



**GENERAL NOTES**

- 1) ALL 1/2" IRON RODS SET FOR CORNER AS SHOWN HEREON HAVE A YELLOW PLASTIC CAP STAMPED "RPLS 5310" OR 3-1/4" ALUMINUM DISK STAMPED "MAYFLOWER AARON, RPLS 5310".
- 2) ALL COORDINATES SHOWN ARE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4902 NORTH AMERICAN DATUM OF 1983, CONGRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 3) BASIS OF BEARING DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, CONGRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ALL UTILITY LOCATIONS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- 5) THE PURPOSE OF THIS PLAT IS TO REDUCE PLATTED BUILDING LINE, EXISTING STRUCTURE TO REMAIN.

STATE OF TEXAS  
COUNTY OF DALLAS

**OWNER'S CERTIFICATE**

WHEREAS Clay M. Aaron and Tracy G. Aaron are the sole owner of a tract of land located in the D.R.S.C. GALLOWAY SURVEY, Abstract No. 523, City of Dallas, Dallas County, Texas, and being Lot 1, Block F/5517, of Mayflower Estates No. 3, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 28, Page 71, Deed Records, Dallas County, Texas; and being the same tract of land described in Geographical Warranty Deed with Vendor's Lien to Clay M. Aaron and Tracy G. Aaron, recorded in Instrument No. 201100237514, Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the East line of Gaywood Road, a 50' wide public right-of-way, at the intersection of the South line of Meaders Lane, a 60' wide public right-of-way, same being the Northwest corner of said Lot 1;

Thence North 89°06'34" East, along said South line of Meaders Lane, a distance of 176.50' to a 1/2" iron rod with a 3/4" aluminum disk stamped "MAYFLOWER AARON, RPLS 5310" set at the North common corner of said Lot 1 and Lot 2 of said Block F/5517;

Thence South 00°30'29" East, a distance of 280.02' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "MAYFLOWER AARON, RPLS 5310" set in the North line of Lot 8A, Block G/5517 of RE-SUBDIVISION OF BLOCK G/5517, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 68151, Page 1877, Deed Records, Dallas County, Texas, at the South common corner of said Lots 1 and 2;

Thence South 89°06'34" West, a distance of 175.12' to a 1/2" iron rod found in the said East line of Gaywood Road, at the West common corner of said Lots 8A and Lot 1;

Thence North 00°22'29" West, a distance of 250.01' to the PLACE OF BEGINNING and containing 43,951 square feet or 1.008 acres of land.

**SURVEYOR'S CERTIFICATE**

I, John S. Turner, 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 Government Code (Ordinance no. 19495, as amended), and Texas Local Development Code, Chapter 212. I further affirm that monumentation shown herein 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 accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**PRELIMINARY RELEASED 03-28-2019 FOR REVIEW ONLY**  
**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

John S. Turner  
Texas Registered Professional Land Surveyor No. 5310

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared John S. Turner, 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 purpose 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 \_\_\_\_\_, 20\_\_\_\_

Notary Public in and for the State of Texas  
My commission expires: \_\_\_\_\_

**OWNER'S DEDICATION**

That Clay M. Aaron and Tracy G. Aaron, do hereby adopt this plat, designating the herein described property as **MAYFLOWER AARON**, an addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in fee simple, to the public use forever any streets, alleys, and roadway management areas shown hereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility 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, 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.)

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 \_\_\_\_\_, 20\_\_\_\_.

Clay M. Aaron, Owner

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Clay M. Aaron, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for The State of Texas

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Tracy G. Aaron, 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 and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for The State of Texas

**LIEN HOLDER'S SUBORDINATION AGREEMENT**

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

Lien holder: \_\_\_\_\_  
Name: \_\_\_\_\_  
B: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date of acknowledgment) by \_\_\_\_\_ (name of officer-in-charge or secretary, or \_\_\_\_\_ (state of business, i.e., LLC, Corp, etc.), on behalf of the \_\_\_\_\_ (LLC, Corp., etc.).

Notary Public in and for the State of Texas

**PRELIMINARY PLAT**

**MAYFLOWER AARON**  
**LOT 1A, BLOCK F/5517**

BEING A REPLAT OF  
LOT 1, MAYFLOWER ESTATES NO. 3  
VOLUME 28, PAGE 71 - D.R.D.C.T.  
D.R.S.C. GALLOWAY SURVEY ABSTRACT NO. 523  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S189-181