

SHANNON GALLIGAN, ET AL
TO
MICHAEL MURLEY, ET UX
DOC. NO. 2022-29027
O.P.R.G.C.T.

SHIRLEY A. BROWN
TO
ELIZABETH OTUCHO, ET VIR
DOC. NO. 2022-2216
O.P.R.G.C.T.

1/2" IRF W/CAP
STAMPED
"RPLS 3941"

S 89°06'34" E 1,181.80'

FOUND
MAG SPIKE

N 00°42'33" E 682.58'

MARY JO WATKINS
TO
DOYLE WAKER, ET UX
VOL. 4270, PG. 238
O.P.R.G.C.T.

TRACT NO. 2
20' UTILITY EASEMENT
TO
THE CITY OF SHERMAN
VOL. 1597, PG. 80
D.R.G.C.T.

LOT 1
3.33 ACRES

LOT 2
1.50 ACRES

LOT 3
1.50 ACRES

LOT 4
1.49 ACRES

LOT 12
1.33 ACRES

TRACT NO. 1
20' UTILITY EASEMENT
TO
THE CITY OF SHERMAN
VOL. 1597, PG. 80
D.R.G.C.T.

LOT 11
1.31 ACRES

LOT 10
1.30 ACRES

LOT 9
1.04 ACRES

LOT 8
1.02 ACRES

LOT 5
1.00 ACRES

LOT 6
1.00 ACRES

LOT 7
1.00 ACRES

20' UTILITY EASEMENT
TO
THE CITY OF SHERMAN
VOL. 1592, PG. 82
D.R.G.C.T.

JEFFREY D. WALLACE, ET UX
TO
WESLEY ALLEN WALLCE
DOC. NO. 2018-1488
O.P.R.G.C.T.

JEFFREY D. WALLACE, ET UX
TO
BANK OF AMERICA
VOL. 2921, PG. 284
O.P.R.G.C.T.

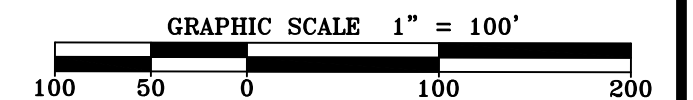
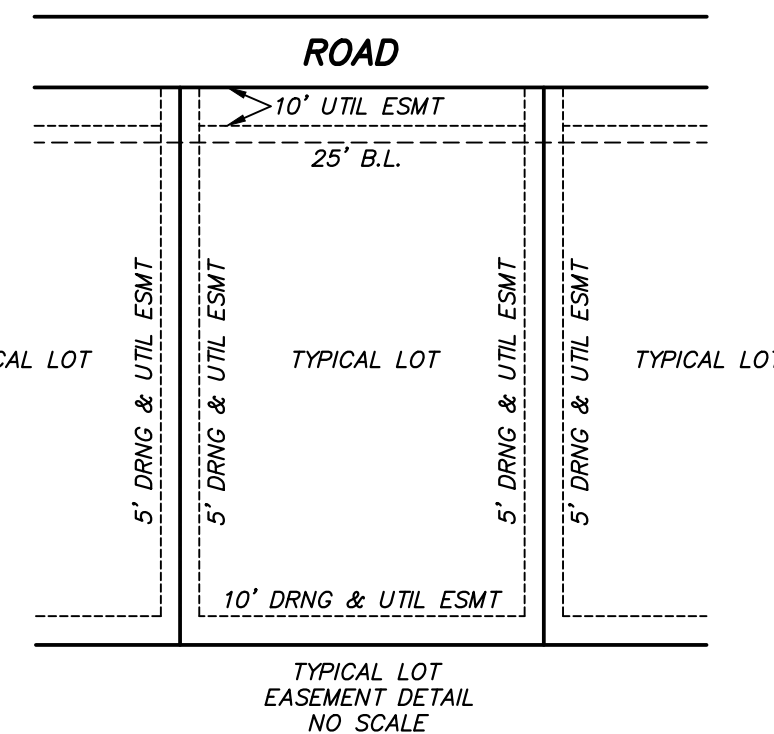
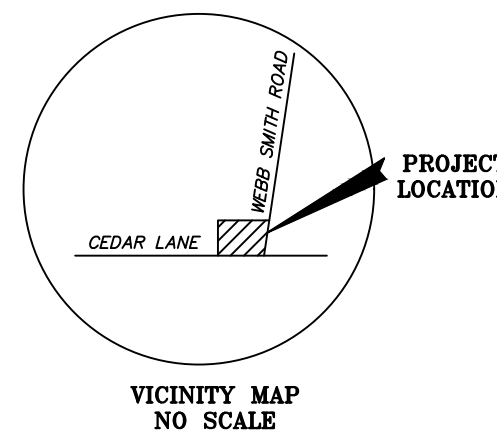
S 04°49'24" W 678.29'
WEBB SMITH ROAD

1/2" IRF
BEGINNING

N 89°24'24" W 1,133.13'
CEDAR LANE

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480829 0425 F, dated Sept. 29, 2010 this property lies in Zone X, this property does not appear to lie within a 100-year flood plain.
- 2) BEARING BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NAD-83
- 3) ALL IRON RODS SET ARE CAPPED WITH PLASTIC CAPS STAMPED "MTG STOVALL".
- 4) "C.M." = CONTROL MONUMENT
- 5) SEPTIC SYSTEMS - INDIVIDUAL FACILITIES LICENSED BY GRAYSON COUNTY AND INSTALLED PRIOR TO OCCUPANCY.
- 6) DEVELOPMENT AND SEPTIC TANK PERMITS (IF NECESSARY) ARE REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON THE PROPERTY.
- 7) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON ANY LOT.
- 8) AN ADEQUATE POTABLE WATER SUPPLY () WILL BE IMMEDIATELY AVAILABLE TO EACH TRACT IN SUBDIVISION.
- 9) WATER SERVICE PROVIDER: _____
ELECTRIC SERVICE PROVIDER: _____
- 10) BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED; AND, THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVIDED TRACTS WILL REMAIN AS OPEN CHANNELS, AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE CREEKS OR DRAINAGE CHANNELS; AND, GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY PROPERTY DAMAGE, PROPERTY LOSS, PERSONAL INJURY, OR LOSS OF LIFE BY FLOODING OR FLOODING CONDITIONS; AND GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE WAYS FOR THE CONTROL OF EROSION LOCATED ON PRIVATE PROPERTY.



SHORT PLAT
SHERMAN RANCH ESTATES

AN ADDITION TO GRAYSON COUNTY, TEXAS
18.06 ACRES
H. N. ELDRIDGE SURVEY, ABST NO. 388

OWNERS:
Fieldside Development, LLC

OWNERS ADDRESS
P.O. BOX 368
TRENTON, TX, 75490

MTG | STOVALL
ENGINEERS & SURVEYORS

6417 WESLEY STREET
GREENVILLE, TX
PH 903-450-1120
www.stovallassociates.com
FIRM LICENSE NO.101011-00
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DATE: JUNE 21, 2022
JOB NO.
236215-PLAT-PG1
SHEET #: 1 OF 2