

OWNER'S CERTIFICATE:

STATE OF TEXAS )(
COUNTY OF DALLAS )(

Whereas Neighborhoods of Cypress Waters Association, Inc., Cypress Waters Land A, Ltd., Cypress Waters Land B, Ltd., and Cypress Waters Land C, Ltd. are the owners of a tract of land situated in the Nancy Coussey Survey, Abstract No. 313, and being a portion of that certain tract of land conveyed to Cypress Waters Land A, Ltd., Cypress Waters Land B, Ltd., and Cypress Waters Land C, Ltd., by Special Warranty Deed recorded in Instrument Number 201600106000, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being a portion of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1, 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.), and being a portion of that certain tract of land conveyed to Neighborhoods of Cypress Waters Association, Inc., by Special Warranty Deed recorded in Instrument Number 201800245279, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly corner of the herein described tract, same being in the intersection of Harpers Lane (66 foot right-of-way)(Instrument Number 201800328390 O.P.R.D.C.T.) and Byron Bay Street (66 foot right-of-way)(Instrument Number 201800328390 O.P.R.D.C.T.);

THENCE North 31 deg. 42 min. 19 sec. East, along the easterly right-of-way line of said Harpers Lane, passing a southwestly corner of said remainder of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1, and continuing along the common line of said Harpers Lane and said remainder of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1, passing a northeasterly corner of said remainder of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1, and continuing along the easterly right-of-way line of said Harpers Lane, a total distance of 369.96 feet to a 3 1/4 inch aluminum disk monument stamped "Cypress Waters Hastings End RPLS 6122" set (hereinafter referred to as disk monument set) for internal corner, same being the most easterly corner of said Harpers Lane;

THENCE North 58 deg. 17 min. 41 sec. West, along the northerly right-of-way line of said Harpers Lane, a distance of 66.00 feet to a disk monument set for internal corner, same being the most northerly corner of said Harpers Lane;

THENCE South 31 deg. 42 min. 19 sec. West, along the westerly right-of-way line of said Harpers Lane, passing the northerly line of aforesaid remainder of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1, and continuing along the common line of said remainder of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1 and said Harpers Lane, a total distance of 235.88 feet to a disk monument set for corner;

THENCE North 58 deg. 17 min. 41 sec. West, along the southerly line of said remainder of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1, passing a southeasterly line of aforesaid Neighborhoods tract, and continuing along the southerly line of said remainder of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1, and through the interior of said Neighborhoods tract, a total distance of 121.96 feet to a disk monument set for the most westerly corner of the herein described tract, same being the most westerly corner of said remainder of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1, same being in an easterly line of that certain tract of land conveyed as "Storage Tract A" to City of Coppell, by deed recorded in Instrument Number 20080370218, O.P.R.D.C.T., same being the beginning of a non-tangent curve to the left, having a radius of 2101.00 feet and a central angle of 00 deg. 14 min. 44 sec.;

THENCE along the common line of said remainder of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1, said remainder of "Storage Tract A", and said Neighborhoods tract as follows:

Along said non-tangent curve to the left, an arc distance of 9.00 feet and a chord bearing and distance of North 44 deg. 58 min. 36 sec. East, 9.00 feet to a disk monument set for corner, same being the beginning of a curve to the left, having a radius of 369.98 feet and a central angle of 14 deg. 15 min. 05 sec.;

Along said curve to the left, an arc distance of 92.03 feet and a chord bearing and distance of North 37 deg. 58 min. 25 sec. East, 91.79 feet to a disk monument set for the most northerly corner of said remainder of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1;

THENCE South 58 deg. 17 min. 41 sec. East, along the common line of said remainder of Lot 1, Block G/8466, Cypress Waters The Sound Addition, Phase 1 and through the interior of said Neighborhoods tract, a distance of 46.36 feet to a disk monument set for corner, same being in an easterly line of said Neighborhoods tract, same being the beginning of a non-tangent curve to the left, having a radius of 155.18 feet and a central angle of 43 deg. 07 min. 05 sec.;

THENCE along said Neighborhoods tract as follows:

Along said non-tangent curve to the left, an arc distance of 116.78 feet and a chord bearing and distance of North 10 deg. 06 min. 40 sec. East, 114.04 feet to a disk monument set for angle point;

North 11 deg. 26 min. 53 sec. West, a distance of 75.89 feet to a disk monument set for the beginning of a curve to the right, having a radius of 323.86 feet and a central angle of 12 deg. 31 min. 45 sec.;

Along said curve to the right, an arc distance of 70.82 feet and a chord bearing and distance of North 05 deg. 24 min. 05 sec. West, 70.68 feet to a disk monument set for angle point;

North 00 deg. 51 min. 48 sec. East, a distance of 83.18 feet to a disk monument set for the beginning of a curve to the right, having a radius of 58.00 feet and a central angle of 123 deg. 48 min. 22 sec.;

Along said curve to the right, an arc distance of 125.33 feet and a chord bearing and distance of North 62 deg. 45 min. 59 sec. East, 102.33 feet to a disk monument set for the beginning of a curve to the left, having a radius of 138.46 feet and a central angle of 55 deg. 27 min. 39 sec.;

Along said curve to the left, an arc distance of 134.03 feet and a chord bearing and distance of South 83 deg. 03 min. 39 sec. East, 128.85 feet to a disk monument set for the beginning of a curve to the right, having a radius of 70.00 feet and a central angle of 47 deg. 21 min. 22 sec.;

Along said curve to the right, an arc distance of 57.86 feet and a chord bearing and distance of South 87 deg. 06 min. 47 sec. East, 56.22 feet to a disk monument set for the beginning of a curve to the right, having a radius of 268.02 feet and a central angle of 18 deg. 10 min. 49 sec.;

Along said curve to the right, an arc distance of 85.04 feet and a chord bearing and distance of South 54 deg. 20 min. 42 sec. East, 84.69 feet to a disk monument set for the beginning of a curve to the right, having a radius of 110.00 feet and a central angle of 30 deg. 21 min. 11 sec.;

Along said curve to the right, an arc distance of 58.27 feet and a chord bearing and distance of South 30 deg. 04 min. 42 sec. East, 57.59 feet to a disk monument set for the beginning of a curve to the left, having a radius of 205.82 feet and a central angle of 64 deg. 07 min. 29 sec.;

Along said curve to the left, an arc distance of 230.35 feet and a chord bearing and distance of South 46 deg. 57 min. 52 sec. East, 218.52 feet to a disk monument set for the beginning of a curve to the right, having a radius of 46.00 feet and a central angle of 97 deg. 30 min. 42 sec.;

Along said curve to the right, an arc distance of 78.29 feet and a chord bearing and distance of South 30 deg. 16 min. 15 sec. East, 69.18 feet to a disk monument set for angle point;

South 18 deg. 29 min. 05 sec. West, a distance of 118.02 feet to a disk monument set for the beginning of a curve to the left, having a radius of 256.00 feet and a central angle of 12 deg. 41 min. 47 sec.;

Along said curve to the left, an arc distance of 56.73 feet and a chord bearing and distance of South 12 deg. 08 min. 12 sec. West, 56.61 feet to a disk monument set for angle point;

South 05 deg. 47 min. 19 sec. West, a distance of 86.77 feet to a disk monument set for angle point;

South 01 deg. 56 min. 17 sec. West, a distance of 83.81 feet to a disk monument set for the beginning of a curve to the right, having a radius of 123.00 feet and a central angle of 29 deg. 06 min. 44 sec.;

Along said curve to the right, an arc distance of 62.50 feet and a chord bearing and distance of South 16 deg. 29 min. 38 sec. West, 61.83 feet to a disk monument set for angle point;

South 31 deg. 03 min. 00 sec. West, a distance of 204.84 feet to a disk monument set for the most southerly corner of the herein described tract;

North 58 deg. 17 min. 41 sec. West, passing a westerly corner of said Neighborhoods tract, same being the most easterly corner of aforesaid Byron Bay Street, and continuing along the northeasterly right-of-way line of said Byron Bay Street, a total distance of 465.00 feet to the POINT OF BEGINNING and containing 355,942 square feet or 8.171 acres of computed land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NEIGHBORHOODS OF CYPRESS WATERS ASSOCIATION, INC., CYPRESS WATERS LAND A, LTD., CYPRESS WATERS LAND B, 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 HASTINGS END 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 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 \_\_\_\_\_, 2019.

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 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 \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CYPRESS WATERS LAND B, 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 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 \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CYPRESS WATERS LAND C, 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 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 \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NEIGHBORHOODS OF CYPRESS WATERS ASSOCIATION, INC.

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 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 \_\_\_\_\_, 2019.

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 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE. RELEASED FOR REVIEW 7/17/2019

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 \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

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. 311T-\_\_\_\_\_

ENGINEER: ML CLARK CONSULTING, LLC
PO BOX 170
ADDISON, TEXAS 75001
214-675-1960
CONTACT: MICHAEL L. CLARK, P.E.
MCLARK@MLCLARKCONSULTING.COM

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: KENNETH MABRY

Table with 4 columns: JOB NO., DATE, FIELD DATE, SCALE, FIELD, DRAWN, CHECKED, and SHEET. Includes logo for PEISER & MANKIN SURVEYING, LLC and Texas Society of Professional Surveyors.