

PHASE LOCATOR MAP
NOT TO SCALE

VICINITY MAP
NOT TO SCALE

LEGEND

O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 INST. NO. - INSTRUMENT NUMBER
 C.M. - CONTROLLING MONUMENT
 CIRF - 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ARS ENGINEERS"
 FOUND
 IRF - 1/2" IRON ROD FOUND

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 31°42'19" E | 5.00' |
| L2 | N 58°17'41" W | 5.00' |
| L3 | N 13°17'41" W | 7.07' |
| L4 | N 58°17'41" W | 66.00' |
| L5 | S 31°42'19" W | 2.91' |
| L6 | N 58°17'41" W | 62.19' |
| L7 | N 11°26'53" W | 75.89' |
| L8 | N 00°51'48" E | 83.18' |
| L9 | S 18°29'05" W | 118.02' |
| L10 | S 05°47'19" W | 86.77' |
| L11 | S 01°56'17" W | 83.81' |
| L12 | S 31°03'00" W | 204.84' |
| L13 | S 58°17'41" E | 46.36' |

CURVE TABLE

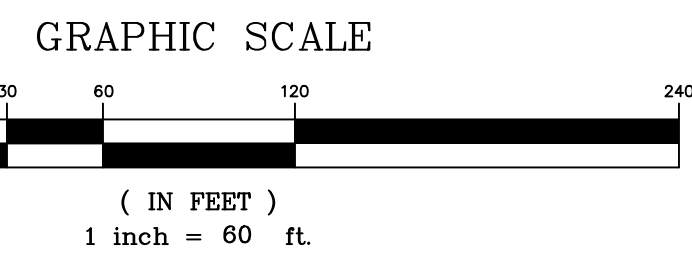
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|----------|-------------|---------------|--------------|
| C1 | 111.52' | 50.00' | 127°47'32" | S 31°42'19" W | 89.80' |
| C2 | 3.07' | 60.00' | 02°55'44" | S 57°08'56" W | 3.07' |
| C3 | 116.78' | 155.18' | 43°07'05" | N 10°08'40" E | 114.04' |
| C4 | 70.82' | 323.86' | 12°31'45" | N 05°24'05" W | 70.68' |
| C5 | 125.33' | 58.00' | 123°48'22" | N 62°45'59" E | 102.33' |
| C6 | 134.03' | 138.46' | 55°27'39" | S 83°03'39" E | 128.85' |
| C7 | 57.86' | 70.00' | 47°21'22" | S 87°06'47" E | 56.22' |
| C8 | 85.04' | 268.02' | 18°10'49" | S 54°20'42" E | 84.69' |
| C9 | 58.27' | 110.00' | 30°21'11" | S 30°04'42" E | 57.59' |
| C10 | 230.35' | 205.82' | 64°07'29" | S 46°57'52" E | 218.52' |
| C11 | 78.29' | 46.00' | 97°30'42" | S 30°16'15" E | 69.18' |
| C12 | 56.73' | 256.00' | 12°41'47" | S 12°08'12" W | 56.61' |
| C13 | 62.50' | 125.00' | 29°06'44" | S 16°29'38" W | 61.83' |
| C14 | 9.00' | 2101.00' | 00°14'44" | N 44°58'36" E | 9.00' |
| C15 | 92.03' | 369.98' | 14°15'05" | N 37°58'25" E | 91.79' |

NOTES:

1. BASIS OF BEARING - BASED ON THE SOUTH LINE (NORTH 89 DEG. 08 MIN. 28 SEC. WEST) OF THAT CERTAIN TRACT OF LAND CONVEYED TO LUMINANT GENERATION COMPANY LLC, BY DEEDS RECORDED UNDER INSTRUMENT NUMBERS 201300273237, 20080370210, 20070001192, AND 20070366517, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.
2. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK #3 'X' CUT FOUND AT THE SOUTHWEST CORNER OF THE CONCRETE BASE OF AN ELECTRIC TRANSMISSION TOWER LOCATED APPROXIMATELY 2560 FEET EAST OF THE CENTERLINE OF BELTLINE ROAD AND 2900 FEET NORTH OF RANCH TRAIL. ELEV.=510.73'
3. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND RIGHT-OF-WAY FROM A PORTION OF A TRACT OF LAND AND ONE LOT.
5. 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.
6. 3 1/4 INCH ALUMINUM DISK MONUMENT STAMPED "BLOCK G/8466" "CYPRESS WATERS HASTINGS END RPLS 6122" AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
7. THERE ARE NO TREES WITHIN PLAT BOUNDARY.

LINETYPE TABLE

| | |
|---|-------------------|
| — | BOUNDARY LINE |
| — | ADJOINER LINE |
| — | 500' CONTOUR LINE |
| — | WATER LINE |
| — | SEWER LINE |
| — | STORM WATER LINE |
| — | EASEMENT LINE |
| — | BUILDING LINE |
| — | STREET CENTERLINE |



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 |

OWNER:
 NEIGHBORHOODS OF CYPRESS WATERS ASSOCIATION, INC.
 CYPRESS WATERS LAND A, LTD.
 CYPRESS WATERS LAND B, LTD.
 CYPRESS WATERS LAND C, LTD.
 1722 ROUTH STREET, SUITE 770
 DALLAS, TX 75201
 214-270-1000
 CONTACT: MICHAEL L. CLARK, P.E.
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ENGINEER:
 ML CLARK CONSULTING, LLC
 PO BOX 170
 ADDISON, TEXAS 75001
 214-675-1960
 CONTACT: MICHAEL L. CLARK, P.E.
 MCLARK@MLCLARKCONSULTING.COM

CONTACT: KENNETH MABRY

PRELIMINARY PLAT
CYPRESS WATERS HASTINGS END ADDITION
LOTS 1A & 2, BLOCK G/8466
 BEING 8.171 ACRES OUT OF THE
 NANCY COUSEY SURVEY, ABSTRACT NO. 318
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S189-264
 ENGINEERING PLAN NO. 3111-_____

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|-------------|-----------|--|--|-------|
| JOB NO.: | 19-0209 | | PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com | SHEET |
| DATE: | 7/15/2019 | | | |
| FIELD DATE: | 3/1/2019 | 1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1806 (O) 817-481-1809 (F) | COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE | 1 |
| SCALE: | 1" = 60' | | | |
| FIELD: | J.D.H. | | FIRM No. 100999-00 Member Since 1977 | OF |
| DRAWN: | J.B.W. | | | |
| CHECKED: | T.R.M. | | | 2 |