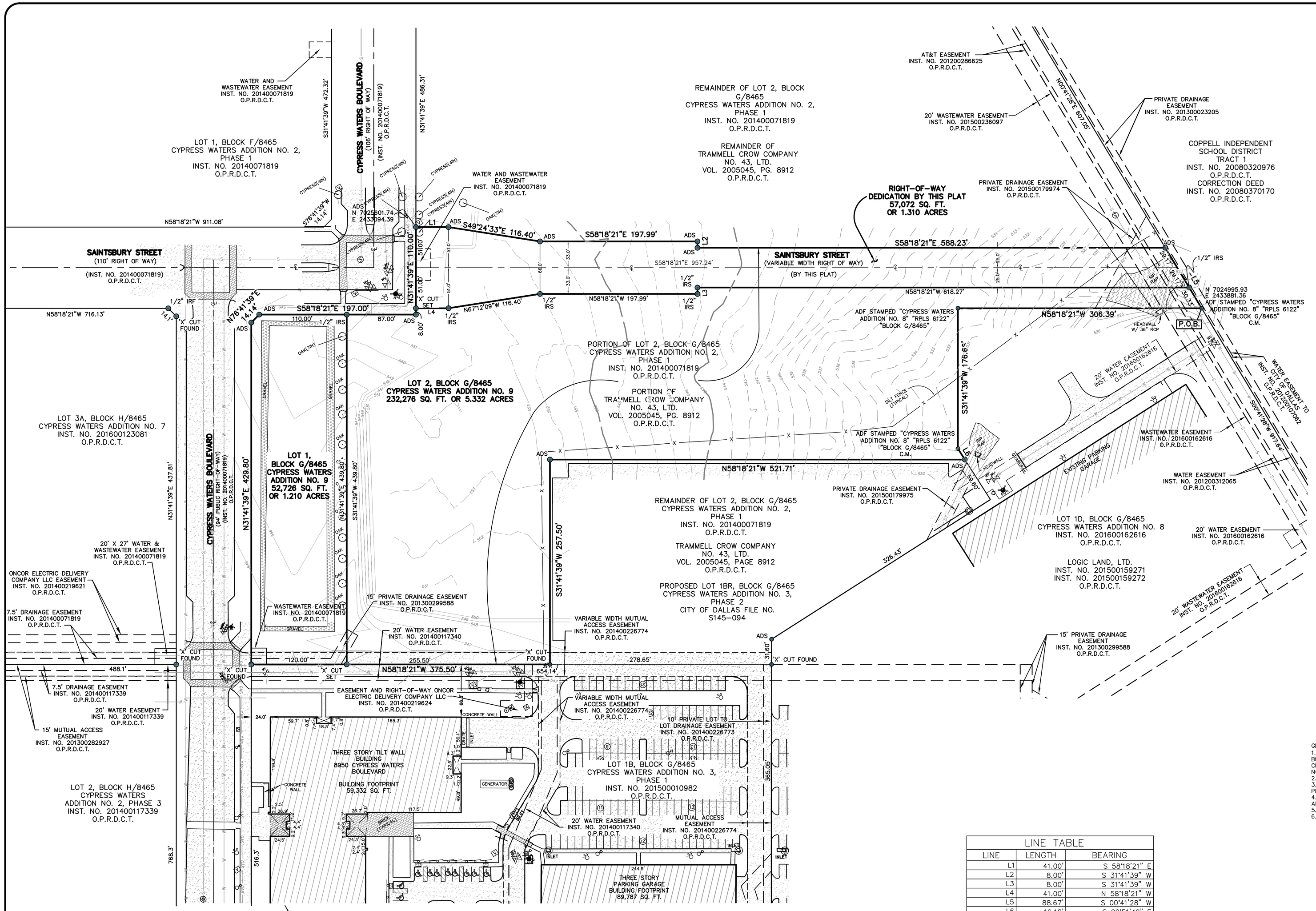

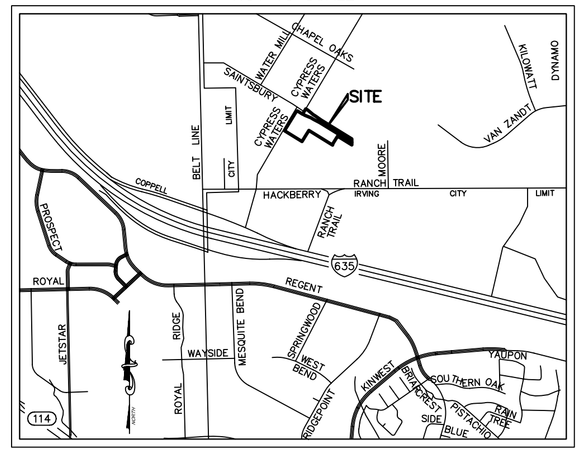

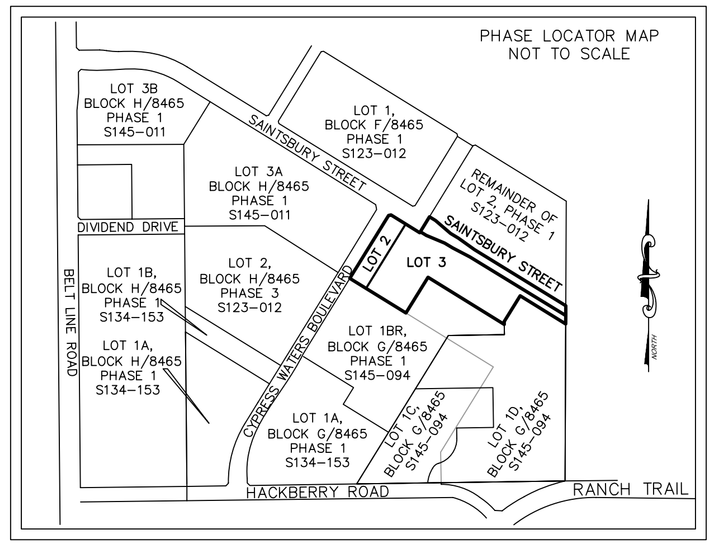

LEGEND

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
ADF – 3" ALUMINUM DISK MONUMENT FOUND
C.M. – CONTROLLING MONUMENT
ADS – 3" ALUMINUM DISK MONUMENT STAMPED "CYPRESS WATERS ADDITION NO. 8 "RPLS 6122" "BLOCK G/8465" SET
IRS – 1/2" IRON ROD SET WITH "PEISER & MANKIN SURV" "RPLS 6122" RED PLASTIC CAP

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. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE RIGHT-OF-WAY AND 2 LOTS FROM A PORTION OF 1 PLATTED LOT.
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. NO STRUCTURES ON SITE.
6. CONTOURS AND ELEVATIONS SHOW HEREON PROVIDED BY BINKLEY & BARFIELD.

LINE TABLE		
LINE	LENGTH	BEARING
L1	41.00'	S 58°18'21" E
L2	8.00'	S 31°41'39" W
L3	8.00'	S 31°41'39" W
L4	41.00'	N 58°18'21" W
L5	88.67'	S 00°41'28" W
L6	16.18'	S 00°51'49" E

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
525'	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

LEGEND

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TELEPHONE MANHOLE	-X- TYPICAL 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

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

OWNER:
TRAMMELL CROW COMPANY NO. 43, LTD.
1722 ROUTH STREET, SUITE 770
DALLAS, TX 75201
214-270-1000
CONTACT: KENNETH MABRY

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 7.852 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. _____

JOB NO.:	16-1106
DATE:	12/7/2016
FIELD DATE:	11/21/2016
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
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817-481-1809 (F)
tmankin@peisersurveying.com
COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE
Texas Society of Professional Surveyors Member Since 1977
FIRM No. 100999-00

SHEET 1 OF 2