



LEGEND

FIR ~ FOUND IRON ROD
 SIR ~ SET IRON ROD
 FP ~ FOUND IRON PIPE
 CL ~ CENTER LINE
 P.O.B. ~ POINT OF BEGINNING
 C.M. ~ CONTROLLING MONUMENT
 D.R./D.C.T. ~ DEED RECORDS DALLAS COUNTY, TEXAS
 P.R./D.C.T. ~ PLAT RECORDS DALLAS COUNTY, TEXAS

Notes:

1. C.M. ~ Denotes Controlling Monuments
2. The basis of bearing and elevation for this survey is the Texas State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network. Coordinates show are grid.
3. The purpose of this Replat is to created two lots out of one lot as shown.
4. This amendment does not attempt to remove recorded covenants or restrictions.

OWNERS CERTIFICATE

STATE OF TEXAS
 COUNTY OF DALLAS

WHEREAS, **Michael J. Polley and Gina G. Polley**, are the sole owners of a tract of land located in the John N. Gainer Survey, Abstract No. 492, in the City of Cedar Hill, Dallas County, Texas, according to the deed recorded in Instrument No. 2020001582868, of the Deed Records of Dallas County, Texas, and described as Lot 3-AR, Mt. Herman Acres II, an addition to the City of Cedar Hill, according to the Plat thereof Recorded in Inst. No. 201600260493, of the Plat Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the northeast corner of Lot 3-AR, the southeast corner of a remainder of tract of land conveyed to Tommy Wirm, according to the deed thereof recorded in Volume 93067, Page 5612, of the Deed Records of Dallas County, Texas, said point also being in the west right-of-way line of Robin Road (50 foot wide right-of-way) and being at the most northeast corner of said Mt. Herman Acres II Addition;

THENCE S. 00°59'18" E., with the said west line of Robin Road and the east line of said Lots 3-AR, distance of 262.90 feet to a found 1/2 inch iron rod for corner of the southeast corner of said Lot 3-A and the northeast corner of Lot 2, Mt. Herman Acres II, an Addition to the City of Cedar Hill, according to the plat thereof recorded in Volume 78046, Page 293, of the Plat Records of Dallas County, Texas, and being in said west right-of-way line of Robin Road;

THENCE S. 89°45'15" W., with the south line of said Lots 3-AR, and the north line of said Lot 2, a distance of 626.01 feet (deed 627.01 feet) to a 5/8 inch iron rod found with cap marked "KSC4019" for corner in the east line of Lot 1092R, Replat of Lake Ridge Section 15 Phase 1, an Addition to the City of Cedar Hill, according to the plat thereof recorded in Volume 2001108, Page 15, of the Plat Records of Dallas County, Texas;

THENCE N. 01°10'16" W., with the west line of said Lot 3-AR and east line of Lot 1092R and east line of Lot 1091, Lake Ridge Section 15, Phase 1, an Addition to the City of Cedar Hill, according to the plat thereof recorded in Volume 2000015, Page 504, of the Plat Records of Dallas County, Texas, for a distance of 262.96 feet (deed 262.90 feet) to a found 3/4 inch iron pipe for corner at the northwest corner of said Lot 3-C and the northeast corner of said Lot 1091;

THENCE N. 89°45'31" E., with the north line of said Lot 3-AR, and the south line of Lots 1089 and 1088, said Lake Ridge Section 15 Phase 1, and the south line of said Wirm tract, for a distance of 626.85 feet (deed 627.10 feet) to the **POINT OF BEGINNING** and containing 164,689 square feet or 3.781 acres of land more or less.

SURVEYORS CERTIFICATE:

That I, **M. L. Mitchell**, Registered Professional Land Surveyor am authorized under the laws of the State of Texas to practice the profession of Surveying and hereby certify that I prepared this Plat from an actual survey of the land under my supervision and that the corner monuments shown thereon as set or found were properly placed or recovered in accordance with the platting Rules and Regulations of the City of Cedar Hill, Texas.

"PRELIMINARY, FOR REVIEW ONLY. NOT TO BE RECORDED FOR ANY PURPOSES"

M. L. Mitchell
 Registered Professional Land Surveyor
 Texas Registration No. 2617

CITY APPROVAL STATEMENT

APPROVED THIS _____ DAY OF _____, 2020
 BY THE CITY OF CEDAR HILL, TEXAS.

 MAJOR OF CEDAR HILL, TEXAS

 CITY SECRETARY OF CEDAR HILL, TEXAS

DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **Michael J. Polley and Gina G. Polley**, do hereby adopt this plat of **Mt. Herman Acres II, Lot 3-AR-1 and 3-AR-2** in the City of Cedar Hill, Dallas County, Texas, and do hereby dedicate to the public use forever the easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private 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, maintenance or efficiency of its respective systems on any of these easement strips and any public or private utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of any time procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Cedar Hill, Texas.

Witness my hand at _____ County Texas this _____ day of _____, 2020.

Michael J. Polley
 (Owner)

Gina G. Polley
 (Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
 COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **Michael J. Polley**, 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 and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2020.

NOTARY PUBLIC
 My Commission Expires _____

Michael J. Polley
 (Owner)

Gina G. Polley
 (Owner)

ACKNOWLEDGMENTS:

STATE OF TEXAS:
 COUNTY OF DALLAS:

Before me the undersigned authority, a Notary Public, on this day personally appeared **M. L. Mitchell**, 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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on the _____ day of _____, 2020.

NOTARY PUBLIC
 My Commission Expires _____

FINAL PLAT

LOT 3-AR-1 AND LOTS 3-AR-2
 OF
MT. HERMAN ACRES II
 CEDAR HILL, DALLAS COUNTY, TEXAS
 and being a REPLAT plat
 of Lots 3-AR

Mt. Herman Acres II, as previously filed in
 Inst. No. 201600260493, of the plat records of
 Dallas County, Texas

CASE NO. _____
 DATE: JULY 07, 2020

OWNERS:
MICHAEL J. POLLEY AND GINA G. POLLEY

1521 SHERIDAN AVE
 CEDAR HILL, TEXAS 75104
 PH# (972)-333-3823
 EMAIL:kcc4019@sbcglobal.net

PREPARED BY:
KEETON SURVEYING COMPANY
 H.B. KEETON
 M.S. KEETON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 2037 DALWORTH STREET, P.O. BOX 530204
 GRAND PRAIRIE, TEXAS 75051-0204
 GINA@kcc4019.com
 PHONE: (972) 641-0843

