

LEGEND

O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 IRF - IRON ROD FOUND  
 INST. NO. - INSTRUMENT NUMBER  
 VOL. - VOLUME  
 PG. - PAGE  
 C.M. - CONTROLLING MONUMENT  
 R.O.W. - RIGHT-OF-WAY  
 ADF - 3 1/4 INCH ALUMINUM DISK MONUMENT STAMPED "CYPRESS WATERS ADDITION NO. 9" "RPLS 6122" "BLOCK G/8465" FOUND  
 ADF1 - 3 INCH ALUMINUM DISK MONUMENT FOUND

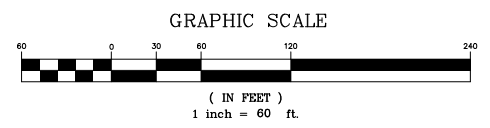
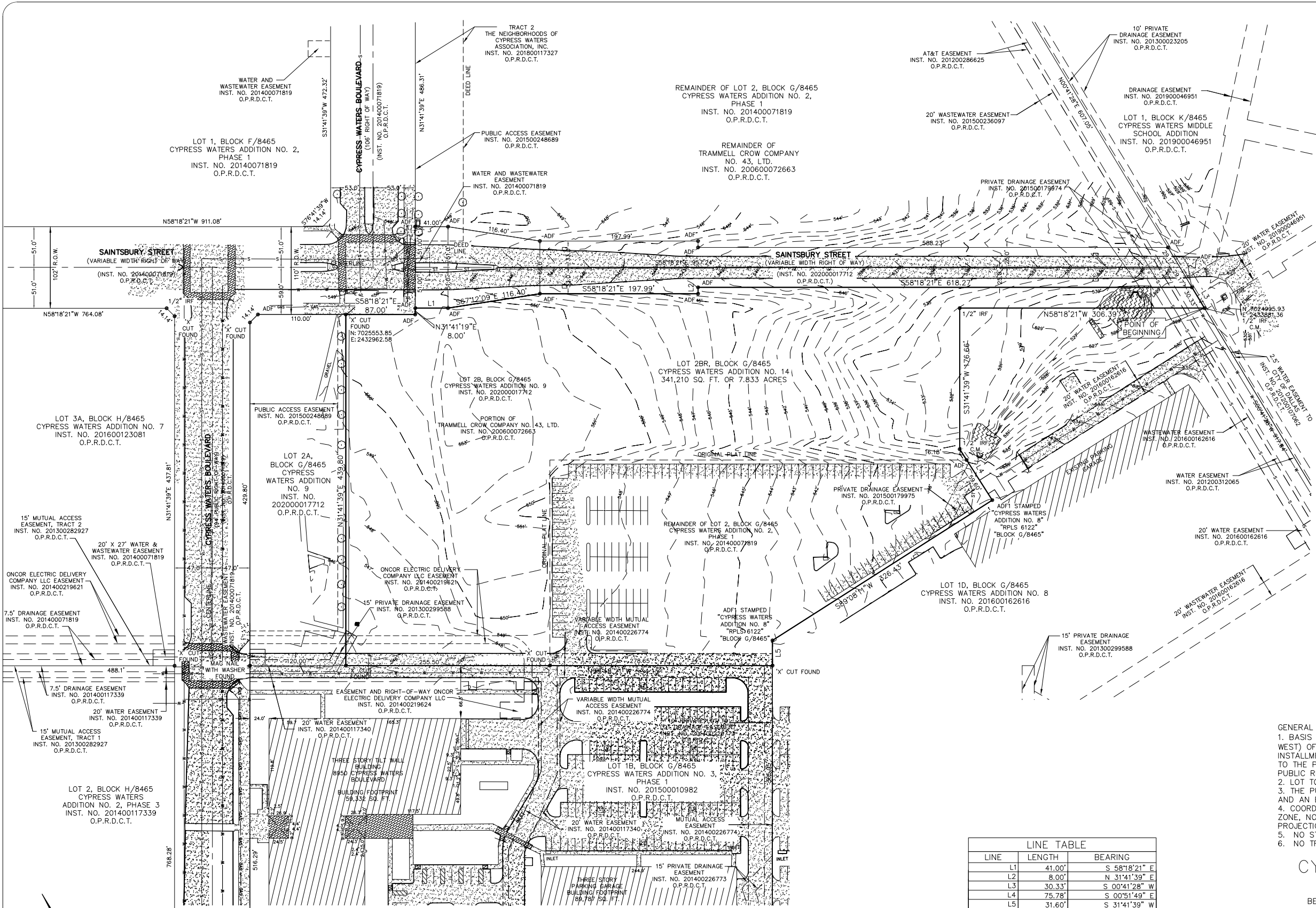
GENERAL NOTES:

1. BASIS 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 CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20080073910, AFORESAID OFFICIAL PUBLIC RECORDS.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A PORTION OF 1 PLATTED LOT AND AN ENTIRE PLATTED LOT.
4. COORDINATES 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. NO STRUCTURES ON SITE.
6. NO TREES ON SITE.

PRELIMINARY PLAT  
**CYPRESS WATERS ADDITION NO. 14**  
**LOT 2BR, BLOCK G/8465**  
 BEING ALL OF LOT 2B, BLOCK G/8465, CYPRESS WATERS ADDITION NO. 9,  
 INST. NO. 202000017712, O.P.R.D.C.T.  
 AND BEING A PORTION OF LOT 2, BLOCK G/8465, CYPRESS WATERS ADDITION NO. 2, PHASE 1  
 INST. NO. 201400071819, O.P.R.D.C.T.  
 AND BEING 7.833 ACRES OUT OF THE JOHN L. WHITMAN SURVEY, ABSTRACT NO. 1521  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY PLAN FILE NO. S190-126  
 ENGINEERING PLAN NO. 3111-

LINE TABLE

LINE	LENGTH	BEARING
L1	41.00'	S 58°18'21" E
L2	8.00'	N 31°41'39" E
L3	30.33'	S 00°41'28" E
L4	75.78'	S 00°51'49" E
L5	31.60'	S 31°41'39" W



LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		WATER METER		TRAFFIC SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		FUEL PORT		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		WATER VALVE		SWB MANHOLE		CONCRETE
	DOWN GUY		TRANSFORMER PAD		GAS MANHOLE		BOLLARD
	S.S. MANHOLE		ELECTRIC METER		VAULT		COVERED AREA
	CLEAN OUT		STORM DRAIN MANHOLE		HANDICAP SPACE		A/C PAD

LINETYPE TABLE

	BOUNDARY LINE
	ADJOINER LINE
	CONTOUR LINE
	WATER LINE
	OVERHEAD SERVICE LINE
	SEWER LINE
	STORM DRAIN LINE
	GAS LINE
	UNDERGROUND ELEC. LINE
	EASEMENT LINE
	BUILDING LINE
	STREET CENTERLINE

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

OWNER:  
 TRAMMELL CROW COMPANY NO. 43, LTD.  
 1722 ROUTH STREET, SUITE 770  
 DALLAS, TX 75201  
 214-270-1000  
 CONTACT: KENNETH MABRY

JOB NO.:	16-1106	<b>PEISER &amp; MANKIN SURVEYING, LLC</b> www.peisersurveying.com	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		SHEET	1
DATE:	04/24/2020					OF	1
FIELD DATE:	04/21/2020						
SCALE:	1" = 60'						
FIELD:	J.D.H.						
DRAWN:	J.B.W.						
CHECKED:	T.R.M.	tman@peisersurveying.com	FIRM NO. 100999-00	Member Since 1977			