

BLOCK	LOT NUMBER	AREA (S.F.)	BLOCK	LOT NUMBER	AREA (S.F.)
E/6964	1	6,189	F/6964	79	7,928
E/6964	2	8,005	F/6964	80	7,016
E/6964	3	10,330	F/6964	81	5,325
E/6964	4	7,095	F/6964	82	5,325
E/6964	5	5,808	F/6964	83	5,325
E/6964	6	5,808	F/6964	84	5,325
E/6964	7	6,505	F/6964	85	5,325
E/6964	8	8,261	F/6964	86	5,325
E/6964	9	7,011	F/6964	87	5,325
F/6964	1	5,725	F/6964	88	5,325
F/6964	2	5,250	F/6964	89	5,325
F/6964	3	5,250	F/6964	90	5,325
F/6964	4	5,250	F/6964	91	5,325
F/6964	5	5,250	F/6964	92	5,325
F/6964	6	5,250	F/6964	93	5,325
F/6964	7	5,250	F/6964	94	5,325
F/6964	8	5,250	F/6964	95	5,325
F/6964	9	5,250	F/6964	96	5,325
F/6964	10	6,029	F/6964	97	5,483
F/6964	11	6,050	F/6964	98	5,401
F/6964	12	5,500	F/6964	99	5,262
F/6964	13	5,500	F/6964	100	5,325
F/6964	14	6,050	F/6964	101	5,325
F/6964	15	6,020	F/6964	102	5,325
F/6964	16	5,732	F/6964	103	5,860
F/6964	17	5,262	F/6964	104	5,476
F/6964	18	5,262	F/6964	105	5,325
F/6964	19	7,181	F/6964	106	5,325
F/6964	20	9,829	F/6964	107	5,325
F/6964	21	7,315	F/6964	108	5,325
F/6964	22	6,432	F/6964	109	5,325
F/6964	23	5,812	F/6964	110	5,845
F/6964	24	6,007	F/6964	111	6,575
F/6964	25	5,325	F/6964	112	6,072
F/6964	26	5,325	F/6964	113	6,072
F/6964	27	5,325	F/6964	114	6,072
F/6964	28	5,325	F/6964	115	7,172
F/6964	29	5,325	F/6964	116	6,072
F/6964	30	5,325	F/6964	117	6,072
F/6964	31	5,325	F/6964	118	6,411
F/6964	32	5,325	G/6964	1	5,275
F/6964	33	5,325	G/6964	2	5,325
F/6964	34	5,325	G/6964	3	5,325
F/6964	35	5,325	G/6964	4	5,325
F/6964	36	5,325	G/6964	5	5,325
F/6964	37	5,325	G/6964	6	5,325
F/6964	38	5,325	G/6964	7	5,275
F/6964	39	5,325	G/6964	8	5,275
F/6964	40	5,325	G/6964	9	5,325
F/6964	41	6,268	G/6964	10	5,325
F/6964	42	6,246	G/6964	11	5,325
F/6964	43	5,616	G/6964	12	5,325
F/6964	44	5,599	G/6964	13	5,325
F/6964	45	5,727	G/6964	14	5,275
F/6964	46	5,813	H/6964	1	5,518
F/6964	47	6,043	H/6964	2	5,326
F/6964	48	6,348	H/6964	3	5,326
F/6964	49	5,885	H/6964	4	5,326
F/6964	50	5,885	H/6964	5	5,326
F/6964	51	5,882	H/6964	6	5,326
F/6964	52	5,832	H/6964	7	5,326
F/6964	53	5,825	H/6964	8	6,775
F/6964	54	6,043	H/6964	9	5,751
F/6964	55	6,048	H/6964	10	5,325
F/6964	56	6,043	H/6964	11	5,353
F/6964	57	8,135	H/6964	12	5,540
F/6964	58	7,035	H/6964	13	5,936
F/6964	59	6,123	H/6964	14	5,296
F/6964	60	5,539	H/6964	15	5,346
F/6964	61	5,557	H/6964	16	5,346
F/6964	62	5,574	H/6964	17	5,346
F/6964	63	5,592	H/6964	18	5,346
F/6964	64	5,609	H/6964	19	5,346
F/6964	65	5,627	H/6964	20	5,346
F/6964	66	5,619	H/6964	21	5,346
F/6964	67	6,897	H/6964	22	5,346
F/6964	68	9,155	H/6964	23	5,346
F/6964	69	5,326	H/6964	24	5,686
F/6964	70	5,325	H/6964	25	5,456
F/6964	71	5,325	H/6964	26	5,338
F/6964	72	5,325	H/6964	27	5,337
F/6964	73	5,710	C.A.	E	0.176 Acs.
F/6964	74	6,030	C.A.	F1	1.919 Acs.
F/6964	75	5,642	C.A.	F2	2.681 Acs.
F/6964	76	5,338	C.A.	F3	4.745 Acs.
F/6964	77	5,325	C.A.	F4	1.690 Acs.
F/6964	78	5,388	C.A.	H	2.577 Acs.

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF DALLAS:

WHEREAS, CZ OAK CLIFF, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE DEL P. SURVEY, ABSTRACT NO. 773 AND THE WILLIAM JAMES SURVEY, ABSTRACT NO. 691, DALLAS COUNTY, TEXAS AND BEING A PORTION OF OFFICIAL CITY BLOCKS NO. 6964 AND 8018, DALLAS COUNTY, TEXAS AND BEING ALL OF A CALLED 0.839 ACRE TRACT OF LAND DESCRIBED IN DEED TO CZ OAK CLIFF, LLC RECORDED IN DOC. NO. 201800304951 OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS (O.P.R.D.C.T.); AND ALL OF TRACT 1 CALLED 22 ACRES, ALL OF TRACT 2 CALLED 10.245 ACRES, AND ALL OF TRACT 2 CALLED 11.5469 ACRES OF LAND TO CZ OAK CLIFF, LLC RECORDED IN DOC. NO. 201800304952 O.P.R.D.C.T.; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN "X" CUT FOUND FOR THE MOST NORTHEASTERLY CORNER OF VISTA DEL CIELO, AN ADDITION TO THE CITY OF DALLAS AS RECORDED IN VOLUME 2004113, PAGE 00178 (DRDCT); THENCE ALONG THE NORTHERLY LINE OF SAID VISTA DEL CIELO ADDITION SOUTH 89 DEGREES 20 MINUTES 44 SECONDS WEST A DISTANCE OF 9.84 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED W.A.I. FOUND FOR THE POINT OF BEGINNING, SAID IRON ROD BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF COCKRELL HILL ROAD (A 100 FOOT RIGHT-OF-WAY) AND THE MOST SOUTHEASTERLY CORNER OF SAID CZ OAK CLIFF, LLC. TRACT;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID VISTA DEL CIELO ADDITION AS FOLLOWS:

SOUTH 88 DEGREES 27 MINUTES 04 SECONDS WEST A DISTANCE OF 1389.42 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED W.A.I. SET FOR CORNER;

SOUTH 33 DEGREES 27 MINUTES 11 SECONDS EAST A DISTANCE OF 35.18 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED W.A.I. SET FOR CORNER;

SOUTH 52 DEGREES 29 MINUTES 49 SECONDS WEST A DISTANCE OF 117.50 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED W.A.I. SET FOR CORNER ON THE EAST LINE OF ELISE WAY (53 FT. RIGHT-OF-WAY);

NORTH 37 DEGREES 27 MINUTES 11 SECONDS WEST, ALONG SAID EAST LINE, FOR A DISTANCE OF 110.88 FEET TO AN "X" CUT FOUND FOR CORNER;

SOUTH 52 DEGREES 32 MINUTES 49 SECONDS WEST A DISTANCE OF 178.00 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED W.A.I. SET FOR CORNER;

NORTH 37 DEGREES 27 MINUTES 11 SECONDS WEST A DISTANCE OF 138.35 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED W.A.I. SET FOR CORNER;

SOUTH 88 DEGREES 27 MINUTES 04 SECONDS WEST A DISTANCE OF 352.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST NORTHWESTERLY CORNER OF SAID VISTA DEL CIELO ADDITION, SAID IRON ROD ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LOOP 12, WALTON WALKER BLVD. (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 30 DEGREES 25 MINUTES 52 SECONDS WEST, DEPARTING THE NORTHERLY LINE OF SAID VISTA DEL CIELO ADDITION, AND ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 119.28 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED W.A.I. SET FOR CORNER;

THENCE NORTH 37 DEGREES 32 MINUTES 29 SECONDS WEST, CONTINUING ALONG SAID EASTERLY LINE, FOR A DISTANCE OF 539.09 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST SOUTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF DALLAS AND RECORDED IN VOLUME 97136, PAGE 1325 (DRDCT);

THENCE ALONG THE SOUTHERLY LINE OF SAID CITY OF DALLAS TRACT AS FOLLOWS:

NORTH 19 DEGREES 53 MINUTES 41 SECONDS EAST A DISTANCE OF 315.06 FEET TO A 1/2 INCH IRON ROD FOUND CORNER;

NORTH 70 DEGREES 09 MINUTES 19 SECONDS EAST A DISTANCE OF 114.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 75 DEGREES 43 MINUTES 27 SECONDS EAST A DISTANCE OF 139.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 54 DEGREES 32 MINUTES 28 SECONDS EAST A DISTANCE OF 204.88 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED W.A.I. SET FOR CORNER;

SOUTH 87 DEGREES 25 MINUTES 16 SECONDS EAST A DISTANCE OF 120.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO KIMBALL SQUARE LTD. AND RECORDED IN VOLUME 2001247, PAGE 03105 (DRDCT);

THENCE DEPARTING SAID CITY OF DALLAS TRACT AND ALONG THE WESTERLY LINE OF SAID KIMBALL SQUARE LTD. TRACT SOUTH 01 DEGREES 41 MINUTES 56 SECONDS EAST A DISTANCE OF 139.28 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED W.A.I. SET FOR CORNER;

THENCE SOUTH 89 DEGREES 47 MINUTES 48 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID KIMBALL SQUARE LTD. TRACT, PASSING AN ALUMINUM MONUMENT FOUND FOR THE MOST SOUTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF DALLAS AND RECORDED IN VOLUME 88064, PAGE 1707 (DRDCT) AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID CITY OF DALLAS TRACT FOR A TOTAL DISTANCE OF 496.46 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE MOST SOUTHEASTERLY CORNER OF SAID CITY OF DALLAS TRACT;

THENCE NORTH 01 DEGREES 56 MINUTES 10 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID CITY OF DALLAS TRACT, FOR A DISTANCE OF 30.20 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED W.A.I. SET FOR THE MOST SOUTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO GLADYS CAZARES AND RECORDED IN DOC. NO. 201700025150 OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS (OPRDCT);

THENCE NORTH 88 DEGREES 02 MINUTES 48 SECONDS EAST, DEPARTING THE EASTERLY LINE OF SAID CITY OF DALLAS TRACT AND ALONG THE SOUTHERLY LINE OF SAID CAZARES TRACT A DISTANCE OF 1303.80 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID COCKRELL HILL ROAD;

THENCE SOUTH 01 DEGREES 04 MINUTES 15 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 573.05 FEET TO A 1/2 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED W.A.I. SET FOR CORNER AND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 59 MINUTES 41 SECONDS, A RADIUS OF 806.53 FEET, A CHORD BEARING SOUTH 10 DEGREES 04 MINUTES 05 SECONDS EAST AND A CHORD LENGTH OF 252.26 FEET;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE WITH SAID CIRCULAR CURVE TO THE LEFT FOR AN ARC LENGTH OF 253.30 FEET TO THE POINT OF BEGINNING;

CONTAINING WITHIN THESE METES AND BOUNDS 44.231 ACRES OR 1,926,723 SQUARE FEET OF LAND MORE OR LESS.

CURVE TABLE					
No.	Delta	Radius	Length	CH. B	CH. L
C1	18°56'47"	516.00'	170.63'	N61°55'54"E	169.85'
C2	17°59'46"	542.50'	170.39'	N62°24'24"E	169.69'
C3	11°56'57"	489.50'	102.09'	S58°25'59"W	101.90'
C4	252°10'23"	50.00'	220.06'	N17°29'29"E	80.81'
C5	136°22'12"	50.00'	119.01'	S82°32'29"E	92.84'
C6	153°53'46"	50.00'	134.30'	N72°31'E	97.42'
C7	35°59'34"	250.00'	157.05'	N70°27'17"E	154.48'
C8	35°59'34"	216.50'	136.00'	S70°27'17"W	133.78'
C9	35°59'34"	276.50'	173.69'	N70°27'17"E	170.85'
C10	17°39'42"	383.00'	118.06'	N61°17'22"E	117.59'
C11	8°47'31"	894.50'	137.26'	N32°27'20"E	137.12'
C12	14°35'36"	594.50'	151.42'	N15°08'54"E	151.01'
C13	21°41'33"	331.50'	125.51'	N18°41'52"E	124.76'
C14	161°34'04"	50.00'	140.99'	N37°53'36"E	98.71'
C15	9°24'02"	763.00'	125.18'	N3°09'05"E	125.04'

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CZ OAK CLIFF, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS WEST CLIFF ESTATES AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSE 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 EASEMENT 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 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 AND UPON 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).

NOTWITHSTANDING THE GENERAL EASEMENT LANGUAGE RECITED ABOVE, THE FLOODWAY EASEMENT SHOWN ON THIS PLAT IS HEREBY DEDICATED TO PUBLIC USE FOREVER, AND MAY NOT BE USED IN A MANNER INCONSISTENT WITH THE FLOODWAY EASEMENT STATEMENT 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 FORM 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, TEXAS.

WITNESS, MY HAND AT DALLAS, TEXAS, THIS THE _____ DAY OF _____, 2019.

CZ OAK CLIFF, LLC

CYRUS ZADEH

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED CYRUS ZADEH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

"FLOODWAY EASEMENT STATEMENT"

THIS PLAT IS APPROVED BY THE CHIEF ENGINEER OF DEVELOPMENT SERVICES 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, SUCCESSORS AND ASSIGNS:

THE EXISTING WATER COURSES, CREEK OR CREEKS DESCRIBED AS FLOODWAY EASEMENT TRAVERSING ALONG BLOCK F/6964 WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN BLOCK B/6964. THE CITY OF DALLAS WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID WATER COURSES, CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OR 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, BUILDING, BRIDGE, FENCE, WALKWAY OR ANY OTHER STRUCTURE WITHIN THE FLOODWAY EASEMENTS, AS HEREINAFTER DEFINED IN BLOCK B/6964, UNLESS APPROVED BY THE CHIEF ENGINEER OF DEVELOPMENT SERVICES. 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. THE HOMEOWNERS' ASSOCIATION AND EACH PROPERTY OWNER SHALL KEEP THE FLOODWAY EASEMENTS TRAVERSING OR ADJACENT TO HIS PROPERTY 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 HOMEOWNER'S ASSOCIATION AND THE PROPERTY OWNER TO ALLEVATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR.

THE NATURAL DRAINAGE CHANNELS AND WATER COURSES THROUGH BLOCK B/6964, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORMWATER 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, NOR 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.

BUILDING AREAS OUTSIDE THE FLOODWAY EASEMENT LINE SHOULD BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATIONS ON HOUSES BUILT WITHIN THIS SUBDIVISION SHALL BE AS SHOWN ON THE PLAT.

FLOODWAY MARKER MONUMENTS SHALL BE INSTALLED, DELINEATED THE PROPOSED FLOODWAY EASEMENT LINES, 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 OBTAINING THE SIGNATURE OF THE DIRECTOR OF PUBLIC WORKS & TRANSPORTATION.

P.E. CHIEF ENGINEER OF DEVELOPMENT SERVICES

SURVEYOR'S STATEMENT:

I, LEONARD J. LUEKER, 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 DEVELO