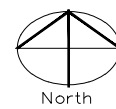
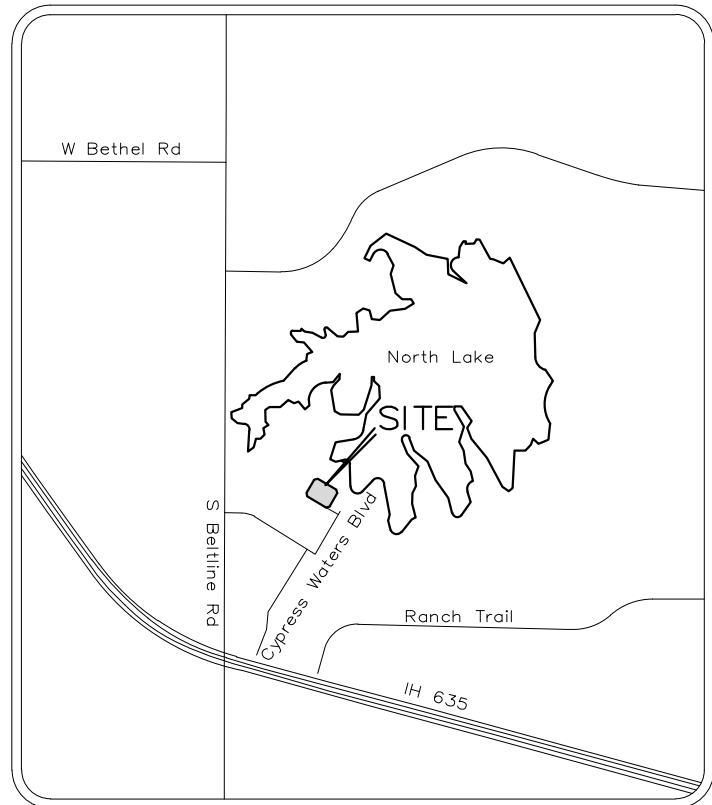


0 60 120 feet
SCALE: 1" = 60'



VICINITY MAP



LEGEND

- irrigation control valve
- water valve
- property corner

- easement line
- boundary line
- centerline
- adjoiner/deed line
- abstract/survey line

PLAT NOTES:

IRF = Iron rod found for corner.
All corners are 5/8 inch iron rods with yellow cap stamped "ARS Engineers" set, unless other wise noted;
(C.M.) = Controlling Monument
MONA = Aluminum Monument
O.P.R.D.C.T. = Official Public Records, Dallas, County, Texas
P.R.D.C.T. = Plat Records, Dallas County, Texas
R.O.W. = Right of Way
Vol. Pg. = Volume and Page
SF. = Square Feet
The purpose of this replat is to create three lots from one existing lot.
All abstract lines shown hereon are approximate survey line locations.
No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 4811C0165K 0165 dated July 7, 2014. Property is in Zone A.
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 Basis of Bearing of this survey is the North American Datum of 1983, Texas State Plane Coordinate System, Zone 4202. The bearing was established by Real Time Kinematic GPS observations utilizing the Western Data Systems RTK Network. Surface Coordinates were derived from a Combined Scale Factor of 0.99986351 (Surface Adjustment Factor: 1.000136506).
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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 76°42'19" E	14.14'
L2	S 13°17'41" E	14.14'
L3	S 76°42'19" W	21.21'
L4	N 13°17'41" W	21.21'

REMAINDER OF A
CALLED 55.3124 ACRE
CW SHORELINE LAND, LTD.
"SHORELINE PROPERTY"
INST. NO. 201200024638
O.P.R.D.C.T.

REPLAT
LOTS 1R, 2 AND 3, BLOCK D/8466
CYPRESS WATERS
THE SOUND ADDITION PHASE II
BEING 8.155 ACRES SITUATED IN THE
NANCY COUSEY SURVEY, ABSTRACT NO. 843,
and G.W. LAWS SURVEY, ABSTRACT NO. 843,
Recorded in Instrument Number 201700117585, of the
Official Public Records, City of Dallas, Dallas County, Texas

August 14, 2017 Scale: 1" = 60'

SURVEYOR'S STATEMENT

I, Dustin D. Davison, 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 from other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas State Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and the Texas Local Government Code, Chapter 212. I further affirm that the monumentation shown hereon was either found in place 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 and Record Final Plat.

Dated this the ____day of _____, 2017.

PRELIMINARY
RELEASED 8/11/2017 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____ 2017.

NOTARY PUBLIC in and for the State of Texas

OWNER'S CERTIFICATE

COUNTY OF DALLAS)
STATE OF TEXAS)

WHEREAS, CYPRESS WATERS LAND A, LTD., a Texas limited partnership, and CW SHORELINE LAND, LTD., a Texas limited partnership are the owners of an 8.155 acre tract of land situated in the NANCY COUSEY SURVEY, Abstract No. 318 and the, G.W. LAWS SURVEY, Abstract No. 843, in the City of Dallas, Dallas County, Texas, being part of that certain tract of land entitled "Shallows South Tract", conveyed by Special Warranty Deed to CYPRESS WATERS LAND A, LTD., a Texas limited partnership, recorded in Instrument Number 20080370202, and being part that certain tract of land conveyed by Special Warranty Deed to CW SHORELINE LAND, LTD., a Texas limited partnership, recorded in Instrument No. 201200024638, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), also being Lot 1, Block D/8466, CYPRESS WATERS, THE SOUND ADDITION, PHASE II, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201700117585, (O.P.R.D.C.T.), said 8.155 acre tract of land being further described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with 3-1/2" Aluminum Disk Stamped "CW SOUND PH 1 KHA" "BLK D/8466" found, at the North end of a corner clip, in the Southeast right-of-way line of Rombauer Road, (66-foot right-of-way), as created by said plat recorded in Instrument Number 201700117585, (O.P.R.D.C.T.), with the Northeast right-of-way line of Olympus Boulevard, (94-foot right-of-way), created by Final Plat, CYPRESS WATERS NO. 6 ADDITION, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 2016000150636, (O.P.R.D.C.T.), and being the North corner of a corner clip of said Lot 1, Block D/8466;

THENCE North 31 degrees 42 minutes 19 seconds East, with said Southeast line of Rombauer Road, a distance of 346.91 feet, to a 5/8-inch iron rod with 3-1/2" Aluminum Disk Stamped "CW SOUND PH 1 KHA" "BLK D/8466" found, at the West end of a corner clip;

THENCE North 76 degrees 42 minutes 19 seconds East, with said corner clip, for a distance of 14.14 feet, to a 5/8-inch iron rod with 3-1/2" Aluminum Disk Stamped "CW SOUND PH 1 KHA" "BLK D/8466" found, at the East end of said corner clip, being in the Southwest right-of-way line of Bleeker Street, as created by said plat recorded in Instrument Number 201700117585, (O.P.R.D.C.T.);

THENCE South 58 degrees 17 minutes 41 seconds East, with said Southwest line of Bleeker Street, a distance of 936.00 feet, to a 5/8-inch iron rod with 3-1/2" Aluminum Disk Stamped "CW SOUND PH 1 KHA" "BLK D/8466" found, at the North end of a corner clip;

THENCE South 13 degrees 17 minutes 41 seconds East, with said corner clip, for a distance of 14.14 feet, to a 5/8-inch iron rod with 3-1/2" Aluminum Disk Stamped "CW SOUND PH 1 KHA" "BLK D/8466" found, at the South end of said corner clip, being in the Northwest right-of-way line of Wharf Road, (66-foot right-of-way), also created by said plat recorded in Instrument Number 201700117585, (O.P.R.D.C.T.);

THENCE South 31 degrees 42 minutes 19 seconds West, with the Northwest right-of-way line of said Wharf Road, a distance of 346.91 feet, to a 5/8-inch iron rod with 3-1/2" Aluminum Disk Stamped "CW SOUND PH 1 KHA" "BLK D/8466" found, at the East end of a corner clip;

THENCE South 76 degrees 42 minutes 19 seconds West, with said corner clip, for a distance of 21.21 feet, to a 5/8-inch iron rod with 3-1/2" Aluminum Disk Stamped "CW SOUND PH 1 KHA" "BLK D/8466" found, at the West end of said corner clip, being in the aforementioned Northeast right-of-way line of Olympus Boulevard;

THENCE North 58 degrees 17 minutes 41 seconds West, with the Northeast right-of-way line of said Olympus Boulevard, (94-foot right-of-way), a distance of 926.00 feet, to a 5/8-inch iron rod with 3-1/2" Aluminum Disk Stamped "CW SOUND PH 1 KHA" "BLK D/8466" found, and being the South corner of the aforementioned corner clip;

THENCE North 13 degrees 17 minutes 41 seconds West, with said corner clip, for a distance of 21.21 feet to the **POINT OF BEGINNING**, and Containing 8.155 acres (355,214 square feet) of land, more or less.

OWNERS DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CYPRESS WATERS LAND A, LTD., a Texas limited partnership, and CW SHORELINE LAND, LTD., a Texas limited partnership, does hereby adopt this plat, designating the hereon described property as, **LOTS 1R, 2 AND 3, BLOCK D/8466, CYPRESS WATERS, THE SOUND ADDITION, PHASE II**, 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, Texas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____ 2017.

CYPRESS WATERS LAND A, 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 authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas

CW SHORELINE LAND, LTD., a Texas limited liability company

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 authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2017.

NOTARY PUBLIC in and for the State of Texas

PLAT NOTES:

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All corners are 5/8 inch iron rods with yellow cap stamped "ARS Engineers" set, unless other wised noted;
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MONA = Aluminum Monument
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DEVELOPER/OWNER
CW SHORELINE LAND, LTD.
CYPRESS WATERS LAND A, LTD.
1722 Routh Street, Suite 1313
Dallas, Texas 75201
Ph: (214) 270-0986
Contact: Tom Holland

ENGINEER
AECOM
1950 N. Stemmons Freeway, Suite 6000
Dallas, Texas 75207
Ph: (214) 741-7777
Contact: Richard Carson

SURVEYOR
ARS Engineers, Inc.
12801 N. Central Expy., Suite 1250
Dallas, Texas 75243
Ph: (214) 739-3152 Fax: (214) 739-3169
Surveying Firm #101319-00
Engineering Firm #8-819
Contact: Dustin D. Davison

REPLAT
LOTS 1R, 2 AND 3, BLOCK D/8466
CYPRESS WATERS
THE SOUND ADDITION PHASE II
BEING 8.155 ACRES SITUATED IN THE
NANCY COUSEY SURVEY, ABSTRACT NO. 318
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