

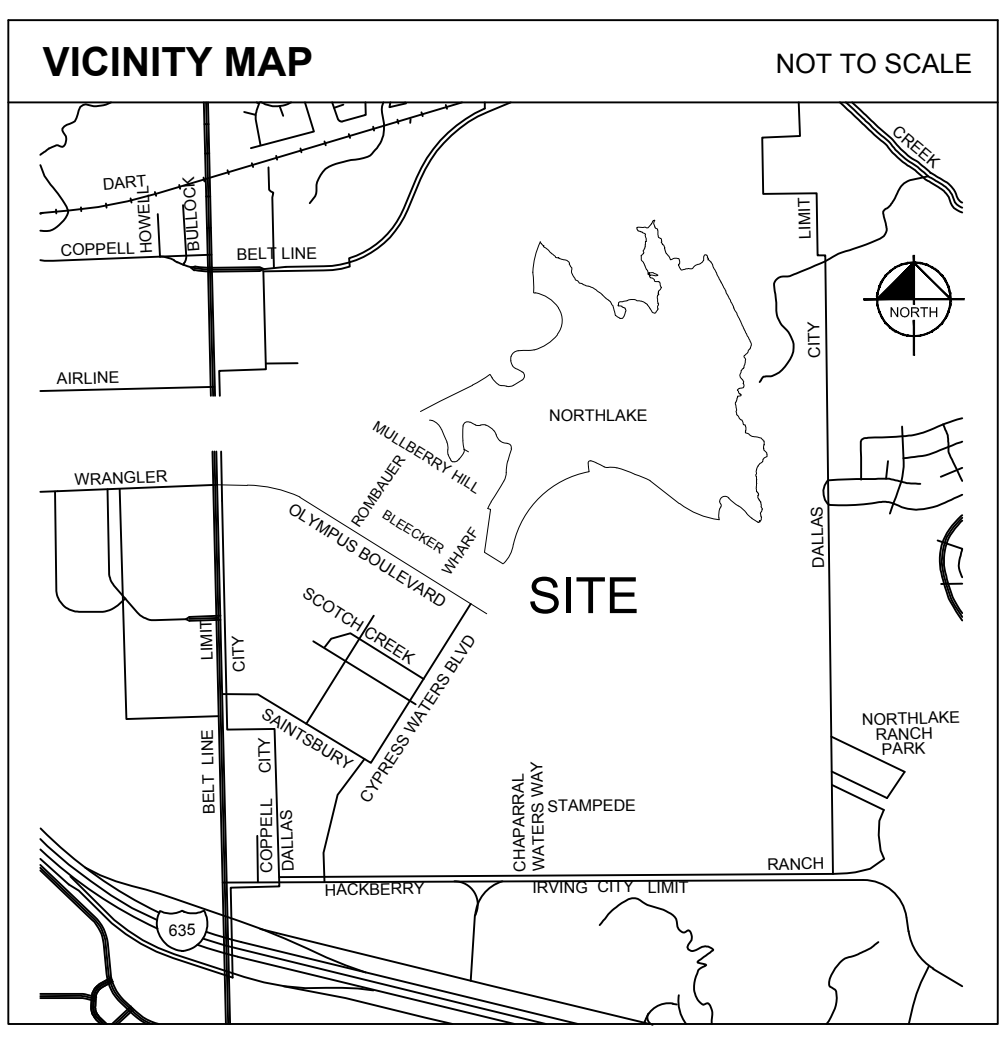
GENERAL NOTES:

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 3-1/4" ALUMINUM DISK STAMPED "CW-EST 1, BLOCK C/8647 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.

LEGEND:

- Δ = DELTA ANGLE OR CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- C.M. = CONTROLLING MONUMENT
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- INST. NO. = INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- ADS = 5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "CW-EST 1, BLOCK C/8647 KHA"
- ADF = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS ELEMENTARY ADDITION" "RPLS 3047" FOUND

MATCH LINE (SEE SHEET 2)



**PRELIMINARY PLAT
CYPRESS WATERS ELEVATED
STORAGE TANK NO. 1 ADDITION
LOT 1, BLOCK C/8467**
BEING 2.5054 ACRES SITUATED IN CITY OF DALLAS BLOCKS
8467, 8469 AND 8470 AND IN
THE FRANCIS JONES SURVEY, ABSTRACT NO. 674,
SAMUEL LAYTON SURVEY, ABSTRACT No. 784 AND
I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 1624
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S178-031
ENGINEERING PLAN FILE NO. _____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	DAB	OCT. 2017	0639730053	1 OF 2

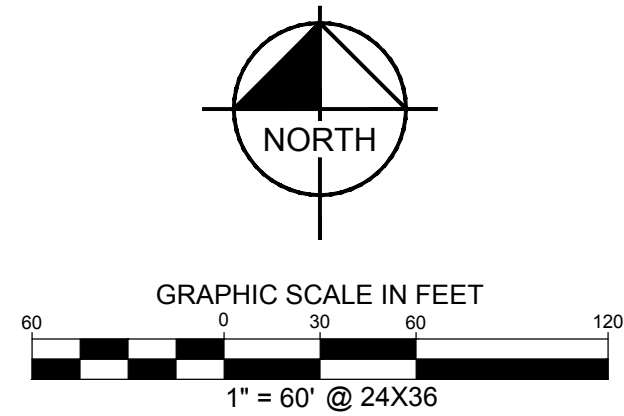
OWNER:
AR1 LAND, LTD.
1722 ROUTH ST., SUITE 700
DALLAS, TX 75201
PH: 214-270-1000
CONTACT: KEN MABRY

OWNER:
TRAMMELL CROW COMPANY NO. 43, LTD.
1722 ROUTH ST., SUITE 700
DALLAS, TX 75201
PH: 214-270-1000
CONTACT: KEN MABRY

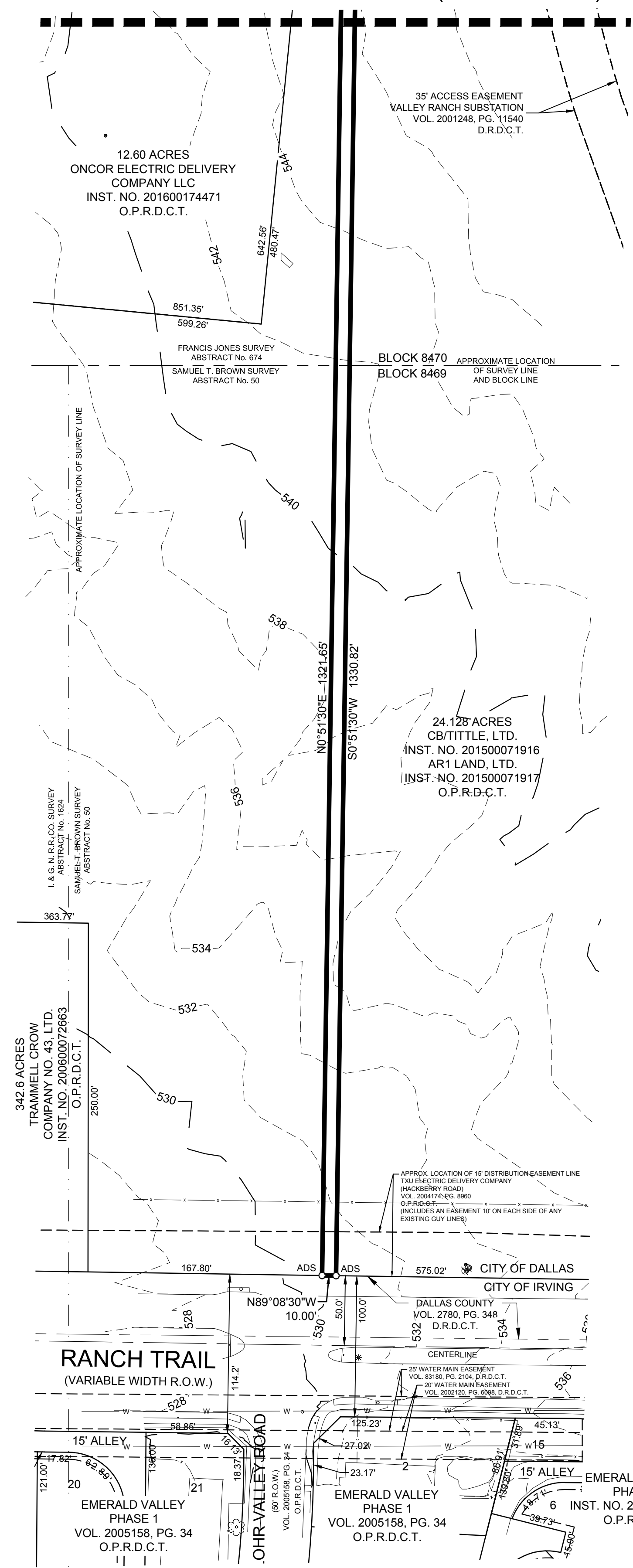
OWNER:
TRAMMELL CROW COMPANY NO. 43, LTD.
1722 ROUTH ST., SUITE 700
DALLAS, TX 75201
PH: 214-270-1000
CONTACT: KEN MABRY

ENGINEER AND SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
CONTACT: BRAD MOSS, P.E.
BRAD.MOSS@KIMLEY-HORN.COM

DWG NAME: K:\DWG\2017\02\CYPRESS WATERS ELEVATED STORAGE TANK 0639730053-CW-EST 1.PPT.DWG PLOTTED BY: DAWN STACY 11/3/2017 10:17 AM LAST SAVED 11/3/2017 10:17 AM



MATCH LINE (SEE SHEET 1)



- GENERAL NOTES:**
- LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
 - ALL CORNERS ARE MONUMENTED WITH A 5/8" IRON ROD WITH 3-1/4" ALUMINUM DISK STAMPED "CW-EST 1, BLOCK C/8647 KHA" SET UNLESS OTHERWISE NOTED.
 - BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
 - ALL ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE SURVEY LINE LOCATIONS.
 - 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.
 - THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT FROM UNPLATTED LAND.

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 ADF = 5/8" IRON ROD WITH 3-1/2" ALUMINUM DISK STAMPED "CYPRESS WATERS ELEMENTARY ADDITION" "RPLS 3047" FOUND

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF DALLAS §

WHEREAS TRAMMELL CROW COMPANY NO. 43, LTD., CB/TITTLE, LTD., and AR1 LAND, LTD., are the owners of a tract of land in the Francis Jones Survey, Abstract No. 674, the Samuel Layton Survey, Abstract No. 784 and the I. & G.N. R.R. Co. Survey, Abstract No. 1624, in City Block numbers 8467, 8469 and 8470, City of Dallas, Dallas County, Texas, and being part of a 342.6 acre tract of land described in Limited General Warranty Deed to Trammell Crow Company No. 43, Ltd., recorded in Instrument Number 200600072663, Official Public Records, Dallas County; part of a 24.125 acre tract of land described in Special Warranty Deed to AR1 Land, Ltd., recorded in Instrument No. 201500071917, Official Public Records of Dallas County, Texas; part of a 24.125 acre tract of land described in Special Warranty Deed to CB/Tittle, Ltd., recorded in Instrument No. 201500071916, Official Public Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod with 3-1/2" aluminum disk stamped "CYPRESS WATERS ELEMENTARY ADDITION, R.P.L.S. No. 3047" found in the west line of a 12.60 acre tract of land described in Special Warranty Deed to Oncor Electric Delivery Company LLC, recorded in Instrument No. 201600174471, Official Public Records of Dallas County, Texas at the northernmost northeast corner of Lot 2, Block B/8467 of Cypress Waters Elementary Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Instrument No. 201600123215, Official Public Records, Dallas County, Texas;

THENCE with the west line of said 12.60 acre tract, North 5°50'00" East, a distance of 619.74 feet to a 5/8" iron rod found at the northwest corner of said 12.60 acre tract for the **POINT OF BEGINNING**;

THENCE over and across said 342.6 acre tract, the following courses and distances to wit:
 North 88°16'44" West, a distance of 335.04 feet to a 5/8" iron rod with 3-1/4" aluminum disk stamped "CW-EST 1 BLOCK C/8467 KHA" set for corner (hereafter called disk set);
 South 65°30'01" West, a distance of 35.74 feet to a disk set for corner;
 North 24°29'59" West, a distance of 10.00 feet to a disk set for corner;
 North 65°30'01" East, a distance of 38.07 feet to a disk set for corner;
 South 88°16'44" East, a distance of 337.73 feet to a disk set for corner;
 South 84°09'37" East, a distance of 292.28 feet to a disk set for corner;
 North 5°50'23" East, a distance of 220.00 feet to a disk set for corner;
 South 84°09'37" East, a distance of 380.00 feet to a disk set for corner;
 South 5°50'23" West, a distance of 220.00 feet to a disk set for corner;
 South 84°09'37" East, a distance of 186.64 feet to a disk set for corner;
 South 0°51'30" West, at a distance of 172.30 feet, passing the easternmost north line of said 24.125 acre tract, continuing over and across said 24.125 acre tract, a distance of 1330.82 feet to a disk set in the north right-of-way line of Ranch Trail (a variable width right-of-way) and the south line of said 24.125 acre tract;

THENCE with said north right-of-way line and said south line, North 89°08'30" West, a distance of 10.00 feet to a disk set for corner;

THENCE departing said north right-of-way line, over and across said 24.125 acre tract, North 0°51'30" East, at a distance of 1159.20 feet, passing said easternmost north line, continuing over and across said 342.6 acre tract, in all a total distance of 1321.65 feet to a 5/8" iron rod with plastic cap stamped "C-B" found at the northeast corner of said 12.60 acre tract;

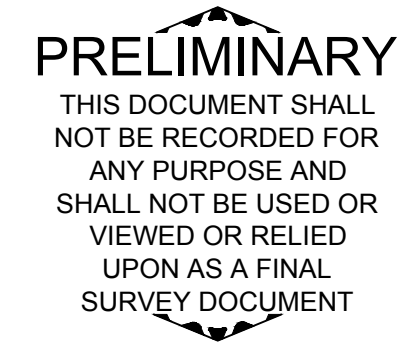
THENCE with the north line of said 12.60 acre tract, North 84°09'37" West, a distance of 849.39 feet to the **POINT OF BEGINNING** and containing 2.5054 acres or 109,137 square feet of land.

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 _____, 2017.

DANA BROWN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5336
 KIMLEY-HORN AND ASSOC., INC.
 13455 NOEL ROAD
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TEXAS 75240
 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 _____, 2017.

Notary Public in and for the State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, TRAMMELL CROW COMPANY NO. 43, LTD., CB/TITTLE, LTD., and AR1 LAND, LTD., acting by and through their duly authorized agent, does hereby adopt this plat, designating the herein described property as CYPRESS WATERS ELEVATED STORAGE TANK NO. 1 ADDITION, an addition to the City of Dallas, Dallas County, Texas, and does 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 _____, 2017.

TRAMMELL CROW COMPANY NO. 43, LTD., a Texas limited partnership

By: Henry GP, L.L.C., a Texas limited liability company, general partner

By: Kenneth D. Mabry, Manager

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.

CB/TITTLE, LTD., a Texas limited partnership

By: Kenneth D. Mabry, Manager

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2017.

AR1 LAND, LTD., a Texas limited partnership

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 Ken 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 _____, 2017.

Notary Public in and for the State of Texas

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 Ken 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.

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Notary Public in and for the State of Texas

STATE OF TEXAS §
 COUNTY OF DALLAS §

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PRELIMINARY PLAT
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LOT 1, BLOCK C/8467
 BEING 2.5054 ACRES SITUATED IN CITY OF DALLAS BLOCKS 8467, 8469 AND 8470 AND IN THE FRANCIS JONES SURVEY, ABSTRACT NO. 674, SAMUEL LAYTON SURVEY, ABSTRACT NO. 784 AND I. & G.N. R.R. CO. SURVEY, ABSTRACT NO. 1624 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. S178-031 ENGINEERING PLAN FILE NO. _____



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	DAB	OCT. 2017	0639730053	2 OF 2

DWG NAME: KCDL_SURVEY\063973002_CYPRESS WATERS ELEVATED STORAGE TANK 0639730053-CW 1ST P.P. DWG PLOTTED BY: DAWN STACY 11/3/2017 10:17 AM LAST SAVED 11/3/2017 10:17 AM