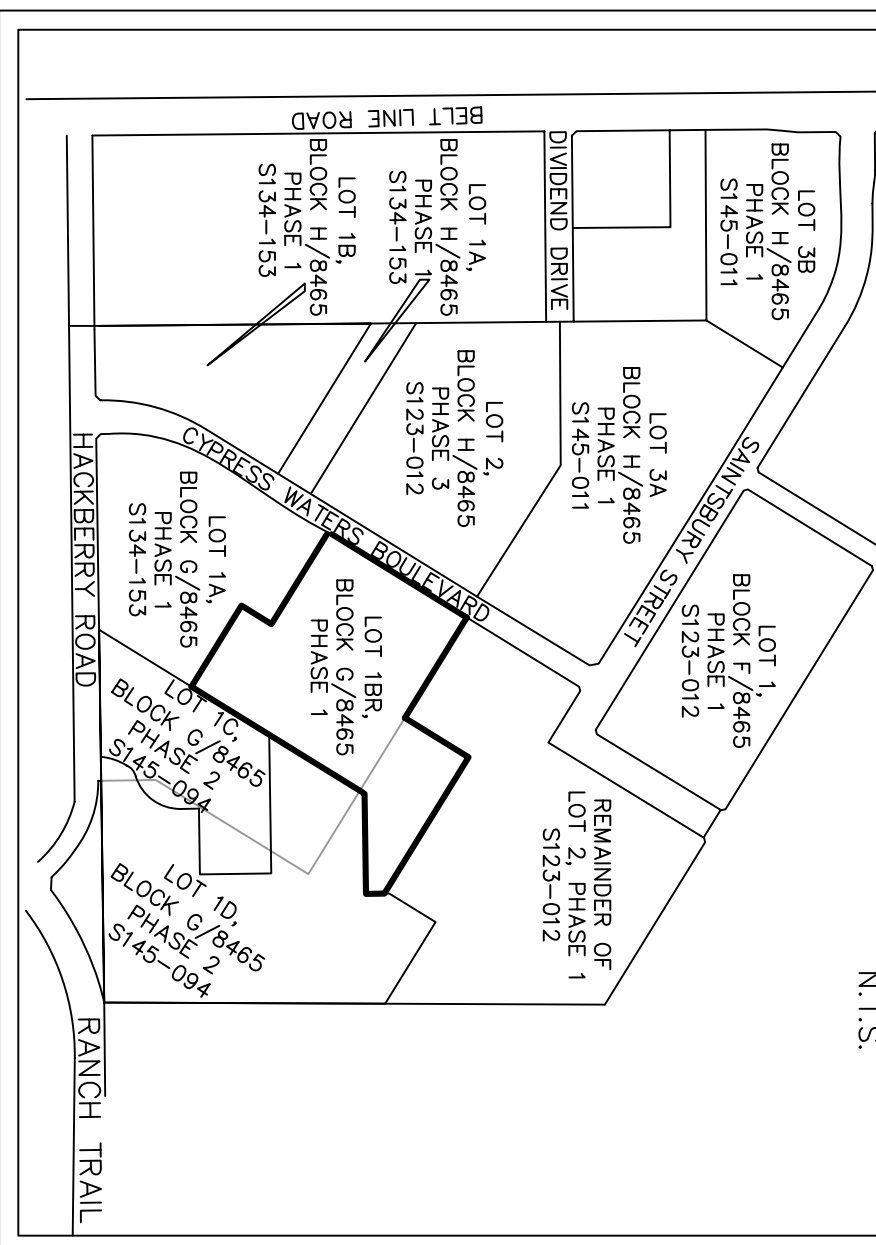


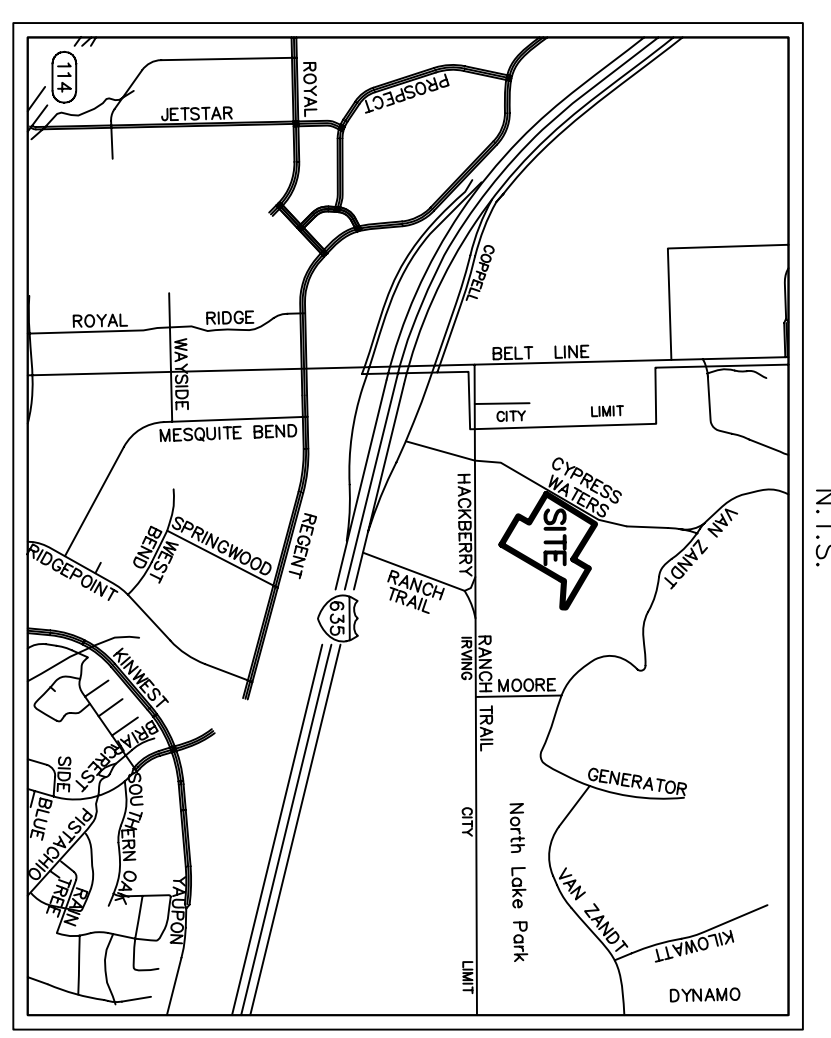
LEGEND

	GAS METER
	IRR CONTROL VALVE
	TELEPHONE PEDESTAL
	POINT UTILITY
	S.S. MANHOLE
	CLEAN OUT
	WATER MANHOLE
	FIRE HYDRANT
	WATER METER
	FUEL PORT VALVE
	TRANSFORMER PAD
	ELECTRIC METER
	STORM DRAIN MANHOLE
	HANDICAP SPACE
	WATER MANHOLE
	TRAFFIC SIGNAL POLE
	LIGHT POLE
	TYPICAL FENCE
	ASPHALT BOULEVARD
	GAS MANHOLE
	VAULT
	COVERED AREA
	A/C PAD

PHASE LOCATOR MAP



VICINITY MAP



LOT 2, BLOCK H/8465  
CYPRESS WATERS ADDITION NO. 2,  
PHASE 3  
INST. NO. 201400117339  
O.P.R.D.C.T.

LOT 3, BLOCK H/8465  
CYPRESS WATERS ADDITION NO. 2,  
PHASE 1  
INST. NO. 201400071819  
O.P.R.D.C.T.

LOT 1B, BLOCK G/8465  
482,199 SQ. FT.  
11.069 ACRES

LOT 1A, BLOCK G/8465  
CYPRESS WATERS ADDITION  
NO. 3, PHASE 1  
INST. NO. 201500010982  
O.P.R.D.C.T.

LOT 1B, BLOCK G/8465  
CYPRESS WATERS ADDITION NO. 3,  
PHASE 1  
INST. NO. 201500010982  
O.P.R.D.C.T.

PORTION OF LOT 1, BLOCK G/8465  
CYPRESS WATERS ADDITION NO. 2,  
PHASE 2  
INST. NO. 201400117340  
O.P.R.D.C.T.

REMAINDER OF  
LOT 2, BLOCK G/8465  
CYPRESS WATERS ADDITION NO. 2,  
PHASE 1  
INST. NO. 201400071819  
O.P.R.D.C.T.

REMAINDER OF  
LOT 2, BLOCK G/8465  
CYPRESS WATERS ADDITION NO. 2,  
PHASE 1  
INST. NO. 201400071819  
O.P.R.D.C.T.

PORTION OF LOT 2, BLOCK G/8465  
CYPRESS WATERS ADDITION NO. 2,  
PHASE 1  
INST. NO. 201400071819  
O.P.R.D.C.T.

TRAMMELL CROW COMPANY  
VOL. 2005045, PAGE 8912  
O.P.R.D.C.T.

ADP FROM WHICH A 5/8" IRF  
W/ TRAMMELL CROW COMPANY  
N133038°W 0.22'

**LINE/TYPE TABLE**

	BOUNDARY LINE
	ADJOINER LINE
	CONTOUR LINE
	WATER LINE
	SEWER LINE
	STORM DRAIN LINE
	OVERHEAD SERVICE LINE
	UTILITY
	UNDERGROUND ELEC. LINE
	FIBER OPTIC LINE
	CABLE LINE
	CHAIN LINK FENCE

**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
PC.	- PAGE
ADP	- ALUMINUM DISK MONUMENT STAMPED "CYPRESS WATERS"
ADDITION NO. 2, PARS. 5358	- BLOCK G/8465 FOUND
ADP	- ALUMINUM DISK MONUMENT STAMPED "CYPRESS WATERS"
ADDITION NO. 3, PHASE 1	- REVERSE "PLS 8122" BLOCK G/8465 SET
C.M.	- CONTROLLING MONUMENT

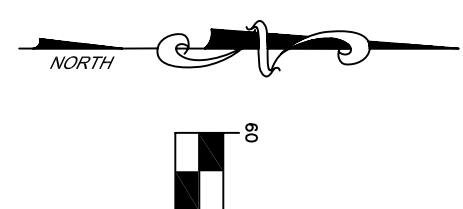
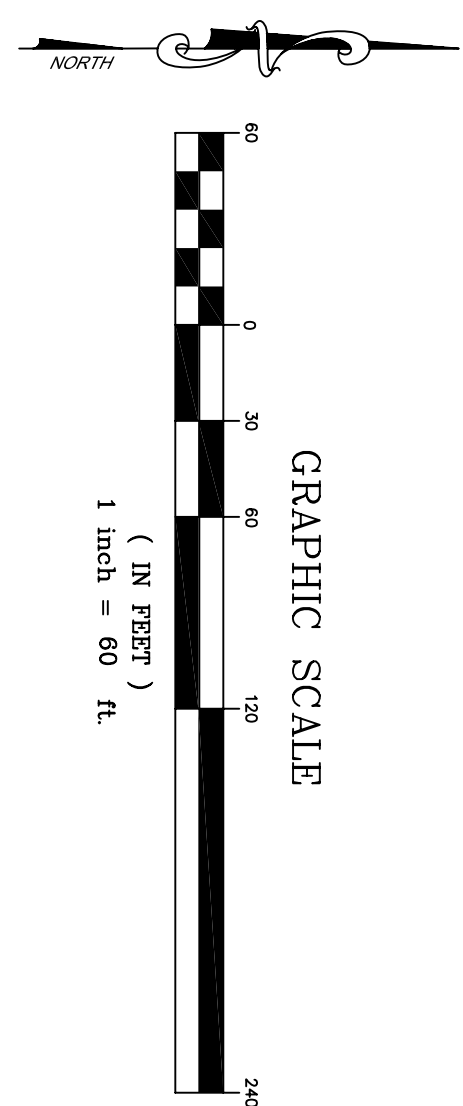
**GENERAL NOTES:**

1. BLOCK 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 NO. 20080073910, ADDRESSAD OFFICIAL PUBLIC RECORDS.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. ANY OTHER PLATTED LOTS TO BE INCLUDED IN THIS PHASE 1 PLATTING SHALL BE PLATTED INTO ANOTHER PLATTED LOT.
4. CORNERS 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. ELEVATIONS SHOWN HEREON ARE NAVD 29 BASED ON THE CITY OF DALLAS WATER DEPARTMENT ELEVATION BENCHMARK SYSTEM.
6. ELEVATION BENCHMARK SYSTEM "X" CUT ON THE CENTER OF A CONCRETE CURB LIEF LOCATED ON THE WEST SIDE OF THE 15' PRIVATE DRAINAGE EASEMENT.
7. BENCHMARK #6-SQUARE WITH "X" CUT ON THE SOUTHWEST CORNER OF THE CONCRETE BASE OF AN ELECTRIC TRANSMISSION TOWER LOCATED APPROXIMATELY 1800 FEET EAST OF THE CENTERLINE OF AN 8' WIDE SIDEWALK APPROXIMATELY 500 FEET NORTH OF THE CENTERLINE OF LAWSBORNE DRIVE. ELEVATION=516.93'
8. BENCHMARK #7-SQUARE WITH "X" CUT ON THE NORTH SIDE OF THE CENTERLINE OF LAWSBORNE DRIVE. ELEVATION=516.93'
9. BENCHMARK #8-SQUARE WITH "X" CUT ON THE SOUTHWEST CORNER OF THE CONCRETE BASE OF AN ELECTRIC TRANSMISSION TOWER LOCATED APPROXIMATELY 1800 FEET EAST OF THE CENTERLINE OF AN 8' WIDE SIDEWALK APPROXIMATELY 500 FEET NORTH OF THE CENTERLINE OF LAWSBORNE DRIVE. ELEVATION=516.93'
7. STRUCTURES TO REMAIN.

**ENGINEER:**  
BINKLEY & BARFIELD - C&P, INC.  
1801 GATEWAY BOULEVARD, SUITE 101  
DALLAS, TEXAS 75080  
972-644-2800  
214-270-1000  
CONTACT: KENNETH MABRY

**OWNER:**  
TRAMMELL CROW COMPANY NO. 43, LTD.  
COWS LAND, LTD.  
1722 ROUTH STREET, SUITE 1313  
DALLAS, TX 75201  
214-270-1000  
CONTACT: KENNETH MABRY

**PRELIMINARY PLAT**  
**CYPRESS WATERS ADDITION NO. 3, PHASE 1 REVISED**  
**LOT 1B, BLOCK G/8465**  
BEING A PORTION OF LOT 2, BLOCK G/8465  
CYPRESS WATERS ADDITION NO. 2, PHASE 1  
INST. NO. 201400071819  
AND ALL OF LOT 1B, BLOCK G/8465  
CYPRESS WATERS ADDITION NO. 3, PHASE 1  
INST. NO. 201500010982  
AND BEING 11.069 ACRES OUT OF THE  
JOHN L. WHITMAN SURVEY, ABSTRACT NO. 1521  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-081



008 NO. 15-1012  
DATE: 11/11/2015  
FIELD DATE: 11/2/2015  
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  
GRAEFENHE, TEXAS 76051  
817-481-1608 (F)  
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SHEET 1 OF 2