

OWNER'S CERTIFICATE:

STATE OF TEXAS)(

COUNTY OF DALLAS)(

Whereas Cypress Waters Land A, LTD., is the owner of a tract of land situated in the Nancy Cousey Survey, Abstract No. 318, City of Dallas, Dallas County, Texas, being part of City Blocks 8466, being a portion of Shallows South Tract of the property conveyed by Special Warranty Deed to Cypress Waters Land A, LTD., as recorded under Instrument Number 20080370202, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point for the most easterly corner of Olympus Boulevard and Cypress Waters Boulevard (variable width right-of-way)(Instrument Number 201600069779, said Official Public Records), same being in the southwesterly line of Tract 1 of the property conveyed by Special Warranty Deed to The Neighborhoods of Cypress Waters Association, Inc., as recorded under Instrument Number 201800245279, said Official Public Records;

THENCE along said southwesterly line of said Tract 1 and through the interior of said Shallows South Tract as follows:

North 31 deg. 42 min. 19 sec. East, a distance of 8.00 feet to a 3 1/2 inch aluminum disk monument stamped "CW NO. 4 ADDN. PH2 KHA" found for corner;

South 58 deg. 17 min. 41 sec. East, passing at a distance of 96.50 feet, a point for the most southerly corner of said Tract 1, and continuing through the interior of said Shallows South Tract, a total distance of 257.24 feet to a 3 1/4 inch aluminum disk monument stamped "Block N/8466 Sound East Addition PH1 RPLS 6122" set (hereinafter referred to as "disk monument set", same being the POINT OF BEGINNING;

THENCE through the interior of said Shallows South Tract as follows:

North 76 deg. 42 min. 18 sec. East, a distance of 21.21 feet to a disk monument set for angle point;

North 31 deg. 42 min. 19 sec. East, a distance of 424.93 feet to a disk monument set for the most northerly corner of the herein described tract;

South 58 deg. 17 min. 41 sec. East, a distance of 66.00 feet to a disk monument set for angle point;

South 13 deg. 17 min. 41 sec. East, a distance of 14.14 feet to a disk monument set for angle point;

South 58 deg. 17 min. 41 sec. East, a distance of 773.60 feet to a disk monument set for angle point;

North 76 deg. 42 min. 19 sec. East, a distance of 14.14 feet to a disk monument set for angle point;

South 58 deg. 17 min. 41 sec. East, a distance of 66.00 feet to a disk monument set for the most easterly corner of the herein described tract;

South 31 deg. 42 min. 19 sec. West, a distance of 432.93 feet to a disk monument set for angle point;

South 13 deg. 17 min. 41 sec. East, a distance of 21.21 feet to a disk monument set for the most southerly corner of the herein described tract;

North 58 deg. 17 min. 41 sec. West, a distance of 812.00 feet to a 3 1/2 inch aluminum disk monument stamped "CW NO. 4 ADDN. PH2 KHA" found for corner;

North 31 deg. 41 min. 52 sec. East, a distance of 8.00 feet to a 3 1/2 inch aluminum disk monument stamped "CW NO. 4 ADDN. PH2 KHA" found for corner;

North 58 deg. 17 min. 41 sec. West, a distance of 143.60 feet to the POINT OF BEGINNING and containing 405,964 square feet or 9.320 acres of computed land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **CYPRESS WATERS LAND A, LTD.**, ACTING BY AND THROUGH THEIR GENERAL PARTNER BILLINGSLEY 380 NORTH GP, L.L.C. BY AND THROUGH ITS DULY AUTHORIZED AGENT, KENNETH D. MABRY, MANAGER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **SOUND EAST ADDITION PHASE 1** 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 SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON 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).

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF DALLAS, TEXAS.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2019.

CYPRESS WATERS LAND A, LTD.

BY GENERAL PARTNER BILLINGSLEY 380 NORTH GP, L.L.C.

BY: _____

KENNETH D. MABRY, MANAGER

STATE OF TEXAS:

COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KENNETH D. MABRY, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 6/11/2019

TIMOTHY R. MANKIN DATE

TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

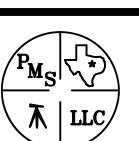

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

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	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 6/11/2019	www.peisersurveying.com		
FIELD DATE: 5/8/2019	 1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL BOUNDARIES TOPOGRAPHY MORTGAGE	2
FIELD: J.D.H.		RESIDENTIAL	2
DRAWN: J.B.W.	 tmanikin@peisersurveying.com	FIRM No. 100999-00	OF
CHECKED: T.R.M.		Member Since 1977	