

LOCATION MAP
MAPSCO: 17X
NOT TO SCALE

LEGEND

- (C.M.) CONTROLLING MONUMENT
- IRFC IRON ROD WITH "VOTEX SURVEYING" CAP FOUND
- IRFC IRON ROD FOUND
- IRSC 1/2" IRON ROD W/3-1/4" METAL CAP STAMPED
- URSC "URBAN COMMONS - RPLS 5867" SET
- RF IRON ROD FOUND
- *F CUT IN CONCRETE FOUND
- ESMT. EASEMENT
- SWB SOUTHWESTERN BELL COMPANY
- U.E. UTILITY EASEMENT
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- VOL. VOLUME
- P.G. PAGE
- INST. NO. INSTRUMENT NUMBER
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- FLOODWAY MARKER
- [202] DENOTES STREET MAILING ADDRESS

GENERAL NOTES:

1. No lot-to-lot drainage will be permitted without Engineering Section approval.
2. The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983 (2011).
3. The purpose of this plat is to establish 67 single family lots, 2 lots for enclosed parking garages and 3 common areas from an unplatted tract of land.
4. Minimum Fill = 2'.
5. Street addresses must be approved by City Plan Commission.

**FINAL PLAT
URBAN COMMONS
PHASE 1**

Lots 1-29, 32-38, 41-45, 49-51 &
58-61, Block B/8420
Lots 1-11, Block C/8420
Lots 1-2, Block D/8420 &
3 Common Areas
8.0284 ACRES
OUT OF THE

B.J. PRIGMORE SURVEY, ABSTRACT NO. 1159
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-1519A

MARCH 2017 SHEET 1 OF 3

OWNER:
DISK DEVELOPMENT, LLC
P.O. BOX 191166
DALLAS, TEXAS 75219
CONTACT: DIANE CHEATHAM
(214) 741-1600

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPY DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2017-005

PART OF LOT 2C
BLOCK A/8420
HEMPHILL SEMINARY
ADDITION
INST. NO. 20100095267
O.P.R.D.C.T.
CALLED 0.2083
SBA TOWERS III, LLC
INST. NO. 201000324756
O.P.R.D.C.T.

POINT OF BEGINNING

15' WATER MAIN ESMT.
VOL. 85060, PG. 3791
D.R.D.C.T.

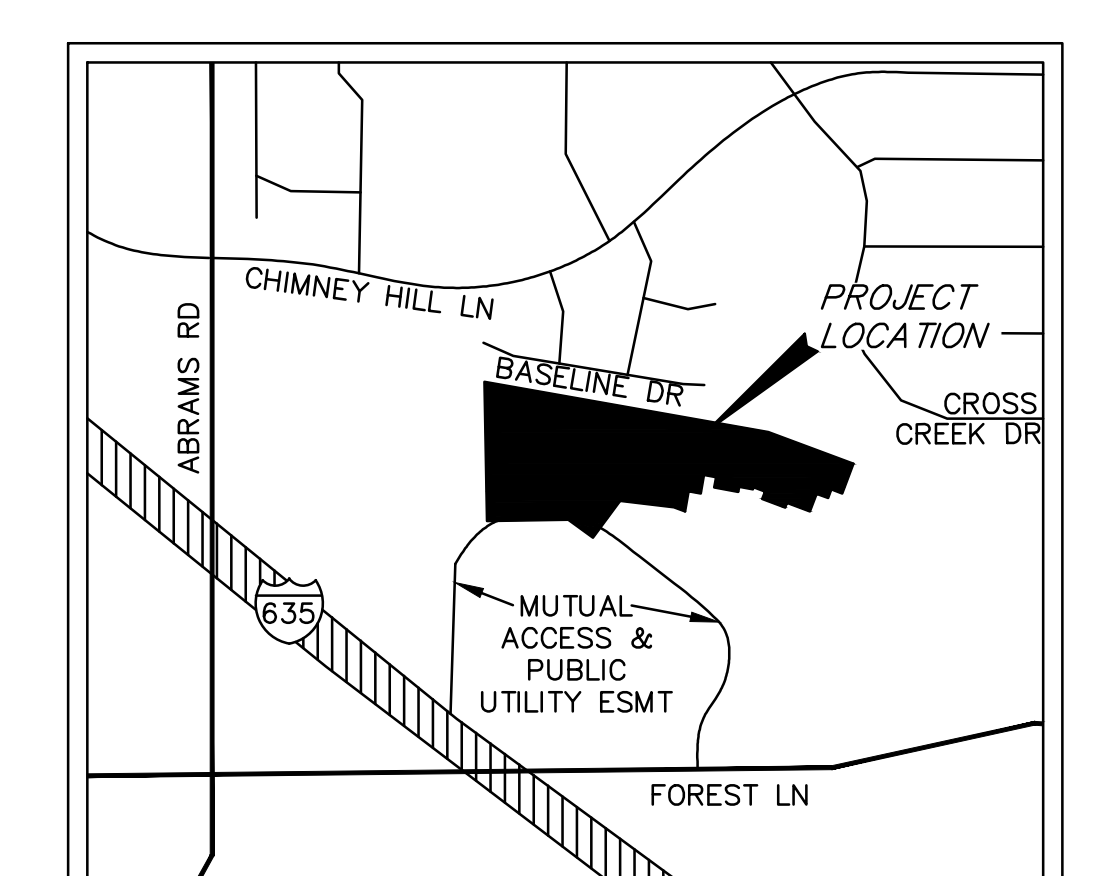
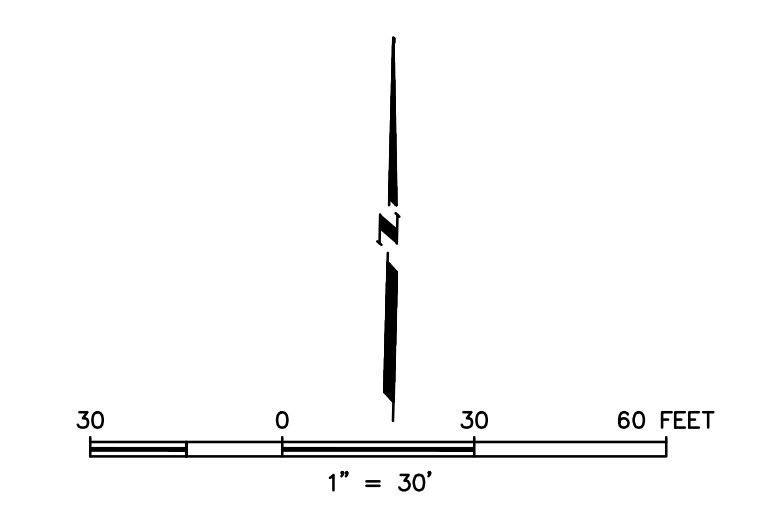
18' ACCESS ESMT.
VOL. 99231, PG. 6130
D.R.D.C.T.
(TO BE PARTIALLY ABANDONED
BY SEPARATE INSTRUMENT)

LOT 2D, BLOCK A/8420
FOREST LBJ ADDITION
INST. NO. 201600273066
O.P.R.D.C.T.

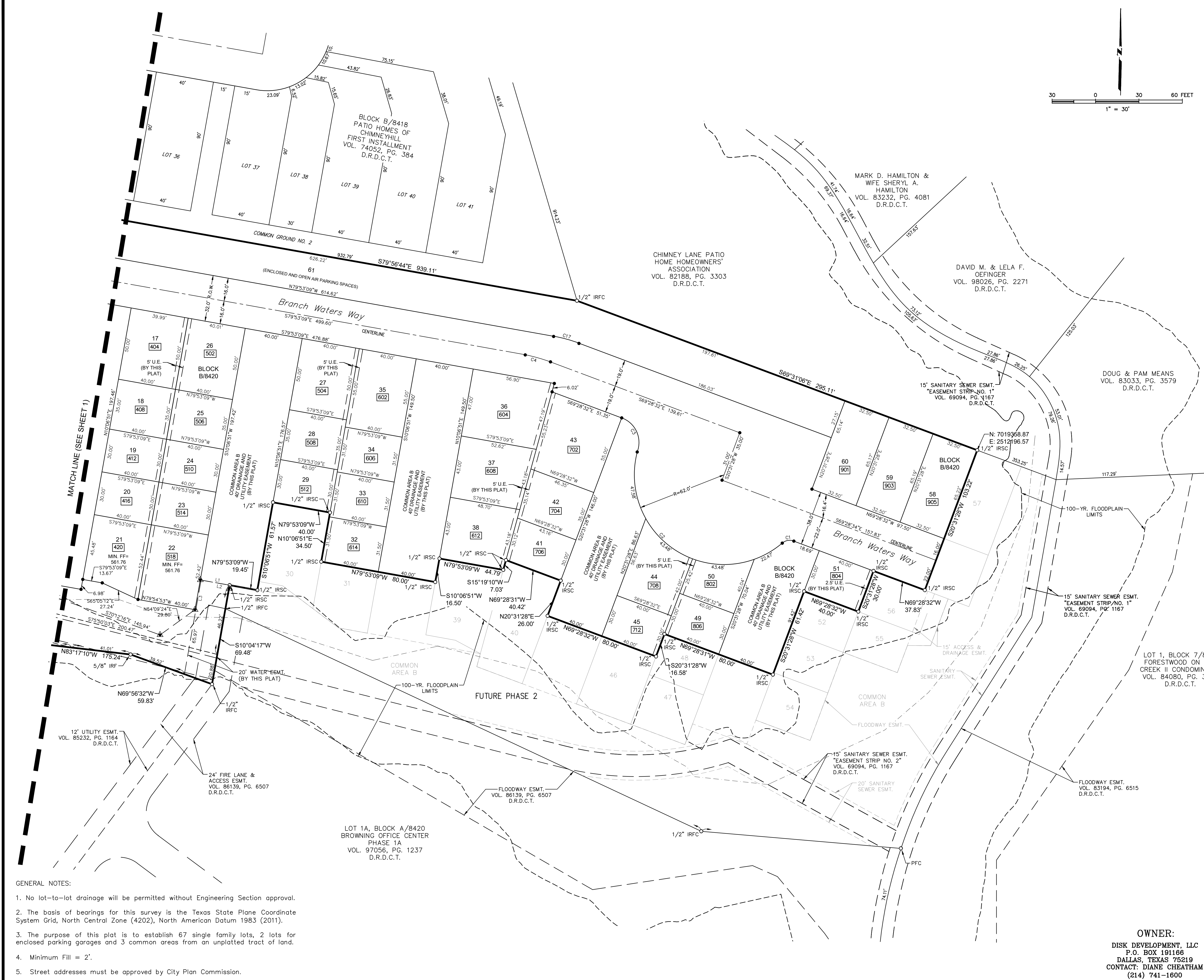
45' MUTUAL ACCESS & PUBLIC UTILITY ESMT.
VOL. 84031, PG. 3824; VOL. 85046, PG. 1958
VOL. 85130, PG. 5433; VOL. 85060, PG. 3791
D.R.D.C.T.

LOT 1A, BLOCK A/8420
BROWNING OFFICE CENTER
PHASE 1A
VOL. 97056, PG. 1237
D.R.D.C.T.

MATCH LINE (SEE SHEET 2)



LOCATION MAP
MAPSCO: 17X
NOT TO SCALE



LEGEND

(C.M.)	CONTROLLING MONUMENT
IRFC	IRON ROD WITH "VOTEX SURVEYING" CAP FOUND
IRF	IRON ROD FOUND
IRSC	1/2" IRON ROD W/3/4" METAL CAP STAMPED "URBAN COMMONS - RPLS 5867" SET
ESMT.	EASEMENT
RF	IRON ROD FOUND
CF	"X" CUT IN CONCRETE FOUND
SMB	SOUTHWESTERN BELL
CO.	COMPANY
U.E.	UTILITY EASEMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
F.M.	FLOODWAY MARKER
202	DENOTES STREET MAILING ADDRESS

FINAL PLAT
URBAN COMMONS
PHASE 1

Lots 1-29, 32-38, 41-45, 49-51 &
58-61, Block B/8420
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Lots 1-2, Block D/8420 &
3 Common Areas
8.0284 ACRES
OUT OF THE

B.J. PRIGMORE SURVEY, ABSTRACT NO. 1159
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-151RA

MARCH 2017 SHEET 2 OF 3

OWNER:
DISK DEVELOPMENT, LLC
P.O. BOX 191166
DALLAS, TEXAS 75219
CONTACT: DIANE CHEATHAM
(214) 741-1600

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2017-005

- GENERAL NOTES:**
1. No lot-to-lot drainage will be permitted without Engineering Section approval.
 2. The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983 (2011).
 3. The purpose of this plat is to establish 67 single family lots, 2 lots for enclosed parking garages and 3 common areas from an unplatted tract of land.
 4. Minimum Fill = 2'.
 5. Street addresses must be approved by City Plan Commission.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Disk Development, LLC is the owner of a tract of land situated in the B.J. Prigmore Survey, Abstract No. 1159, City of Dallas, Dallas County, Texas and being part of that tract of land described in Special Warranty Deed to Disk Development, LLC recorded in Instrument Number 201600122560, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the north line of Lot 2D, Block A/8420 of Forest LBJ Addition No. 2, an addition to the City of Dallas according to the plat recorded in Instrument No. 201600273066 of said Official Public Records at the southeast corner of Lot 2B, Block A/8417 of Northcreek Phase III Addition, an addition to the City of Dallas recorded in Volume 2000185, Page 514, Deed Records, Dallas County, Texas and the southwest corner of said Disk Development tract;

THENCE N 01°02'53" W, departing the north line of said Lot 2D, along the common line between said Disk Development tract and said Lot 2B, a distance of 453.65 feet to a 5/8 inch iron rod found in the south line of Common Ground No. 2 in Block B/8418 of Patio Homes of Chimneyhill, First Installment, an addition to the City of Dallas recorded in Volume 74052, Page 384 of said Deed Records at the northeast corner of said Lot 2B and the northwest corner of said Disk Development tract;

THENCE S 79°56'44" E, along the common line between said Disk Development tract and said Common Ground No. 2, a distance of 939.11 feet to a 1/2 inch iron rod with cap stamped "VOTEX SURVEYING" (previously set) found for the southeast corner of said Patio Homes of Chimneyhill and the southwest corner of a tract of land described in Special Warranty Deed to Chimney Lane Patio Homes Homeowners' Association recorded in Volume 82188, Page 3303 of said Deed Records;

THENCE S 69°31'06" E, along the common line between said Disk Development tract and said Chimney Lane Patio Homes tract, a distance of 295.11 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;

THENCE departing said common line between said Disk Development tract and said Chimney Lane Patio Homes tract, the following courses and distances:

S 20°31'28" W, a distance of 103.22 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
N 69°28'32" W, a distance of 37.83 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
S 20°31'28" W, a distance of 30.00 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
N 69°28'32" W, a distance of 40.00 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
S 20°31'28" W, a distance of 61.42 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
N 69°28'31" W, a distance of 80.00 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
S 20°31'28" W, a distance of 16.58 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
N 69°28'32" W, a distance of 80.00 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
N 20°31'28" E, a distance of 26.00 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
N 69°28'31" W, a distance of 40.42 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
S 15°19'10" W, a distance of 7.03 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
N 79°53'09" W, a distance of 44.79 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
S 10°06'51" W, a distance of 16.50 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
N 79°53'09" W, a distance of 80.00 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
N 10°06'51" E, a distance of 34.50 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
N 79°53'09" W, a distance of 40.00 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
S 10°06'51" W, a distance of 61.57 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
N 79°53'09" W, a distance of 19.45 feet to a 1/2 inch iron rod with 3 1/4 inch metal cap stamped "Urban Commons - RPLS 5867" set for corner;
S 10°04'17" W, a distance of 69.48 feet to a 1/2 inch iron rod found for corner in the north line of Lot 1A, Block A/8420 of Browning Office Center Phase 1A, an addition to the City of Dallas according to the plat thereof recorded in Volume 97056, Page 1237 of said Deed Records;

THENCE with said north line of Lot 1A, Block A/8420 and said Disk Development tract for the following courses and distances:

N 69°56'32" W, a distance of 59.83 feet to a 5/8 inch iron rod found for corner;
N 83°17'10" W, a distance of 175.24 feet to a 1/2 inch iron rod found for corner;
S 36°44'18" W, a distance of 149.51 feet to an "X" cut in concrete found in the north line of said Lot 2D at the most westerly corner of said Lot 1A, Block A/8420, and the southernmost southeast corner of said Disk Development tract;

THENCE along the common line between said Disk Development tract and said Lot 2D, Block A/8420, the following courses and distances:

N 53°29'13" W, a distance of 99.13 feet to an "X" cut in concrete found for corner;
S 88°56'25" W, a distance of 265.00 feet to the POINT OF BEGINNING and containing 349,716 square feet or 8.0284 acres of land, more or less.

Table with 5 columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Contains curve data for various points.

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Table with 3 columns: NO., BEARING, LENGTH. Contains line data for various points.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That DISK DEVELOPMENT, LLC acting by and through its duly authorized agent, Diane Cheatham, does hereby adopt this plat, designating the herein described property as URBAN COMMONS PHASE 1, an addition to the City of Dallas, Dallas County, Texas, and does 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 _____, 2017.

BY: DISK DEVELOPMENT, LLC
a Texas limited liability company

Diane Cheatham, President

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Diane Cheatham, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2017.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, 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 _____, 2017.

PRELIMINARY

RELEASED 9/11/2017 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ of _____, 2017.

Notary Public, State of Texas

FLOODWAY EASEMENT STATEMENT

The existing water courses, creek or creeks described as Floodway Easement traversing along Blocks B/8420 & C/8420 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Blocks B/8420 & C/8420. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Blocks B/8420 & C/8420, unless approved by the Chief Engineer of Sustainable Development and Construction; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Blocks B/8420 & C/8420 as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

BLOCK B LOT AREA TABLE with columns: LOT NO., ACRES, SQ. FT., LOT NO., ACRES, SQ. FT. Lists lots 1 through 28.

BLOCK C LOT AREA TABLE with columns: LOT NO., ACRES, SQ. FT. Lists lots 1 through 11.

BLOCK D LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Lists lots 1 through 2.

COMMON AREAS LOT AREA TABLE with columns: NAME, ACRES, SQ. FT. Lists areas A, B, and C.

FINAL PLAT
URBAN COMMONS PHASE 1
Lots 1-29, 32-38, 41-45, 49-51 & 58-61, Block B/8420
Lots 1-11, Block C/8420
Lots 1-2, Block D/8420 & 3 Common Areas
8.0284 ACRES
OUT OF THE
B.J. PRIGMORE SURVEY, ABSTRACT NO. 1159
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S167-151RA
MARCH 2017 SHEET 3 OF 3

OWNER:
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