



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 conditions, which may occur.

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.
- 2) No Lot to Lot Drainage will be permitted.
- 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 and recorded in Instrument Number \_\_\_\_\_, Official Public Records of Dallas County, 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.

STATE OF TEXAS }

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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

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FILED INSTRUMENT NO. O.P.R.D.C.T.

JOB NO. 0011801