

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, Cypress Waters Land A, Ltd., a Texas limited partnership, Cypress Waters Land B, Ltd., a Texas limited partnership, Cypress Waters Land C, Ltd., a Texas limited partnership, and The Neighborhoods of Cypress Waters Association, Inc., a Texas corporation, all acting through the undersigned, its duly authorized agent, are the owners of that certain tract situated in the Nancy Cousey Survey, Abstract Number 318, City Block 8466, City of Dallas, Dallas County, Texas, said tract being: (1) a portion of the called 250.992-acre tract (known as "Shallows South Tract") described in the Special Warranty Deed with Easement Reservation and Restrictive Covenants to Cypress Waters Land A, Ltd., a Texas limited partnership recorded under Instrument Number 20080370202, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), (2) all of the called 3.5125-acre tract and the 1.5101-acre tract described as Tracts 1 & 2 respectively in the Special Warranty Deed to the said Neighborhoods of Cypress Waters Association, Inc. (hereinafter referred as "Waters Association") recorded under Instrument Number 201800245279, O.P.R.D.C.T. (58.2926% Interest), (3) all of the 1.5101-acre tract described as "Tract 1" in the Special Warranty Deed to the said Waters Association recorded under Instrument Number 201800117325, O.P.R.D.C.T. (20.8537% Interest), and (4) all of the 1.5101-acre tract described as "Tract 1" in the Special Warranty Deed to Waters Association recorded under Instrument Number 201800117326, O.P.R.D.C.T. (20.8537% Interest), and (5) a portion of the called 41.963-acre tract described as "Tract 2s" in the Special Warranty Deed to Cypress Waters Land A, Ltd. (58.2926% Interest), the said Cypress Waters Land B, Ltd. (20.8537% Interest), and the said Cypress Waters Land C, Ltd. (20.8537% Interest), recorded under Instrument Number 201600106000, O.P.R.D.C.T.; said tract includes all of Lot 3, Block L/8466, Cypress Waters The Sound No. 2 Addition, Phase 3, according to the plat recorded under Instrument Number 201900267436, O.P.R.D.C.T.; the subject tract is more particularly described as follows:

COMMENCING at a found 1/2 inch rebar found on the northeast right of way of Olympus Boulevard (a variable width right of way as dedicated in the plat of Cypress Waters No. 4 Addition, Phase 2, recorded under Instrument Number 201900221038, O.P.R.D.C.T.), at a re-entrant corner of Lot 1, Block N/8466, Sound East No. 1 Addition, according to the plat recorded under Instrument Number 202200178634, O.P.R.D.C.T.; THENCE NORTH 58°17'41" WEST, with the said northeast right of way of Olympus Boulevard, a distance of 143.60 feet to a 1/2" rebar with orange cap stamped "JPH Land Surveying" set at the southwest corner of the said Sound East No. 1 Addition, being the POINT OF BEGINNING;

THENCE NORTH 58°17'41" WEST, continuing with the northeast right of way of Olympus Boulevard, a distance of 257.24 feet to a 1/2" rebar with orange cap stamped "JPH Land Surveying" set at an entrant corner of the aforementioned Lot 3, Block L/8466;

THENCE with the perimeter and to the corners of Lot 3, Block L/8466, the following calls:

1. SOUTH 31°41'39" WEST, a distance of 8.00 feet to a found 3-inch aluminum disk stamped "Sound East No. 2 Block N/8466 RPLS 6122";
2. NORTH 58°17'41" WEST, a distance of 224.83 feet to a set 1/2" rebar with orange cap stamped "JPH Land Surveying";
3. NORTH 31°42'19" EAST, a distance of 8.00 feet to a set 1/2" rebar with orange cap stamped "JPH Land Surveying";
4. NORTH 58°17'41" WEST, a distance of 182.56 feet to a set 1/2" rebar with orange cap stamped "JPH Land Surveying";
5. NORTH 31°42'19" EAST, a distance of 444.27;
6. SOUTH 58°23'46" EAST, passing at a distance of 60.24 feet a 3-inch aluminum disk stamped "Block L/8466", and continuing on the said course, in all, a total distance of 474.52 feet to a salient corner of the tract described as "Lakebed Tract" in the deed to CW Rock Bottom Partners, Ltd., a Texas limited partnership, recorded under Instrument Number 202100293487, O.P.R.D.C.T.;

THENCE NORTH 27°36'44" EAST, with the perimeter of the said Lakebed Tract, a distance of 372.74 feet;

THENCE SOUTH 58°17'41" EAST, through the interior of the aforementioned "Shallows South Tract", a distance of 231.71 feet to a 1/2" rebar with orange cap stamped "JPH Land Surveying" set at the northwest corner of the proposed Lot 1, Block N/8466, Lock Street Addition according to the preliminary plat prepared by Bowman Consulting Group, dated November 2022 (City Plan File No. S212-108);

THENCE SOUTH 31°42'19" WEST, continuing through the interior of the "Shallows South Tract" and with the proposed northwest line of the said proposed Lock Street Addition, passing at a distance of 376.97 feet a 3-inch aluminum disk stamped "Sound East No. 1 Block N/8466 RPLS 6122" found at the west corner of the proposed Lock Street Addition, being the northwest corner of the aforementioned Sound East No. 1 Addition, and continuing on the said course, now with the northwest line of the Sound East No. 1 Addition, in all, a total distance of 801.90 feet to a 3-inch aluminum disk stamped "Sound East No. 1 Block N/8466 RPLS 6122" found at an entrant corner of the Sound East No. 1 Addition;

THENCE SOUTH 76°42'18" WEST, continuing with the northwest line of the Sound East No. 1 Addition, a distance of 21.21 feet returning to the POINT OF BEGINNING and enclosing 8.843 acres (± 385,196 square feet).

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Cypress Waters Land A, Ltd., a Texas limited partnership, Cypress Waters Land B, Ltd., a Texas limited partnership, Cypress Waters Land C, Ltd., a Texas limited partnership, and The Neighborhoods of Cypress Waters Association, Inc., a Texas corporation, all acting through the undersigned, its duly authorized agent, do hereby adopt this plat designating the herein above-described property as Cypress Waters The Sound No. 2 Addition, Phase 3, an addition in the City of Dallas, 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 this ____ day of _____, 20 ____.

By: Cypress Waters Land A, Ltd., a Texas limited partnership
By: Billingsley 380 North GP, L.L.C., a Texas limited liability company, its general partner

By: Kenneth D. Mabry, Manager

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kenneth D. Mabry, Manager of General Partner, 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 _____, 20 ____.

Notary Public in and for the State of Texas

Witness my hand this ____ day of _____, 20 ____.

By: Cypress Waters Land B, Ltd., a Texas limited partnership
By: Billingsley 380 North GP, L.L.C., a Texas limited liability company, its general partner

By: Kenneth D. Mabry, Manager

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kenneth D. Mabry, Manager of General Partner, 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 _____, 20 ____.

Notary Public in and for the State of Texas

Witness my hand this ____ day of _____, 20 ____.

By: Cypress Waters Land C, Ltd., a Texas limited partnership
By: Billingsley 380 North GP, L.L.C., a Texas limited liability company, its general partner

By: Kenneth D. Mabry, Manager

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kenneth D. Mabry, Manager of General Partner, 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 _____, 20 ____.

Notary Public in and for the State of Texas

Witness my hand this ____ day of _____, 20 ____.

By: The Neighborhoods of Cypress Waters Association, Inc., a Texas corporation

By: Kenneth D. Mabry, Senior Vice President

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Kenneth D. Mabry, Senior Vice President, 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 _____, 20 ____.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, Jewel Chadd, 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 Engineers and Land Surveyors, 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 ____ day of _____, 20 ____.

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.

Jewel Chadd
Registered Professional
Land Surveyor No. 5754
jewel@jphls.com

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jewel Chadd 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 _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES:

1. The purpose of this replat is to combine all of the existing Lot 3, Block L/8466 with a portion of the unplatted 250.992-acre tract described as "Shallows South Tract".
2. This plat was prepared without the benefit of a commitment for title insurance. Therefore, there may be easements or documents pertaining to the subject tract that are not shown or referenced hereon.
3. Basis of bearing is the northwest right of way line of Locke Street (Record Bearing: N 31°42'19" E) as recorded under Instrument Number 202200178634, O.P.R.D.C.T.
4. Dallas Water Utilities (DWU) Benchmark:

Benchmark 12-A-1 a Square is cut on West end of North concrete Headwall at 10'x20' Box Culvert, 50' North of centerline of Beltline Road, and 160' East of centerline of Luna Road.
Published Elevation = 443.875'

Benchmark descriptions as provided by Mitch Hesse, P.E., Project Manager of KFM Engineering & Design:

Site Benchmark #1: Box cut with an "X" cut set on the north edge of a headwall running parallel with Olympus Lane +/- 70' NE from a fire hydrant. 525' Northeast from the centerline of Olympus Lane.
Provided Elevation = 494.92'

Site Benchmark #2: Box cut with an "X" cut set on the east edge of a 16'x10' headwall. +/- 590' Northeast from the intersection of Olympus Lane and Cypress Waters Blvd.
Provided Elevation = 488.68'
6. Site Benchmarks set by JPH Land Surveying, Inc.:

The benchmark (TBM No. 25000) is a mag nail with a washer stamped "JPH BENCHMARK" set in storm drain inlet on the northeast side of Locke Street, being located approximately 417 feet northerly from the centerline intersection of Olympus Lane and Locke Street. Benchmark Elevation = 497.61' (NAVD88).

The benchmark (TBM No. 25001) is a mag nail with a washer stamped "JPH BENCHMARK" set in storm drain inlet on the southeast side of Olympus Lane, being located approximately 223 feet southeasterly from the centerline intersection of Olympus Lane and Cypress Waters Boulevard. Benchmark Elevation = 493.84' (NAVD88).
7. The fieldwork was complete on January 19, 2023.
8. This property lies within ZONE(S) X (Unshaded) of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0165K, dated 2014/07/07, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at <http://hazards.fema.gov>.
9. Lot to lot drainage will not be allowed without engineering section approval.
10. No permanent structures (buildings) are located within the limits of this plat.
11. Topographic data (contours) shown hereon are based on the linework provided by KFM Engineering & Design.

PRELIMINARY PLAT
CYPRESS WATERS THE SOUND NO. 2 ADDITION
PHASE 3
LOTS 3R1-3R3, BLOCK L/8466
BEING A REPLAT OF LOT 3, BLOCK L/8466
CYPRESS WATERS THE SOUND NO. 2 ADDITION PHASE 3
(INST.# 201900267436, O.P.D.C.T.)
TOGETHER WITH A PORTION OF
THE CALLED 250.992-ACRE TRACT
KNOWN AS SHALLOWS SOUTH TRACT
(INST.# 20080370202, O.P.R.D.C.T.)
NANCY COUSEY SURVEY, ABSTRACT NO. 318
CITY BLOCK 8466
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PREPARED: JANUARY 2023

CITY PLAN FILE NUMBER S223-068
ENGINEERING NUMBER 3111-

