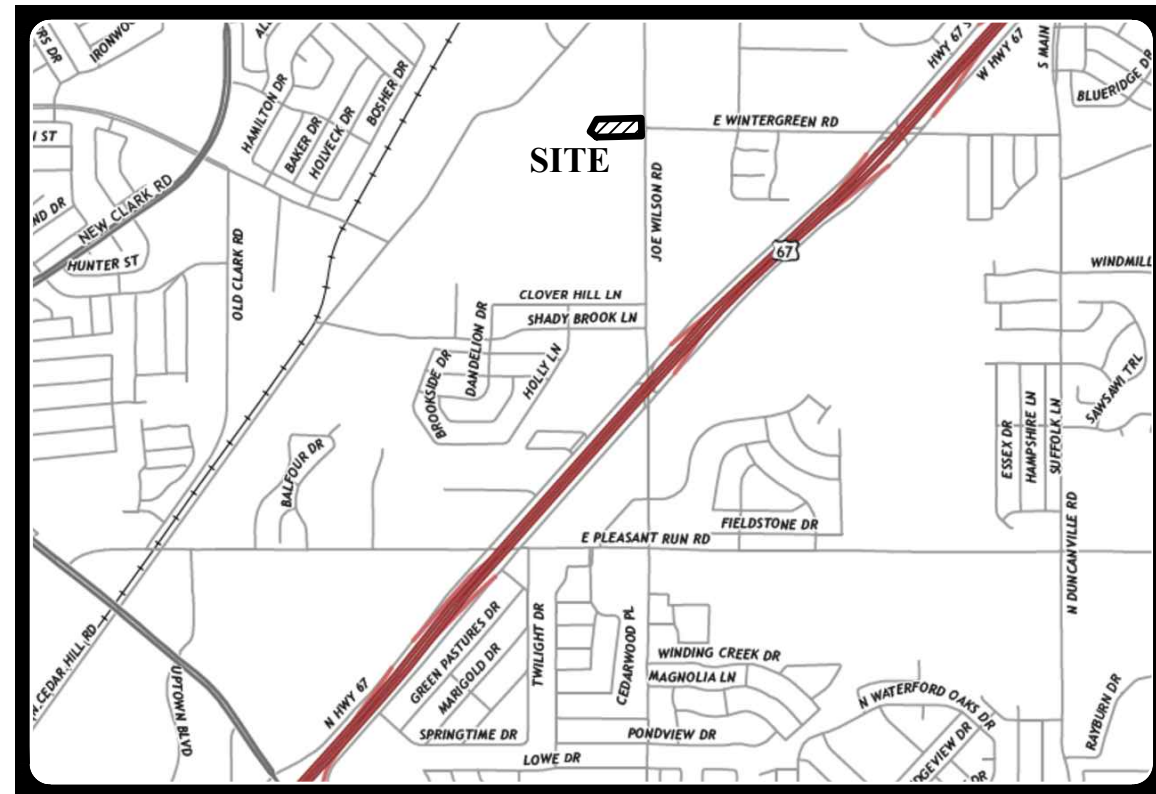


VICINITY MAP
NOT TO SCALE



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000136506.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0610K, dated July 7, 2014, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create two recorded lots out of a previously platted lot.
- This replat does not attempt to amend or remove any covenants or restrictions.
- Building setbacks shall comply with the Zoning Ordinance at the time of the Building Permit.
- Current Zoning: SF-E.

STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision in accordance with the platting Rules and Regulations of the City of Cedar Hill, Texas.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 1/23/2020

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Joseph Pflanzler is the owner of a 6.487 acre tract of land situated in the Young E. Brown Survey, Abstract Number 124, being a portion of Lot 30 Ten Mile Creek Estates, an addition to the City of Cedar Hill, as recorded in Volume 8, Page 764, Plat Records, Dallas County, Texas, same being a tract of land conveyed to Joseph Pflanzler by deed recorded in Volume 72095, Page 764, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northeast corner of a tract of land conveyed to the City of Cedar Hill by deed recorded in Instrument Number 201300023576, Deed Records, Dallas County, Texas, same being a point on the west right of way line of Joe Wilson Road (60 foot right of way);

THENCE South 88 degrees 40 minutes 48 seconds West departing the west right of way line of said Joe Wilson Road, with the north line of said City of Cedar Hill tract, a distance of 812.44 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE North 50 degrees 39 minutes 59 seconds West with the a north line of said Cedar Hill tract, a distance of 158.32 feet to a 1/2 inch rebar found for corner on the southeast line of Lot 17 of said Ten Mile Creek Estates, same being the northernmost point of said City of Cedar Hill tract;

THENCE North 28 degrees 40 minutes 49 seconds East with the east line of said Lot 17, passing a 5/8 inch rebar for the easternmost corner of said Lot 17, same being the southernmost corner of Lot 18 of said Ten Mile Creek Estates, a distance of 168.50 feet and continuing with the east line of said Lot 18, a total distance of 256.22 feet to a point for corner lying on the east line of said Lot 18, same being the southwest corner of Lot 31 of said Ten Mile Creek Estates, from which a 1/2 inch rebar found bears North 88 degrees 46 minutes 47 seconds East, a distance of 0.52 feet;

THENCE North 88 degrees 40 minutes 49 seconds East departing the east line of said Lot 18, with the south line of said Lot 31, a distance of 804.40 feet to a 1/2 inch rebar capped "ASC" set for the southeast corner of said Lot 31, and lying on the west right of way line of said Joe Wilson Road, from which a 1/2 inch rebar found bears South 88 degrees 46 minutes 47 seconds West, a distance of 8.62 feet;

THENCE South 01 degrees 19 minutes 11 seconds East, with the west right of way line of said Joe Wilson Road, a distance of 325.00 feet to THE POINT OF BEGINNING and containing 282,586 square feet or 6.488 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Joseph Pflanzler, does hereby adopt this plat of Lots 30R1 and 30R2, Ten Mile Creek Estates, an addition of Cedar Hill in the City of Cedar Hill, Dallas County, Texas and does hereby dedicate to the public use forever the streets, alleys, utility easements only shown thereon and do hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations, of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction of, maintenance of efficiency of its respective system on any of these utility easements only and any public utility shall at all times have the right of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring permission from anyone.

EXECUTED at Cedar Hill, Texas this _____ day of _____, 20____.

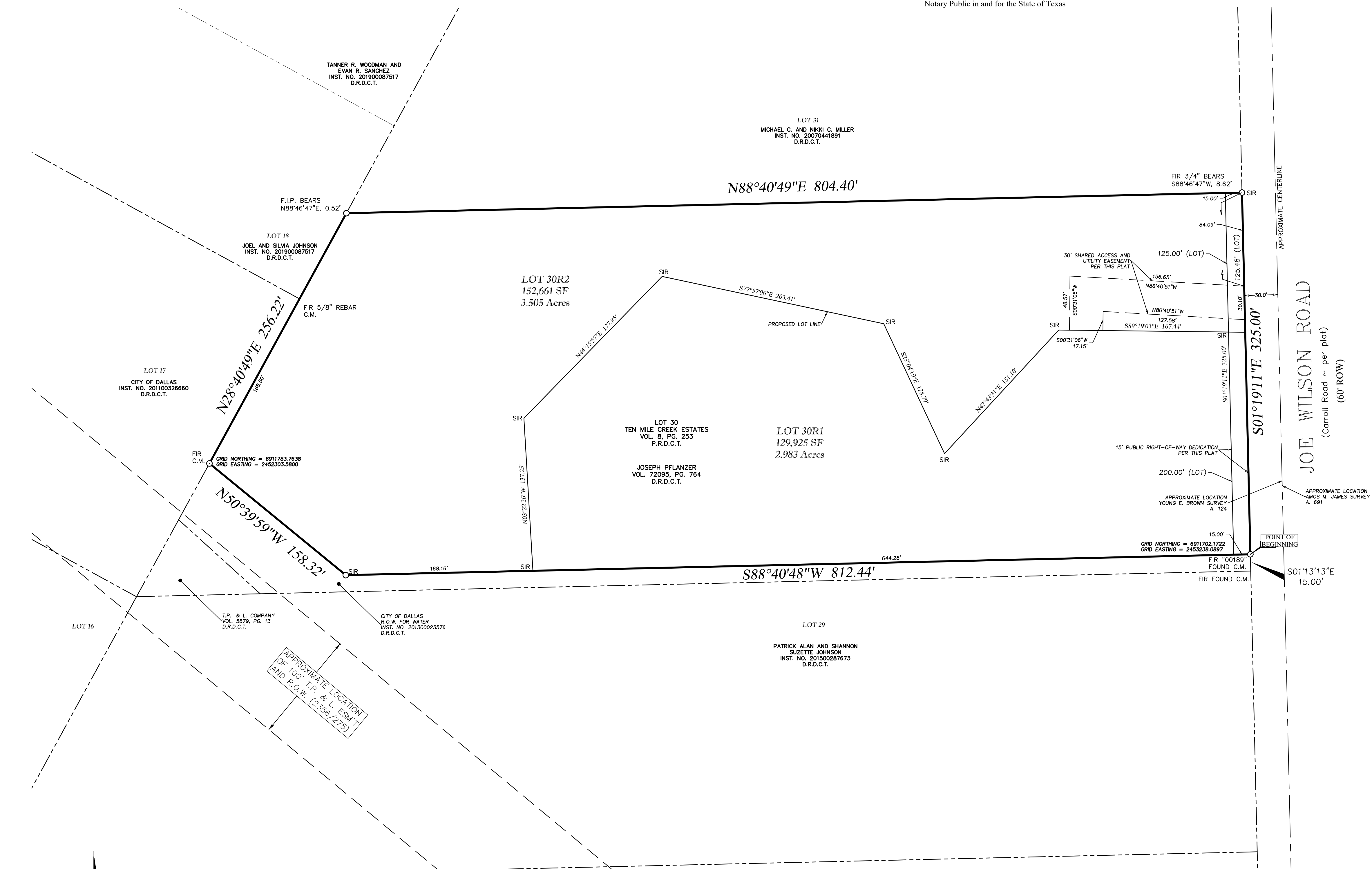
By: _____
Joseph Pflanzler, Property Owner Printed Name

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas



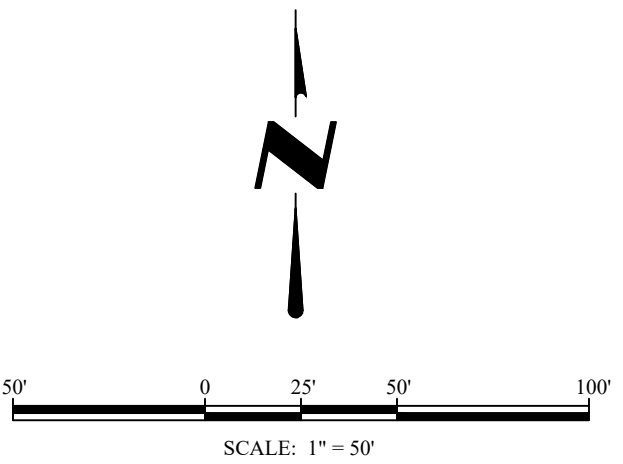
APPROVAL:
Approved this _____ day of _____, 20____, by the City of Cedar Hill, Texas.

Mayor of Cedar Hill, Texas

Planning and Zoning Commission Chairman of Cedar Hill, Texas

City Secretary of Cedar Hill, Texas Page _____ of _____

- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
 - ROW RIGHT OF WAY
 - IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
 - C.M. CONTROLLING MONUMENT



OWNER/DEVELOPER
Joseph Pflanzler
1225 Sunset Ridge Circle
Cedar Hill, Texas 75104-4553

DRAWN BY: L.G./G.L.C. DATE: 07/30/2019 CHECKED BY: T.M. JOB NO.: 2019.7.303

FINAL PLAT
OF
LOTS 30R1 AND 30R2
TEN MILE CREEK ESTATES ADDITION
Cedar Hill, Dallas County, Texas
and being a REPLAT of a Portion of Lot 30
Ten Mile Creek Estates,
an addition to the City of Cedar Hill
as recorded in Vol. 8, Pg. 764, P.R.D.C.T.
Being 6.488 acres situated in the
Young E. Brown Survey, Abstract No. 124
City of Cedar Hill, Dallas County, Texas