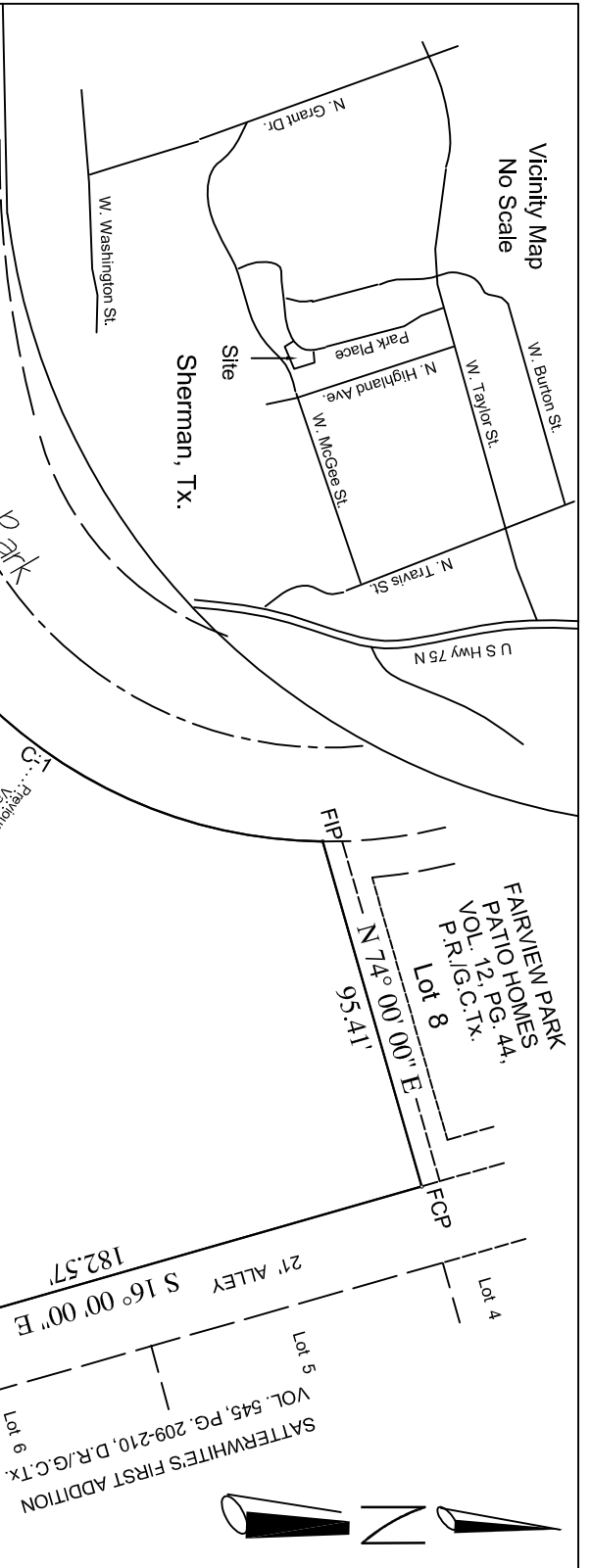


Vicinity Map
No Scale



FAIRVIEW PARK
PATIO HOMES,
PATIO, PG. 44,
VOL. 12, P.R./G.C.T.X.
P.R./G.C.T.X.
Lot 8

Lot 3-4R
32,327 Sq. Ft.

CURVE DATA					
No.	Delta	Radius	Arc	Chord Bearing & Dist.	
C-1	73° 23' 06"	129.59'	165.98'	N 37° 18' 30" E, 154.86'	
C-2	01° 15' 06"	327.56'	7.16'	N 74° 37' 36" E, 7.16'	

OWNERS CERTIFICATE

WHEREAS, Shreelejas LLC, is the owner of Lot 3 and Lot 4, of Replat of Fairview Park Patio Homes, Lots 1 - 7, to the City of Sherman, Grayson County, Texas, filed in Volume 21, Page 85, Plat Records of Grayson County, Texas, Said Lots being conveyed by deed recorded in Volume 4904, Page 813, Real Property Records of Grayson County, Texas, and being more particularly described as follows:

Beginning at an iron pin found with a cap marked RPLS 4967, at the Southeast corner of said Lot 4, at the Northeast corner of Lot 7, of Ridglea Second Addition to the City of Sherman, per Plat recorded in Volume 1, Page 16, Plat Records of Grayson County, Texas, said Point-of-Beginning also being on the West line of an Alley;

THENCE South 74 degrees 04 minutes 58 seconds West, with the South line of said Lot 4 and Lot 3, with the north line of Lot 7 and Lot 8 of Ridglea Second Addition, along and near a Chain Link Fence and North of an new Iron Fence, a distance of 228.61 feet to an iron pin found at the Southwest corner of said Lot 3 and the Southeast corner of Lot 2 of said Replat;

THENCE North 14 degrees 48 minutes 41 seconds West, with the West line of Lot 3 and the East Line of Lot 2, a distance of 89.80 feet to an iron pin found on the South Right-of-Way Curve of Park Place, (50 Feet wide);

THENCE with a curve to the left in said Right-of-Way, having a Delta Angle of 01 degrees 15 minutes 06 seconds, a Radius of 327.56 feet, an Arc Length of 7.16 feet, and a Chord of North 74 degrees 37 minutes 36 seconds East, 7.16 feet to an iron pin found at the beginning of another curve in said Right-of-Way;

THENCE with a curve to the left in said Right-of-Way, having a Delta Angle of 73 degrees 23 minutes 06 seconds, a Radius of 129.59 feet, an Arc Length of 165.98 feet, and a Chord of North 37 degrees 18 minutes 30 seconds East, 154.86 feet to an iron pin found at the Northwest Corner of Lot 4 and the Southwest Corner of Lot 8, of Fairview Park Patio Homes Addition, Phase One, to the City of Sherman, Grayson County, Texas, Plat filed in Volume 12, Page 44, of the Plat Records of Grayson County, Texas;

Thence North 74 degrees 00 minutes 00 seconds East, with the North line of said Replat Lot 4, and the South line of said Original Plat Lot 8, along and near a wood fence part of the way, a distance of 95.41 feet to a wood fence corner post, on the West line of an Alley;

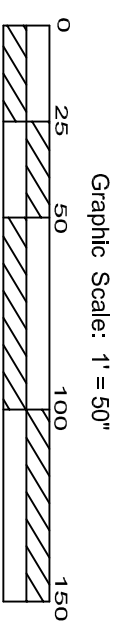
THENCE South 16 degrees 00 minutes 00 seconds East, with the East line of said Lot 4 and the West line of said Alley, along and near a Metal Fence part of the way, a distance of 157.46 feet to the POINT-OF-BEGINNING and containing in all 32,327 square feet or 0.742 acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Shreelejas, LLC, the Owner, does hereby adopt this replat, designatn the hereinabove described property as the Replat of The Replat of Fairview Park Patio Homes, Lot 3 and Lot 4, an addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever the street, right-of-ways, road, drainage and utility easement as designated on this replat.

Witness my hand this _____ day of _____, 2013.

Sudhakar Allada
Manager



BEARING BASIS ON THE MONUMENTED SOUTH BOUNDARY LINE OF FAIRVIEW PARK PATIO HOMES, VOL. 12, PG. 44 & 45, P.R./G.C.T.X.

LEGEND
S.I.P. = SET IRON PIN
F.I.P. = FOUND IRON PIN
F.C.P. = FENCE CORNER POST
R.P./R./G.C.T.X. = REAL PROPERTY RECORDS GRAYSON COUNTY, TEXAS
P.R./G.C.T.X. = PLAT RECORDS GRAYSON COUNTY, TEXAS

NOTE: New Lot Corners will be monumented with a 1/2" iron pin set with a plastic cap marked RPLS # 3941, upon approval and recording of this replat in the County Clerk's Office.

THESE LOTS ARE WITHIN ZONE X, (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 48181C0270 F, FOR GRAYSON COUNTY, TEXAS AND INCORPORATED AREAS. MAP REVISED: SEPTEMBER 29, 2010. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ACKNOWLEDGEMENT

State of Texas)
County of Grayson)

Before me, the undersigned a Notary Public for the State of Texas, on this day personally appeared Sudhakar Allada, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

Witness my hand this _____ day of _____, 2013

SURVEYORS CERTIFICATE

I, William Davis Finney, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Sherman, Texas.

William Davis Finney Tx. RPLS # 3941

ACKNOWLEDGEMENT

State of Texas)
County of Grayson)

Before me, the undersigned a Notary Public for the State of Texas, on this day personally appeared William Davis Finney, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes and considerations therein expressed.

Witness my hand this _____ day of _____, 2013

DEVELOPER / OWNER

Shreelejas, LLC
10007 Stone Harbor Way
Irving, Texas 75063

PLANNING & ZONING COMMISSION APPROVAL

Approved the _____ day of _____, 2013, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman _____

Secretary _____

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SHERMAN, TEXAS

Mayor, City of Sherman, Texas _____

Date _____

The undersigned, the City Clerk of the City of Sherman, Texas, hereby certifies that the foregoing final plat of Replat of Fairview Park Patio Homes, Lot 3 and Lot 4, Subdivision or Addition to the City of Sherman, Texas, was submitted to the City Council on the _____ day of _____, 2013, 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 hereinabove subscribed.

Witness my hand this _____ day of _____, 2013.

City Clerk, City of Sherman, Texas _____



REPLAT OF LOT 3 AND LOT 4 OF REPLAT OF FAIRVIEW PARK PATIO HOMES, LOTS 1-7, PER REPLAT FILED IN VOLUME 21, PAGE 85, PLAT RECORDS OF GRAYSON COUNTY, TEXAS, ON PARK PLACE, IN SHERMAN, TEXAS	
DATA LAND SERVICES	REG. PROF. LAND SURVEYING
P. O. BOX 2110, FORNEY, TEXAS, 75126 Ph. (972) 564-6166 Fax (972) 564-3079	Job No.: 33-259 Scale: 1" = 50' Drawn by: W.D.F. Date: June 24, 2013