

LEGEND:

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRFC = IRON ROD WITH CAP FOUND
- IPF = IRON PIPE FOUND
- C.M. = CONTROLLING MONUMENT
- ESMT = EASEMENT
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- INST. NO. = INSTRUMENT NUMBER
- ADF = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED
- "CYPRESS WATERS NO. 1 ADDITION, KHA" FOUND
- ADS = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED
- "CYPRESS WATERS LIFT STATION NO. 1 ADDITION "KHA" SET

GENERAL NOTES:

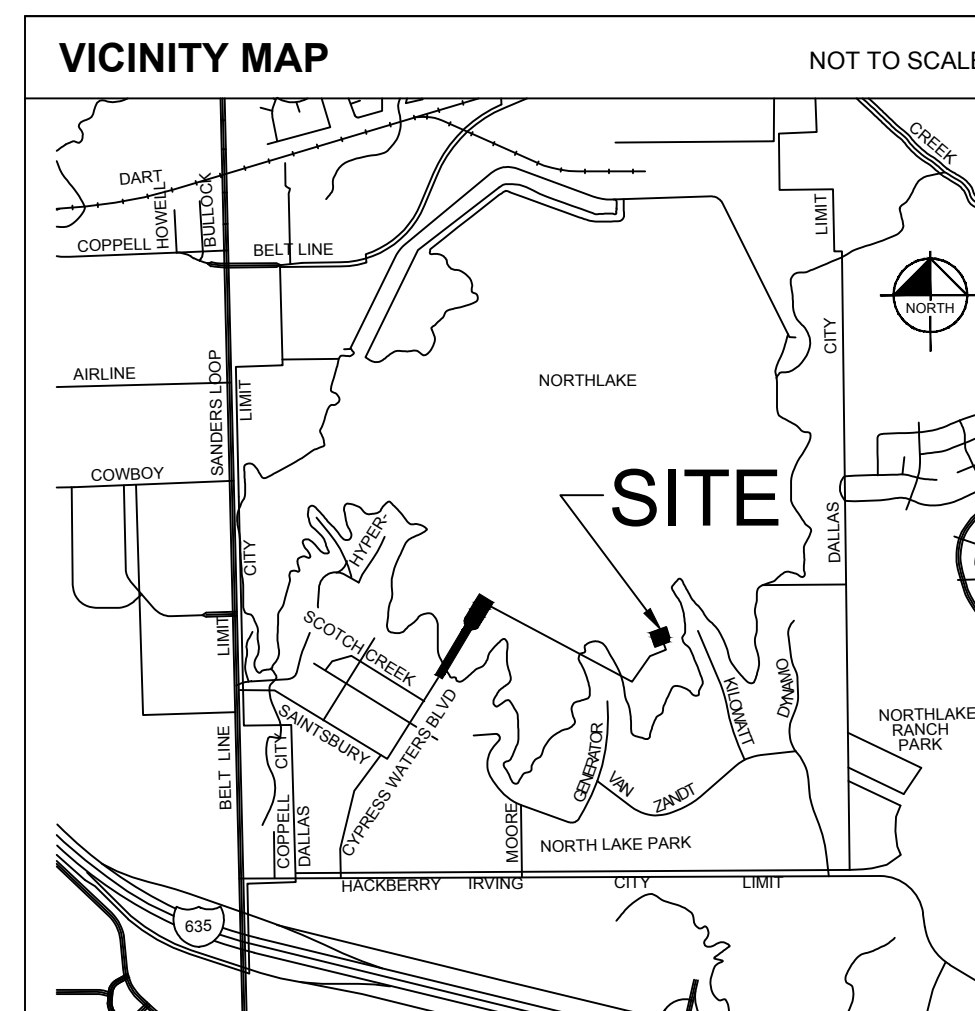
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
2. ALL CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS LIFT STATION NO. 1 ADDITION, "KHA" SET UNLESS OTHERWISE NOTED.
3. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
4. ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
5. 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.
6. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM UNPLATTED LAND.
7. THERE ARE NO TREES LOCATED ON THIS SITE.

FINAL PLAT
CYPRESS WATERS LIFT STATION NO. 1 ADDITION
LOT 2, BLOCK A/8466
 BEING 1.154 ACRES SITUATED IN THE
 NANCY COUSEY SURVEY, ABSTRACT NO. 318
 GRANDBURY HENDRICKS SURVEY
 ABSTRACT No. 630
 SAMUEL LAYTON SURVEY, ABSTRACT No. 784
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S145-272
 ENGINEERING PLAN FILE NO. 311T-_____

Kimley»Horn

12750 Merit Drive, Suite 1000
 Dallas, Texas 75251
 FIRM # 10115500
 Tel. No. (972) 770-1300
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	DAB	September	063973002	1 OF 2



OWNER:
 CYPRESS WATERS LAND A. LTD.
 CW SHORELINE LAND, 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
 CONTACT: BRAD MOSS, P.E.
 BRAD.MOSS@KIMLEY-HORN.COM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS, CW SHORELINE LAND, LTD. and CYPRESS WATERS LAND A, LTD., are the owners of a tract of land situated in the Nancy Cousey Survey, Abstract No. 318, Samuel Layton Survey, Abstract No. 784, and the Grandbury Hendricks Survey, Abstract No. 630, City of Dallas, Dallas County, Texas and in City of Dallas Block 8466 and 8467 and being part of a tract of land described as "Shallows South Tract" in Special Warranty Deed to Cypress Waters Land A, Ltd., recorded in Volume 20080370202, Official Public Records of Dallas County, Texas and part of a tract of land described in Special Warranty Deed to CW Shoreline Land, Ltd., recorded in Instrument No. 201200024638, Official Public Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with 3-1/2" aluminum disk stamped "CYPRESS WATERS NO. 4 ADDITION, "KHA" found at the southeast corner of the easterly terminus of Olympus Boulevard (a 79-foot wide right-of-way);

THENCE with said southeast terminus, South 31°41'39" West, a distance of 25.50 feet to a 5/8" iron rod with 3-1/2" aluminum disk stamped "CYPRESS WATERS LIFT STATION NO. 1 ADDN." "KHA" set (hereafter called disk set);

THENCE departing said southeast terminus, over an across said Cypress Waters Land A, Ltd. and CW Shoreline Land, Ltd. tracts, the following courses and distances to wit:

South 58°17'40" East, a distance of 2043.84 feet to a disk set for corner;
North 31°42'20" East, a distance of 381.84 feet to a disk set for corner;
North 58°26'32" East, a distance of 251.18 feet to a disk set for corner;
North 31°33'28" West, a distance of 20.00 feet to a disk set for corner;
South 58°26'32" West, a distance of 62.25 feet to a disk set for corner;
North 31°33'28" West, a distance of 164.00 feet to a disk set for corner;
North 58°26'32" East, a distance of 142.00 feet to a disk set for corner;
South 31°47'51" East, a distance of 144.00 feet to a disk set for corner;
South 13°19'21" West, a distance of 28.23 feet to a disk set for corner;
South 58°26'32" West, a distance of 50.44 feet to a disk set for corner;
South 31°33'28" East, a distance of 30.00 feet to a disk set for corner;
South 58°26'32" West, a distance of 258.80 feet to a disk set for corner;
South 31°42'20" West, a distance of 389.46 feet to a disk set for corner;
North 58°17'40" West, a distance of 2053.84 feet to a disk set for corner;
North 31°41'39" East, a distance of 10.00 feet to the POINT OF BEGINNING and containing 1.154 acres or 50,289 square feet of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CW SHORELINE LAND, LTD. and CYPRESS WATERS LAND A, LTD., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as CYPRESS WATERS LIFT STATION NO. 1 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 _____, 2015. WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2015.

CW SHORELINE LAND, LTD., CYPRESS WATERS LAND A, LTD.,

By: Kenneth D. Mabry, Manager By: Kenneth D. Mabry, Manager

STATE OF TEXAS § STATE OF TEXAS §
COUNTY OF DALLAS § 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 _____ 2015. GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____ 2015.

Notary Public in and for the State of Texas Notary Public in and for the State of Texas

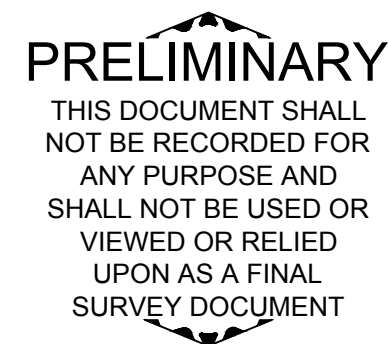
My commission expires: _____ My commission expires: _____

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 _____, 2015.

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 _____ 2015.

Notary Public in and for the State of Texas

My commission expires: _____

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

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FINAL PLAT
CYPRESS WATERS LIFT
STATION NO. 1 ADDITION
LOT 2, BLOCK A/8466
BEING 1.154 ACRES SITUATED IN THE
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GRANDBURY HENDRICKS SURVEY
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Kimley»Horn

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, SRD, DAB, September, 063973002, 2 OF 2