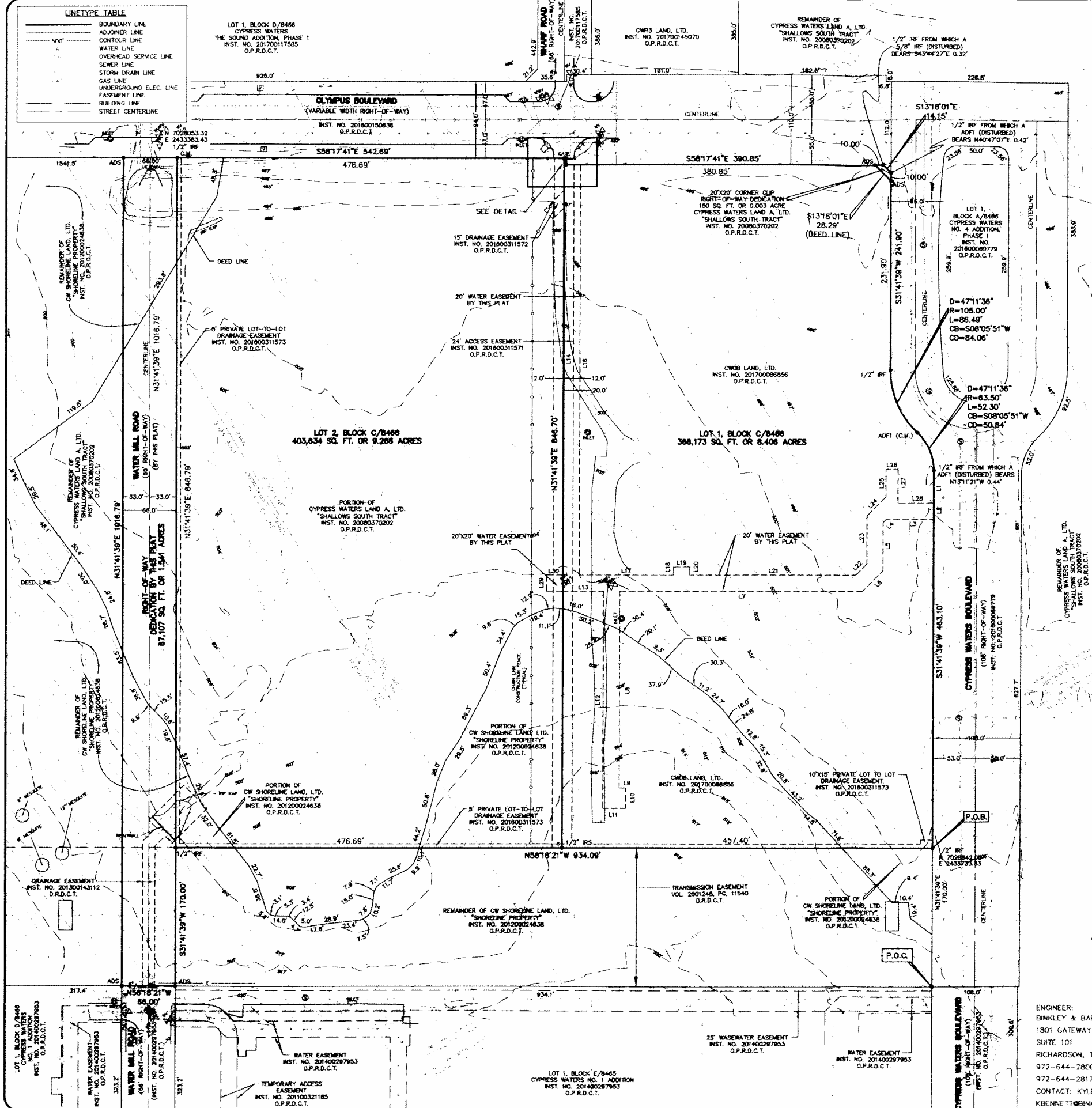


S 156-129 R



LEGEND

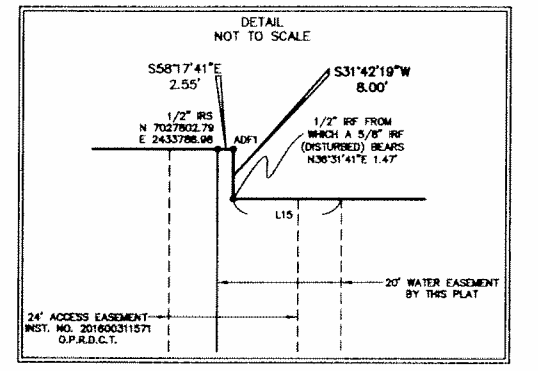
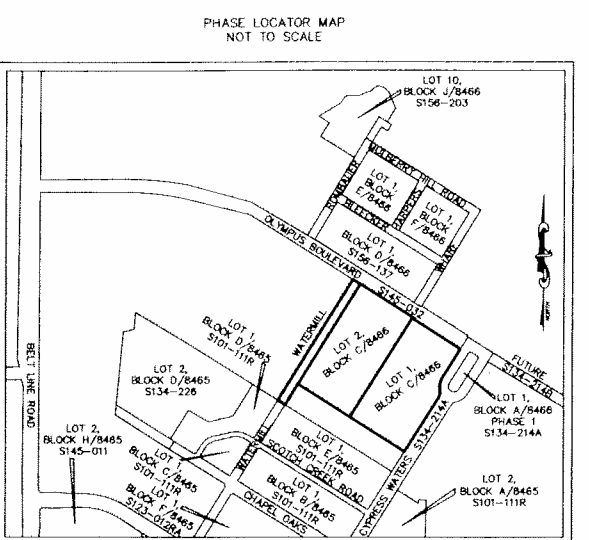
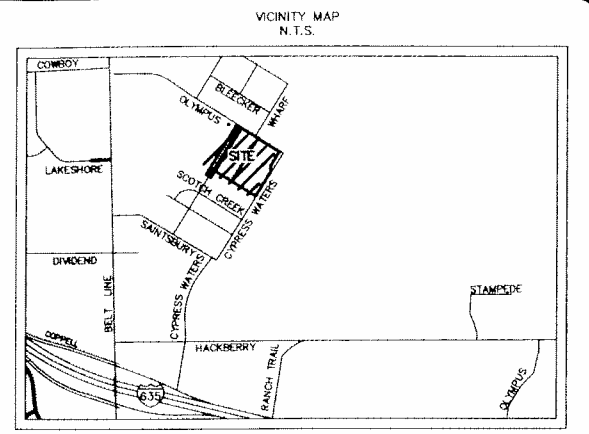
D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 IRF - IRON ROD FOUND
 IRS - IRON ROD WITH "PEISER & MANKIN SURV" RED PLASTIC CAP SET
 INST. NO. - INSTRUMENT NUMBER
 VOL. - VOLUME
 PG. - PAGE
 ADF1 - 3" ALUMINUM DISK MONUMENT STAMPED
 "CYPRESS WATERS NO. 4 ADDITION, PHASE 1 RPLS 5336"
 ADF2 - 3" ALUMINUM DISK MONUMENT STAMPED
 "CYPRESS WATERS NO. 1 ADDITION RPLS 5336"
 C.M. - CONTROLLING MONUMENT
 ADS - 3" ALUMINUM DISK MONUMENT STAMPED
 "CW08 ADDITION "RPLS 6122" "BLOCK C/8465" SET
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING

GENERAL NOTES:

1. BASIS OF BEARING - BASED ON THE SOUTH LINE (NORTH 69 DEG. 58 MIN. 47 SEC. WEST) OF LOT 1, BLOCK A, CYPRESS WATERS COMMERCIAL ADDITION PHASE 2 2ND INSTALLMENT, AN ADDITION TO THE CITY OF IRVING, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 20080073910, AFORESAID OFFICIAL PUBLIC RECORDS.
2. LOT TO LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM A PORTION OF FOUR TRACTS OF LAND AND TO DEDICATE WATER MILL ROAD EXTENSION.
4. 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.
5. 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
6. SITE IS UNDER CONSTRUCTION, FIELD WORK PERFORMED 2/12/2016.

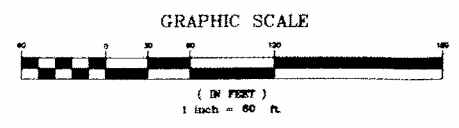
LINE TABLE

LINE	LENGTH	BEARING
L1	39.75'	S 31°41'39" W
L2	20.00'	S 31°41'39" W
L3	58.51'	S 58°18'21" E
L4	5.55'	N 76°41'39" E
L5	59.04'	N 31°41'39" E
L6	35.94'	N 76°41'39" E
L7	299.56'	S 58°18'21" E
L8	241.44'	N 31°41'39" E
L9	8.00'	S 58°18'21" E
L10	25.00'	N 31°41'39" E
L11	28.00'	S 58°18'21" E
L12	266.44'	N 31°41'39" E
L13	70.00'	S 58°18'21" E
L14	511.73'	N 31°41'39" E
L15	17.45'	S 58°17'41" E
L16	503.76'	N 31°41'39" E
L17	116.00'	N 58°18'21" W
L18	10.00'	N 31°41'39" E
L19	20.00'	N 58°18'21" W
L20	10.00'	N 31°41'39" E
L21	205.28'	N 58°18'21" W
L22	19.37'	S 76°41'39" W
L23	59.04'	S 31°41'39" W
L24	32.88'	S 76°41'39" W
L25	34.00'	S 31°41'39" W
L26	15.00'	N 58°18'21" W
L27	41.61'	N 31°41'39" E
L28	44.19'	N 58°18'21" W
L29	20.00'	N 31°41'39" E
L30	20.00'	N 58°18'21" W



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 BOLLARD
⊙ DOWN GUY	⊙ TRANSFORMER PAD	⊙ GAS MANHOLE	⊙ COVERED AREA
⊙ S.S. MANHOLE	⊙ ELECTRIC METER	⊙ VAULT	⊙ A/C PAD
⊙ CLEAN OUT	⊙ STORM DRAIN MANHOLE	⊙ HANDICAP SPACE	



REVISED PRELIMINARY PLAT
CW08 ADDITION
LOTS 1 & 2, BLOCK C/8466
 BEING 19.216 ACRES OUT OF THE NANCY COUSEY SURVEY, ABSTRACT NO. 318 AND THE JOHN L. WHITMAN SURVEY, ABSTRACT NO. 1521, CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S156-129R
 ENGINEERING PLAN NO. 3111-9087

ENGINEER:
 BINKLEY & BARFIELD
 1801 GATEWAY BOULEVARD,
 SUITE 101
 RICHARDSON, TEXAS 75080
 972-644-2800
 972-644-2817 F
 CONTACT: KYLE BENNETT
 KBENNETT@BINKLEYBARFIELD.COM

OWNERS:
 CW08 LAND, LTD.
 CW SHORELINE LAND, LTD.
 CYPRESS WATERS LAND A, LTD.
 1722 ROUTH STREET, SUITE 770
 DALLAS, TX 75201
 214-270-1000
 CONTACT: KENNETH MABRY
 KMABRY@BILLINGSLEYCO.COM

PEISER & MANKIN SURVEYING, LLC
 www.peisersurveying.com

323 E. DALLAS ROAD
 GRAPEVINE, TEXAS 76049
 972-481-1800 (TX)
 972-481-1808 (FL)

COMMERCIAL RESIDENTIAL
 SURVEYING TOPOGRAPHY
 MORTGAGE

DATE: 3/2/2016
 REV. DATE: 1/17/2016
 FIELD DATE: 2/12/2016
 SCALE: 1" = 60'
 FIELD: J.S.B.
 DRAWN: J.S.B.
 CHECKED: T.B.A.

1
 2