

OWNER'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, URBAN LOFTS XXI, Ltd. is the owner of a 1.097 acre tract of land situated in the Crawford Grigsby Survey, Abstract No. 532, Dallas County, Texas and being all of Lot 19, Block A/2303, W. H. McGraw's Subdivision of a part of Tract 2, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 11, Page 67, Deed Records, Dallas County, Texas; said 1.097 acre tract also being the remainder of Lot 2, Block A/2303, A. K. Lucas Homestead Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 1, Page 494, Deed Records, Dallas County, Texas; said 1.097 acre tract also being all of that tract being conveyed to Urban Lofts XXI, Ltd. by Special Warranty Deed with Vendor's Lien recorded in County Clerk's Instrument No. 201700294969, Official Public Records, Dallas County, Texas; said 1.097 acre tract being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2-inch iron rod with plastic cap stamped "TXHS" found at the north corner of said Lot 2, Block A/2303; said point also being at the intersection of the southeast right-of-way line of Hawthorne Street (50 feet wide) and the southwest line of Cedar Springs Road (variable width)

THENCE, South 45 degrees 41 minutes 56 seconds East, with said southwest right-of-way line, a distance of 157.50 feet to a 3-1/4-inch aluminum disc stamped "CEDAR SPRINGS TOWNHOMES, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod at the east corner of said Lot 2, Block A/2303; said point also being the north corner of Lot 10, Block A/2303, W. H. Cullum's Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 5, Page 463, Deed Records, Dallas County, Texas;

THENCE, South 41 degrees 55 minutes 51 seconds West, leaving said southwest right-of-way line, passing, at a distance of 252.03 feet, a point at the south corner of the said remainder of Lot 2, Block A/2303; said point also being the east corner of said Lot 19, Block A/2303; said point also being the west corner of Lot 8, Block A/2303 of said W. H. Cullum's Addition; said point also being the north corner of Lot 7, Block A/2303 of said W. H. Cullum's Addition; continuing, in all, a total distance of 302.03 feet to a 3-1/4-inch aluminum disc stamped "CEDAR SPRINGS TOWNHOMES, GSES, INC., TX RPLS 4804" set on a 5/8-inch iron rod at the south corner of said Lot 19, Block A/2303; said point also being the west corner of said Lot 7, Block A/2303; said point also being the north corner of Lot 6, Block A/2303 of said W. H. Cullum's Addition; said point also being the east corner of Lot 18, Block A/2303 of said W. H. McGraw's Subdivision;

THENCE, North 46 degrees 26 minutes 36 seconds West, with the common line of said Lots 18 and 19, Block A/2303, a distance of 157.99 feet to a 1/2-inch iron rod with plastic cap stamped "TXHS" found at the west corner of said Lot 19, Block A/2303; said point also being at the north corner of said Lot 18, Block A/2303; said point also being on the said southeast right-of-way of Hawthorne Street;

THENCE, North 42 degrees 02 minutes 14 seconds East, with said southeast right-of-way line, passing at a distance of 50.00 feet, a 1/2-inch iron rod found at the north corner of said Lot 19, Block A/2303; said point also being the west corner of said remainder of Lot 2, Block A/2303; continuing, in all, a total distance of 304.06 feet to the POINT OF BEGINNING;

CONTAINING, 47,776 square feet or 1.097 acres of land, more or less.

SURVEYOR'S STATEMENT

I, Robert W. Schneeberg, 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 _____, 2018.

RELEASED 03/09/2018 - FOR REVIEW ONLY
 NOT TO BE RECORDED

Robert W. Schneeberg
 Texas Registered Professional Land Surveyor No. 4804

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared Robert W. Schneeberg, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S NOTES

- Bearing system for this survey are based upon the southeast right-of-way line of Hawthorne Street, bearing North 42 degrees 02 minutes 14 seconds East, based upon the Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201700294969, O.P.R.D.C.T.
- Lot-to-lot drainage will not be allowed without Engineering Section approval.
- Purpose of this Plat: To create a shared access development with 26 lots.
- The existing platted building lines are removed by this plat.
- Coordinates shown are based upon Texas State Plane Coordinates System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
- All buildings to be removed.

OWNER:

Urban Lofts XXI, Ltd.
 4512 Montrose Blvd.
 Houston, Texas 77006

ENGINEER - SURVEYOR:

Robert Schneeberg, P.E., R.P.L.S.
 robert.schneeberg@gse-engineers.com
 GONZALEZ & SCHNEEBERG,
 ENGINEERS & SURVEYORS, INC.
 2100 Lakeside Boulevard, Suite 200
 Richardson, Texas 75082
 Phone: 972-516-8855

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, URBAN LOFTS XXI, Ltd., acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as CEDAR SPRINGS TOWNHOMES, 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 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 building, 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 of 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.]

Notwithstanding the general easement language recited above, the shared access area easement shown on this plat may not be used in a manner inconsistent with the SHARED ACCESS AREA EASEMENT recited on this plat, which statement is hereby adopted and accepted.

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 _____, 2018.

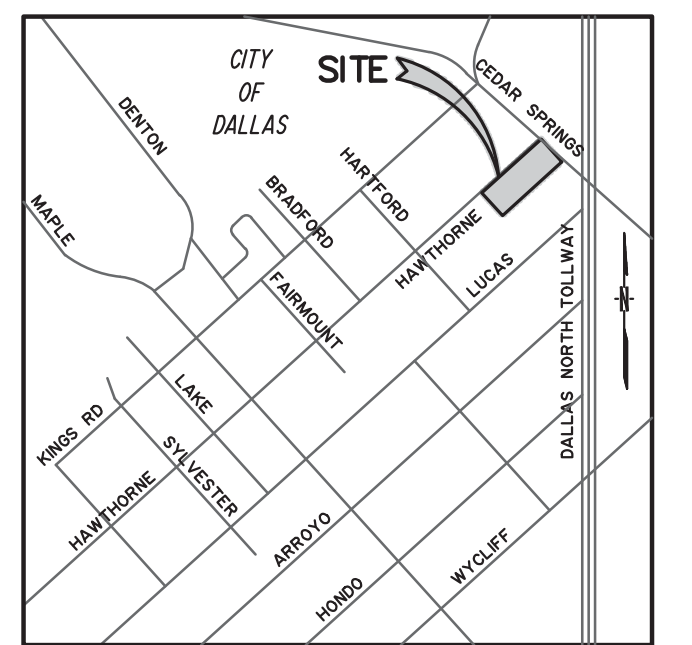
URBAN LOFTS XXI, Ltd.
 Title:

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____ of _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas



VICINITY MAP
 NTS
 MAPSCO 34V

LUCAS DRIVE
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

This plat is approved by the Chief Engineer of the Department of Sustainable Development and Construction of the City of Dallas and accepted by the Owner, subject to the following conditions, which shall be binding upon the Owner, his heirs, grantees and assigns:

The shared access area as designated within the limits of this addition will be maintained by a homeowner's association and/or the individual lot owners of the lot or lots that are traversed by or adjacent to the shared access area. The City of Dallas will not be responsible for the maintenance and operation of the shared access area or for any damage to private property or person that results from the use or condition of the shared access area. In the event that the City of Dallas or Dallas Water Utilities does elect to repair paving in the shared access area after work on water or wastewater lines or for any other reason, the pavement repair will be to minimum standards set forth in the City of Dallas pavement cut and repair standards manual or its successor, and any special pavers or other surface treatments must be repaired or replaced by the homeowners association at its option.

Lloyd Denman, PE
 Chief Engineer of Department of Sustainable Development and Construction

LIEN HOLDER'S SUBORDINATION AGREEMENT

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

Lien holder: Texas Capital Bank, N.A.

By: _____
 Name
 Title

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said State, on this day personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

LOT AREA TABLE					
LOT	SQ.FT.	ACRES	LOT	SQ.FT.	ACRES
1	3564	0.083	14	3456	0.080
2	1455	0.033	15	2315	0.053
3	1455	0.033	16	1421	0.033
4	1455	0.033	17	1421	0.033
5	1455	0.033	18	1421	0.033
6	1455	0.033	19	1421	0.033
7	2265	0.052	20	1696	0.039
8	2343	0.054	21	1787	0.041
9	1504	0.035	22	1475	0.034
10	1503	0.034	23	1461	0.034
11	1503	0.034	24	1447	0.033
12	1502	0.034	25	1433	0.033
13	1501	0.034	26	2303	0.053
COMMON AREA			1759	0.040	

LEGEND

PROPERTY LINE
 ADJOINER PROPERTY LINE
 EASEMENT LINE
 CENTERLINE
 DEED RECORDS, DALLAS COUNTY, TEXAS
 MAP RECORDS, DALLAS COUNTY, TEXAS
 O.P.R.D.C.T.
 OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 INSTRUMENT NUMBER
 INST. No.
 VOLUME
 P. PAGE
 CM CONTROLLING MONUMENT
 AMS 3-1/4" ALUMINUM DISC STAMPED "CEDAR SPRINGS TOWNHOMES, GSES, INC, TX RPLS 4804"
 sq.ft. SQUARE FEET

