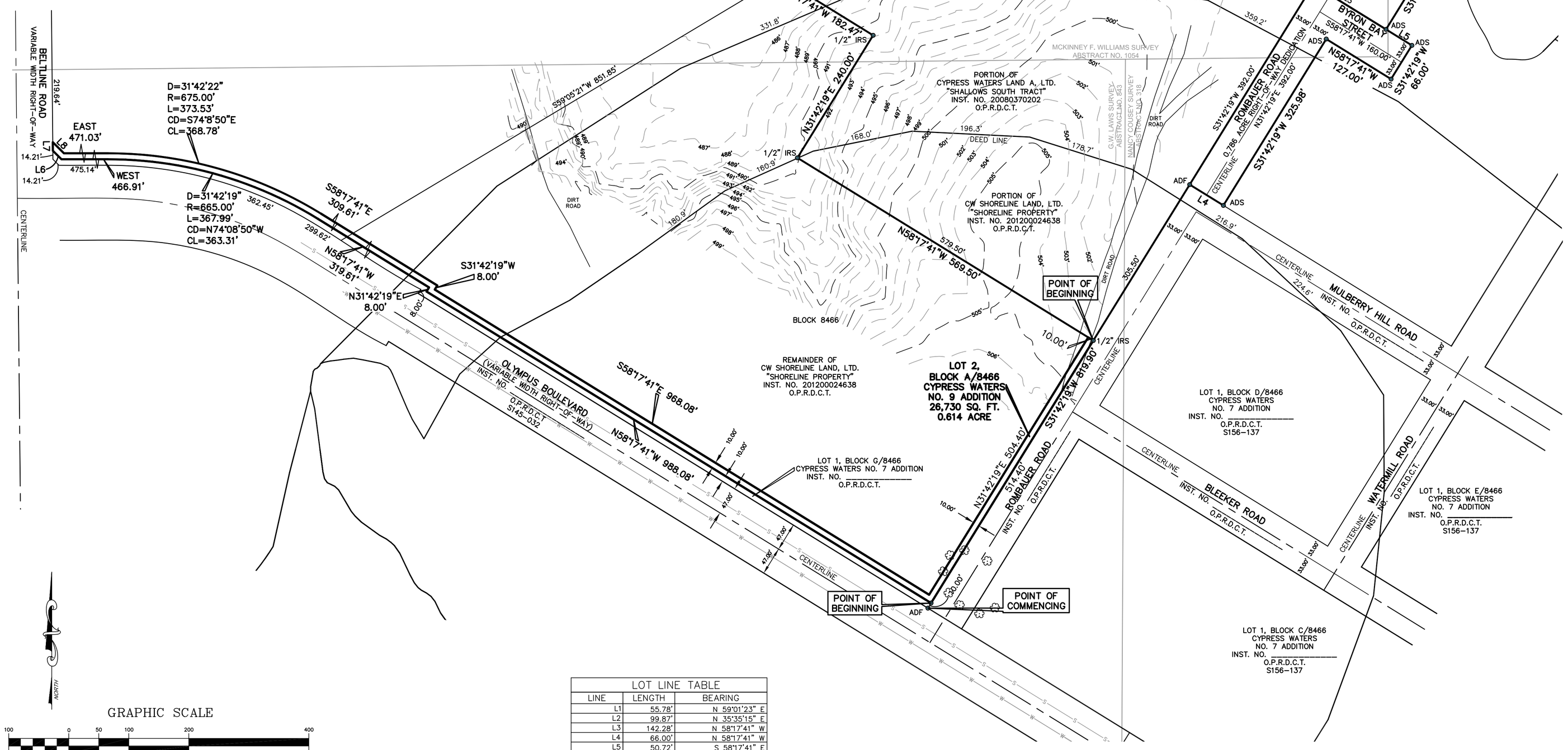
LINETYPE TABLE

———	BOUNDARY LINE
———	ADJOINER LINE
500'	CONTOUR LINE
W	WATER LINE
OHU	OVERHEAD SERVICE LINE
S	SEWER LINE
ST	STORM DRAIN LINE
GAS	GAS LINE
E	UNDERGROUND ELEC. LINE
— — —	EASEMENT LINE
———	BUILDING LINE
———	STREET CENTERLINE

LEGEND

D.R.D.C.T. – DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. – OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. – INSTRUMENT NUMBER
VOL. – VOLUME
PG. – PAGE
ADF – 3" ALUMINUM DISK MONUMENT STAMPED "CYPRESS WATERS NO. 7 ADDITION"
C.M. – CONTROLLING MONUMENT
ADS – 3" ALUMINUM DISK MONUMENT STAMPED "CYPRESS WATERS ADDITION NO. _ "RPLS 6122" "BLOCK _/8463" SET
IRS – 1/2" IRON ROD SET WITH "PEISER & MANKIN SURV" "RPLS 6122" RED PLASTIC CAP



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LOT LINE TABLE

LINE	LENGTH	BEARING
L1	55.78'	N 59°01'23" E
L2	99.87'	N 35°35'15" E
L3	142.28'	N 58°17'41" W
L4	66.00'	N 58°17'41" W
L5	50.72'	S 58°17'41" E
L6	20.20'	N 45°17'28" W
L7	14.21'	N 00°34'57" W
L8	26.19'	S 45°17'28" E

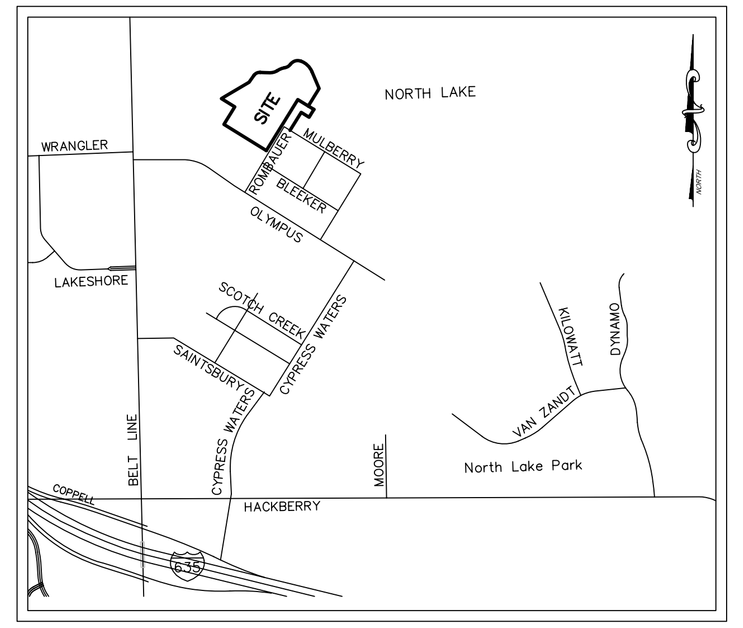
LOT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	82.67'	80.00'	59°12'19"	N 65°11'24" E	79.04'
C2	124.24'	1079.85'	06°35'31"	S 88°30'11" E	124.17'
C3	79.56'	143.72'	31°43'07"	N 72°20'30" E	78.55'
C4	90.82'	212.80'	24°27'10"	N 68°42'32" E	90.13'
C5	82.88'	108.14'	43°54'49"	N 58°58'42" E	80.87'
C6	134.91'	106.33'	72°41'38"	N 73°22'07" E	126.04'
C7	183.31'	217.81'	48°13'19"	S 46°10'25" E	177.95'
C8	190.66'	4362.61'	02°30'15"	S 23°18'53" E	190.65'
C9	21.65'	178.86'	06°56'11"	S 21°05'55" E	21.64'

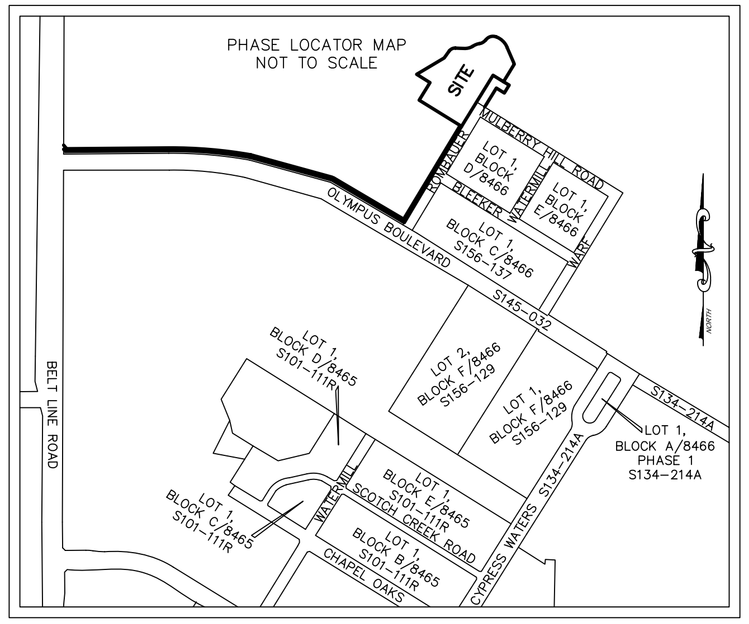
LEGEND

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

VICINITY MAP
N.T.S.



PHASE LOCATOR MAP
NOT TO SCALE



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 WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3. THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS FROM A PORTION OF THREE TRACTS OF LAND.
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. THERE ARE NO STRUCTURES ON SITE.
7. ENTIRE SUBJECT PROPERTY IS LOCATED IN ZONE 'AE' PER FEMA FLOOD MAP NO. 48113C0155K, DATED 07/07/2014.

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L5	50.72'	N 58°17'41" E
L6	106.18'	N 35°35'15" E
L7	43.07'	N 31°42'19" E

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C10	56.74'	1317.63'	02°28'02"	N 82°37'10" E	56.73'
C11	32.66'	133.61'	14°00'23"	N 72°47'55" E	32.58'
C12	51.67'	50.00'	59°12'19"	S 65°11'24" W	49.40'
C13	127.69'	1109.85'	06°35'31"	S 88°30'11" E	127.62'
C14	96.17'	173.72'	31°43'07"	N 72°20'30" E	94.95'
C15	78.02'	182.80'	24°27'10"	S 68°42'32" W	77.43'
C16	105.88'	138.14'	43°54'49"	N 58°58'42" E	103.30'
C17	96.85'	76.33'	72°41'38"	S 73°22'07" W	90.48'
C18	158.06'	187.81'	48°13'19"	N 46°10'25" W	153.44'
C19	191.97'	4392.61'	02°30'15"	S 23°18'53" E	191.96'
C20	46.26'	148.86'	17°48'11"	N 15°39'54" W	46.07'

PRELIMINARY PLAT

CYPRESS WATERS NO. 9 ADDITION

LOTS 1 & 2 BLOCK A/8466

BEING 15.717 ACRES OUT OF THE NANCY COUSEY SURVEY, ABSTRACT NO. 318, MCKINNEY F. WILLIAMS, ABSTRACT NO. 1054, AND G. W. LAWS SURVEY, ABSTRACT NO. 843
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S156-203
ENGINEERING PLAN NO. _____

ENGINEER:
BINKLEY & BARFIELD – C&P, INC.
1801 GATEWAY BOULEVARD, SUITE 101
RICHARDSON, TEXAS 75080
972-644-2800
972-644-2817 F

OWNER:
CYPRESS WATERS LAND A, LTD.
CW SHORELINE LAND, LTD.
1722 ROUTH STREET, SUITE 770
DALLAS, TX 75201
214-270-1000
CONTACT: KENNETH MABRY

JOB NO.:	16-0219
DATE:	5/16/2016
FIELD DATE:	2/23/2016
SCALE:	1" = 100'
FIELD:	J.D.H
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
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SHEET 1 OF 2