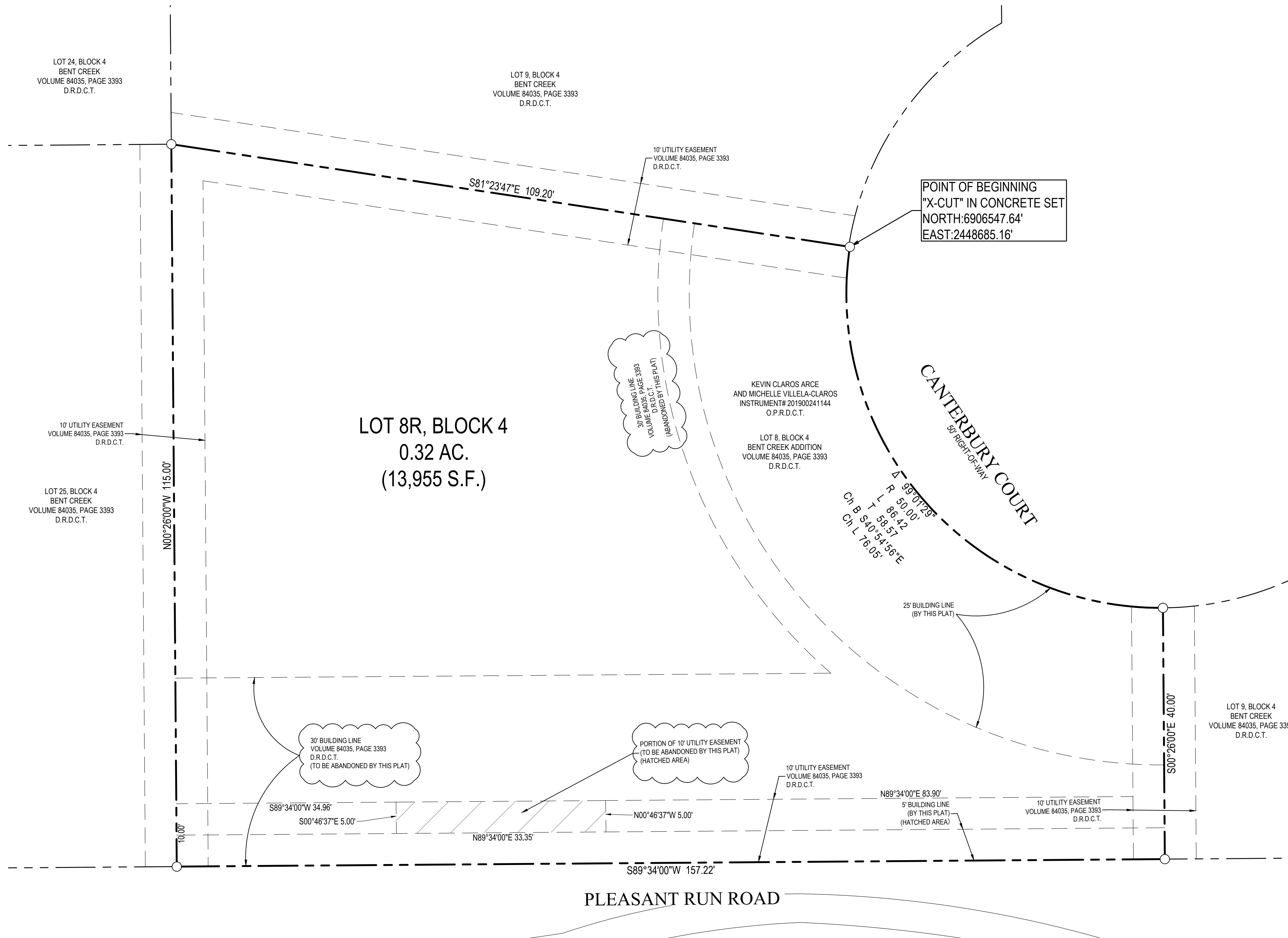


VICINITY MAP
NOT TO SCALE



STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Kevin Claros Arce and Michelle Villela-Claros are the owners of a 0.32 acre tract of land, being all of Lot 8, Block 4, Bent Creek Addition, an addition in the City of Cedar Hill, according to the plat recorded in Volume 84035, Page 3393, Deed Records, Dallas County, also being all of tract of land described in deed to Kevin Claros Arce and Michelle Villela-Claros, recorded under Instrument Number 201900241144, Official Public Records, Dallas County, Texas, being more particularly described, as follows:

BEGINNING at a "X-Cut" in concrete set at the beginning of a curve, to the left, having a radius of 50.00 feet, same corner being the northwest corner of said Lot 8, said BEGINNING point having a NAD 83, Zone 4202 (Grid) coordinate value of NORTH:6906547.64' and EAST:2448685.16', for reference;
THENCE continue with said curve, an arc length of 86.42 feet (chord bearing South 40 degrees 54 minutes 58 seconds East, chord length 76.05 feet) to a 1/2" capped iron rod set stamped "BARRON STARK" at the end of said curve;
THENCE South 00 degrees 26 minutes 00 seconds East, with east line of said Lot 8, a distance of 40.00 feet to a 1/2" capped iron rod set stamped "BARRON STARK";
THENCE South 89 degrees 34 minutes 00 seconds West, with south line of said Lot 8, a distance of 157.22 feet to a 1/2" capped iron rod set stamped "BARRON STARK";
THENCE North 00 degrees 26 minutes 00 seconds West, with west line of said Lot 8, a distance of 115.00 feet to a 1/2" capped iron rod set stamped "BARRON STARK";
THENCE South 81 degrees 23 minutes 47 seconds East, with north line of said Lot 8, a distance of 109.20 feet returning to the POINT OF BEGINNING and containing 0.32 acres (13,955 square feet) of land, more or less.

STATE OF TEXAS §
COUNTY OF DALLAS §

This is to certify that I, **Roger W. Hart**, 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.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Roger W. Hart, R.P.L.S
Texas Registration No. 4484

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Roger W. Hart**, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT KEVIN CLAROS ARCE AND MICHELLE VILLELA-CLAROS, do hereby adopt this plat of LOT 8R, BLOCK 4, BENT CREEK ADDITION, an addition in the City of Cedar Hill, Dallas County, Texas and does hereby dedicate to the public use for 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, maintenance or 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 _____, 2022.

Date
KEVIN CLAROS ARCE

Date
MICHELLE VILLELA-CLAROS

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 KEVIN CLAROS ARCE, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

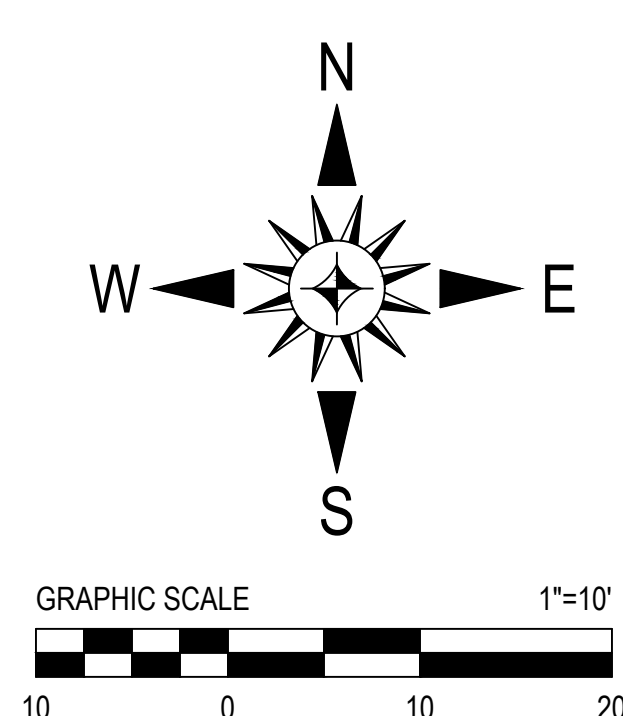
STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MICHELLE VILLELA-CLAROS, 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 _____, 2022.

Notary Public in and for the State of Texas

Notary Public in and for the State of Texas



NOTES:
1.) BEARINGS & COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, N.A.D. 83 DATUM (TEXAS NORTH CENTRAL, ZONE 4202).
2.) ANY REFERENCE TO THE 100 YEAR FLOOD PLAIN OR FLOOD HAZARD ZONES ARE AN ESTIMATE BASED ON THE DATA SHOWN ON THE FLOOD INSURANCE RATE MAP PROVIDED BY FEMA AND SHOULD NOT BE INTERPRETED AS A STUDY OR DETERMINATION OF THE FLOODING PROPENSITIES OF THIS PROPERTY ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS, DATED JULY 7, 2014 MAP NO. 48113C0605K. THE PROPERTY DESCRIBED HEREIN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
3.) 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.
4.) BY APPROVAL OF THIS PLAT THE CITY OF CEDAR HILL DOES HEREBY:
• REVISE THE 30' BUILDING LINE ALONG THE SOUTH SIDE OF THE LOT TO 5'.
• REVISE THE 30' BUILDING LINE ALONG CANTERBURY COURT TO 25'.
• ABANDON THE PORTION OF THE 10' UTILITY EASEMENT SHOWN HEREON (HATCHED).

NOTE:
○ OPEN CIRCLE INDICATES 1/2" CAPPED IRON ROD SET / FOUND STAMPED "BARRON STARK" UNLESS OTHERWISE NOTED
● SOLID CIRCLE INDICATES CONTROL MONUMENT FOUND AS LABELED

APPROVAL:
APPROVED THIS _____ DAY OF _____, 2022 BY THE CITY OF CEDAR HILL, TEXAS.

MAYOR OF CEDAR HILL, TEXAS

PLANNING AND ZONING COMMISSION CHAIRMAN OF CEDAR HILL, TEXAS

CITY OF SECRETARY OF CEDAR HILL, TEXAS

FINAL PLAT
0.32 BEING ALL
LOT 8R, BLOCK 4
BENT CREEK ADDITION
CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS
AND BEING A REPLAT
OF LOT 8, BLOCK 4
BENT CREEK ADDITION
VOLUME 84035, PAGE 3393
D.R.D.C.T.
CITY OF CEDAR HILL, PARKER COUNTY, TEXAS
PROJECT# 999-10116

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Surveying Firm F-105880
www.barronstark.com

USE: RETRO LOCATE. DATE: 12/11/2021. TIME: 10:00 AM. INSTRUMENT: 20210118. RE-PLAT & RE-PLAT OF CANTERBURY COURT, CEDAR HILL, TX. RE-PLAT. DATE: 12/11/2021. TIME: 10:00 AM. INSTRUMENT: 20210118. RE-PLAT & RE-PLAT OF CANTERBURY COURT, CEDAR HILL, TX. RE-PLAT. DATE: 12/11/2021. TIME: 10:00 AM. INSTRUMENT: 20210118.