















































- NOTES:
1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 2. Bearings are based on the State Plan Coordinate System, Texas North Central Zone (4202), north American Datum of 1983 (NAD'83).
 3. All development will comply with City of Sherman Requirements.
 4. All open space areas and median to be owned and maintained by the H.O.A. (Lot 1, Block X).
 5. This plat is subject to the residential zoning standards outlined in the approved PD ordinance No. 6354.
 6. Final development information shown per FIRM Panel No. 48181C09290F, dated September 29, 2010, for Grayson County, Texas.
 7. Finished floor elevation should be at least 2 feet above the 100-year floodplain.

LEGEND	
<i>(Not all items may be applicable)</i>	
	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSERG" SET, UNLESS OTHERWISE NOTED
	IRON ROD FOUND
	CAPPED IRON ROD FOUND
	IRON PIPE FOUND
	ALUMINUM MONUMENT FOUND
	CONTROL MONUMENT
	EASEMENT
	UTILITY
	DRAINAGE EASEMENT
	DRAINAGE AND UTILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	SIDEWALK EASEMENT
	STREET EASEMENT
	FIRELANE, ACCESS, & UTILITY EASEMENT
	WASTE WATER EASEMENT
	WALL MAINTENANCE EASEMENT
	HKF & BIKE TRAIL EASEMENT
	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
	BY THIS PLAT
	RIGHT-OF-WAY
	MINIMUM FINISH FLOOR ELEVATION
	BUILDING LINE
	STREET NAME CHANGE
	CENTERLINE
	BLOCK DESIGNATION
	STREET FRONTAGE
	CABINET
	VOLUME
	PAGE
	NUMBER
	FEDERAL EMERGENCY MANAGEMENT AGENCY
	FLOOD INSURANCE RATE MAP
	NOT TO SCALE
	ORDINANCE NUMBER
	INSTRUMENT OR DOCUMENT
	DEED RECORDS, COLLIN COUNTY, TEXAS
	PLAT RECORDS, COLLIN COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
	DEED RECORDS, DENTON COUNTY, TEXAS
	PLAT RECORDS, DENTON COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
	DEED RECORDS, DALLAS COUNTY, TEXAS
	MAP RECORDS, DALLAS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

RECORD PLAT

EVERGREEN PARK

96 LOTS & 1 COMMON AREAS
19.950 GROSS ACRES OUT OF THE
SAMUEL M. MCGLOTHLIN SURVEY, ABSTRACT NO. 811
IN THE CITY OF SHERMAN
GRAYSON COUNTY, TEXAS

OWNER / APPLICANT
Just Land Development
4440 Bentwood Drive
College Station, Tx 77845
Telephone: (310) 962-3931
Contact: Michael Todd

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Ste. 100
Plano, TX 75075
Telephone: 469-395-0550
TBPELS No. F-2121 and No.
F-10043100
Contact: Brendan Ochoa, P.E.