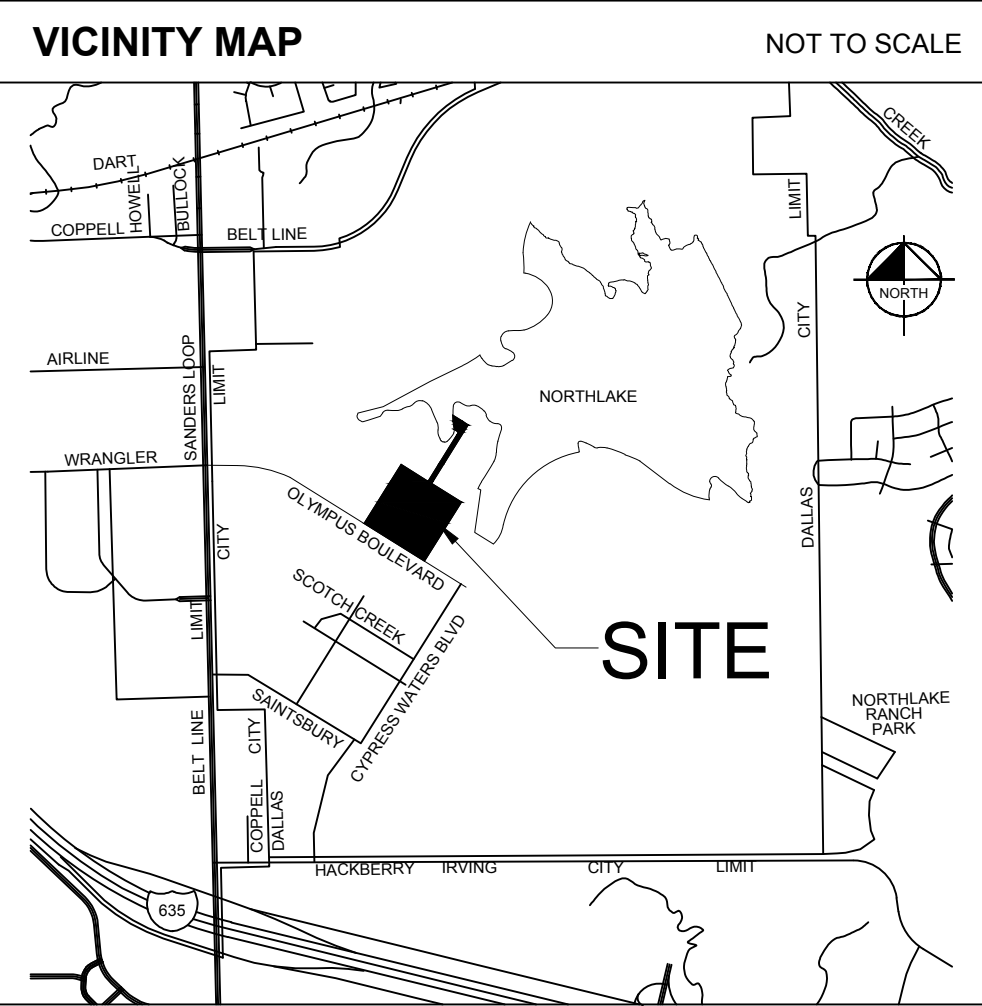
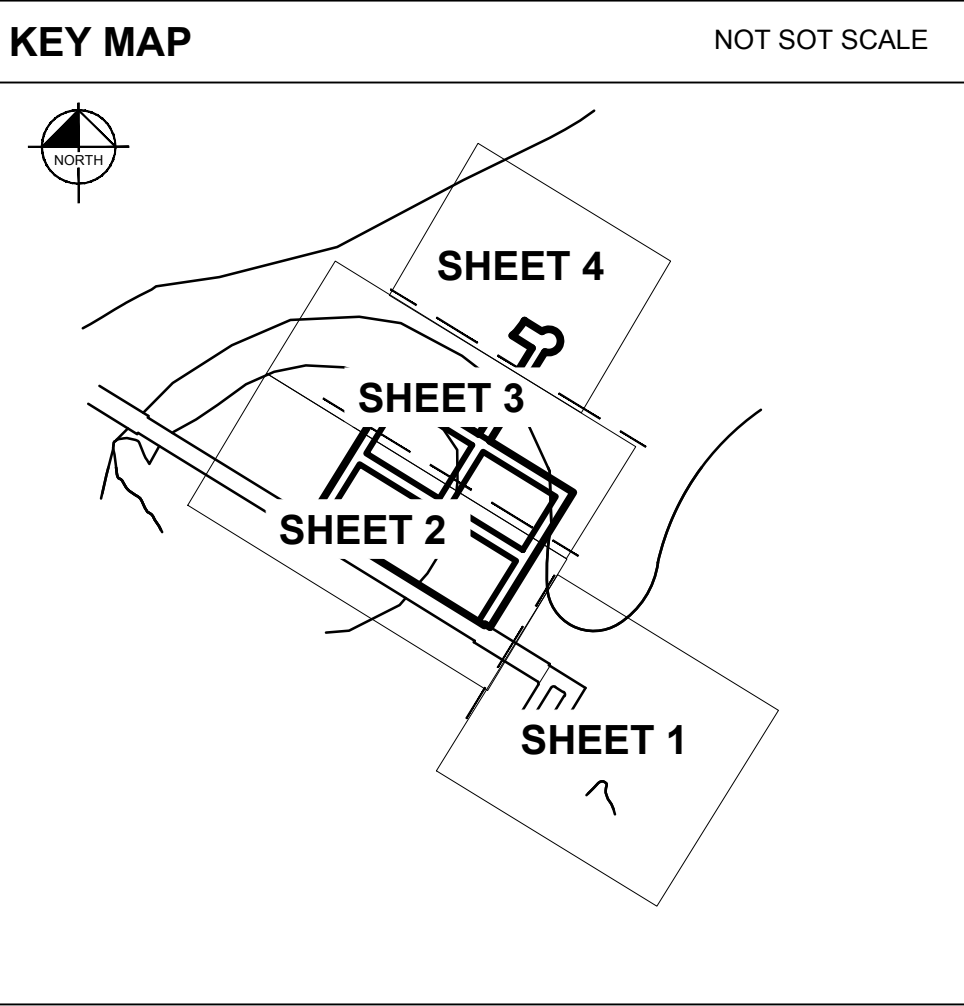


LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

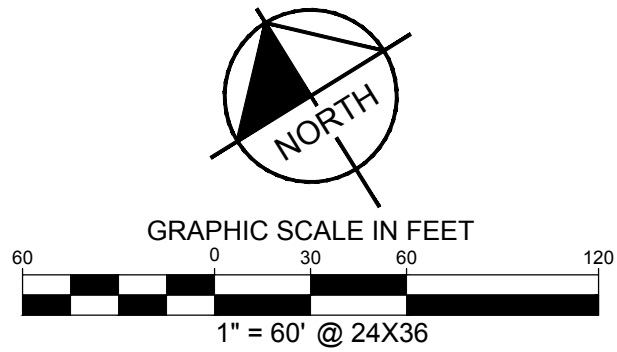


LEGEND:

Δ = DELTA ANGLE OR CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
IRFC = IRON ROD WITH CAP FOUND
C.M. = CONTROLLING MONUMENT
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
ADF1 = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS NO. 4 ADDITION, RPLS NO. 5336" FOUND
ADF2 = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS NO. 6 ADDITION, KHA" FOUND
ADS = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS N.P. PUMP STA. ADDN, KHA" SET

GENERAL NOTES:

- BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
- 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.
- THE PURPOSE OF THIS PLAT IS TO CREATE FOUR LOT.

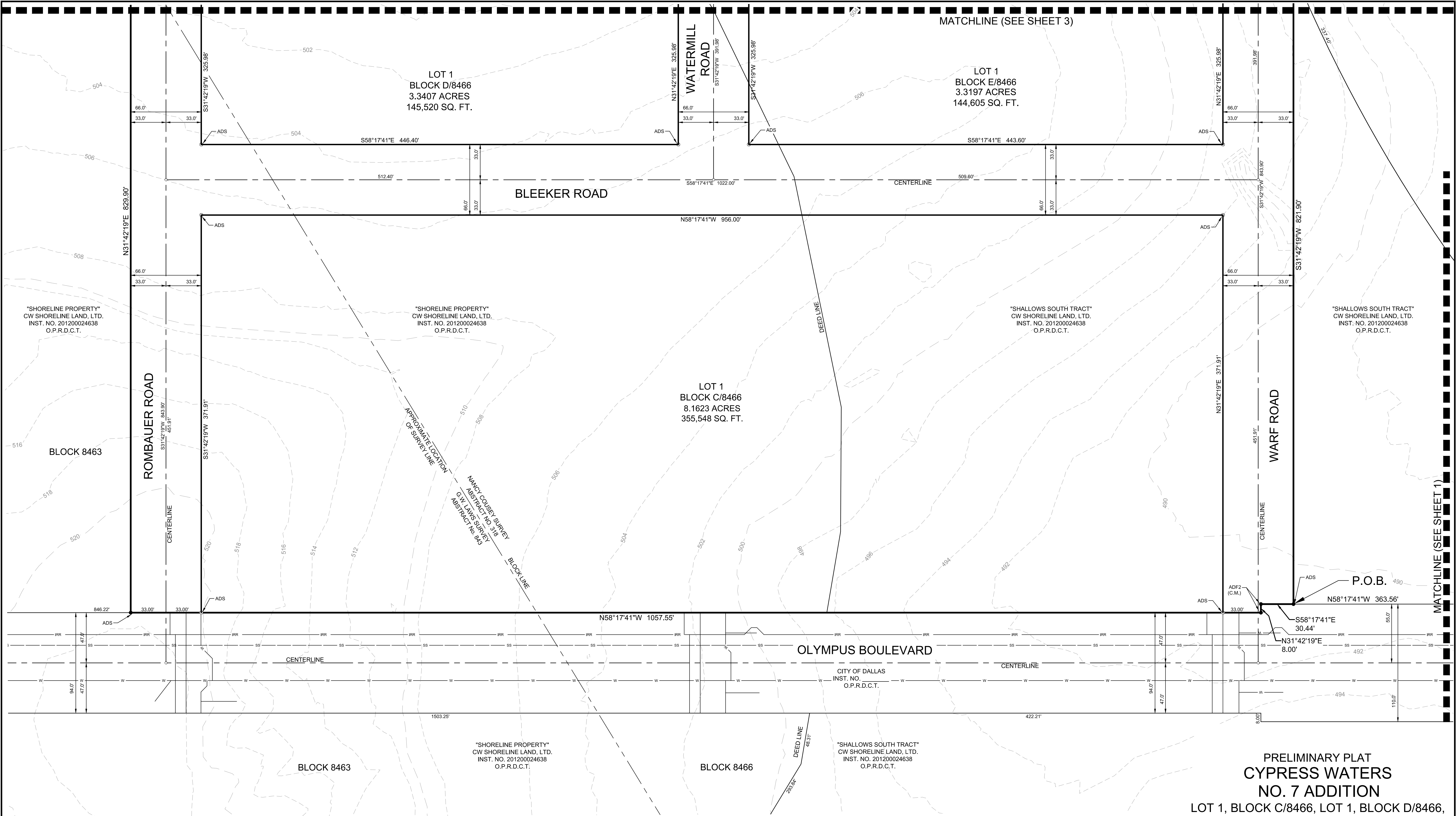


PRELIMINARY PLAT
CYPRESS WATERS
NO. 7 ADDITION
LOT 1, BLOCK C/8466, LOT 1, BLOCK D/8466,
LOT 1,BLOCK E/8466, LOT 1, BLOCK 4/8466,
BEING 22.0703 ACRES SITUATED IN THE
NANCY COUSEY SURVEY, ABSTRACT NO. 318
G.W. LAWS SURVEY, ABSTRACT NO. 843
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-137
ENGINEERING FILE NO. _____

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	DAB	Mar. 2016	063973033	1 OF 4



LEGEND:

Δ = DELTA ANGLE OR CENTRAL ANGLE
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GENERAL NOTES:

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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 PURPOSE OF THIS PLAT IS TO CREATE FOUR LOT.

OWNER:
CITY OF COPPELL
255 PARKWAY BOULEVARD
COPELL, TX 75019
PH: 972-462-0022
CONTACT:

OWNER:
CW SHORELINE LAND, LTD.
1722 ROUTH ST., SUITE 1313
DALLAS, TEXAS 75251
PH: 214-270-1000
CONTACT: KEN MABRY

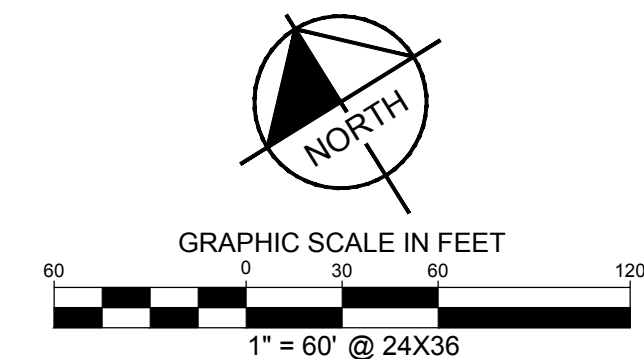
ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH: 972-770-1300
CONTACT: BRAD MOSS, P.E.
BRAD.MOSS@KIMLEY-HORN.COM

**PRELIMINARY PLAT
CYPRESS WATERS
NO. 7 ADDITION**

LOT 1, BLOCK C/8466, LOT 1, BLOCK D/8466,
LOT 1, BLOCK E/8466, LOT 1, BLOCK 4/8466,
BEING 22.0703 ACRES SITUATED IN THE
NANCY COUSEY SURVEY, ABSTRACT NO. 318
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CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-137
ENGINEERING FILE NO. _____

Kimley»Horn

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Fax No. (972) 239-3820
Scale 1" = 60'
Drawn by SRD
Checked by DAB
Date Mar. 2016
Project No. 063973033
Sheet No. 2 OF 4



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.

DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5336
KIMLEY-HORN AND ASSOC., INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
972-770-1300
dana.brown@kimley-horn.com



Notary Public in and for the State of Texas

WHEREAS CITY OF COPPELL AND CW SHORELINE LAND, LTD., are the owners of a tract of land situated in the Nancy Cousey Survey, Abstract No. 318, City of Dallas Block 8466, Dallas County, Texas, and being part of a tract of land described as "Storage Tract A" in Special Warranty Deed to the City of Coppell, recorded in Instrument No. 20080370218, Official Public Records of Dallas County, Texas and being part of two tracts of land described as "Shallows South Tract" and "Shoreline Property" in Special Warranty Deed to CW Shoreline Land, Ltd., recorded in Instrument No. 201200024638, Official Public Records of Dallas County, Texas and being more particularly described as follows:

THENCE with said northeast right-of-way line, the following courses and distances to wit:
 North 58°17'41" West, a distance of 6.83 feet to a 5/8" iron rod with 3-1/2" aluminum disk stamped "Cypress Waters No. 6 Addn. RPLS NO. 5336" found for corner (hereafter called disk found);
 North 31°42'19" East, a distance of 8.60 feet to a disk found for corner;
 North 58°17'41" West, a distance of 363.55 feet to a 5/8" iron rod with 3-1/2" aluminum disk stamped "Cypress Waters No. 7 Addn. RPLS 5336" set (hereafter called disk set) for the **POINT OF BEGINNING**;

THENCE continuing with said northeast right-of-way line, the following courses and distances to wit:
North 58°17'41" West, a distance of 30.44 feet to a disk found for corner;
South 31°42'19" West, a distance of 8.00 feet to a disk found for corner;
North 58°17'41" West, a distance of 1057.55 feet to a disk set for corner;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, the **CITY OF COPPELL** and **CW SHORELINE LAND, LTD.**, acting by and through its duly authorized agent, does hereby adopt this plan, designating the herein described property as **CYPRESS WATERS NO. 7 ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby designate, 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 _____, 2016.

CW SHORELINE LAND, LTD., a Texas limited partnership

By: Billingsley 380 North 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 _____ 2016.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2016.

CITY OF COPPELL

By:

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 _____ 2016.

Notary Public in and for the State of Texas

Kimley»»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 230-3820

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	SRD	DAB	Mar. 2016	063973033	4 OF 4

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