

STATE OF TEXAS        )  
COUNTY OF DALLAS    )

BEGINNING at a 1/2 inch iron rod found for the most westerly corner of the herein described tract, same being in the intersection of Harpers Lane (66 foot right-of-way)(Instrument Number 201800328390 O.P.R.D.C.T.) and Byron Bay Street (66 foot right-of-way)(Instrument Number 201800328390 O.P.R.D.C.T.);

THENCE North 58 deg. 17 min. 41 sec. West, along the northerly right-of-way line of said Harpers Lane, a distance of 66.00 feet to a disk monument set for internal corner, same being the most northerly corner of said Harpers Lane;

THENCE along the northerly line of said remainder of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1 as follows:

THENCE along said Neighborhoods of Cypress Waters tract as follows:

North 00 deg. 51 min. 48 sec. East, a distance of 83.18 feet to a disk monument set for the beginning of a curve to the right, having a radius of 58.00 feet and a central angle of 123 deg. 48 min. 22 sec.;

Along said curve to the left, an arc distance of 134.03 feet and a chord bearing and distance of South 83 deg. 03 min. 39 sec. East, 128.85 feet to a disk monument set for the beginning of a curve to the right, having a radius of 70.00 feet and a central angle of 47 deg. 21 min. 22 sec.;

Along said curve to the right an arc distance of 58.27 feet and a chord bearing and distance of South 30 deg. 04 min. 42 sec. East, 57.59 feet to a disk monument set for the beginning of a curve to the left, having a radius of 205.82 feet and a central angle of 64 deg. 07 min. 29 sec.;

South 18 deg. 29 min. 05 sec. West, a distance of 118.02 feet to a disk monument set for the beginning of a curve to the left, having a radius of 256.00 feet and a central angle of 12 deg. 41 min. 47 sec.;

South 05 deg. 47 min. 19 sec. West, a distance of 86.77 feet to a disk monument set for angle point;

Along said curve to the right, an arc distance of 62.50 feet and a chord bearing and distance of South 16 deg. 29 min. 38 sec. West, 61.83 feet to a disk monument set for angle point;

North 58 deg. 17 min. 41 sec. West, passing a westerly corner of said Neighborhoods of Cypress Waters tract, same being the most easterly corner of aforesaid Byron Bay Street, and continuing along the northeasterly right-of-way line of said Byron Bay Street, a total distance of 465.00 feet to the POINT OF BEGINNING and containing 344,574 square feet or 7.910 acres of computed land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**HASTINGS END 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 LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UTILITY, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND PRIVATE UTILITIES FOR EACH AND EVERY OF THE AREAS SHOWN THEREON. THE MAINTENANCE OF ANY BUILDING OR UTILITY OR FIRE LANE EASEMENTS, THE RESPONSIBILITY OF THE PROPERTY OWNER TO 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 ANY BUILDING OR UTILITY OR FIRE LANE EASEMENTS. THE RIGHT OF INGRESS AND EGRESS TO ANY BUILDING OR UTILITY OR FIRE LANE EASEMENTS TO OR FROM 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).

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.,  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
KENNETH D. MABRY,  
MANAGER

STATE OF TEXAS:  
COUNTY OF DALLAS:

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CYPRESS WATERS LAND B, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: BILLINGSLEY 380 NORTH GP, L.L.C.,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
KENNETH D. MABRY,  
MANAGER

STATE OF TEXAS:  
COUNTY OF DALLAS:

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CYPRESS WATERS LAND C, LTD.,  
A TEXAS LIMITED PARTNERSHIP

BY: BILLINGSLEY 380 NORTH GP, L.L.C.,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: \_\_\_\_\_  
KENNETH D. MABRY,  
MANAGER

STATE OF TEXAS:  
COUNTY OF DALLAS:

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

ENGINEER:

ML CLARK CONSULTING, LLC  
PO BOX 170  
ADDISON, TEXAS 75001  
214-675-1960  
CONTACT: MICHAEL L. CLARK, P.E.  
MCLARK@MLCLARKCONSULTING.COM

OWNER:

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

SURVEYOR'S STATEMENT

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY

PURPOSE. RELEASED FOR REVIEW 6/13/2019

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  
CYPRESS WATERS HASTINGS END ADDITION  
LOT 2, BLOCK G/8466  
BEING 7.910 ACRES OUT OF THE  
NANCY COUSEY SURVEY, ABSTRACT NO. 318  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S189-242  
ENGINEERING PLAN NO. 311T-\_\_\_\_\_

JOB NO.: 19-1004		<b>PEISER &amp; MANKIN SURVEYING, LLC</b>		SHEET	
DATE: 6/13/2019		<a href="http://www.peisersurveying.com">www.peisersurveying.com</a>			
FIELD DATE: 3/1/2019					
SCALE: 1" = 60'		 1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O) 817-481-1809 (F)		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	
DRAWN: J.D.H.				 Texas Society of Professional Surveyors	
CHECKED: J.B.W.				2	
T.R.M.		tmanokin@peisersurveying.com    FIRM NO. 100999-00		OF	
		Member Since 1977		2	