

Floodway Easement Statement

The existing water courses, creek or creeks described as Floodway Easement traversing along Block 7487 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 7487. 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 structure, including but not limited to, retaining walls, levees, dikes, or other structures, which might obstruct or impede the natural flow of water. The Floodway Easement shall be maintained in accordance with the standards and specifications set forth in Block 7487. The Floodway Easement shall be maintained in accordance with the standards and specifications set forth in Block 7487. 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 7487, 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.

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, TFG Sedona Ridge Apartments, LLC is the sole owner of that tract of land situated in the Nathan Fuller Survey, Afsitrad No. 473, in City Block No. 7487, of the City of Dallas, Dallas County, Texas, being TRACT I and TRACT II of that same tract of land described in Special Warranty Deed to TFG Sedona Ridge Apartments, LLC recorded in Instrument Number 201600152858 of the Official Public Records of Dallas County, Texas, less that tract described in deed to the State of Texas recorded in Instrument Number 201600095393 of the Official Public Records of Dallas County, Texas, and the remaining tract being more particularly described by metes and bounds as follows:

Beginning at an "X" cut in concrete found for corner at the intersection of the east right-of-way line of Wickensham Road (60' foot right-of-way) and the south right-of-way line of Walnut Hill Lane (variable width right-of-way);

Thence North 89 degrees 49 minutes 00 seconds East, along the south right-of-way line of said Walnut Hill Lane, a distance of 38.10 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the northwest corner of said State of Texas tract;

Thence South 00 degrees 01 minutes 39 seconds East, along the west line of said State of Texas tract, a distance of 0.83 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 06 degrees 43 minutes 54 seconds, a radius of 590.00 feet and a chord bearing and distance of South 86 degrees 39 minutes 53 seconds East, 69.04 feet;

Thence in a southeasterly direction, along a southwest line of said State of Texas tract, along said curve to the right, an arc length of 69.52 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence South 76 degrees 47 minutes 42 seconds East, along a southwest line of said State of Texas tract, a distance of 11.33 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence South 62 degrees 23 minutes 04 seconds East, along the southwest line of said State of Texas tract, a distance of 31.94 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence South 87 degrees 38 minutes 36 seconds East, along a south line of said State of Texas tract, a distance of 72.69 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the left, having a delta of 06 degrees 43 minutes 02 seconds, a radius of 823.00 feet and a chord bearing and distance of North 89 degrees 49 minutes 32 seconds East, 94.04 feet;

Thence, in a northeasterly direction, along the south line of said State of Texas tract, along said curve to the left, an arc length of 94.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner;

Thence South 74 degrees 09 minutes 00 seconds East, along the south right-of-way line of said Walnut Hill Lane, a distance of 10.40 feet to a P.C. nail found in asphalt for corner.

Thence North 89 degrees 49 minutes 32 seconds East, continuing along the south right-of-way line of said Walnut Hill Lane, a distance of 62.51 feet to a monument found for corner at the intersection of the south right-of-way line of said Walnut Hill Lane and the southwest right-of-way line of I-635 Lyndon Johnson Freeway Service Road (variable width right-of-way);

Thence South 54 degrees 49 minutes 04 seconds East, along the southwest right-of-way line of said Service Road, a distance of 103.00 feet to a 60d nail found for corner;

Thence South 51 degrees 05 minutes 00 seconds East, along the southwest right-of-way line of said I-635, a distance of 145.95 feet to a floodway monument set for corner.

Thence South 50 degrees 08 minutes 55 seconds East, continuing along the southwest right-of-way line of said I-635, a distance of 30.01 feet to a monument found, said corner being the northwest corner of Lot 2, Block G/7487 of 6355 Amanda Phase, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 833001, Page 1943 of the Map Records of Dallas County, Texas;

Thence South 23 degrees 43 minutes 50 seconds West, continuing along the west line of said Lot 2, a distance of 99.11 feet to a 1/2 inch iron rod found for corner;

Thence South 17 degrees 23 minutes 22 seconds West, continuing along the west line of said Lot 2, a distance of 160.49 feet to a metal disc found for corner;

Thence South 43 degrees 56 minutes 29 seconds West, continuing along the west line of said Lot 2, a distance of 69.74 feet to a 5/8 inch iron rod found for corner;

Thence South 00 degrees 23 minutes 28 seconds West, continuing along the west line of said Lot 2, a distance of 51.99 feet to an "X" cut in concrete found for corner, said corner being the northeast corner of Lot 1, Block G/7487 of Stonely Creek Apartments, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 833001, Page 1943 of the Map Records of Dallas County, Texas;

Thence North 87 degrees 50 minutes 00 seconds West, along the north line of said Lot 1, Block G/7487 and continuing along the north line of Lot 1, Block G/7487 of said Stonely Creek Apartments, a distance of 465.65 feet to a monument found for corner in the east right-of-way line of said Wickensham Road;

Thence North 00 degrees 11 minutes 00 seconds West, along the east right-of-way line of said Wickensham Road, a distance of 526.13 feet to the POINT OF BEGINNING and containing 269,982.91 square feet or 6.198 acres of land.

OWNERS DEDICATION

NOW WHEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TFG Sedona Ridge Apartments, LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **SEDONA RIDGE**, 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 shown thereon are hereby reserved for the purposes indicated. The utility and the 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 and the lane easements are the responsibility of the property owner. The maintenance of drainage, storm, water, electric, gas, and other utilities shall be the responsibility of the utility owner. The maintenance of all public streets or other public facilities shall be the responsibility of the City of Dallas. The maintenance of all public 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 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 part 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 the utility).

Water main and wastewater easements shall also include additional areas 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 paiting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TFG Sedona Ridge Apartments, LLC

Thomas Grogan, Manager

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Thomas Grogan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Signature \_\_\_\_\_

SURVEYORS STATEMENT

I, Gary E. Johnson, 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 I have caused the plat to be prepared in accordance with the rules and regulations of the City of Dallas Development Code, Section 21-2.8-01 (b)(1) & (b), and that the digital drawing the accompanying this plat is a precise reproduction of this signed Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2021.

**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. (4/22/2021)

Gary E. Johnson

Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes therein expressed and under oath stated that the statements in the foregoing certificate are true.

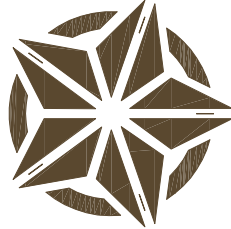
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Signature \_\_\_\_\_

PRELIMINARY PLAT  
**SEDONA RIDGE**

LOT 4 & COMMON AREA A, BLOCK G/7487  
269,982.91 SQUARE FEET  
6.198 ACRES

NATHAN FULLER SURVEY, ABSTRACT NO. 473  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S201-652



**TEXAS HERITAGE**  
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