

STATE OF TEXAS

COUNTY OF DALLAS }

WHEREAS, WHITE INVESTMENTS LLC and R.W. TIMMS TX INVESTMENTS, LLC are the Owners of a tract of land situated in the Levi Dixon Survey, Abstract No. 380, City of Dallas, Dallas County, Texas, said tract being all of Lot 1, Block A/8291 of Cantebury Field Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Instrument Number 201100335986, Official Public Records of Dallas County, Texas as conveyed to White Investments LLC by Special Warranty Deed recorded in Instrument Number 201500037452, Official Public Records of Dallas County,. Texas and a called 1.797 acre tract of land conveyed to R.W. Timms TX Investments, LLC by Special Warranty Deed t recorded in Instrument Number 201700053081, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

OWNER'S CERTIFICATE

BEGINNING at a found 5/8 inch iron rod at the intersection of the southeast line of Interstate Highway 20 (Lyndon Baines Johnson Highway, a variable width right of way) with the northwest line of Cedardale Road (a 60 foot right of way), said point being the southeast corner of the said 1.797 acre

THENCE, the following courses and distances with the northwest line of Cedardale Road:

- S 59°54'06" W, a distance of 873.75 feet to a found 3 inch aluminum disk stamped "Canterbury Field" "No. 3952" for a corner, said point being the common south corner of the said 1.797 acre tract and said Lot 1;
- S 60°06'55" W, a distance of 315.19 feet to a found 3 inch aluminum disk stamped "Canterbury Field" "No. 3952" for a corner;

- S 39°26'43" W, a distance of 5.73 feet a found 3 inch aluminum disk stamped "Canterbury Field" "No. 3952" for a corner:

- S 60°06'55" W, a distance of 191.00 feet to a found 1/2 inch iron rod for a corner, said point being the east corner of said Lot 1 and in the east line of a called 1.090 acre tract of land conveyed to Dallas Power & Light Company (now Texas Utilities Electric Company) by deed recorded in Volume 70038, Page 1468, Deed Records of Dallas County, Texas;

THENCE, N 30°27'05" W, departing the northwest line of Cedardale Road and along the common line of said Lot 1 and the said D.P&L. tract, a distance of 151.93 feet to a found 3 inch aluminum disk stamped "Canterbury Field" "No. 3952" for a corner;

THENCE, N 35°31'05" W, continuing along the common line of said Lot 1 and the said D.P.&L. tract, a distance of 149.03 feet to a found 3 inch aluminum disk stamped "Canterbury Field" "No. 3952" for a corner in the southeast line of Interstate Highway 20;

THENCE, the following courses and distances with the southeast line of Interstate Highway 20:

- N 71°32'35" E, a distance of 571.47 feet to a found 3 inch aluminum disk stamped "Canterbury Field" "No. 3952" for a corner, said point the being the common north corner of said Lot 1 and the said 1.797 acre tract:
- N 71°29'46" E, a distance of 813.81 feet to a found concrete right of way monument for a corner:
- N 78°39'25" E, a distance of 98.17 feet to a found 5/8 inch iron rod for a corner;
- \$31°10'05" E, a distance of 29.59 feet to the Point of Beginning and Containing 210,975 square feet or 4.843 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, WHITE INVESTMENTS LLC and R.W. TIMMS TX INVESTMENTS, LLC, acting by and through their duly authorized agent, do hereby adopt this plat, designating the herein described property as CANTERBURY FIELD ADDITION REPLAT, 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 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, 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 the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, 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 detention area easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the DETENTION AREA 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 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, Texas.

WITNESS, MY HAND AT ______ this the _____ day of _____, 2017.

BY: WHITE INVESTMENTS LLC and R.W. TIMMS TX INVESTMENTS, LLC DALLAS, LLC

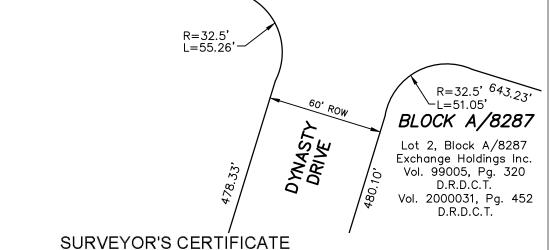
STATE OF TEXAS COUNTY OF DALLAS

Ryan Morrow, President

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Ryan Morrow, President of White Investments LLC and R.W. Timms TX Investments, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said White Investments LLC and R.W. Timms TX Investments, LLC, and that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

Notary Public, State of Texas



LEGEND

Control Monument

Set 5/8 Inch Iron Rod

with 3" Disk Stamped

w/Yellow Plastic cap stamped "No.3952"

Deed Records of Dallas County, Texas O.P.R.D.C.T. Official Public Records of

Dallas County, Texas

'Canterbury Field" "No. 3952"

Found Iron Rod

Square Feet

Set Iron Rod

Contour Line Volume

Right of Way

Pg.

STATE OF TEXAS }

POINT OF

BEGINNING

LINE TABLE

L1 | S39°26'43"W |

L2 | S31°10'05"E |

DETENTION AREA EASEMENT

BY THIS PLAT

873.75

330.00'

BEARING | DISTANCE

I, L. LYNN KADLECK, 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.

84.69

ated this the _	day of	, 2017.

VICINITY MAP

NOT FOR RECORDING L. LYNN KADLECK Registered Professional Land Surveyor No. 3952

STATE OF TEXAS COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared L. Lynn Kadleck, 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 and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2017.

Notary Public, State of Texas

PRELIMINARY PLAT CANTERBURY FIELD ADDITION

LOT 1A AND LOT 2, BLOCK A/8291 LEVI DIXON SURVEY, ABSTRACT NO. 380 CITY OF DALLAS, DALLAS COUNTY, TEXAS

> CITY PLAN FILE NO. S167-160 OWNER/DEVELOPER DALLAS, LLC 3715 E. Douglas Ave. Wichita, Kansas 67218 PREPARED: MARCH, 2017 BY: KADLECK & ASSOCIATES

a Division of Westwood lestwood Professional Services, Inc. westwoodps.com 2740 Dallas Pkwy., Ste. 280 Toll Free (888) 937-5150

JOB NO. 0011801

Detention Area Easement Statement

The proposed detention area(s) along Block A/8291 within the Limits of this addition, will remain as detention areas to the line and grade shown on the plans at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the Detention Areas in Block A/8291. The City of Dallas will not be responsible for the maintenance and operation of said Detention Areas or for any damage or injury to private property or person that results from the flow of water along, into or out of said Detention Areas, or for the control of Erosion.

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 designated Detention Areas, as hereinafter defined in Block A/8291, 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 subdivisions, then in such an event, the City of Dallas shall have the right to enter upon the Detention Areas 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

The Detention Area in Block A/8291, as in the case of all Detention Areas, is subject to Storm Water overflow to an extent, which cannot be clearly defined. The City of Dallas shall not be held liable for any damage of any nature resulting from the occurrence of these natural phenomena, nor resulting from the failure of any structure or structures within the Detention Areas or the subdivision storm drainage system.

The Detention Areas serving the plat are shown by the Detention Area Easement Line as shown on the plat.

GENERAL NOTES

- 1) The bearing basis for this plat is a bearing of N 71°32'35" E for the southeast line of Interstate Highway 20, as indicated in the deed to Dallas, LLC recorded in Instrument No. 200600279497,
- Official Public Records of Dallas County, Texas. No Lot to Lot Drainage will be permitted.

conditions, which may occur.

- 3) The purpose of this plat is to create a two lot subdivision.
- 4) This property is subject to a Covenant Agreement for Paving and Drainage as recorded under Instrument No. 201000088049, Official Public Records of Dallas County, Texas as modified , Official Public Records of Dallas County, and recorded in Instrument Number
- Texas and a Covenant Agreement for Water Utilities as recorded under Instrument No. 201000088048, Official Public Records of Dallas County, Texas, as modified and recorded in Instrument Number _____, Official Public Records of Dallas County, Texas.

TBPE Firm Reg. No. 11756 TBPLS Firm Reg. No. 10074301 INSTRUMENT NO.