

OWNER'S CERTIFICATE:
STATE OF TEXAS)(
COUNTY OF DALLAS)(

Whereas TRAMMELL CROW COMPANY NO. 43, LTD. is the owner of a tract of land situated in the John L. Whitman Survey, Abstract No. 1521, City of Dallas, Dallas County, Texas, being a portion of Lot 2, Block G/8465, Cypress Waters Addition No. 2, Phase 1, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 201400071819, Official Public Records of Dallas County, Texas, and being all of Lot 2B, Block G/8465, Cypress Waters Addition No. 9, according to the plat thereof recorded under Instrument Number 202000017712, Official Public Records, Dallas County, Texas, and being a portion of the property conveyed by Limited General Warranty Deed to Trammell Crow Company No. 43, Ltd., as recorded under Instrument Number 200600072663, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the the most easterly corner of said Lot 2B, same being a northerly corner of Lot 1D, Block G/8465, Cypress Waters Addition No. 8, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 201600162616, Official Public Records, Dallas County, Texas, same being in the westerly line of Lot 1, Block K/8465, Cypress Waters Middle School Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 201900046951, said Official Public Records, same being in the easterly line of said Trammell tract;

THENCE along the common line of said Lot 2B and said Lot 1D, Block G/8465 as follows:

North 58 deg. 18 min. 21 sec. West, a distance of 306.39 feet to a 1/2 inch iron rod found for an internal corner, same being a north corner of said Lot 1D;

South 31 deg. 41 min. 39 sec. West, a distance of 176.66 feet to a 1/2 inch iron rod found for corner;

South 00 deg. 51 min. 49 sec. East, passing at a distance of 16.18 feet, a 3 1/4 inch aluminum disk monument stamped "Cypress Waters Addition No. 9" "RPLS 6122" "Block G/8465" found (hereinafter referred to as ADF), for a south corner of said Lot 2B, same being in an easterly line of aforesaid Lot 2, and continuing along the common line of said Lot 2 and said Lot 1D, a total distance of 75.78 feet to a 3 1/4 inch aluminum disk monument stamped "Cypress Waters Addition No. 8 RPLS 6122 Block G/8465" found for corner;

THENCE continuing along the common line of said Lot 2 and said Lot 1D as follows:

South 89 deg. 08 min. 11 sec. West, a distance of 326.43 feet to a 3 1/4 inch aluminum disk monument stamped "Cypress Waters Addition No. 8 RPLS 6122 Block G/8465" found for angle point;

South 31 deg. 41 min. 39 sec. West, a distance of 31.60 feet to an 'X' cut found for the most southerly corner of the herein described tract, same being the most southerly corner of said Lot 2, same being the east corner of Lot 1B, Block G/8465, Cypress Waters Addition No. 3, Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 201500010982, Official Public Records, Dallas County, Texas;

THENCE North 58 deg. 18 min. 21 sec. West, along the common line of said Lot 2 and said Lot 1B, Block G/8465, passing at a distance of 278.65 feet, an 'X' cut found for the most southerly corner of aforesaid Lot 2B, and continuing along the common line of said Lot 2B and said Lot 1D, a total distance of 534.15 feet to an 'X' cut found for the most westerly corner of said Lot 2B, same being the most southerly corner of Lot 2A, aforesaid Block G/8465, Cypress Waters Addition No. 9;

THENCE North 31 deg. 41 min. 39 sec. East, along the common line of said Lot 2B and said Lot 2A, a distance of 439.80 feet to an 'X' cut found for a north corner of said Lot 2B, same being the most easterly corner of said Lot 2A, same being in the southwesterly right-of-way line of Saintsbury Street (variable width right-of-way) (Instrument Numbers 201400071819 and 202000017712);

THENCE South 58 deg. 18 min. 21 sec. East, along the common line of said Lot 2B and said Saintsbury Street, a distance of 87.00 feet to an ADF for internal corner, same being the most southerly intersection of said Saintsbury Street and Cypress Waters Boulevard (106 foot right-of-way)(Instrument Number 201400071819);

THENCE North 31 deg. 41 min. 39 sec. East, along the common line of said Lot 2B and said intersection, a distance of 8.00 feet to an ADF for corner;

THENCE along the common line of said Lot 2B and said Saintsbury Street as follows:

South 58 deg. 18 min. 21 sec. East, a distance of 41.00 feet to an ADF for angle point;

South 67 deg. 12 min. 09 sec. East, a distance of 116.40 to an ADF for angle point;

South 58 deg. 18 min. 21 sec. East, a distance of 197.99 feet to an ADF for corner;

North 31 deg. 41 min. 39 sec. East, a distance of 8.00 feet to an ADF for corner;

South 58 deg. 18 min. 21 sec. East, a distance of 618.27 feet to an ADF for an east corner of said Lot 2B, same being a southeasterly corner of said Saintsbury Street, same being in the westerly line of aforesaid Lot 1, Block K/8465;

THENCE South 00 deg. 41 min. 28 sec. West, along the common line of said Lot 2B and said Lot 1, Block K/8465, a distance of 30.33 feet to the POINT OF BEGINNING and containing 341,210 square feet or 7.833 acres of computed land, more or less.

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 ENGINEERS AND LAND SURVEYORS, 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.

PRELIMINARY
NOT TO BE RECORDED FOR ANY REASON
TIMOTHY R. MANKIN DATE
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 _____, 2020.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

ENGINEER:

BINKLEY & BARFIELD
1801 GATEWAY BOULEVARD, SUITE 5101
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

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TRAMMELL CROW COMPANY NO. 43, LTD., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS CYPRESS WATERS ADDITION NO. 14 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 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).

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 THE ____ DAY OF _____, 2020.

TRAMMELL CROW COMPANY NO. 43, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: HENRY GP, L.L.C., GENERAL PARTNER

BY: _____
KIMBERLY H. MEYER, 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 KIMBERLY H. MEYER, 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 _____, 2020.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

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. 311T-

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