



GENERAL NOTES:

- No lot-to-lot drainage will be permitted without Engineering Section approval.
- Basis of Bearing:
The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983 (2011).
- The purpose of this plat is to establish 80 single family lots, 2 lots for enclosed parking garages and 3 common areas from an unplatted tract of land.
- There are no existing buildings or other structures being removed from this property.
- Street Addresses must be approved by City Plan Commission.

LEGEND	
o "x" CUT FND	Boundary Line
o IRFC	"x" Cut Found in Concrete
o IRF	Iron Rod Found With Cap, Stamped "VOTEX SURVEYING" (Previously Set)
[106]	Denotes Street Mailing Address
---	Phase Line
---	Adjacent Lot/Right-of-way Line
---	Existing Easement
---	Limits of 100yr Flood Plain
---	Limits of 100yr Flood Plain After Reclamation
---	Official Public Records, Dallas County, Texas
O.P.R.D.C.T.	Map Records, Dallas County, Texas
M.R.D.C.T.	Easement
INST. NO.	Instrument Number
R.O.W.	Right-of-way
MON.	Monument
VOL. PG.	Volume, Page
U.E.	Utility Easement (BY Plat)

Lot	Block	SF	AC
1	B/8420	2966	0.068
2	B/8420	3335	0.077
3	B/8420	3850	0.088
4	B/8420	2990	0.069
5	B/8420	1584	0.036
6	B/8420	1406	0.032
7	B/8420	1713	0.039
8	B/8420	1800	0.041
9	B/8420	1400	0.032
10	B/8420	1400	0.032
11	B/8420	2104	0.048
12	B/8420	1901	0.044
13	B/8420	1200	0.028
14	B/8420	1200	0.028
15	B/8420	1400	0.032
16	B/8420	2000	0.046
17	B/8420	2000	0.046
18	B/8420	1400	0.032
19	B/8420	1200	0.028
20	B/8420	1200	0.028
21	B/8420	1911	0.044
22	B/8420	2097	0.048
23	B/8420	1200	0.028
24	B/8420	1200	0.028
25	B/8420	1400	0.032

Lot	Block	SF	AC
26	B/8420	2000	0.046
27	B/8420	2000	0.046
28	B/8420	1400	0.032
29	B/8420	1200	0.028
30	B/8420	2361	0.054
31	B/8420	1618	0.037
32	B/8420	1260	0.029
33	B/8420	1260	0.029
34	B/8420	1260	0.029
35	B/8420	2200	0.051
36	B/8420	2574	0.059
37	B/8420	2178	0.050
38	B/8420	2010	0.046
39	B/8420	2329	0.053
40	B/8420	2809	0.064
41	B/8420	1254	0.029
42	B/8420	1566	0.036
43	B/8420	2687	0.062
44	B/8420	1865	0.043
45	B/8420	1200	0.028
46	B/8420	2000	0.046
47	B/8420	1463	0.034
48	B/8420	1200	0.028
49	B/8420	1200	0.028
50	B/8420	1201	0.028

Lot	Block	SF	AC
51	B/8420	1200	0.028
52	B/8420	1200	0.028
53	B/8420	1200	0.028
54	B/8420	1400	0.032
55	B/8420	1609	0.037
56	B/8420	1350	0.031
57	B/8420	2123	0.049
58	B/8420	2119	0.049
59	B/8420	2118	0.049
60	B/8420	2118	0.049
61	B/8420	21989	0.505
62	B/8420	3255	0.075
63	B/8420	1868	0.043
64	B/8420	1681	0.039
65	B/8420	2233	0.051
66	B/8420	1490	0.034
67	B/8420	2370	0.054
68	B/8420	2182	0.050
69	B/8420	2923	0.067

Lot	Block	SF	AC
1	C/8420	1855	0.043
2	C/8420	1516	0.035
3	C/8420	1200	0.028
4	C/8420	1200	0.028
5	C/8420	1200	0.028
6	C/8420	1434	0.033
7	C/8420	1996	0.046
8	C/8420	1959	0.045
9	C/8420	1961	0.045
10	C/8420	1964	0.045
11	C/8420	2280	0.052

REVISED PRELIMINARY PLAT

URBAN COMMONS

Lots 1-70, Block B/8420
Lots 1-11, Block C/8420
Lot 1, Block D/8420
9.537 ACRES

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

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

OCTOBER 2017
SHEET 1 OF 2
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

OWNER’S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS, Disk Development, LLC, a Texas limited liability company, 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 all of that tract of land conveyed to Disk Development, LLC, by Special Warranty Deed as recorded under Instrument Number 201600122560, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2–inch iron rod found for the southeast corner of Lot 2B, Block A/8417 of Northcreek Phase III Addition, an addition to the City of Dallas as recorded thereof under Volume 2000185, Page 514, Deed Records, Dallas County, Texas (D.R.D.C.T.), said corner being the southwest corner of said Disk Development tract, said corner being 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 thereof under Instrument No. 201600273066 (O.P.R.D.C.T.);

THENCE North 01 degrees 02 minutes 53 seconds West, departing the north line of said Lot 2D, Block A/8420, along the common line between said Disk Development tract and said Lot 2B, Block A/8417, a distance of 453.65 feet to a 5/8–inch iron rod found for the northeast corner of said Lot 2B, Block A/8417, same being the northwest corner of said Disk Development tract, said corner being in the south line of Common Ground No. 2 in Block B/8418 of Patio Homes of Chimneyhill, an addition to the City of Dallas, as recorded thereof under Volume 74052, Page 384 (D.R.D.C.T.);

THENCE South 79 degrees 56 minutes 44 seconds East, 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, said corner being the southwest corner of a tract of land conveyed to Chimney Lane Patio Homes Homeowners’ Association by Special Warranty Deed as recorded under Volume 82188, Page 3303 (D.R.D.C.T.);

THENCE South 69 degrees 31 minutes 06 seconds East, along the common line between said Disk Development tract and said Chimney Lane Patio Homes tract, a distance of 353.25 feet to a point in an existing creek (no monument set), said point being the northwest corner of Lot 1, Block 7/8421 of Forest Lane Condominiums, an addition to the City of Dallas, as recorded thereof under Volume 83194, Page 6515 (D.R.D.C.T.), said corner being the southwest corner of a tract of land conveyed to Douglas A. Means and wife Pamela K. Means by Warranty Deed with Vendor’s Lien as recorded under Volume 81022, Page 1340 (D.R.D.C.T.);

THENCE along the existing creek for the following three (3) calls:

–South 10 degrees 00 minutes 26 seconds West, a distance of 96.58 feet to a point for a corner;

–South 32 degrees 25 minutes 26 seconds West, a distance of 108.81 feet to the beginning of a circular curve to the left;

–Southwesterly along said circular curve to the left, having a radius of 300.00 feet, an arc distance of 75.14 feet, a central angle of 14 degrees 21 minutes 00 seconds and a chord which bears South 25 degrees 14 minutes 56 seconds West, a distance of 74.94 feet to a point for the northeast corner of Lot 1A, Block A/8420 of Browning Office Center Phase 1A, an addition to the City of Dallas as recorded thereof under Volume 97056, Page 1237 (D.R.D.C.T.);

THENCE departing the west line of said Lot 1, Block 7/8421, along the common line between said Lot 1A, Block A/8420 and said Disk Development tract for the following six (6) calls:

–North 85 degrees 06 minutes 04 seconds West, a distance of 138.37 feet to a 1/2–inch iron rod with cap stamped, "VOTEX SURVEYING" (previously set) found for a corner;

–North 64 degrees 55 minutes 43 seconds West, a distance of 363.00 feet to a 1/2–inch iron rod with cap stamped, "VOTEX SURVEYING" (previously set) found for a corner;

–South 10 degrees 04 minutes 17 seconds West, a distance of 53.00 feet to a 1/2–inch iron rod with cap stamped, "VOTEX SURVEYING" (previously set) found for a corner;

–North 69 degrees 56 minutes 32 seconds West, a distance of 59.83 feet to a 5/8–inch iron rod found for a corner;

–North 83 degrees 17 minutes 10 seconds West, a distance of 175.24 feet to a 1/2–inch iron rod found for a corner;

–South 36 degrees 44 minutes 18 seconds West, a distance of 149.51 feet to an "X" cut in concrete found for the most westerly corner of said Lot 1A, Block A/8420, said corner being the most southern corner of said Disk Development tract, said corner being in the north line of said Lot 2D, Block A/8420;

THENCE 53 degrees 29 minutes 13 seconds West, along the common line between said Disk Development tract and said Lot 2D, Block A/8420, a distance of 99.13 feet to an "X" cut in concrete found for a corner;

THENCE South 88 degrees 56 minutes 25 seconds West, along the common line between said Disk Development tract and said Lot 2D, Block A/8420, a distance of 265.00 feet to the POINT OF BEGINNING, containing 415,420 square feet or 9.537 acres of land, more or less.

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** 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.

DISK DEVELOPMENT, LLC
a Texas limited liability company

By: _____
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 monumantation 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES 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 Block 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 Block 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 Block 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 Block 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.

REVISED PRELIMINARY PLAT
URBAN COMMONS
Lots 1–70, Block B/8420
Lots 1–11, Block C/8420
Lot 1, Block D/8420
9.537 ACRES
OUT OF THE

B.J. PRIGMORE SURVEY, ABSTRACT NO. 1159
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CITY PLAN FILE NO. S167–151R

OWNER:
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OCTOBER 2017 SHEET 2 OF 2
VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY DALLAS, TEXAS 75231
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PROJECT NO. 2017–005