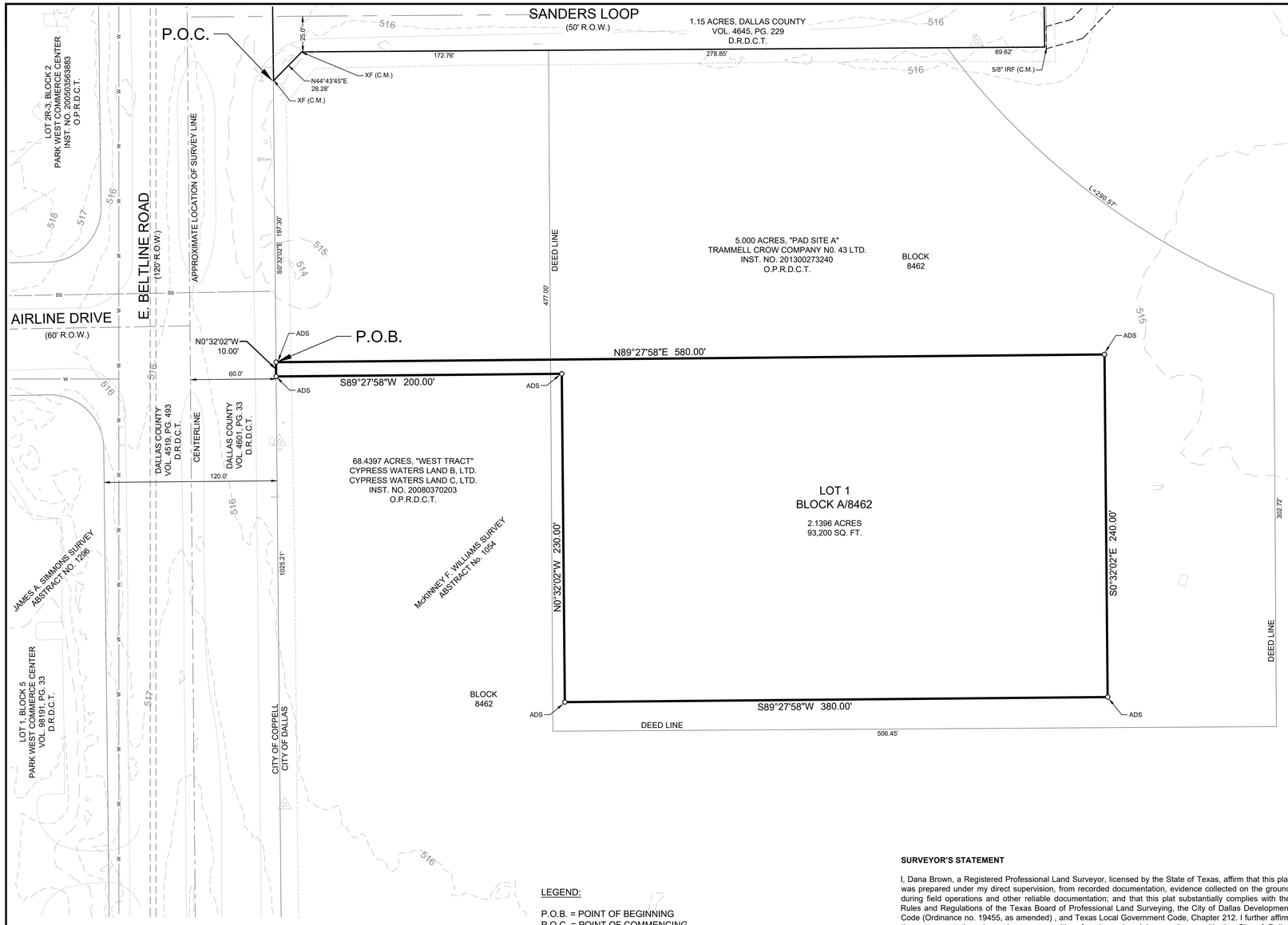


OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS CYPRESS WATERS LAND B, LTD., CYPRESS WATERS LAND C, LTD. and TRAMMELL CROW COMPANY N0. 43, LTD. are the owners a tract of land situated in the McKinney F. Williams Survey, Abstract No.1054, City of Dallas Block 8462, Dallas County, Texas and being part of a 68.4397 acre tract of land described as "West Tract" in Special Warranty Deed to Cypress Waters Land B, Ltd., and Cypress Waters Land C, Ltd., recorded in Instrument No. 20080370203, Official Public Records of Dallas County, Texas and part of a 5.000 acre tract of land described as "Pad Site A" in Special Warranty Deed to Trammell Crow Company N0. 43, Ltd., recorded in Instrument No. 201300273240, Official Public Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a "X" cut in concrete found at the southernmost end of a right-of-way corner clip at the intersection of the south right-of-way line of Sanders Loop (a 50-foot wide right-of-way, County of Dallas, Volume 4645, Page 229, Deed Records of Dallas County, Texas) and the east right-of-way line of Beltline Road (a 120-foot wide right-of-way, County of Dallas, Volume 4601, Page 33, and Volume 4519, Page 493, Deed Records of Dallas County, Texas);

THENCE with said east right-of-way line and the west line of said 68.4397 acre tract, South 0°32'02" East, a distance of 197.30 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "CW EST Addn. KHA BLK A/8462" set (hereafter called disk set) for the **POINT OF BEGINNING**;

THENCE departing said east right-of-way line of Beltline Road and said west line of the 68.4397 acre tract, over and across said 68.4397 acre tract and said 5.000 acre tract, the following courses and distances to wit:

North 89°27'58" East, a distance of 580.00 feet to a disk set for corner;
South 0°32'02" East, a distance of 240.00 feet to a disk set for corner;
South 89°27'58" West, a distance of 380.00 feet to a disk set for corner;
North 0°32'02" West, a distance of 230.00 feet to a disk set for corner;
South 89°27'58" West, a distance of 200.00 feet to a disk set in said east right-of-way line of Beltline Road and said west line of the 68.4397 acre tract;

THENCE with said east right-of-way line of Beltline Road and said west line of the 68.4397 acre tract, North 0°32'02" West, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 2.1396 acres or 93,200 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **WHEREAS CYPRESS WATERS LAND B, LTD., CYPRESS WATERS LAND C, LTD. AND TRAMMEL CROW COMPANY N0. 42, LTD.,** acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as **CYPRESS WATERS ELEVATED STORAGE TANK NO. 2 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 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.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

TRAMMELL CROW COMPANY NO. 43, LTD., a Texas limited partnership
By:Henry GP, L.L.C., a Texas limited liability company, general partner

_____
By:Kenneth D. Mabry, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kenneth D. Mabry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of_____ 2018.

_____
Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

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 §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kenneth D. Mabry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of_____ 2018.

_____
Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

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

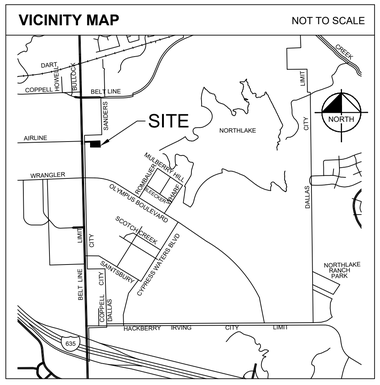
STATE OF TEXAS §
COUNTY OF DALLAS §

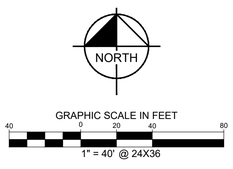
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kenneth D. Mabry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of_____ 2018.

_____
Notary Public in and for the State of Texas

VICINITY MAP NOT TO SCALE





LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
C.M. = CONTROLLING MONUMENT
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
ADF = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS NO. 6 ADDITION, KHA" FOUND
ADS = 5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "CW EST 2 ADDN, KHA, BLOCK A/8462" SET

GENERAL NOTES:

1. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983(2011).
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
4. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. THE FILL PERMIT NO. FOR THIS PROJECT IS 12-04, APPROVED 12-12-2012.
6. NO BUILDINGS EXIST ON THIS PLAT.
7. NO TREES EXIST ON THIS PLAT.
8. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM UNPLATTED LAND.

SURVEYOR'S STATEMENT

I, Dana Brown, 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.

Dated this the _____ day of _____, 2018.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

_____
DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5336
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
dana.brown@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2018.

_____
Notary Public in and for the State of Texas

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PRELIMINARY PLAT
CYPRESS WATERS ELEVATED STORAGE TANK NO. 2 ADDITION
LOT 1, BLOCK A/8462
BEING 2.1396 ACRES SITUATED IN THE McKINNEY F. WILLIAMS SURVEY, ABSTRACT NO. 1504
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-319
ENGINEERING FILE NO. 311T-_____

OWNER:
CYPRESS WATERS LAND B, LTD.
CYPRESS WATERS LAND C, LTD.
TRAMMEL CROW COMPANY N0. 43, LTD.
1722 ROUTH ST., SUITE 770
DALLAS, TX 75201
PH: 214-270-1000
CONTACT: KEN MABRY

ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-13000
CONTACT: JAMES BRYAN, P.E.
JAMES.BRYAN@KIMLEY-HORN.COM

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240
Tel. No. (972) 770-1300
FIRM # 10115500 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	SEP. 2018	063973053	1 OF 1

DUNN, STACY 9/20/2018 10:38 AM LAST SAVED 9/20/2018 10:34 AM
DWG NAME: K:\DAL_SURVEY\063973002-CYPRESS WATERS\ELEVATED STORAGE TANK 063973053\DWG\063973053-CW EST PP2.DWG PLOTTED BY