

Beginning at a 5/8" iron rod found at the intersection of the Northwest line of Gaywood Road, a 50' wide public right-of-way with the Northeast line of Hollow Way Road, a 50' wide public right-of-way, at the South corner of said Lot 12;

Thence North 40°22'58" West, along said Northeast line, a distance of 188.03' to a 1/2" iron rod with a 3-1/4" aluminum disk stamped "DEVEREUX ADDITION, RPLS 5310" set at the South corner of Lot 1, Block E/5517 of Mayflower Estates No. 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 19, Page 317, Deed Records, Dallas County, Texas;

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.

day of

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

the herein described property as **DEVEREUX ADDITION**, 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 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, 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 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).

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	
llas, 1	!
exas, this the	
_day of	
, 2018	

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, Paul H. Devereux, 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 _____, 2018.

Notary Public in and for The State of Texas

WITNESS, my hand at Dallas, Texas, this the day of

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared, Sharon Devereux, 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. STATE OF TEXAS COUNTY OF DALLAS

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for The State of Texas

A&W SURVEYORS, INC.

Professional Land Surveyors

18-1643 Drawn by: 543 Date:08-18-18 Revised:
"A professional company operating in your best interest"

P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM
PROPERTY ADDRESS: 10211 GAYWOOD ROAD ~
er: PAUL H. DEVEREUX AND SHARON DEVEREUX
~ 10211 Gaywood Road ~
~ 214-232-0235 ~

DEVEREUX ADDITION LOT 12A, BLOCK E/5517

PRELIMINARY PLAT

BEING A REPLAT OF LOT 12 AND A PART OF LOT 11, BLOCK E/5517, OF MAYFLOWER ESTATES NO. 3 OF THE D.R.S.C. GALLOWAY SURVEY, ABSTRACT NO. CITY OF DALLAS, DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S178-298
CITY ENGINEERING PLAN FILE 311T_____