

LOT 1R
 REPLAT OF LOT 1 & 2
 PARK PLAZA ADDITION
 CITY OF SHERMAN, TEXAS
 VOL. 18, PG. 30
 P.R.G.C.T.

LOT 6R
 REPLAT OF LOTS 6 & 7
 PARK PLAZA ADDITION
 CITY OF SHERMAN, TEXAS
 VOL. 22, PG. 84
 P.R.G.C.T.
0.979 ACRES
 (42651 SQ. FT)

LOT 5
 PARK PLAZA ADDITION
 CITY OF SHERMAN, TEXAS
 VOL. 16, PG. 183
 P.R.G.C.T.
0.902 ACRES
 (39303 SQ. FT)

LOT 4R
 REPLAT OF LOTS 3 & 4
 PARK PLAZA ADDITION
 CITY OF SHERMAN, TEXAS
 VOL. 23, PG. 19
 P.R.G.C.T.
0.981 ACRES
 (42740 SQ. FT)

LOT 3-1
 REPLAT OF LOTS 3 & 4
 PARK PLAZA ADDITION
 CITY OF SHERMAN, TEXAS
 VOL. 23, PG. 19
 P.R.G.C.T.

LOT 3-2
 REPLAT OF LOTS 3 & 4
 PARK PLAZA ADDITION
 CITY OF SHERMAN, TEXAS
 VOL. 23, PG. 19
 P.R.G.C.T.

LOT 3-3
 REPLAT OF LOTS 3 & 4
 PARK PLAZA ADDITION
 CITY OF SHERMAN, TEXAS
 VOL. 23, PG. 19
 P.R.G.C.T.

LOT 3-4
 REPLAT OF LOTS 3 & 4
 PARK PLAZA ADDITION
 CITY OF SHERMAN, TEXAS
 VOL. 23, PG. 19
 P.R.G.C.T.

LOT 3-5
 REPLAT OF LOTS 3 & 4
 PARK PLAZA ADDITION
 CITY OF SHERMAN, TEXAS
 VOL. 23, PG. 19
 P.R.G.C.T.

LEGEND

●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
○	1/2" PIPE FOUND
⊙ MH	SEWER MANHOLE
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE
□	STOCKADE FENCE

SCALE
 1" = 60'

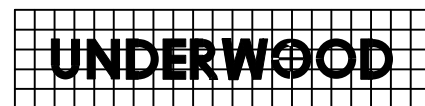
I, Douglas W. Underwood, Registered Professional Land Surveyor do hereby certify that on the 18th day of June 2025, a survey was made on the ground of the property shown hereon, described as Lot 6R of the Replat of Lots 6 & 7 of the Park Plaza Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 22, Page 84, of the Plat Records, Grayson County, Texas, and Lot 5 of the Park Plaza Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 16, Page 183, said Plat Records, and Lot 4R of the Replat of Lots 3 & 4 of the Park Plaza Addition, an addition to the City of Sherman, Texas, as shown by plat of record in Volume 23, Page 19, said Plat Records, and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown on the plat herewith, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

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~ BASIS OF BEARINGS ~
 GRID NORTH, NAD 83
 TEXAS STATE PLANE
 COORDINATE SYSTEM
 NORTH CENTRAL ZONE

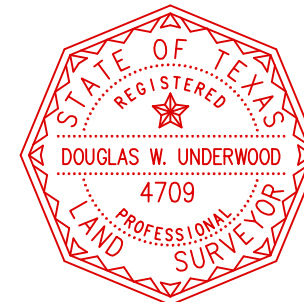


DRAFTING & SURVEYING

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Douglas W. Underwood

Douglas W. Underwood
 Registered Professional
 Land Surveyor No. 4709
 Firm No. 10006300
 DATE OF SURVEY: 06/17/25