

OWNER'S CERTIFICATE:

STATE OF TEXAS)

COUNTY OF DALLAS)

Whereas Cypress Waters Land A, LTD., Cypress Waters Land B, LTD., CW Shoreline Land, Ltd., and Cypress Waters Land C, LTD., are the owners of a tract of land situated in the McKinney and Williams Survey, Block 8462, Section 2, Township 33N, Range 12E, Dallas County, Texas, and said tract is more particularly described by City Blocks 8462 and 8463, annexed on April 11, 1960 per Ordinance Number 8394, being a portion of Tract 2 of the property conveyed by Special Warranty Deed to Cypress Waters Land A, LTD., Cypress Waters Land B, LTD., and Cypress Waters Land C, LTD., as recorded under Instrument Number 201600106000, said Official Public Records, Dallas County, Texas, and being a portion of the property conveyed as "Shallows South Tract" to Cypress Waters Land A, LTD., by Special Warranty Deed recorded under Instrument Number 20080370202, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Peiser & Mankin SURV" "RPLS 6122" red plastic cap set (hereinafter referred to as 1/2 inch iron rod) for the most southerly corner of the herein described tract, some being in the north intersection of Rombauer Road (66 foot right-of-way) (Instrument Number 20170017585) Official Public Records, Dallas County, Texas) and Olympus Boulevard (variable width right-of-way) (Instrument Number 201600150636, Official Public Records, Dallas County, Texas);

THENCE North 58 deg. 17 min. 41 sec. West, through the interior of dredged CW Shoreline tract, and along the northeasterly right-of-way line of said Olympus Boulevard, passing a westernly line of said CW Shoreline tract, some being in the easterly line of dredged Shallows South Tract, and continuing through the interior of said Shallows South tract and along the northeasterly right-of-way line of said Olympus Boulevard, a total distance of 998.08 feet to a 1/2 inch iron rod for corner;

THENCE continuing through the interior of said Shallows South Tract and along the northeasterly right-of-way line of Olympus Boulevard as follows:

North 31 deg. 42 min. 19 sec. East, a distance of 8.00 feet to a 1/2 inch iron rod for corner, North 38 deg. 17 min. 41 sec. West, passing a westernly line of said Shallows South tract, some being in an easement of said dredged tract, continuing through the interior of said CW Shoreline tract, some being in an easement of said dredged tract, and continuing through the interior of said Olympus Boulevard, a total distance of 155.69 feet to a 1/2 inch iron rod for the most westernly corner of the herein described tract, some being in a westernly line of said Tract 2, some being in an easterly line of the property conveyed as "Storage Tract A" to City of Coppell, by deed recorded in Instrument Number 20080370218, Official Public Records, Dallas County, Texas;

THENCE North 59 deg. 05 min. 21 sec. East, along the common line of said Tract 2 and said Storage Tract A, a distance of 851.85 feet to a 1/2 inch iron rod for the most northerly corner of the herein described tract, some being the most westernly corner of Lot 1, Block 4/8466, Cypress Waters No. 10 Addition, an addition to the City of Dolos, Dallas County, Texas, according to the plat thereof recorded under Instrument Number _____ Official Public Records, Dallas County, Texas;

THENCE South 58 deg. 17 min. 41 sec. East, through the interior of said Tract 2 and along the southerly line of said Lot 1, passing an easterly line of said Tract 2, some being an easement of said dredged Shallows South Tract, and continuing through the interior of said Shallows South tract and along the southerly line of said Lot 1, a total distance of 182.47 feet to a 1/2 inch iron rod for the most northerly east corner of the herein described tract;

THENCE through the interior of said Shallows South Tract and along the southerly line of said Lot 1 as follows:

South 31 deg. 42 min. 19 sec. West, a distance of 240.00 feet to a 1 1/2 inch iron rod; South 58 deg. 17 min. 41 sec. East, passing an easterly line of said Shallows South tract, some being in a westernly line of dredged CW Shoreline tract, and continuing through the interior of said CW Shoreline tract, and along the southerly line of said Lot 1, a total distance of 379.51 feet to a 1/2 inch iron rod for the most westernly corner of the herein described tract, some being in a westernly line of said Lot 1, a total distance of 182.47 feet to a 1/2 inch iron rod for the most northerly east corner of the herein described tract;

THENCE South 31 deg. 42 min. 19 sec. West, continuing through the interior of said CW Shoreline tract and along the westernly right-of-way line of said Rombauer Road, a distance of 524.40 feet to the POINT OF BEGINNING and containing 593,446 square feet or 13.623 acres of computed land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **CYPRESS WATERS LAND A, LTD., CYPRESS WATERS LAND B, LTD., CW SHORELINE LAND, LTD., AND CYPRESS WATERS LAND C, LTD.,** ACTING BY AND THROUGH THEIR GENERAL PARTNER BILLINGSLEY 380 NORTH GP, L.L.C. BY AND THROUGH ITS DULY AUTHORIZED AGENT, KENNETH D. MABRY, MANAGER, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **CYPRESS WATERS NO. 11 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 UNDER ANY OF THE EASEMENTS. EASEMENTS RELYING UPON PUBLIC UTILITIES 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 AND UPON 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).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE FLOODWAY EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE FLOODWAY EASEMENT STATEMENT RECITED ON THIS PLAT, WHICH STATEMENT IS HEREBY ADOPTED AND ACCEPTED.

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, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 2018.

CYPRESS WATERS LAND A, LTD.

BY GENERAL PARTNER BILLINGSLEY 380 NORTH GP, L.L.C.

BY: _____

KENNETH D. MABRY, MANAGER

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 KENNETH D. MABRY, 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 HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS MY HAND THIS ____ DAY OF _____, 2018.

CYPRESS WATERS LAND B, LTD.

BY GENERAL PARTNER BILLINGSLEY 380 NORTH GP, L.L.C.

BY: _____

KENNETH D. MABRY, MANAGER

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 KENNETH D. MABRY, 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 HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS MY HAND THIS ____ DAY OF _____, 2018.

CYPRESS WATERS LAND C, LTD.

BY GENERAL PARTNER BILLINGSLEY 380 NORTH GP, L.L.C.

BY: _____

KENNETH D. MABRY, MANAGER

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 KENNETH D. MABRY, 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 HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS MY HAND THIS ____ DAY OF _____, 2018.

CW SHORELINE LAND, LTD.

BY GENERAL PARTNER BILLINGSLEY 380 NORTH GP, L.L.C.

BY: _____

KENNETH D. MABRY, MANAGER

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 KENNETH D. MABRY, 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 HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, 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 MOUNDMENTING 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE, RELEASED FOR REVIEW 8/8/2018

DATE
TIMOTHY R. MANKIN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS,
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, 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 HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

PRELIMINARY PLAT
CYPRESS WATERS NO. 11 ADDITION
LOTS 1-3, BLOCK K/8466
BEING 13.623 ACRES OUT OF THE
MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1054,
AND C. W. LAWS SURVEY, ABSTRACT NO. 843
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-284
ENGINEERING PLAN NO. _____

JOB NO. 16-0219	PEISER & MANKIN SURVEYING, LLC		SHEET 2
DATE: 8/1/2018	www.peisersurveying.com		
FIELD DATE: 7/11/2018	623 E. DALLAS ROAD GARRETT, TEXAS 76051 TEL: 817-481-1888 (F) 817-481-1888 (F)		2
FIELD: J.D.H.	COMMERCIAL RESIDENTIAL TOPOGRAPHY		OF
DRAWN: J.B.W.	MORTGAGE		2
CHECKED: T.R.M.	FIRM No. 100999-00		
Member Since 1872			

ENGINEER:

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

OWNER:

CYPRESS WATERS LAND A, LTD.
CYPRESS WATERS LAND B, LTD.
CYPRESS WATERS LAND C, LTD.
CW SHORELINE LAND, LTD.
1722 NORTH STREET, SUITE 770
DALLAS, TX 75201
214-270-1000
CONTACT: KENNETH MABRY