



0 50 100 200  
Scale 1" = 100'

C#	R#	L#	D#	CB#	CL#
C1	R#-292.50'	L#-9.85'	D#-155.46'	CB#M44.4338'E	CL#-9.85
C2	R#-307.50'	L#-97.85'	D#-193.54'	CB#S97.2518'E	CL#-97.85
C3	R#-292.50'	L#-93.07'	D#-181.9354'	CB#S97.2518'E	CL#-92.88
C4	R#-207.50'	L#-163.26'	D#-65.0441'	CB#N22.3221'W	CL#159.07
C5	R#-242.50'	L#-188.78'	D#-44.0754'	CB#S27.0357'E	CL#182.20
C6	R#-257.50'	L#-198.34'	D#-44.0754'	CB#S27.0357'E	CL#193.47
C7	R#-192.50'	L#-151.45'	D#-65.0441'	CB#N22.3221'W	CL#147.58
C8	R#-307.50'	L#-10.35'	D#-155.46'	CB#M44.4338'E	CL#10.35

**CURVE TABLE**

**LINE TABLE**

LINE	LENGTH	BEARING
L1	11.69	N89.4508'W
L2	20.00	N89.4529'E
L3	11.89	N89.4508'W
L4	20.00	N89.4529'E
L5	11.69	N89.4508'W
L6	11.69	N89.4508'W
L7	11.69	N89.4508'W
L8	20.00	N89.4529'E
L9	11.69	N89.4508'W
L10	17.01	N89.4508'W
L11	56.35	N89.5519'E
L12	131.89	N45.0441'W
L13	50.72	S90.0000'W
L14	38.49	S07.0000'E
L15	20.00	N89.0000'E
L16	38.49	S07.0000'E
L17	131.89	N45.0441'W
L18	74.53	N45.0441'W
L19	27.92	N44.5519'E
L20	54.19	N89.0000'E
L21	54.19	N89.0000'E
L22	20.00	N89.0000'E
L23	20.00	N89.0000'E
L24	7.00	N89.0000'E
L25	7.00	N89.0000'E
L26	20.00	N89.0000'E
L27	7.00	N89.0000'E
L28	60.54	N44.5519'E
L29	60.52	N22.2519'E
L30	77.99	N00.0441'W
L31	8.14	N89.5519'E
L32	20.00	N00.0441'W
L33	8.14	N89.5519'E
L34	88.28	N00.0441'W
L35	8.22	N89.5519'E
L36	25.41	N00.0441'W
L37	25.41	N00.0441'W
L38	20.00	N89.5519'E
L39	25.41	N00.0441'W
L40	22.79	N00.0441'W
L41	20.00	N89.5519'E
L42	22.79	N00.0441'W
L43	25.81	N89.1829'W
L44	91.47	S45.4131'W
L45	143.99	N42.5812'W
L46	121.67	N42.5812'W
L47	65.36	N15.5206'E
L48	34.60	S44.3410'W
L49	45.19	N45.0441'W
L50	70.86	N15.5206'E
L51	68.53	S42.4242'W
L52	32.02	N89.1829'W
L53	32.02	N89.1829'W

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That COPPELL INDEPENDENT SCHOOL DISTRICT, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as CYPRESS WATERS MIDDLE SCHOOL 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 roadway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line 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 line easements is the responsibility of the property owner. No buildings, fences, 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 parts of any building, fences, shrubs, trees, or other improvements or growths which may be placed upon, over or across the easements as shown. The efficiency of its respective systems for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of 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.

Notwithstanding the general easement language recited above, the detention area easement shown on this plat is hereby dedicated to the City of Dallas, Dallas County, Texas, and may not be adapted or changed in any manner inconsistent with the DETENTION AREA EASEMENT STATEMENT recited on the plat, which statement is hereby adopted and recopied.

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 existing ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

By: COPPELL INDEPENDENT SCHOOL DISTRICT  
a political subdivision of the State of Texas

Sid Grant, Assistant Superintendent  
for Business and Support Services

**COUNTY OF TEXAS**

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Sid Grant, Assistant Superintendent for Business and Support Services, a political subdivision of the State of Texas, 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 such state that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

**DETENTION AREA EASEMENT STATEMENT**

The proposed detention areas along Block A16467 within the limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block A16467. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas by any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated Detention Areas, as hereinafter defined in Block A16467, unless approved by the Chief Engineer of Sustainable Development and Construction. Provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas at any point, or points to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the drainage system free from obstruction and shall be responsible for the cost of any maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The Detention Area in Block A16467, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Lines as shown on the plat.

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS, COPPELL INDEPENDENT SCHOOL DISTRICT is the owners of those tracts of land located in the City of Dallas, Dallas County, Texas, located in the Samuel Jarmon Survey, Abstract No. 794, and John L. Whitman Survey, Abstract No. 1521, and being all of Tract 1, as described in a Special Warranty Deed to Coppell Independent School District, recorded in Instrument No. 20080320702, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.); substituted by Correction Special Warranty Deed, recorded in Instrument No. 20080320702, O.P.R.D.C.T. and being all of those tracts of land as described in Special Warranty Deed to Coppell Independent School District as recorded in Document No. 20080320702, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 3 inch aluminum disk stamped "Cypress Waters Pump Station Addition, R.P.L.S. No. 5338," found for corner, said point being the most southeast corner of lot 2, Block 618465, Cypress Waters No. 1 Addition, R.P.S. 5338, as recorded under instrument No. 201406012886, O.P.R.D.C.T.; same point being the southeast corner of said Coppell Independent School District tract and being in the northern right-of-way line of Ranch Trail (a variable width right-of-way);

THENCE North 00° 41' 28" East, departing the northerly right-of-way line of Ranch Trail and along the common line of said lot 2, Block A16465 and said Coppell Independent School District tract, a distance of 2461.21 feet a 5/8 inch iron rod found with cap stamped "KHA" for corner, said point being the south line of that certain tract as described in a Special Warranty Deed to CW Shoreline Land, Ltd by deed as recorded in Document No. 20080320702, (O.P.R.D.C.T.); same point being the northeast corner of that certain tract as described in a Special Warranty Deed to CW Shoreline Land, Ltd by deed as recorded in Document No. 201200024638, (O.P.R.D.C.T.);

THENCE South 58° 18' 18" East, along the north line of said Coppell Independent School District tract and said, a distance of 1511.04 feet to a 3 inch aluminum disk stamped "Cypress Waters Middle School Addition, R.P.L.S. No. 3047," set over a 5/8 inch iron rod (henceforth called a City of Dallas Monument set);

THENCE South 55° 19' 47" East, along the north line of said Coppell Independent School District tract, a distance of 602.33 feet to a 3/8 inch iron rod found with cap for corner, said point being at the northeast corner of said Coppell Independent School District tract, same point being at an angle point of that certain tract as described in a Special Warranty Deed to CW Shoreline Land, Ltd by deed as recorded in Document No. 20120024658, (O.P.R.D.C.T.);

THENCE South 21° 52' 30" West, along the East line of said Coppell Independent School District tract, a distance of 576.38 feet to a 3/8 inch iron rod found with cap for corner, said point being in the north line of that certain tract of land described in Special Warranty Deed to Tannell Crow Company No. 43, Ltd, by deed as recorded in Volume 2005045, Page 8912, Deed Record, Dallas County, Texas;

THENCE South 27° 40' 25" West, along the common line of said Coppell Independent School District tract and said Tannell Crow Company No. 43, LTD tract, a distance of 206.68 feet to a 5/8 inch iron rod found with cap for corner, said point being in the northern right-of-way line of said Ranch Trail, same point being the southeast corner of said Coppell Independent School District tract;

THENCE North 89° 18' 32" West, along the northerly right-of-way line of said Ranch Trail, a distance of 1174.62 feet to the POINT OF BEGINNING and containing a 3,049.195 square feet or 70,000 acres of computed land.

**SURVEYOR'S STATEMENT**

I, William P. Price, 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. 13452, as amended), and Texas Local Ordinance Code, Chapter 212, Subchapter 1, Section 101.01, of the City of Dallas, Texas, and that the plat is a true and correct representation of the field data collected. Sec. 51A-43-617 (a)(b)(c)(d) & (e), and that the digital drawing the accompanying this plat is a precise representation of this Signed Final Plat.

**PRELIMINARY ONLY NOT TO BE RECORDED**

William P. Price Date  
Registered Professional Land Surveyor, No. 3047

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 William P. Price, 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 therein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for Dallas County, Texas

**PRELIMINARY PLAT**

**CYPRESS MIDDLE SCHOOL ADDITION**

LOT 1, BLOCK 118465

JOHN L. WHITMAN SURVEY,  
ABSTRACT NO. 1521 AND

SAMUEL LAYTON SURVEY,  
ABSTRACT NO. 784

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 5167-035  
ENGINEERING FILE NO. \_\_\_\_\_

**LEGEND:**

- IRSC - 1/2" Iron Rod Set with Cap Stamped R.P.L.S. NO. 3047
- R.O.D. - Rubber Road Nail
- R.C.D. - Rubber Road Cap
- C.M. - Controlling Monument
- D.R.D.C.T. - Deed Records, Dallas County, Texas
- O.P.R.D.C.T. - Official Public Records, Dallas County, Texas
- INST. NO. - Instrument Number
- P.O.B. - Point of Beginning
- C.O.D. - (City of Dallas Monument) 3 inch aluminum disk stamped "CYPRESS WATERS MIDDLE SCHOOL ADDITION, R.P.L.S. No. 3047" set over a 3/8 inch iron rod
- W.L. - Volume
- P.C. - Page

**GENERAL NOTES:**

1. Basis of Bearing - The bearings shown hereon are based on Correction Special Warranty Deed recorded under Instrument No. 20080320702, Dallas County, Texas, the south line of Tract 2, a subdivided portion of the Samuel Jarmon Survey, Dallas County, Texas, containing 12,000 acres.
2. Lot-catch drainage is not permitted without Engineering Section approval.
3. The purpose of this plat is to create ONE (1) lot out of three tracts totaling 70,000 acres.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 in Grid Coordinate values, no scale and no projection.
5. There are no building, trees or other structure on the property.

**OWNER:**

COPPELL INDEPENDENT SCHOOL DISTRICT  
200 S. DENTON TWP ROAD  
COPPELL, TEXAS 75019  
(214) 458-6000

**SURVEYOR:**

SURVEY GROUP  
400 SOUTH INDUSTRIAL BLVD.  
SUITE 219 DALLAS TEXAS 75248  
PHONE NO. 972-717-5151  
FAX NO. 972-717-2178  
CONTACT: MIKE GLENN, P.E.

**ENGINEER:**

GLENN ENGINEERING CORP.  
105 DECKER COURT, SUITE 910  
IRVING, TEXAS 75039  
PHONE NO. 972-717-5151  
FAX NO. 972-717-2178  
CONTACT: MIKE GLENN, P.E.