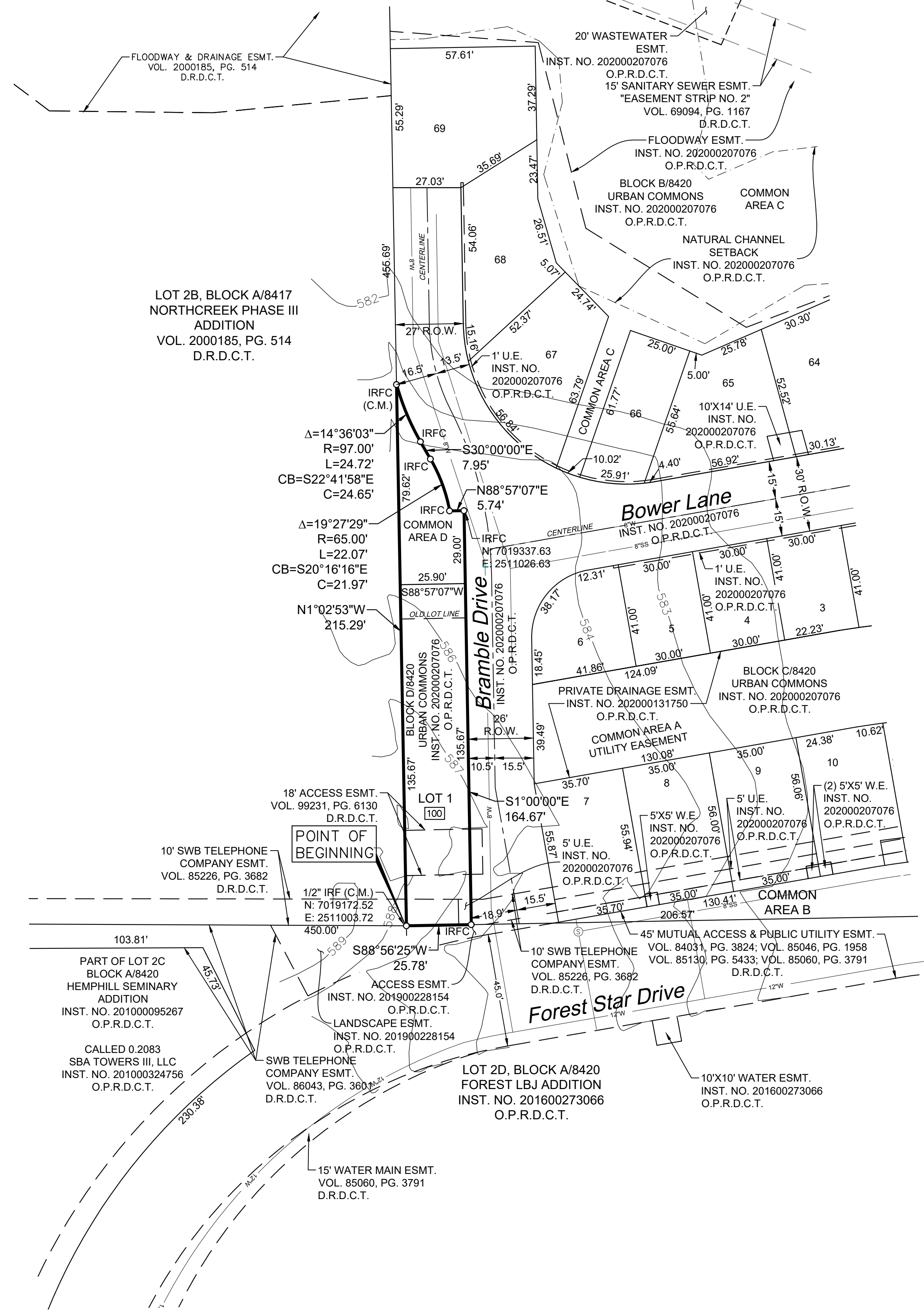
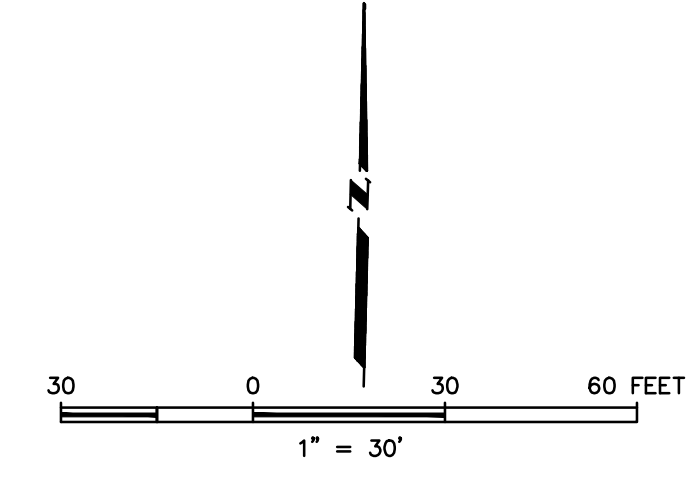


LOCATION MAP
MAPSCO: 17X
NOT TO SCALE



LOT TABLE		
LOT NO.	ACRES	SQ. FT.
1	0.080	3,506
COMMON AREA D	0.029	1,277

LEGEND

- (C.M.) CONTROLLING MONUMENT
- R.O.W. RIGHT-OF-WAY
- IRFC 1/2" IRON ROD WITH "VOTEX SURVEYING" CAP FOUND
- IRF IRON ROD FOUND
- ESMT. EASEMENT
- SWB SOUTHWESTERN BELL
- CO. COMPANY
- 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
- ⊙ SANITARY SEWER MANHOLE
- W— UNDERGROUND WATER LINE
- SS— UNDERGROUND SANITARY SEWER LINE
- 100 DENOTES EXECUTIVE MAILING ADDRESS

GENERAL NOTES:

1. Lot to lot drainage will not be allowed without City of Dallas Paving & Drainage Engineering Section approval.
2. The basis of bearings for this survey is the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
3. Coordinates shown are based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983 on Grid Coordinate Values, no scale and no projection.
4. The purpose of this plat is to increase the size of Lot 1 and decrease the size of Common Area D.
5. All lot corners are set per Monumentation Ordinance No. 24843.
6. Property platted hereon is subject to Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 202000158827, O.P.R.D.C.T.

<p>OWNER EDWARD M. BAUM, ARCHITECT LLC CONTACT: EDWARD M. BAUM 238 SIXTH AVENUE #3 BROOKLYN, NEW YORK 11215 PH. (214) 417-7157 EMAIL: EMB@EMB-ARC.COM</p>	<p>OWNER DIMENSION D+B LLC CONTACT: CHRISTOPHER READER 2601 WOOD DRIVE GARLAND, TEXAS 75041 PH. (214) 762-7026 EMAIL: CHRIS@DIMENSIONDB.COM</p>	<p>OWNER RIPPLE D+B CO CONTACT: GARRETT RATNER 3723 GREENVILLE AVE. DALLAS, TEXAS 75206 PH. (214) 213-1924 EMAIL: G@RIPPLE.BUILD</p>	<p>OWNER DRL-DFW HOUSING PARTNERS, LLC CONTACT: DON LIVINGSTON 6628 BRYANT IRVIN RD. SUITE 205 FORT WORTH, TEXAS 76132 PH. (817) 653-0038 EMAIL: CYNDI@DFWHOUSINGPARTNERS.NET</p>	<p>OWNER DISK DEVELOPMENT, LLC CONTACT: DIANE CHEATHAM P.O. BOX 191166 DALLAS, TEXAS 75219 PH. (214) 741-1600 EMAIL: D@URBANEDGE.US</p>
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**PRELIMINARY PLAT
URBAN COMMONS**
BEING A REPLAT OF
ALL OF
LOT 1, BLOCK D/8420 & COMMON AREA D
URBAN COMMONS
OUT OF THE
B.J. PRIGMORE SURVEY, ABSTRACT NO. 1159
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S201-605

VOTEX SURVEYING COMPANY - TBLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800 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 is the owner of a tract of land situated in the B.J. Prigmore Survey, Abstract No. 1159, City of Dallas, Dallas County, Texas; being all of Lot 1 and Common Area D in Block D/8420, Urban Commons, an addition to the City of Dallas according to the plat thereof recorded in Instrument No. 202000207076, Official Public Records, 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 Block D;

THENCE N 01°02'53" W, departing the north line of said Lot 2D, along the common line between said Block D and said Lot 2B, a distance of 215.29 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner in the west right-of-way line of Bramble Drive (a variable width right-of-way) at the north corner of said Block D; same being the beginning of a non-tangent curve to the left;

THENCE along said west right-of-way line of Bramble Drive, the following courses and distances:

In a southeasterly direction along said curve to the left, having a radius of 97.00 feet, a central angle of 14°36'03", a chord that bears S 22°41'58" E, a distance of 24.65 feet, an arc length of 24.72 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the end of said curve;

S 30°00'00" E, a distance of 7.95 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the beginning of a tangent curve to the right;

In a southeasterly direction along said curve to the right, having a radius of 65.00 feet, a central angle of 19°27'29", a chord that bears S 20°16'16" E, a distance of 21.97 feet, an arc length of 22.07 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found at the end of said curve;

N 88°57'07" E, a distance of 5.74 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner;

S 01°00'00" E, a distance of 164.67 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" found for corner in the north line of said Lot 2D at the southeast corner of said Block D/8420;

THENCE S 88°56'25" W, along the common line between said Block D/8420 and said Lot 2D, a distance of 25.78 feet to the **POINT OF BEGINNING** and containing 4,782 square feet or 0.110 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **DISK DEVELOPMENT, LLC, DRL-DFW HOUSING PARTNERS, LLC, RIPPLE D+B CO, DIMENSION D+B LLC AND EDWARD M. BAUM, ARCHITECT LLC** acting by and through their duly authorized agents, do 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 _____, 2021.

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 _____, 2021.

Notary Public, State of Texas

**OWNER'S DEDICATION
(CONTINUED)**

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

BY: **DRL-DFW HOUSING PARTNERS, LLC**

Don Livingston

**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 Don Livingston, 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 _____, 2021.

Notary Public, State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

BY: **RIPPLE D+B CO**

Garrett Ratner

**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 Garrett Ratner, 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 _____, 2021.

Notary Public, State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2021.

BY: **DIMENSION D+B LLC**

Christopher Reader

**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 Christopher Reader, 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 _____, 2021.

Notary Public, State of Texas

WITNESS, my hand at Brooklyn, New York, this the _____ day of _____, 2021.

BY: **EDWARD M. BAUM, ARCHITECT LLC**

Edward M. Baum, FAIA

**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 Edward M. Baum, 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 _____, 2021.

Notary Public, State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Lien holder:
[Bank/mortgagee]

By: _____
Name: _____
Title: _____

**STATE OF TEXAS
COUNTY OF _____**

This instrument was acknowledged before me on _____ (date of acknowledgement) by _____ (name of person who signed), as _____ (title of officer-usually president or secretary, of _____ (name of business), a _____ (state of business, i.e., LLC, Corp., etc.), on behalf of the _____ (LLC, Corp., etc.).

Notary Public in and for the 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 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 the _____ day of _____, 2021.

PRELIMINARY

RELEASED 3/9/2021 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 _____, 2021.

Notary Public, State of Texas

**PRELIMINARY PLAT
URBAN COMMONS**

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ALL OF
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URBAN COMMONS
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JANUARY 2021

SHEET 2 OF 2

VOTEX SURVEYING COMPANY – TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2017-005

OWNER
EDWARD M. BAUM, ARCHITECT LLC
CONTACT: EDWARD M. BAUM
238 SIXTH AVENUE #3
BROOKLYN, NEW YORK 11215
PH. (214) 417-7157
EMAIL: EMB@EMB-ARC.COM

OWNER
DIMENSION D+B LLC
CONTACT: CHRISTOPHER READER
2601 WOOD DRIVE
GARLAND, TEXAS 75041
PH. (214) 762-7026
EMAIL: CHRIS@DIMENSIONDB.COM

OWNER
RIPPLE D+B CO
CONTACT: GARRETT RATNER
3723 GREENVILLE AVE.
DALLAS, TEXAS 75206
PH. (214) 213-1924
EMAIL: G@RIPPLE.BUILD

OWNER
DRL-DFW HOUSING PARTNERS, LLC
CONTACT: DON LIVINGSTON
6628 BRYANT IRVIN RD. SUITE 205
FORT WORTH, TEXAS 76132
PH. (817) 653-0038
EMAIL: CYNDI@DFWHOUSINGPARTNERS.NET

OWNER
DISK DEVELOPMENT, LLC
CONTACT: DIANE CHEATHAM
P.O. BOX 191166
DALLAS, TEXAS 75219
PH. (214) 741-1600
EMAIL: D@URBANEDGE.US