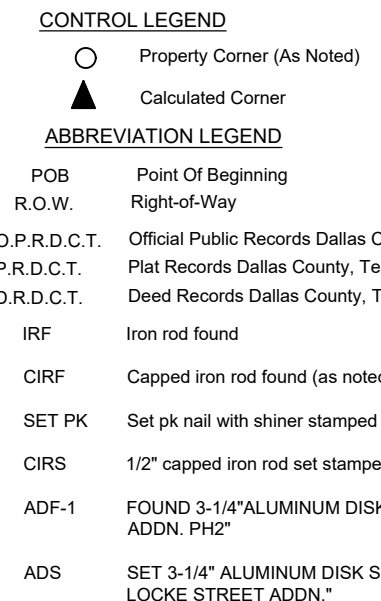
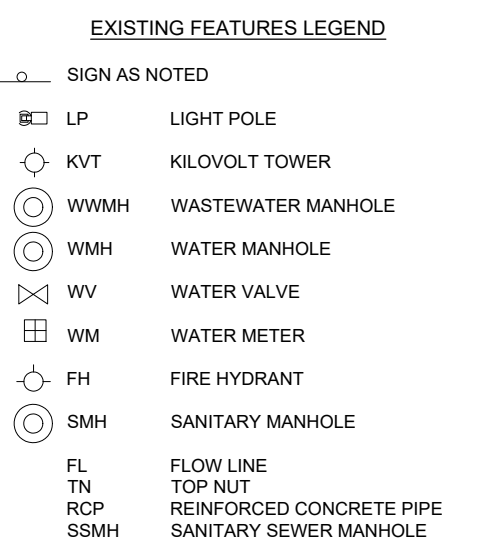
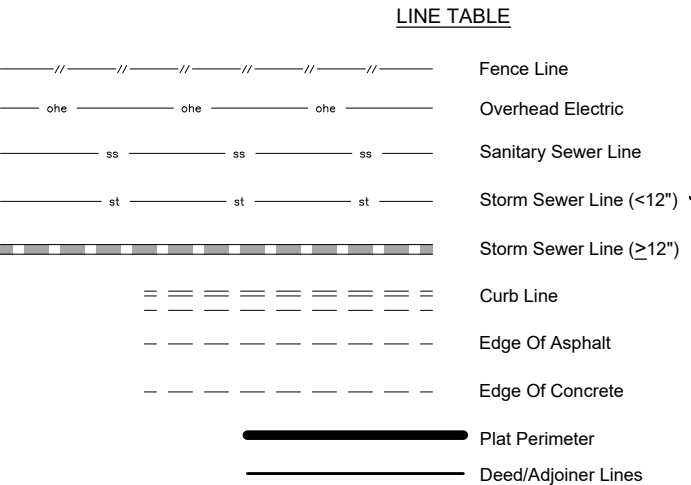


Line Table

Line #	Length	Direction
L1	14.14'	N13°17'41"W
L2	14.14'	S76°42'19"W
L3	14.14'	S76°42'19"W
L4	14.14'	N13°17'41"W

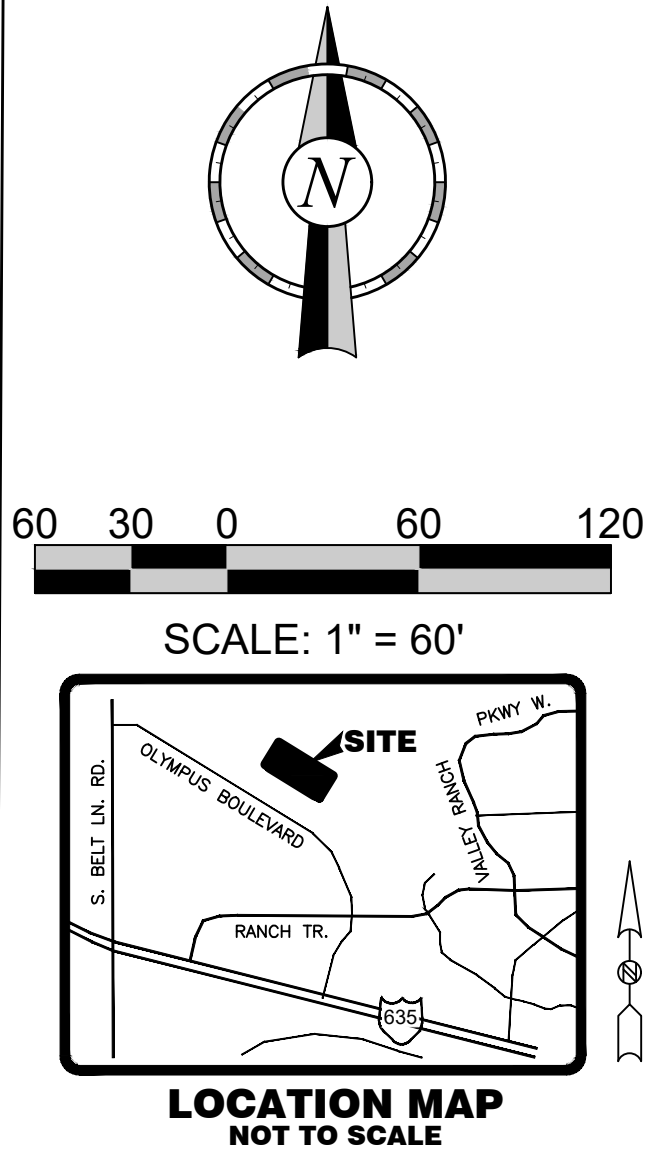
Parcel Table

Parcel #	Area(SQ. FT.)	ACREAGE
LOT 1	231106.16	5.305
LOT 2	24040.87	0.552
R.O.W. DEDICATION	102238.84	2.347
OVERALL	356758.21	8.190



SURVEY NOTES

- ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83), TEXAS NORTH CENTRAL ZONE (4202).
- THE SUBJECT PROPERTY IS ZONED PD 741 (SUB AREA A) PER THE CITY OF DALLAS ZONING ORDINANCE.
- AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, PER MAP NUMBER 481130D165K DATED JULY 07, 2014 PANEL 165 OF 725, SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
- THE PURPOSE OF THIS PLAT IS TO PLAT IS TO CREATE 2 LOTS FROM THE PARENT TRACTS.
- DISTANCES ARE GROUND. SCALE FACTOR: 1.000136506 @ 0,0.
- NO STRUCTURES EXIST ON THE SURVEYED PROPERTY.
- PROPOSED STREETS SHOWN HEREON WILL HAVE RECORDING INFORMATION ADDED ONCE SOUND EAST ADDITION, PHASE 1 IS RECORDED.



PREPARED BY:
Bowman Consulting
Robert A. Hansen, RPLS, LSLS
rhansen@bowman.com
1200 West Magnolia Avenue, Suite 300
Fort Worth, TX. 76104
214.484.8586 Ext. 7212

OWNERS:
Cypress Waters Land A. LTD.
Trammell Crow Company No. 43, LTD.
1722 Routh Street Suite 770
Dallas, TX 75201

PRELIMINARY PLAT
LOCKE STREET ADDITION
LOTS 1 & 2, BLOCK N/8466
8.190 ACRES SITUATED WITHIN
THE NANCY COUSEY SURVEY NO. 166T, ABSTRACT NO. 318
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-108
ENGINEERING NO. 3111-

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TBPELS #10120600

STATE OF TEXAS §
COUNTY OF DALLAS §

OWNER'S CERTIFICATE

BEING an 8.190 acre parcel of land situated within the Nancy Cousey Survey No. 166T, Abstract No. 318, City of Dallas, Dallas County, Texas and being a portion of "Shallows South Tract", a called 250.992 acre tract of land as described in the deed to Cypress Waters Land A, LTD, recorded under Document No. 2008037020 of the Official Public Records of Dallas County, Texas. Said 8.190 acre parcel of land surveyed on the ground under the direction and supervision of Robert A. Hansen, Registered Professional Land Surveyor No. 6439 (the Basis of Bearings for this survey is GRID North as established by GPS observation utilizing the Texas Coordinate System of 1983, North Central Zone) and being more particularly described by metes and bounds as follow:

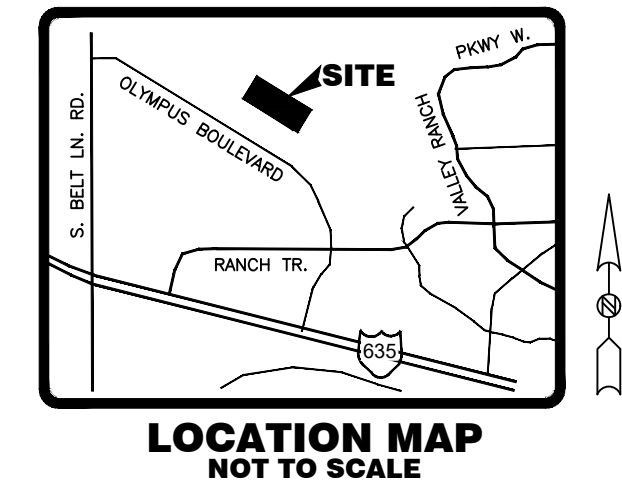
COMMENCING at a Mag nail with a washer stamped "KHA" found at the northwest corner of a right of way dedication as shown on the plat recorded under Document No. 2018.00261767 of said Official Public Records and being on the south right of way line of Olympus Boulevard, a 110-foot right of way, as dedicated on the plat recorded under Document No. 201900221038 of said Official Public Records; THENCE NORTH 31 degrees 41 minutes 52 seconds EAST, 120.00 feet to the south line of Lot 3, Block L/8466 of the plat titled "Cypress Waters The Sound No. 2" recorded under Document No. 201900267436 of said Official Public Records; THENCE SOUTH 58 degrees 17 minutes 41 seconds EAST, 400.84 feet with the north right of way line of said Olympus Boulevard and the south line of said Lot 3 to its southeast corner; THENCE NORTH 31 degrees 42 minutes 19 seconds EAST, 445.34 feet with the east line of said Lot 3 to its northeast corner, from which an aluminum disk set on a 5/8-inch iron rod stamped "CW SOUND NO.2, PH 3, KHA, BLOCK L/8466" found on the northeast line of said Lot 3 bears NORTH 58 degrees 23 minutes 46 seconds WEST, 95.08 feet; THENCE SOUTH 54 degrees 04 minutes 05 seconds EAST, 73.43 feet to a 5/8-inch capped iron rod stamped "BOWMAN - LOCKE STREET ADDN." (hereafter referred to as "ADS") set at the northwest corner of a called 5.078 acre tract of land as described in the deed to CW13 Land LTD, recorded under Document No. 202000072520 of said Official Public Records (being the proposed "Sound East Addition, Phase 1) and being the POINT OF BEGINNING;

THENCE NORTH 31 degrees 42 minutes 19 seconds EAST, 376.97 feet through the interior of said Shallows South Tract to an ADS;

THENCE SOUTH 58 degrees 17 minutes 41 seconds EAST, 925.60 feet through the interior of said Shallows South Tract to an ADS;

THENCE SOUTH 31 degrees 42 minutes 19 seconds WEST, 376.97 feet through the interior of said Shallows South Tract to an ADS set at the northeast corner of said called 5.078 acre tract of land;

THENCE the following five (5) calls coincident with the northeast line of said called 5.078 acre tract of land:
1. NORTH 58 degrees 17 minutes 41 seconds WEST, 66.00 feet to an ADS;
2. SOUTH 76 degrees 42 minutes 19 seconds WEST, 14.14 feet to an ADS;
3. NORTH 58 degrees 17 minutes 41 seconds WEST, 773.60 feet to an ADS;
4. NORTH 13 degrees 17 minutes 41 seconds WEST, 14.14 feet to an ADS;
5. NORTH 58 degrees 17 minutes 41 seconds WEST, 66.00 feet to the POINT OF BEGINNING, containing 8.190 acres.



PREPARED BY:
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Robert A. Hansen, RPLS, LLSLS
rhansen@bowman.com
1200 West Magnolia Avenue, Suite 300
Fort Worth, TX. 76104
214.484.8586 Ext. 7212

OWNERS:
Cypress Waters Land A, LTD.
1722 Routh Street Suite 770
Dallas, TX 75201

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Cypress Waters Land A, LTD., acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein above described property as **LOTS 1 & 2, BLOCK N/8466, LOCKE STREET 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 _____, 2022.

Cypress Waters Land A, LTD.

By: _____
Signature Name Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

STANDARD PLAT NOTES

- 1. LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 2. TXDOT approval may be required for any driveway modification or new access points.

PRELIMINARY PLAT

LOCKE STREET ADDITION
LOTS 1 & 2, BLOCK N/8466
8.190 ACRES SITUATED WITHIN
THE NANCY COUSEY SURVEY NO. 166T, ABSTRACT NO. 318
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S212-108
ENGINEERING NO. 311T-

SURVEY NOTES

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- 2. THE SUBJECT PROPERTY IS ZONED PD 741 (SUB AREA A) PER THE CITY OF DALLAS ZONING ORDINANCE.
- 3. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, TEXAS, PER MAP NUMBER 48113C0165K DATED JULY 07, 2014 PANEL 166 OF 725, SUBJECT PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- 4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT/COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, AND/OR COVENANTS AFFECTING THIS PROPERTY, NOT SHOWN HEREON.
- 5. THE PURPOSE OF THIS PLAT IS TO PLAT IS TO CREATE 2 LOTS FROM THE PARENT TRACTS.
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- 7. NO STRUCTURES EXIST ON THE SURVEYED PROPERTY.



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