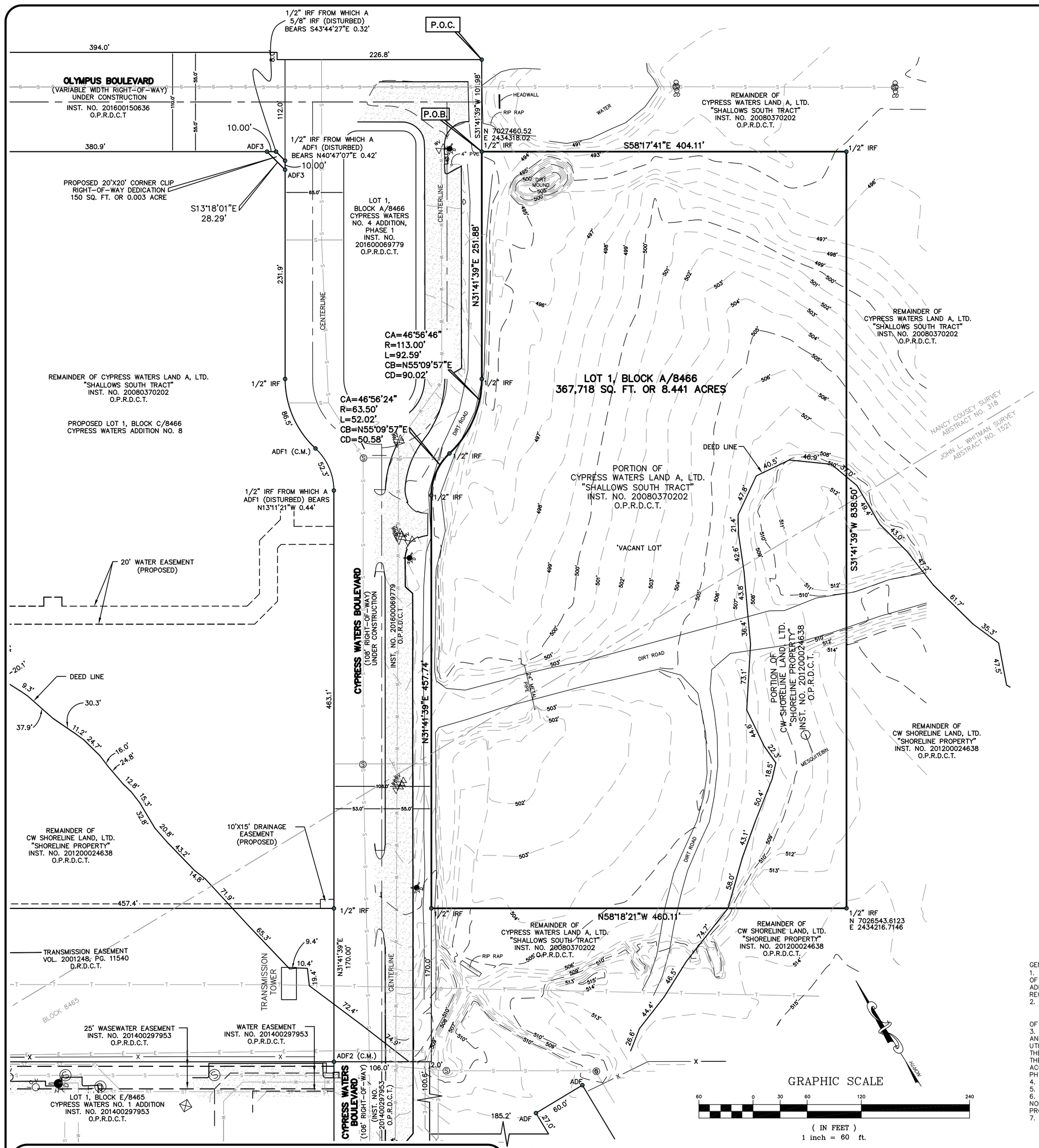
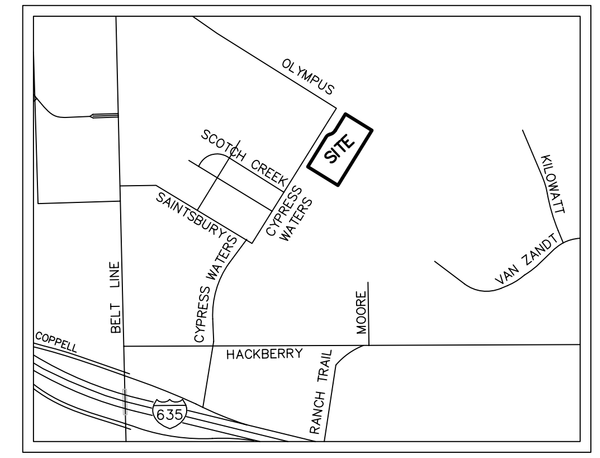
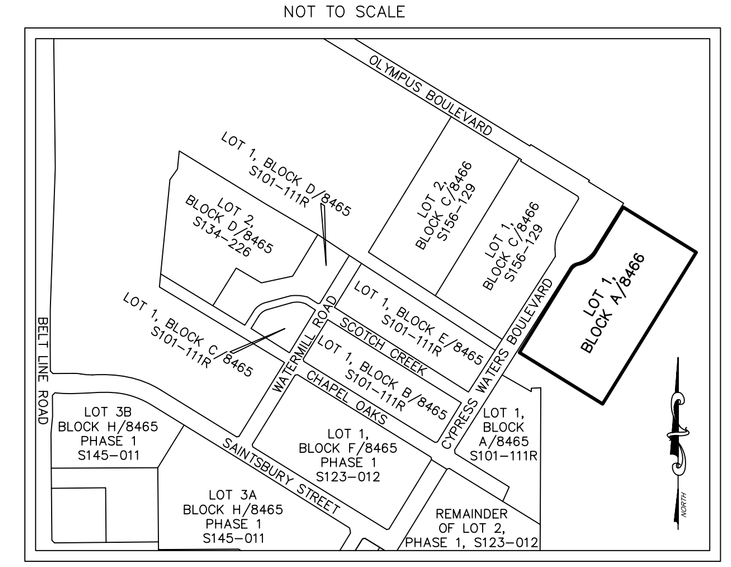


VICINITY MAP
NOT TO SCALE



PHASE LOCATOR MAP
NOT TO SCALE



LEGEND

D.R.D.C.T. – DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
IRF – IRON ROD FOUND
INST. NO. – INSTRUMENT NUMBER
VOL. – VOLUME
PG. – PAGE
ADF1 – 3" ALUMINUM DISK MONUMENT STAMPED "CYPRESS WATERS NO. 4 ADDITION RPLS 5336"
ADF2 – 3" ALUMINUM DISK MONUMENT STAMPED "CYPRESS WATERS NO. 1 ADDITION RPLS 5336"
ADF3 – 3" ALUMINUM DISK MONUMENT STAMPED "CYPRESS WATERS NO. 8 ADDITION RPLS 6122"
C.M. – CONTROLLING MONUMENT
ADS – 3" ALUMINUM DISK MONUMENT STAMPED "CYPRESS WATERS NO. 8 ADDITION "RPLS 6122" "BLOCK C/8465" SET
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCING
1/2" IRF – 1/2 INCH IRON ROD FOUND WITH "PEISER & MANKIN SURV RPLS 6122" RED PLASTIC CAP PREVIOUSLY SET FOR BOUNDARY SURVEY COMPLETED 12/5/2016

LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
500'	CONTOUR LINE
W	WATER LINE
OHU	OVERHEAD SERVICE LINE
S	SEWER LINE
ST	STORM DRAIN LINE
GAS	GAS LINE
E	UNDERGROUND ELEC. LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

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. 20080073910, AFORESAID OFFICIAL PUBLIC RECORDS.
2. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK #3
   'X' CUT FOUND AT THE SOUTHWEST CORNER OF THE CONCRETE BASE OF AN ELECTRIC TRANSMISSION TOWER LOCATED APPROXIMATELY 2560 FEET EAST OF THE CENTERLINE OF BELTLINE ROAD AND 2900 FEET NORTH OF RANCH TRAIL. ELEV.=510.73
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
5. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A TRACT OF LAND.
6. 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.
7. NO STRUCTURES ON SITE.

LEGEND

GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN	
IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE	
TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		WIRE FENCE	
POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE	
DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD	
S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA	
CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD	

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Dallas County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 7/7/2014 Community Panel No. 48113C0165K and LOMR No. 15-06-3297P, dated 5/25/2016, subject lot is located in Zone 'X'.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

ENGINEER:

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

OWNER:

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

OWNER'S CERTIFICATE:

Whereas CYPRESS WATERS LAND A, LTD. and CW SHORELINE LAND, LTD. are the owners of a tract of land situated in the John L. Whitman Survey, Abstract No. 1521, and in the Nancy Cousey Survey, Abstract No. 318, City of Dallas, Dallas County, Texas, being a portion of the property conveyed by Special Warranty Deed to CW Shoreline Land, LTD. as recorded under Instrument Number 201200024638, Official Public Records, Dallas County, Texas, and being a portion 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 Cypress Waters Boulevard (108 foot right-of-way)(Instrument Number 201600069779), same being in the intersection of said Cypress Waters Boulvard and Olympus Boulevard (variable width right-of-way)(Instrument Number 201600150636);

THENCE South 31 deg. 41 min. 39 sec. West, along the easterly right-of-way line of said Cypress Waters Boulevard and through the interior of said Cypress Waters tract, a distance of 101.98 feet to a 1/2" iron rod found with "Peiser & Mankin SURV RPLS 6122" red plastic cap for the North corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE through the interior of said Cypress Waters tract as follows:
South 58 deg. 17 min. 41 sec. East, a distance of 404.11 feet to a 1/2" iron rod found with "Peiser & Mankin SURV RPLS 6122" red plastic cap for the East corner of the herein described tract;
South 31 deg. 41 min. 39 sec. West, passing a southerly line of said Cypress Waters tract, same being a northerly line of aforesaid CW tract, and continuing through the interior of said CW tract, a total distance of 838.50 feet to a 1/2" iron rod found with "Peiser & Mankin SURV RPLS 6122" red plastic cap for the South corner of the herein described tract;

THENCE North 58 deg. 18 min. 21 sec. West, continuing through the interior of said CW tract, passing a westerly line of said CW tract, same being an easterly line of said Cypress Waters tract, and continuing through the interior of said Cypress Waters tract, a total distance of 460.11 feet to a 1/2" iron rod found with "Peiser & Mankin SURV RPLS 6122" red plastic cap for the West corner of the herein described tract, same being in the easterly right-of-way line of aforesaid Cypress Waters Boulevard;

THENCE along the easterly right-of-way line of aforesaid Cypress Waters Boulevard as follows:
North 31 deg. 41 min. 39 sec. East, a distance of 457.74 feet to a 1/2" iron rod found with "Peiser & Mankin SURV RPLS 6122" red plastic cap for the beginning of a curve to the right, having a radius of 63.50 feet and a central angle of 46 deg. 56 min. 24 sec.;
Along said curve to the right, an arc distance of 52.02 feet, and a chord bearing and distance of North 55 deg. 09 min. 57 sec. East, 50.58 feet to a 1/2" iron rod found with "Peiser & Mankin SURV RPLS 6122" red plastic cap for the beginning of a reverse curve to the left, having a radius of 113.00 feet and a central angle of 46 deg. 56 min. 46 sec.;
Along said curve to the left, an arc distance of 92.59 feet, and a chord bearing and distance of North 55 deg. 09 min. 57 sec. East, 90.02 feet to a 1/2" iron rod found with "Peiser & Mankin SURV RPLS 6122" red plastic cap;
North 31 deg. 41 min. 39 sec. East, a distance of 251.88 feet to the POINT OF BEGINNING and containing 8.441 acres of computed land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **CYPRESS WATERS LAND A, LTD. AND CW SHORELINE LAND, LTD.**, ACTING BY AND THROUGH THEIR GENERAL PARTNER BILLINGSLEY 360 NORTH GP, L.L.C. BY AND THROUGH ITS DULY AUTHORIZED AGENT, KENNETH D. MABRY, MANAGER, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **3000 OLYMPUS 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 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 _____, 2017.
CYPRESS WATERS LAND A, LTD.
BY: HENRY GP, L.L.C., GENERAL PARTNER

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 _____, 2017.

_____
NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS MY HAND THIS THE _____ DAY OF _____, 2017.
CW SHORELINE LAND, LTD.
BY: HENRY GP, L.L.C., GENERAL PARTNER

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 _____, 2017.

_____
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
NOT TO BE RECORDED FOR ANY REASON

_____ _____
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 _____, 2017.

_____
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

PRELIMINARY PLAT

3000 OLYMPUS ADDITION
LOT 1, BLOCK A/8466

BEING 8.441 ACRES OUT OF THE JOHN L. WHITMAN SURVEY, ABSTRACT NO. 1521
AND THE NANCY COUSEY SURVEY, ABSTRACT NO. 1521
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-070
ENGINEERING PLAN NO. _____

JOB NO.:	16-1112
DATE:	12/20/2016
FIELD DATE:	11/28/2016
SCALE:	1" = 60'
FIELD:	J.D.H.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977
tmankin@peisersurveying.com
FIRM No. 100999-00

SHEET 1 OF 1