



OWNERS CERTIFICATE

WHEREAS Clay M. Aaron and Tracy G. Aaron are the sole owners of a parcel of land located in the D.R.S. GALLOWAY SURVEY, Abstract No. 523, City of Dallas, Dallas County, Texas, and being Lot 1, Block F5517 of Morphy 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 General Warranty Deed with Vendor's Lien to Clay M. Aaron and Tracy G. Aaron, recorded in Instrument No. 2010027514, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

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 3-1/4" aluminum disk stamped "WATFLOWER"
 AARON, P.L.T. 53107 set at the North common corner of said Lot 1 and Lot 2 of said
 block F/5517;

Thence South 00°30'25" East, a distance of 250.02', to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "RE-SUBDIVISION A-ACON, RPT'S 5331" set in the north line of lot 5A, Block G56517 of "MAY-SUBDIVISION OF BLOCK G56517, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 68:151, Page 1877, Deed Records, Dallas County, Texas, at the South common corner of said Lots 1 and 2;

Thence North 00°22'26" West, a distance of 250.01' to the PLACE OF BEGINNING and containing 43,951 square feet or 1.009 acres of land.

SURVEYOR'S CERTIFICATE

1. John S. "J.S." Registered Professional Land Surveyor, licensed by the State of Texas, advised that this plat was prepared under his direct supervision, from recorded documents, evidence collected on the ground during their 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. J. further affirm that documentation shown hereon was either found or placed in compliance with the City of Dallas Development Code Sec. 517A-6.517 (a)(b)(c)(d) & (e), and that the draft drawing file accompanying this plat is a prepress representation of this Signed Plat.

Dated this the _____ day of _____, 20____,
PRELIMINARY, RELEASED 03-29-2019 FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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 of Nevada, 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

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

that they M.D., and Tracy G. Aaron to hereby adopt this deed, designating the herein described property as **MAYTELOWER ARROYO**, in addition to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in the simple, to the public use (overseer any streets, alleys, and floodway management areas shown thereon). The easements shown hereon are hereby reserved for the purposes indicated. The utility and the lawn easement shall be open to the public; the fire and police water, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and the lawn 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.

A) 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 encroach upon, interfere with, obstruct, impede, hinder, or otherwise prevent the full and free passage and access to and from the said easements for the purpose of fully utilizing the easements and express to and from the said easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining and adding to or removing all or parts of the 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 provide 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, the hydrants, water services and wastewater services from the main to the curb or pavement line, and description of said additional easements herein granted shall be determined by their location as hereinafter stated.

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 _____ day of _____, 20____.

Notary Public in and for The State of Texas

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 20__.

Tracy G. 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, 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,
_____ 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:
[Bank/mortgagee]
By: _____
Name: _____
Title: _____

STATE OF TEXAS
COUNTY OF _____
This instrument was acknowledged before me on _____ (name of person
(date of acknowledgement) by _____ (title of officer-usually president or
who signed), as _____ (name of business), a
secretary, of _____ (state of business, i.e., LLC, Corp, etc.), on behalf of the
_____, (LLC, Corp., etc.).

Notary Public in and for the State of Texas

A&W SURVEYORS, INC.

TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75181

WWW.AWSURVEY.COM

Owner: Clay M. Aaron and Tracy G. Aaron
~ 10340 Gaywood Road, Dallas, TX 75229

"A professional company operating in your best interest"