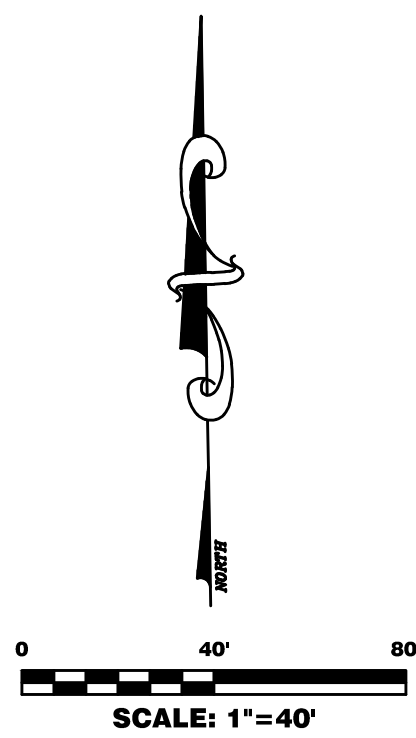


VICINITY MAP
N.T.S.



LEGEND	
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
PG.	PAGE
VOL.	VOLUME
R.O.W.	RIGHT-OF-WAY
CA	COMMON AREA
R	RADIUS
N/A	NOT APPLICABLE
OHE	OVERHEAD ELECTRIC
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
UCL	UNDERGROUND LINE MARKER
RCP	REINFORCED CONCRETE PIPE
MH	MANHOLE
STM	STORM
ICV	IRRIGATION CONTROL VALVE
SSMH	SANITARY SEWER MANHOLE
OP	STREET NAME CHANGE INDICATOR
CL	CENTER LINE
1/2" IRON ROD SET WITH YELLOW CAP STAMPED "JBI"	

"PRELIMINARY, FOR REVIEW PURPOSES ONLY"

THE PURPOSE OF THIS PLAT IS TO CREATE 87 RESIDENTIAL LOTS OUT OF 22.831 ACRES OF LAND

**PRELIMINARY PLAT
COMMUNITY UNIT DEVELOPMENT
CYPRESS WATERS**

BLOCK A, LOTS 1-20;
BLOCK B, LOTS 1-52, AMENITY CENTER LOT 53;
BLOCK C, LOTS 1-15;
AND COMMON AREAS A-J

87 SINGLE FAMILY LOTS
10 COMMON AREAS
1 AMENITY CENTER LOT

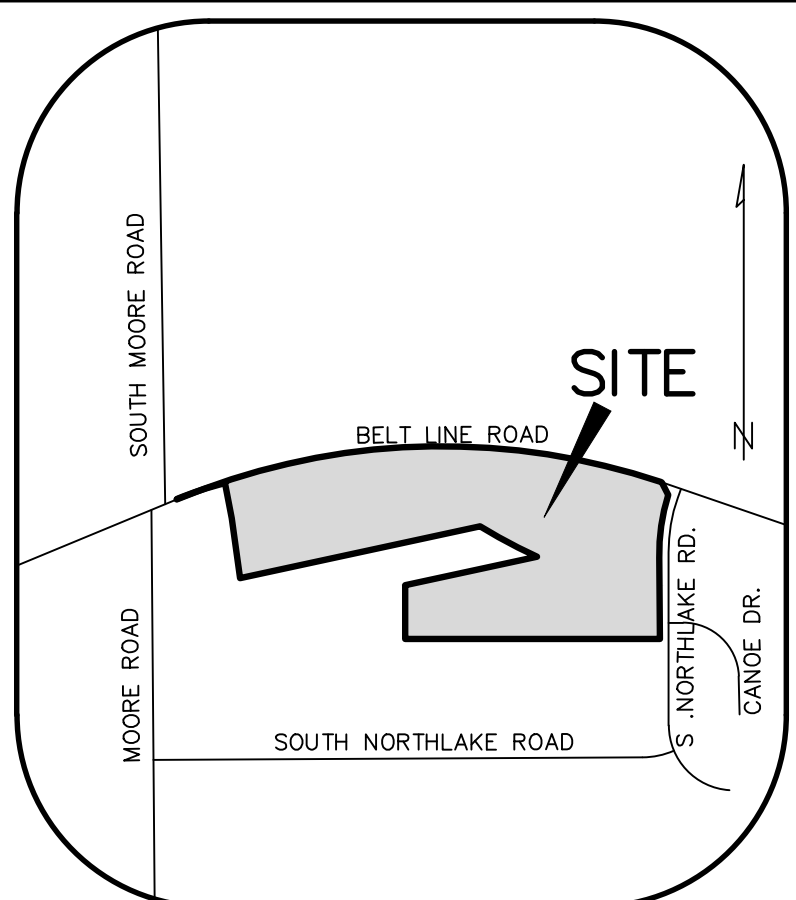
22.831 ACRES OUT OF THE
JACOB G. CARLOCK SURVEY, ABSTRACT NO. 312;
JAMES PARISH SURVEY, ABSTRACT NO. 1139

CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-000071 & S245-225
DALLAS CITY ENGINEERING PLAN FILE NO. DP
DALLAS WASTEWATER PLAN NO. WW

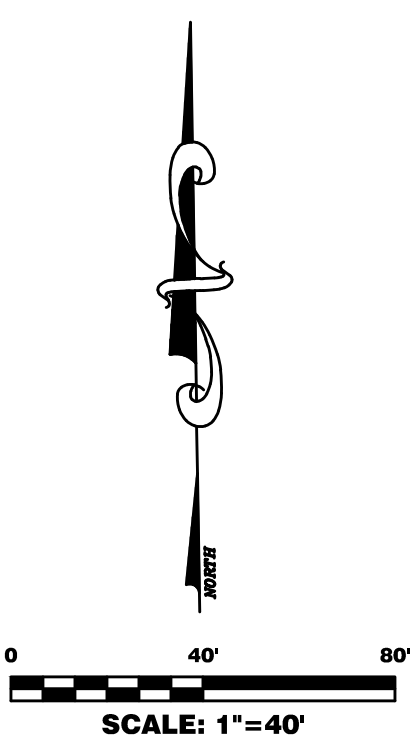
OWNER/
BILLINGSLEY YORKSHIRE PARTNERS, LTD. DEVELOPER
1722 Routh Street, Suite 770 (214) 270-1000
Dallas, Texas 75201
JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
TBPELS No. F-438 TBPELS No. 10076000

Submitted: 08/08/2025 Sheet 1 of 5

PREPARED BY: RV CHECKED BY: XXX DATE: --/--



VICINITY MAP
N.T.S.



LEGEND	
PGB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
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SSMH	SANITARY SEWER MANHOLE
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○	CENTER LINE
○	1/2\"/>

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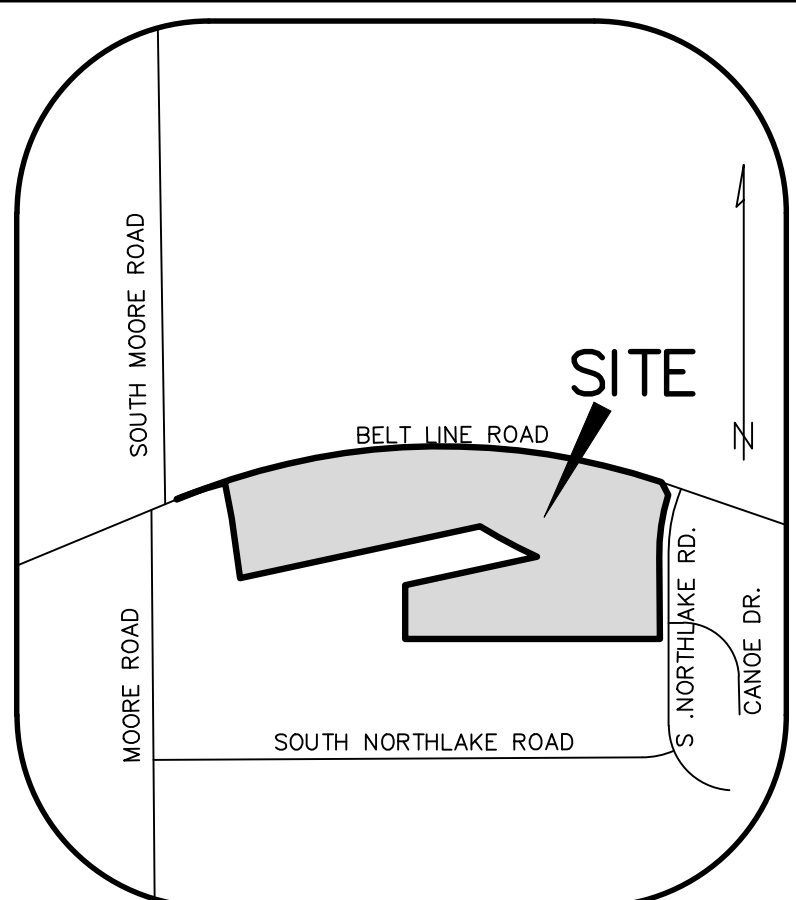
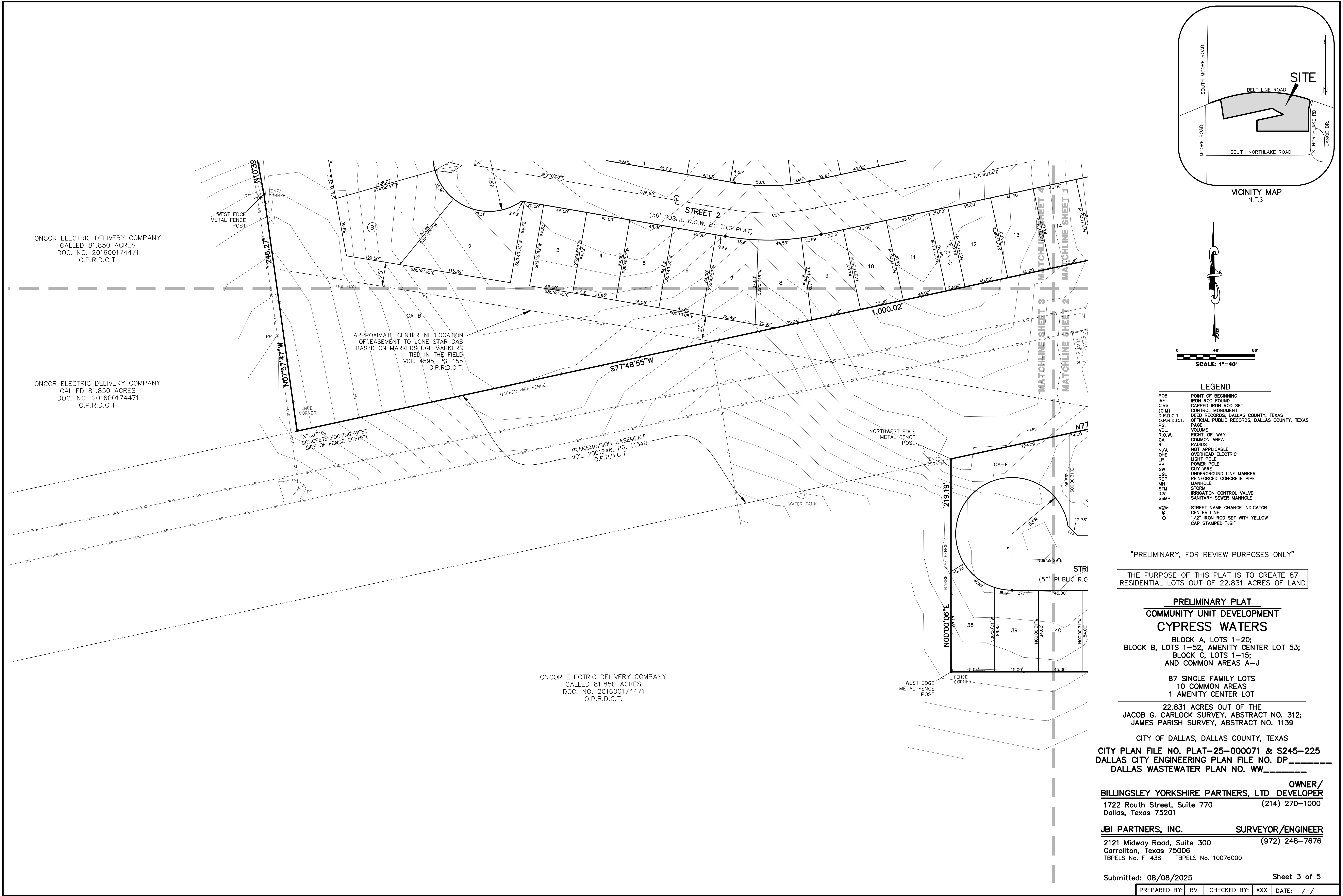
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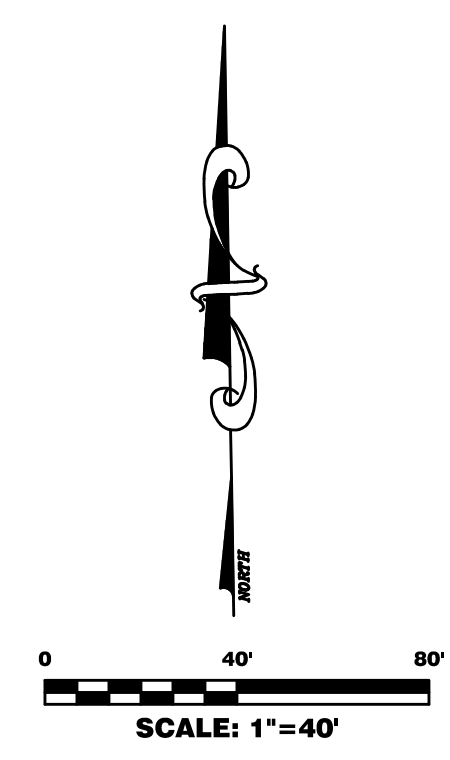
JB PARTNERS, INC. SURVEYOR/ENGINEER
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Carrollton, Texas 75006
TBPELS No. F-438 TBPELS No. 10076000

Submitted: 08/08/2025 Sheet 2 of 5

PREPARED BY: RV CHECKED BY: XXX DATE: __/__/____



VICINITY MAP
N.T.S.



LEGEND	
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(C.M)	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
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○	STREET NAME CHANGE INDICATOR
○	CENTER LINE
○	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "JBT"

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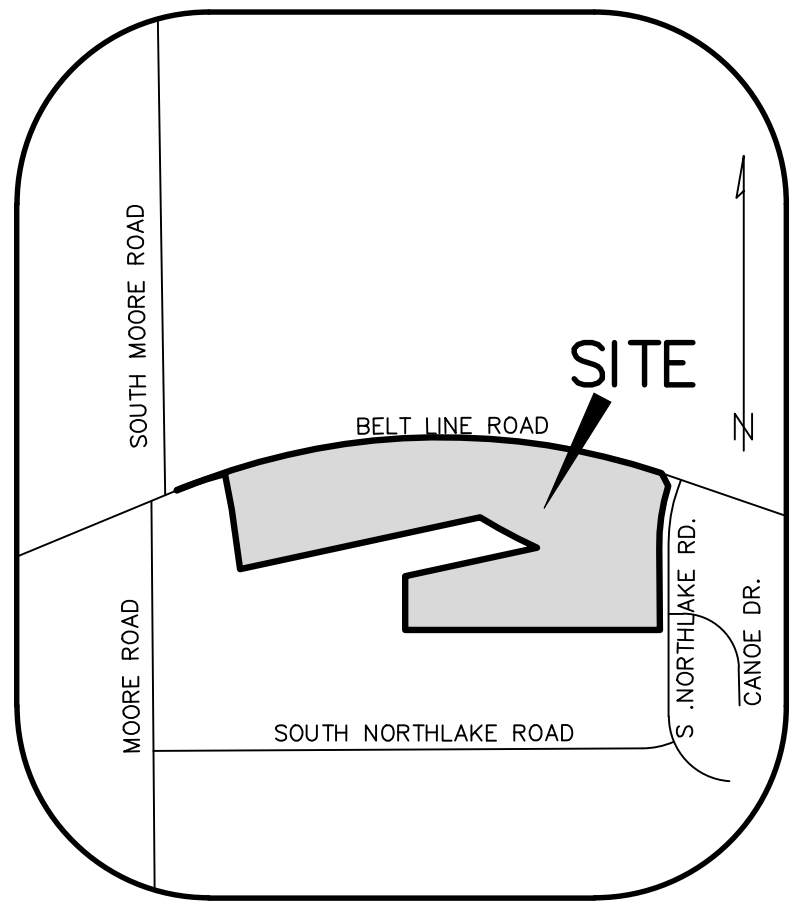
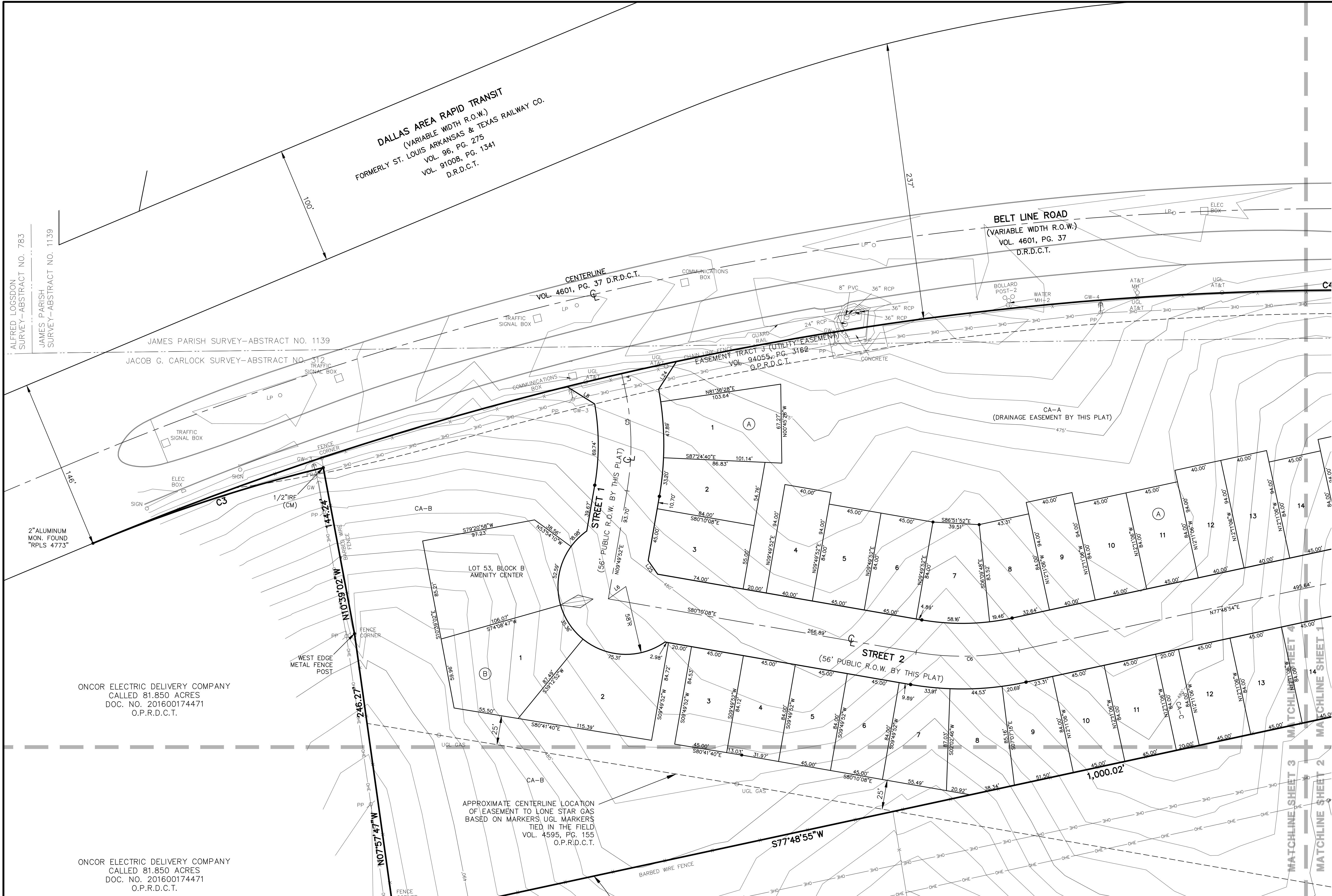
Submitted: 08/08/2025 Sheet 3 of 5

PREPARED BY: RV CHECKED BY: XXX DATE: --/--

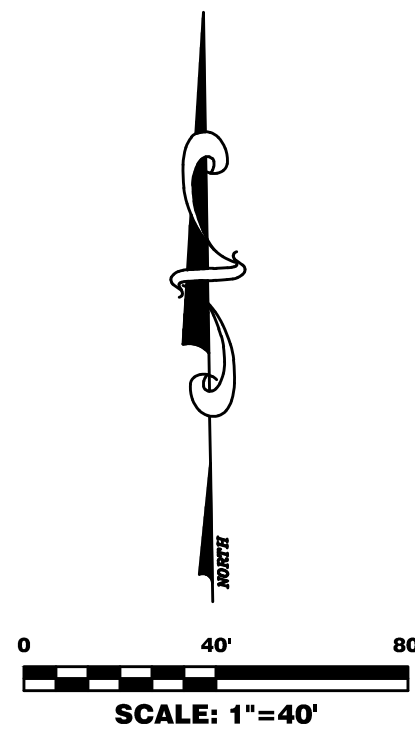
ONCOR ELECTRIC DELIVERY COMPANY
CALLED 81.850 ACRES
DOC. NO. 201600174471
O.P.R.D.C.T.

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VICINITY MAP
N.T.S.



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CRS	CAPPED IRON ROD SET
(C.M)	CONTROL MONUMENT
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TBPELS No. F-438 TBPELS No. 10076000

Submitted: 08/08/2025 Sheet 4 of 5

PREPARED BY: RV CHECKED BY: XXX DATE: --/--

ALFRED LOGSDON
SURVEY-ABSTRACT NO. 783
JAMES PARISH
SURVEY-ABSTRACT NO. 1139

JAMES PARISH SURVEY-ABSTRACT NO. 1139

JACOB G. CARLOCK SURVEY-ABSTRACT NO. 312

2"ALUMINUM
MON. FOUND
"RPLS 4773"

ONCOR ELECTRIC DELIVERY COMPANY
CALLED 81.850 ACRES
DOC. NO. 201600174471
O.P.R.D.C.T.

ONCOR ELECTRIC DELIVERY COMPANY
CALLED 81.850 ACRES
DOC. NO. 201600174471
O.P.R.D.C.T.

DALLAS AREA RAPID TRANSIT
(VARIABLE WIDTH R.O.W.)
FORMERLY ST. LOUIS ARKANSAS & TEXAS RAILWAY CO.
VOL. 96, PG. 275
VOL. 91008, PG. 1341
D.R.D.C.T.

CENTERLINE
VOL. 4601, PG. 37 D.R.D.C.T.

BELT LINE ROAD
(VARIABLE WIDTH R.O.W.)
VOL. 4601, PG. 37
D.R.D.C.T.

EASEMENT TRACT J (UTILITY EASEMENT)
VOL. 94055, PG. 3162
O.P.R.D.C.T.

CA-A
(DRAINAGE EASEMENT BY THIS PLAT)

STREET 1
(56' PUBLIC R.O.W. BY THIS PLAT)

STREET 2
(56' PUBLIC R.O.W. BY THIS PLAT)

APPROXIMATE CENTERLINE LOCATION
OF EASEMENT TO LONE STAR GAS
BASED ON MARKERS UGL MARKERS
TIED IN THE FIELD
VOL. 4595, PG. 155
O.P.R.D.C.T.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a parcel of land located in the City of Dallas, Dallas County, Texas, being a part of the Jacob G. Carlock Survey, Abstract Number 312, a part of the James Parish Survey, Abstract Number 1139, being all of that called Tract 1–16.76 acre tract of land and all of that called Tract 2 – 2,756 acre tract of land described in deed to Billingsley Yorkshire Partners, LTD. as recorded in Document Number 201800059760, Official Public Records, Dallas County, Texas, and being all of that called Pad Site C–3,240 acre tract of land, described in deed to Trammell Crow Company No. 43 LTD. as recorded in Document Number 201300273240, Official Public Records, Dallas County, Texas, and also being a part of that called Tract 3–10.4380 acre tract of land described in deed to Henry Land, LTD as recorded in Document Number 201300330324, Official Public Records, Dallas County, Texas, and being further described as follows:

BEGINNING at a 4 inch aluminum monument stamped "KHA" found at the northeast corner of said Tract 1, said point also being at the intersection of the south right-of-way line of Belt Line Road (a variable width right-of-way) and the west right of way line of North Lake Road (an 80 foot wide right-of-way);

THENCE along the east line of said Tract 1 and the west right-of-way line of North Lake Road as follows:
South 26 degrees 30 minutes 29 seconds East, 57.53 feet to a mag nail with shiner stamped "KHA" found for corner;
Southwesterly 259.31 feet along a curve to the left having a central angle of 17 degrees 18 minutes 21 seconds, having a radius of 858.51 feet, a tangent of 130.65 feet, and whose chord bears South 08 degrees 10 minutes 01 seconds West, 258.32 feet to a 4 inch aluminum monument stamped "KHA" found for corner;
South 00 degrees 34 minutes 23 seconds East, 330.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the southeast corner of said Tract 1, said point being at the most easterly northeast corner of that called 81.850 acre tract of land described in deed to Oncor Electric Delivery Company, as recorded in Document Number 201600174471, Official Public Records, Dallas County, Texas;

THENCE along the north line of said 81.850 acre tract as follows:
South 89 degrees 59 minutes 29 seconds West, 1,037.89 feet to the west edge of a metal fence post found for corner, said point being the southwest corner of said Tract 2;
North 00 degrees 00 minutes 06 seconds East, 219.19 feet to the northwest edge of a metal fence post found for corner, said point also being the northwest corner of said Tract 2;
North 77 degrees 48 minutes 54 seconds East, 549.80 feet to a mag nail set at the south side of a fence post for corner, said point being in the north line of said Pad Site C, said point also being in the southerly line of said Tract 1;

THENCE along the common line of said Tract 1 and said 81.850 acre tract as follows:
Northwesterly, 263.80 feet along a curve to the right, having a central of 07 degrees 07 minutes 46 seconds, having a radius of 2,120.00 feet, a tangent of 132.07 feet, and whose chord bears North 62 degrees 02 minutes 03 seconds West, 263.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the north side of a fence corner post;
South 77 degrees 48 minutes 55 seconds West, 1,000.02 feet to a "X" cut in concrete footing at the west side of a fence corner post;
North 07 degrees 57 minutes 47 seconds West, 246.27 feet to the west edge of a metal fence post found for corner;
North 10 degrees 39 minutes 02 seconds West, 144.24 feet to a one-half inch iron rod found for corner, said point being the northwest corner of said Tract 1, said point being at the most northerly northeast corner of said 81.850 acre tract;

THENCE Southwesterly, 207.29 feet along a curve to the left, having a central angle of 08 degrees 55 minutes 48 seconds, a radius of 1,330.00 feet, a tangent of 103.85 feet, and whose chord bears South 71 degrees 48 minutes 39 seconds West, 207.08 feet to a 2 inch Aluminum Monument stamped "RPLS 4773" found for corner at the most northerly northwest corner of said Tract 3–10.4380 acre tract, said point being in the north line of said 81.850 acre tract, said point also being in the south right-of-way line of Belt Line Road;

THENCE along the south right-of-way line of Belt Line Road as follows:
Northeasterly, 2,014.62 feet along a curve to the right, having a central angle of 41 degrees 09 minutes 15 seconds, having a radius of 2,804.79 feet, a tangent of 1,052.97 feet, and whose chord bears North 87 degrees 55 minutes 34 seconds East, 1,971.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 71 degrees 19 minutes 40 seconds East, 6.05 feet to the POINT OF BEGINNING and containing 994,520 square feet or 22.831 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 87 SINGLE FAMILY LOTS, 10 COMMON AREAS, 1 AMENITY CENTER LOT AND TO DEDICATE THE RIGHT-OF-WAY AND EASEMENTS NECESSARY FOR DEVELOPMENT.
- BASIS OF BEARINGS SHOWN HEREON ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.
- COORDINATES SHOWN HEREON ARE DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- ALL LOT CORNERS WILL BE MONUMENTED WITH 1/2" IRON RODS WITH CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.
- ALL COMMON AREAS ARE HEREBY DEDICATED AS DRAINAGE EASEMENTS.
- ALL EASEMENTS SHOWN HEREON ARE CREATED "BY THIS PLAT" UNLESS NOTED OTHERWISE.
- LOT-TO-LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT PROPER CITY OF DALLAS ENGINEERING DEPARTMENT APPROVAL.
- ALL STREET RIGHT OF WAY WITHIN THE BOUNDARY OF THIS PLAT ARE DEDICATED BY THIS PLAT.
- FLOOD STATEMENT: THE SUBJECT TRACT LIES WITHIN FEMA MAP NUMBER 48113C0155K WITH MAP REVISED DATE JULY 7, 2014. ACCORDING TO A LETTER OF MAP REVISION, EFFECTIVE DATE DECEMBER 12, 2014, CASE NO. 15–06–0173P, THIS PROPERTY IS DETERMINED TO BE IN UNSHADED ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- NO LOT-TO-LOT DRAINAGE WILL BE ALLOWED WITHOUT ENGINEERING DEPARTMENT APPROVAL.
- YARD SETBACKS:
FRONT – 15'
REAR – 3.75'
SIDE – 3.75'
SIDE – CORNER LOT – 15'
- H.O.A. TO OWN AND MAINTAIN OPEN SPACE.
- A 25% LOT REDUCTION IS REQUESTED IN THIS C.U.D. THE FOLLOWING COMMON AREAS WILL BE USED AS A PERMANENT OPEN SPACE TO OFFSET THE LOT REDUCTIONS IN ACCORDANCE WITH THE C.U.D. REQUIREMENTS, COMMON AREAS B THROUGH I.

TOTAL NUMBER OF LOTS	87	Lots
TOTAL AREA	22.831	Acres
COMMON AREA	9.586	Acres
R-R(A) AREA REQUIRED	5000	sq. ft.
ALLOWED LOT AREA REDUCTION (25%) PER LOT	1250	sq. ft.
MINIMUM LOT AREA ALLOWED	3750	sq. ft.
SMALLEST LOTS	3760	sq. ft.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **BILLINGSLEY YORKSHIRE PARTNERS, LTD.**, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above-described property as **CYPRESS WATERS**, an addition to the City of Dallas, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Dallas's use thereof. The City of Dallas and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements.

And the City of Dallas or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. **BILLINGSLEY YORKSHIRE PARTNERS, LTD.**, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas.

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

Signature of Owner Position in Corporation

Name of Corporation (If applicable) Lien Holder

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Dallas, Dallas County, Texas.

Dated this the ____ day of _____, 2025.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2025.

Notary Public, State of Texas

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	259.31'	017°18'21"	858.51'	130.65'	S08°10'01"W	258.32'
C2	263.80'	007°07'46"	2120.00'	132.07'	N62°02'03"W	263.63'
C3	207.29'	008°55'48"	1330.00'	103.85'	S71°48'39"W	207.08'
C4	2014.62'	041°09'15"	2804.79'	1052.97'	N87°55'34"E	1971.59'
C5	91.61'	022°49'16"	230.00'	46.42'	N01°34'46"W	91.01'
C6	88.38'	022°00'58"	230.00'	44.74'	N88°49'23"E	87.84'
C7	62.54'	015°34'47"	230.00'	31.46'	N04°23'43"W	62.35'
C8	195.12'	048°36'29"	230.00'	103.87'	N53°30'39"E	189.33'
C9	48.92'	005°36'21"	500.00'	24.48'	N87°12'21"W	48.90'
C10	48.92'	005°36'21"	500.00'	24.48'	S87°12'21"E	48.90'
C11	98.71'	024°35'23"	230.00'	50.13'	S65°31'12"W	97.95'
C12	147.59'	036°45'58"	230.00'	76.44'	N71°36'30"E	145.07'

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S26°30'29"E	57.53'	L13	N89°59'29"E	43.12'	L25	N35°10'08"W	14.14'
L2	S71°19'40"E	6.05'	L14	S51°05'49"E	15.56'			
L3	S00°00'31"E	30.00'	L15	N32°48'54"E	14.14'			
L4	N12°59'25"W	9.41'	L16	S57°11'06"E	14.14'			
L5	N44°42'33"E	14.07'	L17	S46°29'36"E	14.50'			
L6	S54°49'52"W	18.38'	L18	S10°21'21"W	18.38'			
L7	N03°23'41"E	10.90'	L19	S57°32'07"E	14.23'			
L8	N57°57'07"W	27.90'	L20	N57°11'06"W	14.14'			
L9	N72°15'01"E	15.05'	L21	N32°48'54"E	14.14'			
L10	S45°17'27"E	14.21'	L22	N48°27'39"E	27.95'			
L11	S38°54'11"W	16.71'	L23	N42°15'06"W	28.20'			
L12	N84°24'10"W	36.68'	L24	N32°44'18"E	28.24'			

LOT AREA TABLE				LOT AREA TABLE				LOT AREA TABLE			
BLOCK--LOT	SQUARE FEET	ACRES	REDUCED AREA (5,000 S.F. TYP.)	BLOCK--LOT	SQUARE FEET	ACRES	REDUCED AREA (5,000 S.F. TYP.)	BLOCK--LOT	SQUARE FEET	ACRES	REDUCED AREA (5,000 S.F. TYP.)
A--1	5,837	0.134	N/A	B--11	3,780	0.087	1,220	B--41	3,780	0.087	1,220
A--2	4,175	0.096	825	B--12	3,780	0.087	1,220	B--42	3,783	0.087	1,217
A--3	4,570	0.105	430	B--13	3,780	0.087	1,220	B--43	3,936	0.090	1,064
A--4	3,760	0.086	1,240	B--14	3,780	0.087	1,220	B--44	7,080	0.163	N/A
A--5	3,780	0.087	1,220	B--15	3,780	0.087	1,220	B--45	5,005	0.115	N/A
A--6	3,780	0.087	1,220	B--16	3,780	0.087	1,220	B--46	3,873	0.089	1,127
A--7	4,344	0.100	656	B--17	3,780	0.087	1,220	B--47	3,780	0.087	1,220
A--8	4,004	0.092	996	B--18	3,781	0.087	1,219	B--48	4,534	0.104	466
A--9	3,760	0.086	1,240	B--19	3,795	0.087	1,205	B--49	4,604	0.106	396
A--10	3,780	0.087	1,220	B--20	3,812	0.088	1,188	B--50	6,108	0.140	N/A
A--11	3,780	0.087	1,220	B--21	3,829	0.088	1,171	B--51	4,700	0.108	300
A--12	3,760	0.086	1,240	B--22	3,846	0.088	1,154	B--52	4,700	0.108	300
A--13	3,760	0.086	1,240	B--23	3,863	0.089	1,137	B--53	8,856	0.203	N/A
A--14	3,780	0.087	1,220	B--24	3,879	0.089	1,121	C--1	5,950	0.137	N/A
A--15	3,760	0.086	1,240	B--25	3,896	0.089	1,104	C--2	3,760	0.086	1,240
A--16	3,760	0.086	1,240	B--26	3,913	0.090	1,087	C--3	3,780	0.087	1,220
A--17	3,780	0.087	1,220	B--27	4,802	0.110	198	C--4	3,780	0.087	1,220
A--18	4,570	0.105	430	B--28	3,785	0.087	1,215	C--5	5,788	0.133	N/A
A--19	4,353	0.100	647	B--29	3,782	0.087	1,218	C--6	3,780	0.087	1,220
A--20	4,877	0.112	123	B--30	3,780	0.087	1,220	C--7	5,123	0.118	N/A
B--1	7,373	0.169	N/A	B--31	3,780	0.087	1,220	C--8	5,148	0.118	N/A
B--2	6,895	0.158	N/A	B--32	3,825	0.088	1,175	C--9	7,853	0.180	N/A
B--3	3,795	0.087	1,205	B--33	4,273	0.098	727	C--10	6,141	0.141	N/A
B--4	3,781	0.087	1,219	B--34	4,889	0.112	111	C--11	5,096	0.117	N/A
B--5	3,780	0.087	1,220	B--35	5,922	0.136	N/A	C--12	3,780	0.087	1,220
B--6	3,780	0.087	1,220	B--36	5,973	0.137	N/A	C--13	3,760	0.086	1,240
B--7	4,204	0.097	796	B--37	4,735	0.109	265	C--14	3,780	0.087	1,220
B--8	4,529	0.104	471	B--38	4,481	0.103	519	C--15	3,780	0.087	1,220
B--9	4,019	0.092	981	B--39	3,797	0.087	1,203				
B--10	3,780	0.087	1,220	B--40	3,780	0.087	1,220				

COMMON AREA TABLE		
COMMON AREA LETTER	SQUARE FEET	ACRES
CA--A	87,936	2.019
CA--B	84,471	1.939
CA--C	1,680	0.039
CA--D	66,164	1.519
CA--E	7,196	0.165
CA--F	5,982	0.137
CA--G	10,965	0.252
CA--H	2,982	0.068
CA--I	8,492	0.195
CA--J	132,757	3.048

"PRELIMINARY, FOR REVIEW PURPOSES ONLY"

THE PURPOSE OF THIS PLAT IS TO CREATE 87 RESIDENTIAL LOTS OUT OF 22.831 ACRES OF LAND

PRELIMINARY PLAT
COMMUNITY UNIT DEVELOPMENT
CYPRESS WATERS
BLOCK A, LOTS 1–20;
BLOCK B, LOTS 1–52, AMENITY CENTER LOT 53;
BLOCK C, LOTS 1–15;
AND COMMON AREAS A–J
87 SINGLE FAMILY LOTS
10 COMMON AREAS
1 AMENITY CENTER LOT

22.831 ACRES OUT OF THE
JACOB G. CARLOCK SURVEY, ABSTRACT NO. 312;
JAMES PARISH SURVEY, ABSTRACT NO. 1139

CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT–25–000071 & S245–225
DALLAS CITY ENGINEERING PLAN FILE NO. DP _____
DALLAS WASTEWATER PLAN NO. WW _____

OWNER/
BILLINGSLEY YORKSHIRE PARTNERS, LTD DEVELOPER
1722 Routh Street, Suite 770 (214) 270–1000
Dallas, Texas 75201

JOI PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248–7676
Carrollton, Texas 75006
TBPELS No. F–438 TBPELS No. 10076000

Submitted: 08/08/2025 Sheet 5 of 5

PREPARED BY: RV CHECKED BY: XXX DATE: __/__/____