

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANNIN, 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 THE COURSE OF MY PROFESSIONAL SERVICE AND THAT I AM A MEMBER IN GOOD STANDING OF THE TEXAS SURVEYORS ASSOCIATION, INC. (TSA), AN INSTRUMENTAL SIGNATURE COMPANY, AND THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19465, 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 THROUGH 51A-8.622, AND THAT THE DIGITAL DRAWING FILE ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SURVEY.

PRELIMINARY NOT TO BE RECORDED FOR ANY REASON

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TO ME 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 FACT 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

OWNER'S DEDICATION:

NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS: THAT TRAMWELL CROW COMPANY NO. 43, LTD., ACTING BY AND THROUGH ITS GENERAL PARTNER BLUNDSLEY 360 NORTH, GP, L.L.C. BY AND THROUGH ITS AUTHORIZED REPRESENTATIVE, KENNETH D. MABRY, DOES HEREBY ADOPT THIS PLAT, RESIGNING THE HEREIN DESCRIBED PROPERTY AS TO THE PUBLIC USE FOREVER ANY STREETS, ALLEYS, AND LODGWAY MANAGEMENT AREAS SHOWN HEREON. THE EASEMENTS SHOWN HEREON 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 SHALL BE THE RESPONSIBILITY OF THE UTILITY OR FIRE AGENCY TO WHICH SAID EASEMENTS ARE GRANTED. 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 SHALL BE THE RESPONSIBILITY OF THE UTILITY OR FIRE AGENCY TO WHICH SAID EASEMENTS ARE GRANTED. 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 SHALL BE THE RESPONSIBILITY OF THE UTILITY OR FIRE AGENCY TO WHICH SAID EASEMENTS ARE GRANTED.

WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE UTILITY OR FIRE AGENCY TO WHICH SAID EASEMENTS ARE GRANTED. 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 SHALL BE THE RESPONSIBILITY OF THE UTILITY OR FIRE AGENCY TO WHICH SAID EASEMENTS ARE GRANTED.

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

WITNESS MY HAND THIS ____ DAY OF _____, 2017.

BY: KENNETH D. MABRY, MANAGER

STATE OF TEXAS

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

OWNER'S CERTIFICATE:

BlunDSley 360 North, GP, L.L.C. is the owner of a tract of land situated in the John L. Whitman Survey, Abstract No. 1521, City of Dallas, Dallas County, Texas, being a portion of Lot 2, Block G/8465, Cypress Waters Addition No. 2, Phase 1, an Addition to the City of Dallas, Dallas County, Texas, property conveyed by Special Warranty Deed to Trammell Crow Company No. 43, Ltd., as recorded in Volume 2050945, Page 8912, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 3 inch aluminum disk monument found stamped "Cypress Waters Addition No. 8" "RPLS 6122" "Block G/8465" for the most easterly Northeast corner of Lot 10, Block G/8465, Cypress Waters Addition No. 8, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 201600162616, Official Public Records, Dallas County, Texas, same being in the westerly line of that certain tract of land conveyed to Trammell Crow Company No. 43, Ltd., as recorded in Volume 2050945, Page 8912, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

THENCE through the interior of said Trammell tract and said Lot 2, and along the northeasterly line of said Lot 10 as follows:

North 58 deg. 18 min., 21 sec. West, a distance of 306.39 feet to an aluminum disk found stamped "Cypress Waters Addition No. 8" "RPLS 6122" "Block G/8465" for a north corner of said Lot 10;

South 31 deg. 41 min., 39 sec. West, a distance of 176.66 feet to an aluminum disk found stamped "Cypress Waters Addition No. 8" "RPLS 6122" "Block G/8465" for a corner;

South 00 deg. 51 min., 49 sec. East, a distance of 16.18 feet to an aluminum disk monument set stamped "Cypress Waters Addition No. 9" "RPLS 6122" "Block G/8465" (hereinafter referred to as ADS) for corner;

HENCE continuing through the interior of said Trammell tract and said Lot 2 as follows:

North 58 deg. 18 min., 21 sec. West, a distance of 521.71 feet to an ADS for corner;

South 31 deg. 41 min., 39 sec. West, a distance of 257.69 feet to an "X" cut found in concrete for corner, same being in a northeasterly line of Lot 1B, Block G/8465, Cypress Waters Addition No. 2, Phase 1, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 20150010982, Official Public Records, Dallas County, Texas;

THENCE North 58 deg. 18 min., 21 sec. West, continuing through the interior of said Trammell tract and along the northeasterly line of said Lot 1B, a distance of 375.50 feet to an "X" cut found in concrete for the most easterly corner of said Lot 2, same being in the southeasterly/right-of-way line of Cypress Waters Boulevard (94 foot right-of-way)(Instrument No. 201400071819);

THENCE North 31 deg. 41 min., 39 sec. East, along the common line of said Lot 2 and said Cypress Waters Boulevard, a distance of 429.80 feet to an ADS for the most northerly corner of the herein described tract, same being in the westerly end of a corner clip in the intersection of said Cypress Waters Boulevard and Sanituary Street (110 foot right-of-way) (Instrument Number 201400071819);

THENCE North 76 deg. 41 min., 39 sec. East, along said Lot 2 and said corner clip, a distance of 14.14 feet to an ADS for the easterly end of said corner clip; HENCE South 58 deg. 18 min., 21 sec. East, along the common line of said Lot 2 and said Sanituary Street, a distance of 197.00 feet to an ADS for internal corner, same being the most southerly intersection of said Sanituary Street and disersed Cypress Waters Boulevard;

HENCE North 31 deg. 41 min., 39 sec. East, along the common line of said Lot 2 and said intersection, a distance of 110.00 feet to an ADS for corner;

HENCE through the interior of said Lot 2 as follows:

South 58 deg. 18 min., 21 sec. East, a distance of 41.00 feet to an ADS for angle point;

South 49 deg. 24 min., 33 sec. East, a distance of 116.40 feet to an ADS for angle point;

South 58 deg. 18 min., 21 sec. East, a distance of 197.99 feet to an ADS for corner;

South 31 deg. 41 min., 39 sec. West, a distance of 8.00 feet to an ADS for internal corner;

South 58 deg. 18 min., 21 sec. East, a distance of 588.23 feet to an ADS for an East corner of the herein described tract, same being in the easterly line of said Lot 2, same being in the westerly line of addresssed Coppell tract;

HENCE South 00 deg. 41 min., 28 sec. West, along the common line of said Lot 2 and said Coppell tract, a distance of 88.67 feet to the POINT OF BEGINNING and containing 34217.9 square feet or 7.952 acres of completed land, more or less.

ENGINEER:

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

OWNER:

TRAMWELL CROW COMPANY NO. 43, LTD.
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DALLAS, TX 75201
214-270-1000
CONTACT: KENNETH MABRY

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OF
2
FIRM No. 1009399-00
Member Since 1972

PRELIMINARY PLAT
CYPRESS WATERS ADDITION NO. 9
LOTS 1 & 2, BLOCK G/8465
BEING A PORTION OF LOT 2, BLOCK G/8465, CYPRESS WATERS ADDITION NO. 2, PHASE 1
INST. NO. 201400071819, O.P.R.D.C.T.
AND BEING 7.952 ACRES OUT OF THE JOHN L. WHITMAN SURVEY, ABSTRACT NO. 1521
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-048
ENGINEERING PLAN NO. _____