

Printed by: smc22 Prod Date: 0/11/2024 4:33 PM

Drawn by: G:\2023\J055\23-101 Grayson Park\City\Prod Plot.dwg Scale By: Area22 Date: 0/11/2024 1:28:30 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEING a tract of land situated in the Samuel M. McGlothlin Survey, Abstract No. 811, City of Sherman, Grayson County, Texas, being part of a tract conveyed to Evergreen Parks, LLC, by deed recorded in Volume 4897, Page 546 of the Grayson County Public Records, with the subject tract being more particularly described as follows:

BEGINNING at a point from which a 1/2 inch iron found at the southeast corner of the Hilliard Jennings Survey Abstract No. 639, the northeast corner of the Reuben Hendrix Survey Abstract No. 504 and the west boundary of the Samuel M. McGlothlin Survey Abstract. No. 811 bearing S 24°58'41" E, a distance of 380.64 feet to the POINT OF BEGINNING;

THENCE N 20°39'19" E, a distance of 1074.22 feet;

THENCE bearing S 89°08'35" E, a distance of 686.09 feet along the south boundary of a 2.93 acre tract owned by Remington Sherman Automotive LLC as recorded in Doc. No. 2020-23332 O.P.R.G.C.T.;

THENCE S 00°51'27" W, a distance of 994.88 feet along the west boundary of a 15 foot wide utility easement as recorded in Vol. 14, Page 10 of the Grayson County Public Records;

AND bearing S 89°59'33" W, a distance of 1050.05 feet to the POINT OF BEGINNING with the subject tract containing 869,002 square feet or 19.950 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **EVERGREEN PARK LLC**, do hereby adopt this plat designating the herein above described property as **EVERGREEN PARK**, an Addition to the City of **SHERMAN**, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and 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 systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of **SHERMAN**, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2024.

EVERGREEN PARK LLC

By: _____
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____ known to me to be the person and officer 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 _____, 2024.

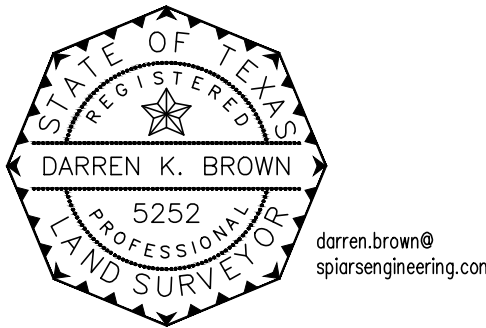
Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of **Sherman**, Texas.

Dated this the _____ day of _____, 2024.

DARREN K. BROWN, R.P.L.S. NO. 5252



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer 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 _____, 2024.

Notary Public, State of Texas

CITY ACCEPTANCE			
Approved this _____ day of _____, 2024, by the City Planning Commission to the City of Sherman, Texas.			
_____ Chairman		_____ Secretary	
Accepted by the City Council of the City of Sherman			
_____ Mayor, City of Sherman, Texas		_____ Date	
The Undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing, EVERGREEN PARKS SUBDIVISION, an addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2024, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as herein above subscribed.			
_____ Witness my hand this _____ day of _____, 2024.			
_____ Clerk, City of Sherman, Texas			

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	A	5,996	0.138
2	A	4,800	0.110
3	A	4,800	0.110
4	A	4,800	0.110
5	A	4,800	0.110
6	A	4,800	0.110
7	A	4,800	0.110
8	A	4,800	0.110
9	A	4,800	0.110
10	A	4,800	0.110
11	A	4,800	0.110
12	A	4,800	0.110
13	A	4,800	0.110
14	A	4,814	0.111
15	A	4,980	0.114
16	A	5,178	0.119
17	A	5,200	0.119
18	A	5,200	0.119
19	A	5,159	0.118
20	A	6,558	0.151
21	A	11,890	0.273
22	A	6,186	0.142
23	A	5,312	0.122
24	A	5,480	0.126
25	A	5,480	0.126
26	A	5,480	0.126
27	A	5,480	0.126
28	A	5,480	0.126
29	A	5,480	0.126
30	A	5,476	0.126
31	A	5,091	0.117
32	A	5,268	0.121

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	B	6,416	0.147
2	B	5,340	0.123
3	B	5,364	0.123
4	B	5,388	0.124
5	B	5,412	0.124
6	B	5,437	0.125
7	B	5,461	0.125
8	B	5,485	0.126
9	B	5,509	0.126
10	B	5,533	0.127
11	B	5,557	0.128
12	B	6,756	0.155

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	C	6,738	0.155
2	C	5,480	0.126
3	C	5,480	0.126
4	C	5,480	0.126
5	C	5,480	0.126
6	C	5,480	0.126
7	C	5,480	0.126
8	C	5,480	0.126
9	C	5,480	0.126
10	C	5,480	0.126
11	C	5,480	0.126
12	C	6,737	0.155
13	C	9,192	0.211
14	C	5,721	0.131
15	C	5,643	0.130
16	C	5,642	0.130
17	C	5,642	0.130
18	C	5,642	0.130
19	C	5,642	0.130
20	C	5,642	0.130
21	C	5,642	0.130
22	C	5,642	0.130
23	C	6,738	0.155

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	D	7,269	0.167
2	D	5,870	0.135
3	D	5,870	0.135
4	D	5,870	0.135
5	D	5,870	0.135
6	D	5,870	0.135
7	D	5,870	0.135
8	D	5,898	0.135
9	D	8,260	0.190
10	D	9,328	0.214
11	D	5,480	0.126
12	D	5,480	0.126
13	D	5,480	0.126
14	D	5,480	0.126
15	D	5,480	0.126
16	D	5,480	0.126
17	D	6,738	0.155

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	E	5,186	0.119
2	E	4,904	0.113
3	E	4,833	0.111
4	E	4,826	0.111
5	E	4,819	0.111
6	E	4,811	0.110
7	E	4,804	0.110
8	E	4,801	0.110
9	E	4,806	0.110
10	E	4,846	0.111
11	E	4,917	0.113
12	E	4,929	0.113

Lot Line Table		
Line #	Bearing	Distance
L1	S44°34'30"E	21.05'
L2	N45°25'30"E	21.37'
L3	S44°08'34"E	21.21'
L4	N45°51'26"E	21.21'
L5	S44°08'34"E	21.21'
L6	N45°51'26"E	21.21'
L7	N44°08'34"W	21.21'
L8	S55°45'22"W	24.54'
L9	N44°40'45"W	20.00'
L10	S74°20'41"E	2.31'
L11	S26°50'45"E	20.27'
L12	N63°09'19"E	22.12'
L13	N44°08'34"W	21.21'
L14	S45°51'26"W	21.21'
L15	S44°34'30"E	21.05'
L16	S45°25'30"W	21.37'

Centerline Line Table		
Line #	Bearing	Distance
L17	S45°51'26"W	22.45'
L18	S34°14'38"E	15.64'

Open Space Area Table		
Lot #	Block #	Acres
1	X	3.214
2	A	0.139

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	5.84'	10.50'	31°52'23"	S16°47'38"W	5.77'
C2	33.50'	50.00'	38°23'32"	N01°32'06"E	32.88'
C3	5.84'	10.50'	31°52'23"	N74°55'14"E	5.77'
C4	6.79'	10.50'	37°01'58"	S70°37'36"E	6.67'
C5	29.71'	50.00'	34°02'52"	S62°20'41"W	29.28'
C6	6.79'	10.50'	37°01'58"	N02°08'20"E	6.67'
C7	22.73'	88.00'	14°47'54"	S81°44'38"E	22.67'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C8	50.08'	250.00'	11°28'42"	N04°52'54"W	50.00'
C9	50.08'	250.00'	11°28'42"	S04°52'54"E	50.00'
C10	49.00'	800.00'	3°30'33"	N22°24'35"E	48.99'
C11	49.00'	800.00'	3°30'33"	S22°24'35"W	48.99'
C12	64.57'	250.00'	14°47'54"	S81°44'38"E	64.39'
C13	86.38'	250.00'	19°47'52"	S10°45'23"W	85.95'

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.