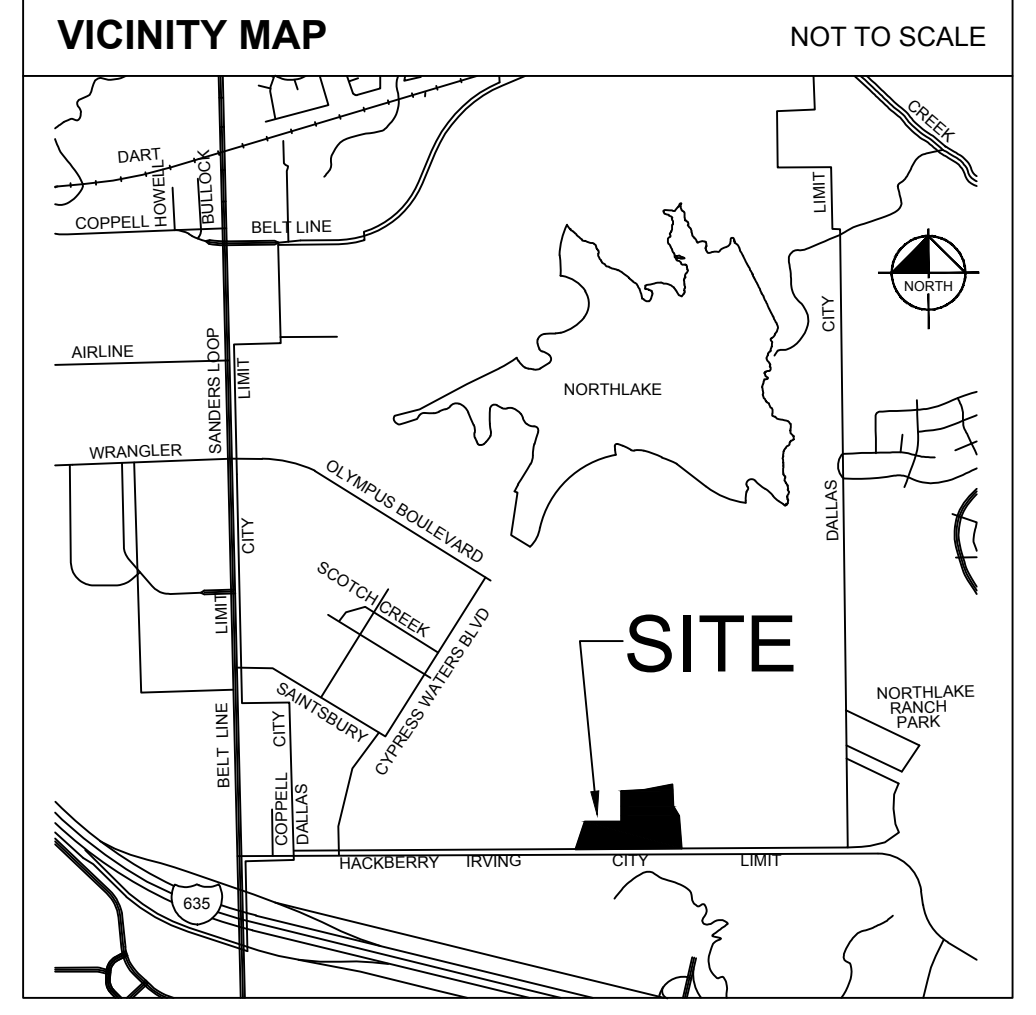


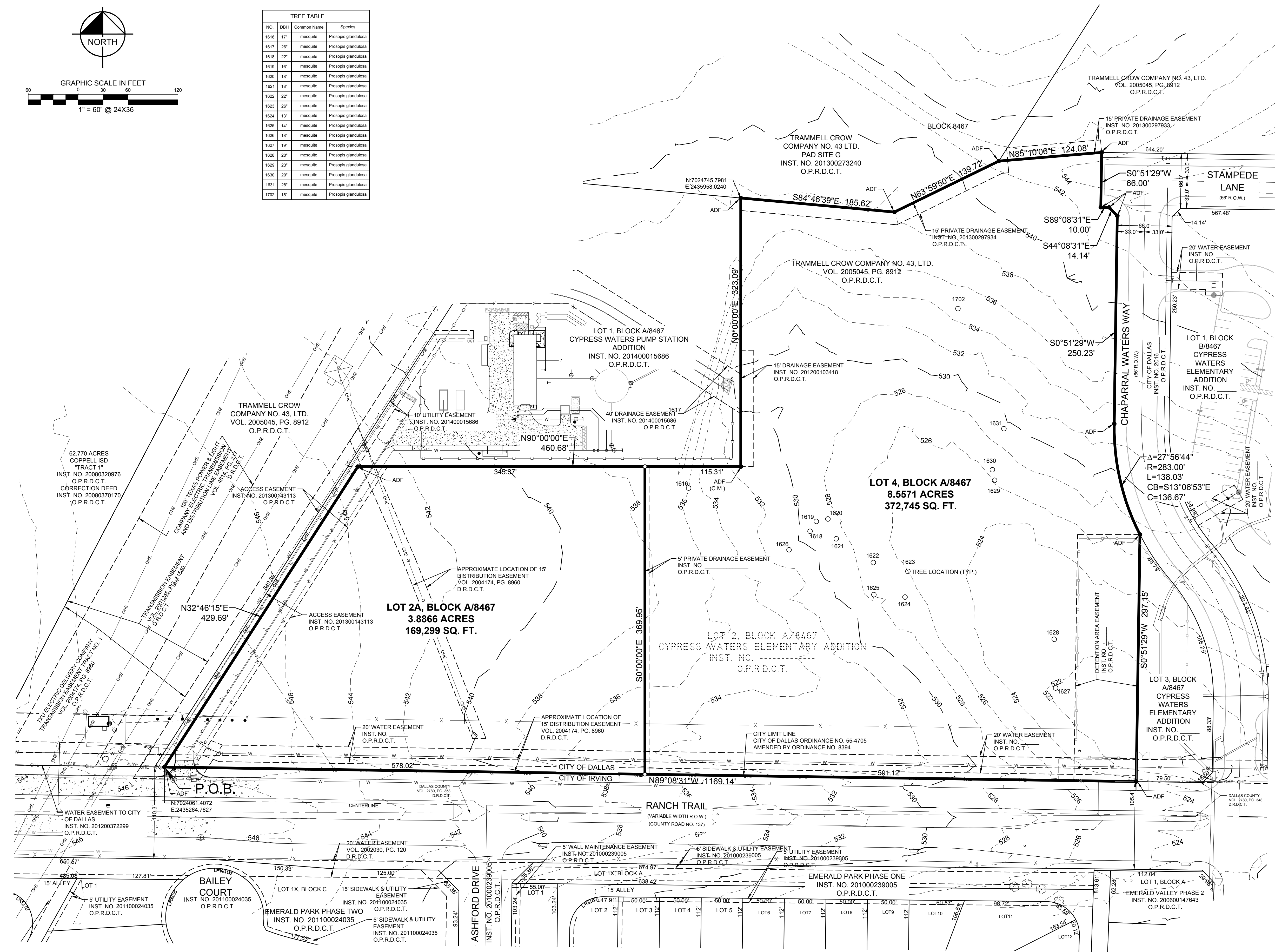
TREE TABLE			
NO.	DBH	Common Name	Species
1616	17"	mesquite	Prosopis glandulosa
1617	20"	mesquite	Prosopis glandulosa
1618	22"	mesquite	Prosopis glandulosa
1619	16"	mesquite	Prosopis glandulosa
1620	18"	mesquite	Prosopis glandulosa
1621	18"	mesquite	Prosopis glandulosa
1622	22"	mesquite	Prosopis glandulosa
1623	20"	mesquite	Prosopis glandulosa
1624	13"	mesquite	Prosopis glandulosa
1625	14"	mesquite	Prosopis glandulosa
1626	18"	mesquite	Prosopis glandulosa
1627	19"	mesquite	Prosopis glandulosa
1628	20"	mesquite	Prosopis glandulosa
1629	23"	mesquite	Prosopis glandulosa
1630	20"	mesquite	Prosopis glandulosa
1631	28"	mesquite	Prosopis glandulosa
1702	15"	mesquite	Prosopis glandulosa



**LEGEND:**

Δ = DELTA ANGLE OR CENTRAL ANGLE  
P.O.B. = POINT OF BEGINNING  
C.M. = CONTROLLING MONUMENT  
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 ELEMENTARY ADDITION, RPLS NO. 3047" FOUND

- GENERAL NOTES:**
1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
  2. BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
  3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM ONE PLATTED LOT.
  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. NO STRUCTURES EXIST ON THIS SITE.



**PRELIMINARY PLAT  
CYPRESS WATERS  
REPAIR CENTER ADDITION  
LOT 2A AND LOT 4, BLOCK A/8467  
BEING A REPLAT OF LOT 2, BLOCK A/8467  
CYPRESS WATERS ELEMENTARY ADDITION  
12.4436 ACRES SITUATED IN THE  
SAMUEL LAYTON SURVEY,  
ABSTRACT NO. 784  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S156-116  
ENGINEERING PLAN FILE NO. \_\_\_\_\_**

**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	Feb. 2016	063973046	1 OF 2

**OWNER:**  
TRAMMELL CROW COMPANY NO. 43, LTD.  
1722 ROUTH ST., SUITE 1313  
DALLAS, TX 75201  
PH: 214-270-1000  
CONTACT: KEN MABRY

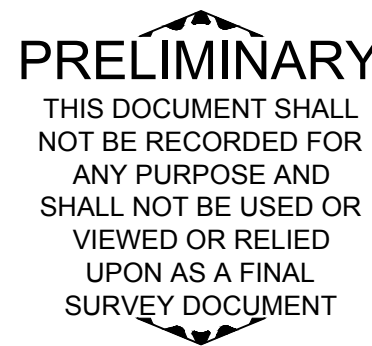
**ENGINEER AND SURVEYOR:**  
KIMLEY-HORN AND ASSOC., INC.  
12750 MERIT DRIVE, SUITE 1000  
DALLAS, TEXAS 75251  
PH: 972-770-1300  
CONTACT: BRAD MOSS, P.E.  
BRAD.MOSS@KIMLEY-HORN.COM

**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, TRAMMELL CROW COMPANY NO. 43, LTD., is the owner of a tract of land situated in the Samuel Layton Survey, Abstract No. 784, City of Dallas Block 8467, Dallas County, Texas, and being part of a tract of land described in Special Warranty Deed to Trammell Crow Company No. 43, Ltd., recorded in Volume 2005045, Page 8912, Official Public Records of Dallas County, Texas, and being all of Lot 2, Block A/8467, Cypress Waters Elementary Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. \_\_\_\_\_, 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 Elementary Addn. RPLS 3047" found (hereafter called disk found) in the north right-of-way line of Ranch Trail (a variable width right-of-way) at the southernmost southeast corner of Lot 1, Block A/8467, Cypress Waters Pump Station Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201400015686, Official Public Records of Dallas County, Texas.

**THENCE** departing said north right-of-way line and with the southernmost east line of said Lot 1, Block A/8467, North 32°46'15" East, a distance of 429.69 feet to a disk found at an interior corner of said Lot 1, Block A/8467;

**THENCE** with the northernmost south line of said Lot 1, Block A/8467, North 90°00'00" East, a distance of 460.68 feet to a disk found at the easternmost southeast corner of said Lot 1, Block A/8467;

**THENCE** with the east line of said Lot 1, Block A/8467, North 0°00'00" East, a distance of 323.09 feet to a disk found in the south line of a tract of land described as "Pad Site G" in Special Warranty Deed to Trammell Crow Company No. 43, Ltd., recorded in Instrument No. 201300273240, Official Public Records of Dallas County, Texas, at the northeast corner of said Lot 1, Block A/8467;

**THENCE** with the south line of said Pad Site G, the following courses and distances to wit:  
South 84°46'39" East, a distance of 185.62 feet to a disk found for corner;  
North 63°59'50" East, a distance of 139.72 feet to a disk found for corner;

**THENCE** departing said south line and with the north line of said Lot 2, Block A/8467, North 85°10'06" East, a distance of 124.08 feet to a disk found at the northernmost end of the westerly terminus of Stampede Lane (a 66-foot wide right-of-way);

**THENCE** with said westerly terminus, South 0°51'29" West, a distance of 66.00 feet to a disk found at the southwest end of said westerly terminus;

**THENCE** with said south right-of-way line, South 89°08'31" East, a distance of 10.00 feet to a disk found at the westernmost end of a right-of-way corner clip at the intersection of said south right-of-way line and the west right-of-way line of Chaparral Waters Way (a 66-foot wide right-of-way);

**THENCE** with said right-of-way corner clip, South 44°08'31" East, a distance of 14.14 feet to a disk found for corner;

**THENCE** with said west right-of-way line, the following courses and distances to wit:  
South 0°51'29" West, a distance of 250.23 feet to a disk found at the beginning of a tangent curve to the left having a central angle of 27°56'44", a radius of 283.00 feet, a chord bearing and distance of South 13°06'53" East, 136.67 feet;  
In a southeasterly direction, with said curve to the left, an arc distance of 138.03 feet to a disk found at the northwest corner of Lot 3, Block A/8467;

**THENCE** departing said west right-of-way line and with the west line of said Lot 3, Block A/8467, South 0°51'29" West, a distance of 297.15 feet to a disk found in said north right-of-way line of Ranch Trail at the southwest corner of said Lot 3, Block A/8467;

**THENCE** with said north right-of-way line, North 89°08'31" West, a distance of 1169.14 feet to the **POINT OF BEGINNING** and containing 12.444 acres or 542,045 square feet of land.

**OWNER'S DEDICATION**

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

That, **TRAMMELL CROW COMPANY NO. 43, LTD.**, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **CYPRESS WATERS REPAIR CENTER 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.

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

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

PRELIMINARY PLAT  
**CYPRESS WATERS  
REPAIR CENTER ADDITION**  
LOT 2A AND LOT 4, BLOCK A/8467  
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**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.
N/A	SRD	DAB	Feb. 2016	063973046	2 OF 2

OWNER:  
TRAMMELL CROW COMPANY  
NO. 43, LTD.  
1722 ROUTH ST., SUITE 1313  
DALLAS, TX 75201  
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CONTACT: KEN MABRY

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