

**LEGEND:**

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- C.M. = CONTROLLING MONUMENT
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- INST. NO. = INSTRUMENT NUMBER
- ADF1 = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS THE SOUND ADDN, PHASE 1 KHA" FOUND
- ADF2 = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS NO. 6 ADDITION, KHA" FOUND
- ADS = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CW SOUND NO. 2 ADDN, KHA, BLOCK H/8466" SET

**GENERAL NOTES:**

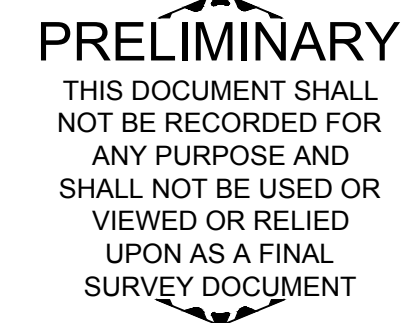
1. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
2. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
4. THE COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5. THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS.
6. ALL CORNERS ARE A 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CW SOUND NO. 2 ADDN, KHA, BLOCK H/8466" SET UNLESS OTHERWISE NOTED.
7. THE FILL PERMIT NO. FOR THIS PROJECT IS 12-04, APPROVED 12-12-2012.
8. NO BUILDINGS EXIST ON THIS PLAT.

**SURVEYOR'S STATEMENT**

I, Dana Brown, 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

DANA BROWN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5336  
KIMLEY-HORN AND ASSOC., INC.  
12750 MERIT DRIVE, SUITE 1000  
DALLAS, TEXAS 75251  
972-770-1300  
dana.brown@kimley-horn.com



STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dana Brown known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS CYPRESS WATERS LAND A, LTD., CYPRESS WATERS LAND B, LTD. and CYPRESS WATERS LAND C, LTD., are the owners of a tract situated in the Nancy Cousey Survey, Abstract No. 318, City of Dallas, Dallas County, Texas and being part of a 250.992 acre tract of land described as "Shallows South Tract" in Special Warranty Deed with Easement Reservation and Restrictive Covenants to Cypress Waters Land A, Ltd., recorded in Instrument No. 20080370202, Official Public Records of Dallas County, Texas and part of a 41.963 acre tract of land described as "Tract 2" in Special Warranty Deed to Cypress Waters Land A, Ltd., Cypress Waters Land B, Ltd. and Cypress Waters Land C, Ltd., recorded in Instrument No. 201600106000, Official Public Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with 3-1/2" aluminum disk stamped "Cypress Waters the Sound Addn, Phase 1" "KHA", found at the intersection of the southwest right-of-way line of Olympus Boulevard (a variable width right-of-way, 110-foot wide at this point, per plat recorded in Instrument No. 201600150636, Official Public Records of Dallas County, Texas) and the southeast right-of-way line of Warf Road (a 66-foot wide right-of-way, per plat recorded in Instrument No. \_\_\_ Official Public Records of Dallas County, Texas);

**THENCE** with the southeast right-of-way line of said Warf Road, North 31°42'19" East, a distance of 755.90 feet to a 5/8" iron rod with 3-1/2" aluminum disk stamped "CW Sound No. 2 Addn., KHA, Block H/8466" set (hereafter called disk set);

**THENCE** departing said southeast right-of-way line, South 58°17'41" East, a distance of 148.60 feet to a disk set in the east line of said Tract 2;

**THENCE** with said east line, the following courses and distances to wit:  
 North 8°19'51" West, a distance of 339.30 feet to a disk set for corner;  
 South 58°23'46" East, at a distance of 372.31 feet, passing the southernmost corner of a 22.779 acre tract of land described as "Tract 1" in Special Warranty Deed with Reserved Right of First Refusal and Restrictive Covenant to the City of Coppell, recorded in Instrument No. 201600107180, Official Public Records of Dallas County, Texas, continuing in all a total distance of 504.18 feet to a disk set for corner;

**THENCE** South 31°42'19" West, a distance of 453.34 feet to a disk set in said northeast right-of-way line of Olympus West (94-foot wide at this point);

**THENCE** with said northeast right-of-way line, the following courses and distances to wit:  
 North 58°17'41" West, a distance of 423.83 feet to a 5/8" iron rod with 3-1/2" aluminum disk stamped "Cypress Waters No. 6 Addn." "KHA", found for corner;  
 North 31°42'19" East, a distance of 8.00 feet to a 5/8" iron rod with 3-1/2" aluminum disk stamped "Cypress Waters No. 6 Addn." "KHA", found for corner;  
 North 58°17'41" West, a distance of 363.56 feet to the **POINT OF BEGINNING** and containing 9.6605 acres or 420,811 square feet of land.

**OWNER'S DEDICATION**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

That, CYPRESS WATERS LAND A, LTD., CYPRESS WATERS LAND B, LTD. and CYPRESS WATERS LAND C, LTD., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as CYPRESS WATERS THE SOUND NO. 2 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 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.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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, a Notary Public in and for the said County and State, on this day personally appeared Kenneth D. Mabry, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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 §

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Notary Public in and for the State of Texas

OWNER:  
CYPRESS WATERS LAND A, LTD.  
CYPRESS WATERS LAND B, LTD.  
CYPRESS WATERS LAND C, LTD.  
1722 ROUTH ST., SUITE 1313  
DALLAS, TX 75201  
PH: 214-270-1000  
CONTACT: KEN MABRY

ENGINEER AND SURVEYOR:  
KIMLEY-HORN AND ASSOC., INC.  
12750 MERIT DRIVE, SUITE 1000  
DALLAS, TEXAS 75251  
PH: 972-770-1300  
CONTACT: BRAD MOSS, P.E.  
BRAD.MOSS@KIMLEY-HORN.COM

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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 §

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By: Kenneth D. Mabry, Manager  
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Notary Public in and for the State of Texas

PRELIMINARY PLAT  
CYPRESS WATERS  
THE SOUND NO. 2 ADDITION  
LOT 1, LOT 2 AND LOT 3, BLOCK H/8466  
BEING 9.6605 ACRES SITUATED IN THE  
NANCY COUSEY SURVEY, ABSTRACT NO. 318  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S167-074  
ENGINEERING FILE NO. 311T-\_\_\_\_\_

		12750 Merit Drive, Suite 1000 Dallas, Texas 75251		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
		FIRM # 10115500			
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	Dec. 2016	063973033	2 OF 2