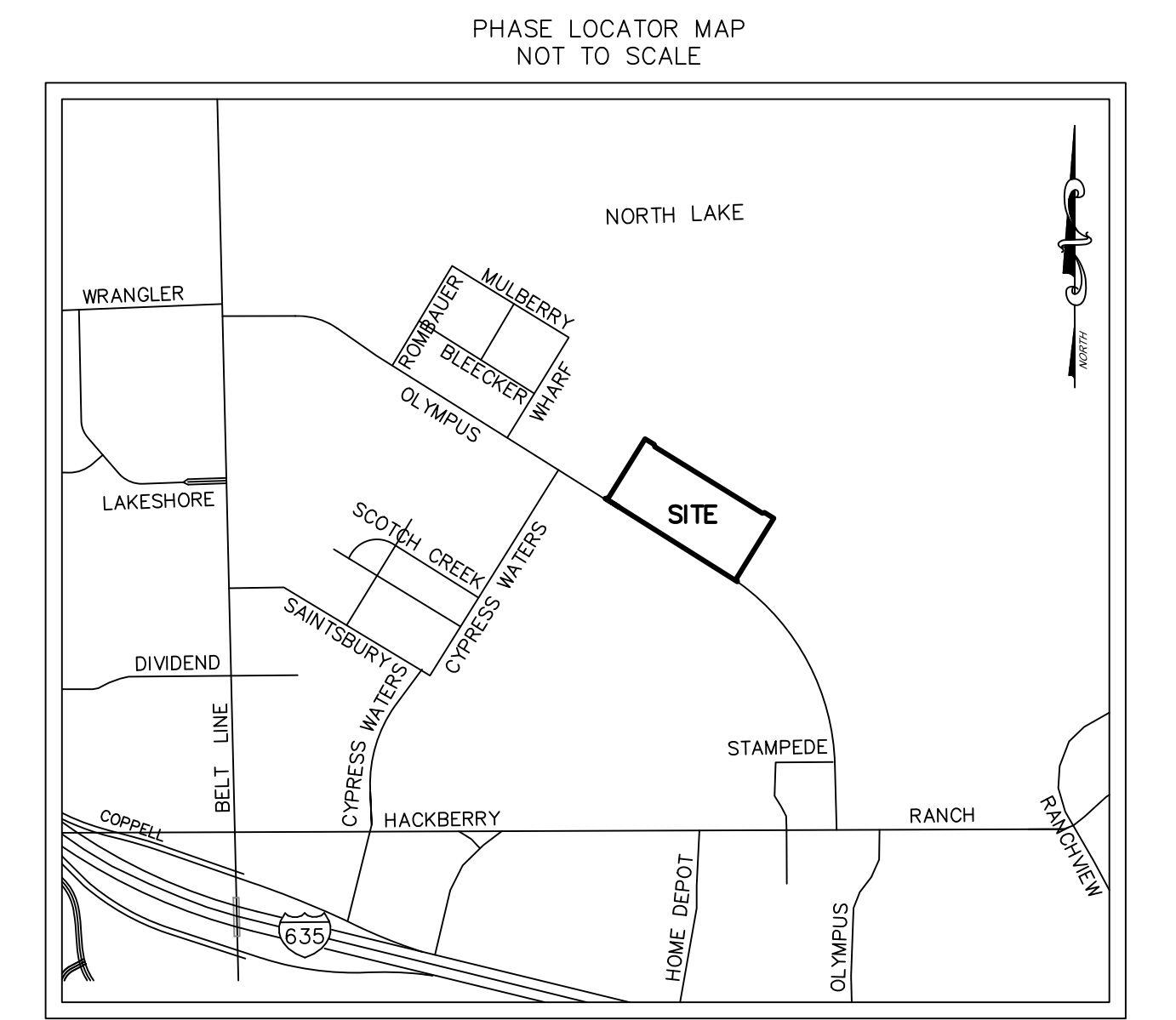
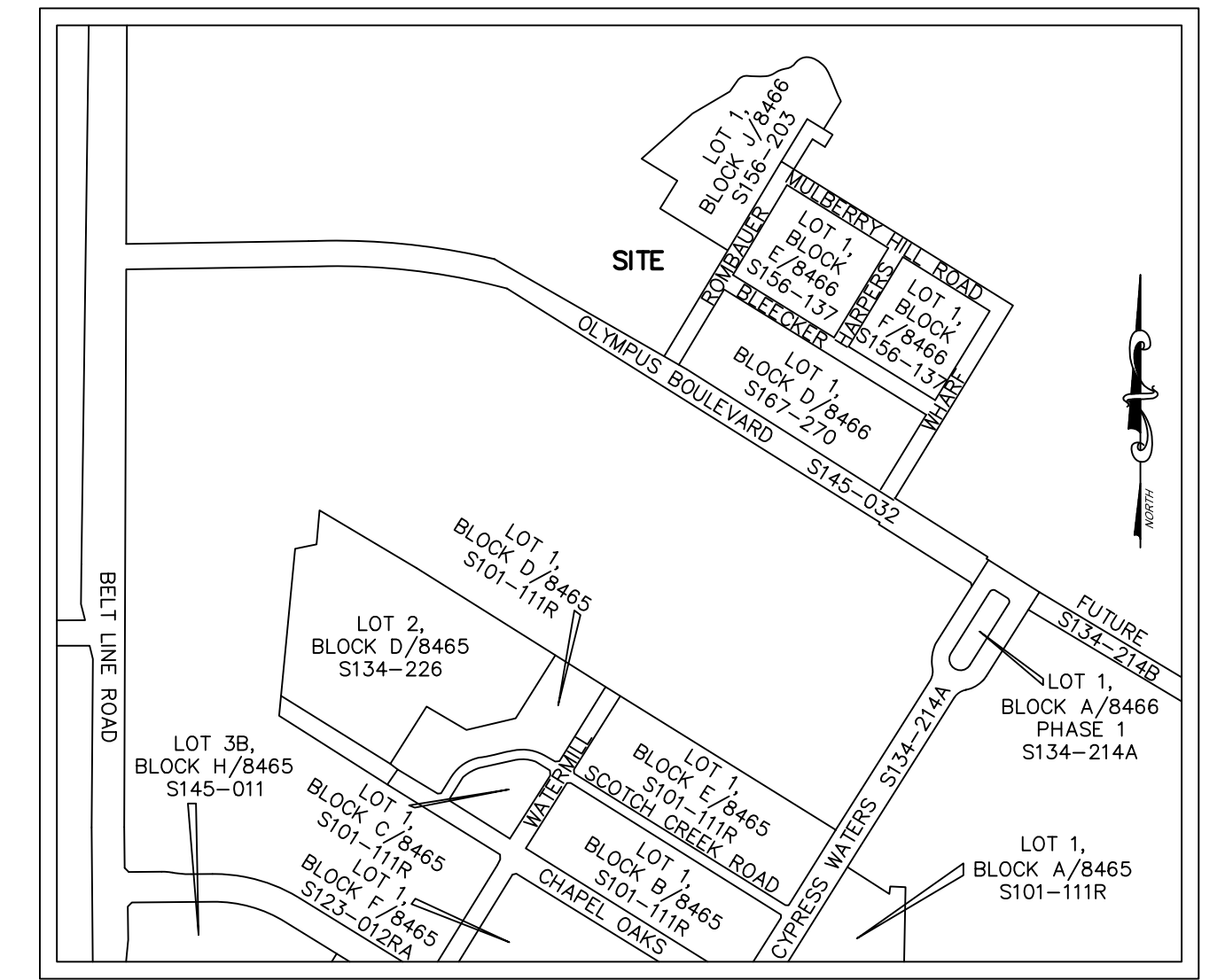
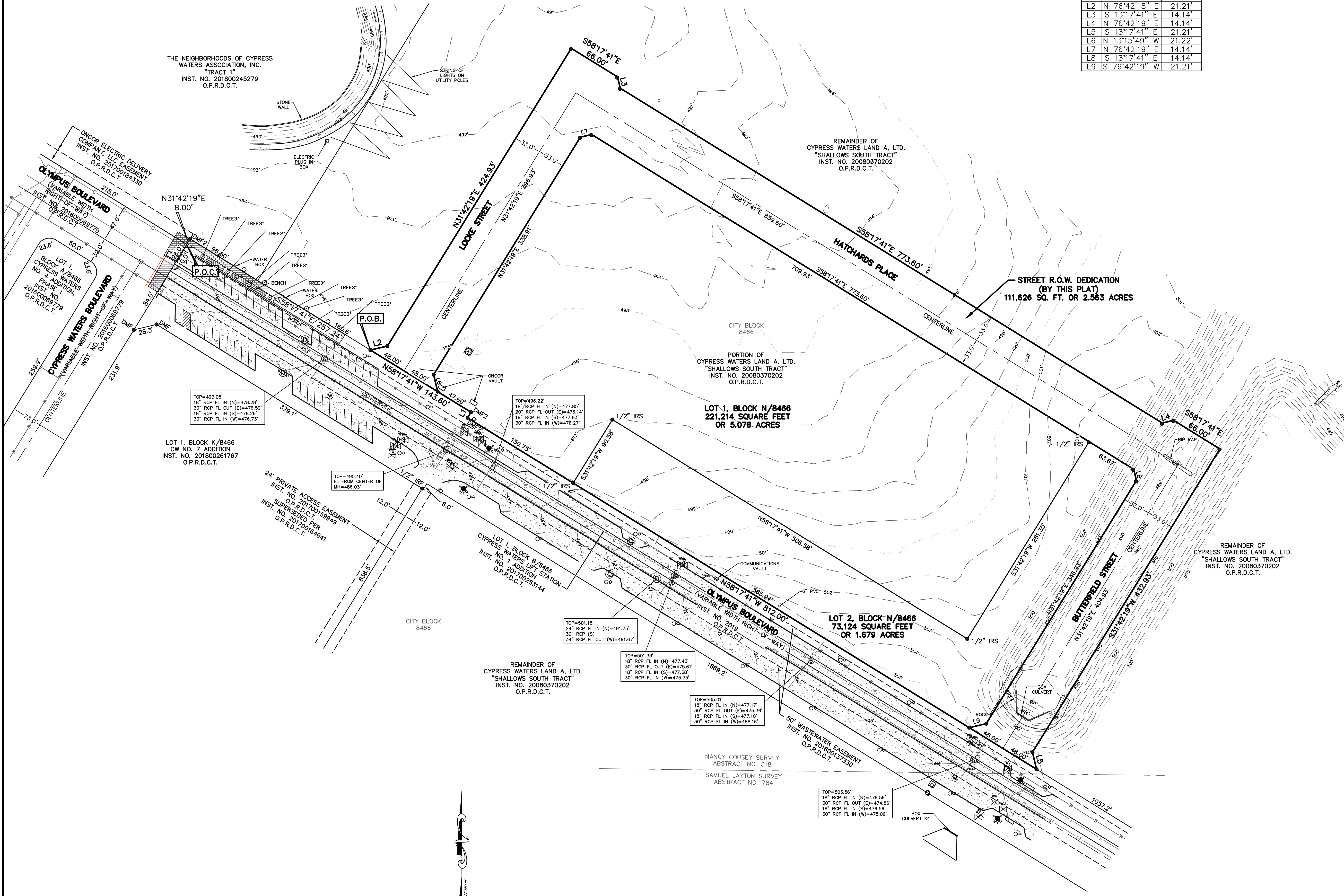


THE NEIGHBORHOODS OF CYPRESS WATERS ASSOCIATION, INC.  
 "TRACT 1"  
 INST. NO. 201800245279  
 O.P.R.D.C.T.

LINE	BEARING	DISTANCE
L1	N 31°41'52" E	8.00'
L2	N 76°42'18" E	21.21'
L3	S 13°17'41" E	14.14'
L4	N 76°42'19" E	14.14'
L5	S 13°17'41" E	21.21'
L6	N 13°15'49" W	21.22'
L7	N 76°42'19" E	14.14'
L8	S 13°17'41" E	14.14'
L9	S 76°42'19" W	21.21'

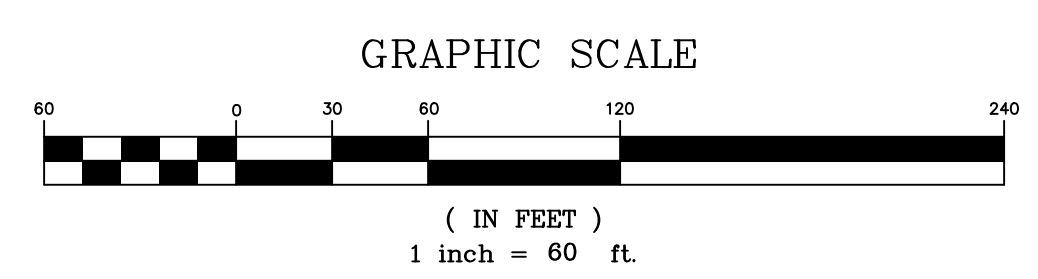


LEGEND

- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. - INSTRUMENT NUMBER
- C.M. - CONTROLLING MONUMENT
- 1/2" IRS - 1/2" IRON ROD WITH "PEISER & MANKIN SURV" "RPLS 6122" RED PLASTIC CAP SET
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- DMF - 3 1/4 INCH ALUMINUM DISK MONUMENT STAMPED "BLOCK K/8466 CW NO. 7 ADDITION RPLS 6122" FOUND
- DMF2 - 5/8 INCH IRON ROD WITH 3 1/2 INCH ALUMINUM DISK MONUMENT STAMPED "CW NO. 4 ADDN. PH2 KHA" FOUND

GENERAL NOTES:  
 1. BASIS OF BEARING - BASED ON THE SOUTH LINE (NORTH 69 DEG. 58 MIN. 47 SEC. WEST) OF LOT 1, BLOCK A, CYPRESS WATERS COMMERCIAL ADDITION PHASE 2 2ND INSTALLMENT, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2008073910, AFORESAID OFFICIAL PUBLIC RECORDS.  
 2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.  
 3. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT-OF-WAY AND CREATE TWO LOTS FROM A TRACT OF LAND.  
 4. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.  
 5. 3 1/4 INCH ALUMINUM DISK MONUMENT STAMPED "BLOCK N/8466" "SOUND EAST ADDITION PH1 RPLS 6122" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PRELIMINARY PLAT  
**SOUND EAST ADDITION**  
**PHASE 1**  
**LOTS 1 AND 2, BLOCK N/8466**  
 BEING 9.320 ACRES OUT OF THE  
 NANCY COUSEY SURVEY, ABSTRACT NO. 318  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S189-216  
 ENGINEERING PLAN NO. 311T-



ENGINEER:  
 BINKLEY & BARFIELD  
 1801 GATEWAY BOULEVARD, SUITE 101  
 RICHARDSON, TEXAS 75080  
 972-644-2800  
 972-644-2817 F  
 CONTACT: MICHELLE HIRST

OWNER:  
 CYPRESS WATERS LAND A, LTD.  
 1722 ROUTH STREET, SUITE 770  
 DALLAS, TX 75201  
 214-270-1000  
 CONTACT: KENNETH MABRY

JOB NO.:	19-0404	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> <a href="http://www.peisersurveying.com">www.peisersurveying.com</a>	SHEET	1
DATE:	6/11/2019			OF
FIELD DATE:	5/8/2019	1604 HART STREET SOUTH LAKE, TEXAS 76092		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
SCALE:	1" = 60'	817-481-1806 (O) 817-481-1809 (F)	FIRM No. 100999-00	
FIELD:	J.D.H.			
DRAWN:	J.B.W.			
CHECKED:	T.R.M.			