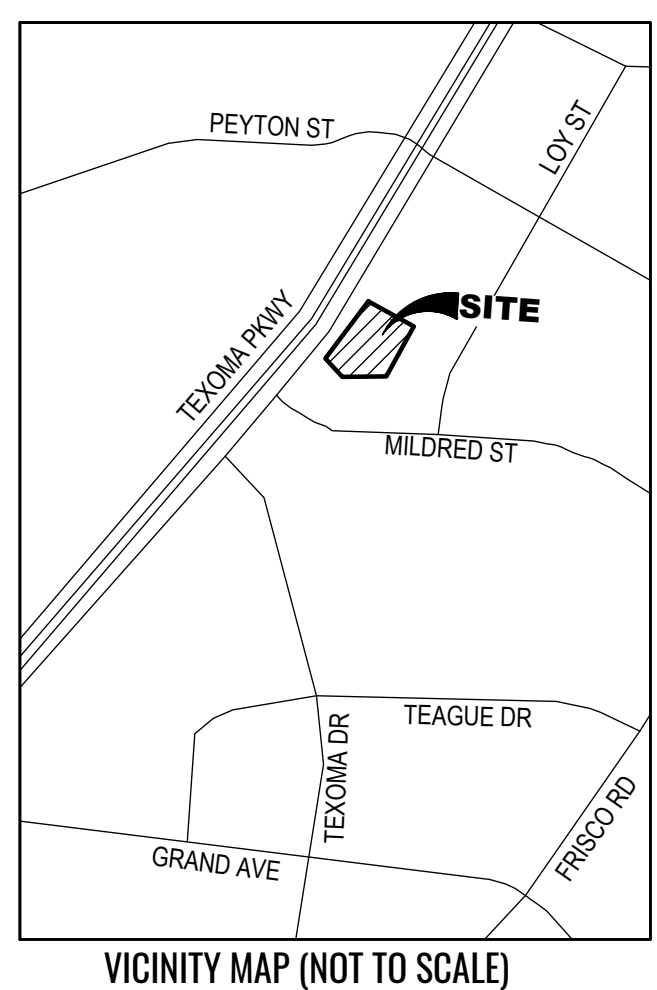


**FLOOD STATEMENT:**  
I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Sherman, Grayson County, Texas, Community Number 485509, effective date 09/01/2022 and that map indicates that this property is within "Non-shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood" as shown on Panel 0290 G of said map. 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.

**LEGEND**

●	FOUND MONUMENT
○	SET MONUMENT
IRSC	1/2" IRON ROD W/ "PRESTON TRAIL LAND SURVEYING, RPLS 6585" CAP SET
IRFC	IRON ROD FOUND W/PLASTIC CAP
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
BRS	BEARS
CM	CONTROLLING MONUMENT
( )	DEED OR PLAT CALL
R.O.W.	RIGHT-OF-WAY
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
O.R.G.C.T.	OFFICIAL RECORDS, GRAYSON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NO.
---	BOUNDARY LINE
- - -	ADJOINER LINE
---	EASEMENT
---	ASPHALT



**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

**FINAL PLAT**  
**RENDEZVOUS ADDITION**  
**0.969 OF AN ACRE**  
**SMITH MCGLOTHLIN SURVEY, ABSTRACT NO. 808**  
Being a Re-Plat of Highland Park Addition  
Block 7, Part of Lot 6 and all of Lots 7 & 8  
City of Sherman, Grayson County, Texas

**OWNERS/DEVELOPER:**  
DJT, a Texas General Partnership  
122 E. Sam Rayburn Drive  
Bonham, TX 75418  
JJT Holdings, LLC  
1806 San Juan Drive  
Sherman TX 75092  
Contact: Thomas Joseph Altland  
Ph: 903-821-9351

**SURVEYOR:**  
Chris Noah, RPLS 6585  
Preston Trail Land Surveying LLC  
787 W FM 996  
Pottsboro, TX 75076  
Ph: 903-786-6029

**Preston Trail LAND SURVEYING**  
787 W FM 996 Pottsboro, TX 75076  
www.prestontrailandsurveying.com 903-786-6029

TBPLS Firm No. 10194175	Drawn by: LJT Checked by: CRN	Scale: T-40 Date: 11/16/2022	Project No. 21-0587.1 Sheet No. 2 of 2
-------------------------	----------------------------------	---------------------------------	---

STATE OF TEXAS §  
COUNTY OF GRAYSON §

**OWNER'S CERTIFICATE**

WHEREAS DJT, A TEXAS GENERAL PARTNERSHIP AND JJT HOLDINGS, LLC is the owners of all of that certain tract or parcel of land situated in the Smith McGlothlin Survey, Abstract No. 808, City of Sherman, Grayson County, Texas, and being part of Lot 6, and all of Lots 7 & 8 in Block 7 of Highland Park Addition, according to the plat thereof recorded in Volume 415, Page 117, Deed Records, Grayson County, Texas, and part of a 25-foot strip of land described in Volume 1234, Page 682, said Deed Records, and being all of a called 0.476 of an acre tract of land described in the deed to JJT Holdings, LLC, recorded in Instrument No. 2021-34137, Official Records, Grayson County, Texas, and all of a called 0.49 of an acre tract of land described in the deed to DJT, recorded in Volume 5631, Page 133, said Official Records, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the western-most southwest corner of said 0.476 acre tract, common to the northwest corner of a tract of land described in the deed to Texoma, Inc., recorded in Volume 4249, Page 381, said Official Records, on the westerly line of said 25-foot strip, and on the easterly right-of-way line of Texoma Parkway, and at the beginning of a non-tangent curve to the left having a delta angle of 04°03'56", a radius of 2964.79 feet and a chord bearing and distance of North 35°09'24" East, 210.34 feet;

**THENCE** in a northeasterly direction, with the westerly line of said 0.476 acre tract, and with the westerly line of said 25-foot strip, and with the easterly right-of-way line of said Texoma Parkway, and with said curve to the left, passing en route at an arc distance of 97.18 feet a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said 0.476 acre tract, common to the southwest corner of aforesaid 0.49 acre tract, and continuing on said course, with the westerly line of said 0.49 acre tract, a total arc distance of 210.38 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northwest corner of said 0.49 acre tract, common to the southwest corner of said Tran Tract, from which a 1/2-inch iron rod with a plastic cap stamped "SARTIN RPLS 3694" bears South 58°00' East, a distance of 1.2 feet;

**THENCE** South 61°22'24" East, with the northerly line of said 0.49 acre tract, and with the southerly line of said Tran Tract, crossing said 25-foot strip, and crossing aforesaid Lot 6, a distance of 185.66 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the northeast corner of said 0.49 acre tract, common to the southeast corner of said Tran Tract, on the easterly line of said Lot 6, and on the westerly line of a tract of land described in the deed to Lana Sherry Hill, recorded in Volume 5245, Page 311, said Official Records, and on the westerly line of Lot 15, in said Block 7, from which a found 1/2-inch iron pipe bears South 41°18' East, a distance of 1.0 foot;

**THENCE** South 28°36'05" West, with the easterly line of said 0.49 acre tract, and with the easterly line of said Lot 6, and with the easterly line of Lot 7, and with the westerly line of said Hill Tract, and with the westerly line of said Lot 15 part of the way, and with the westerly line of Lot 14, in said Block 7, and with the westerly line of a tract of land described in the deed to Emiliano Corona and Luisa Corona, recorded in Instrument No. 2017-21544, said Official Records, passing en route at a distance of 112.72 feet a 1/2-inch iron rod found for the southeast corner said 0.49 acre tract, common to the southeast corner of said Lot 7, common to the northeast corner of aforesaid 0.476 acre tract, and common to the northeast corner of aforesaid Lot 8, and continuing on said course, with the easterly line of said 0.476 acre tract, and with the easterly line of said Lot 8, and with the westerly line of Lot 13, in said Block 7, and with the westerly line of a tract of land described in the deed to Antonio Orellana and Tammy Orellana, recorded in Instrument No. 2018-17580, said Official Records, a total distance of 172.32 feet to a 1/2-inch iron pipe found for the southeast corner of said 0.476 acre tract, common to the southeast corner of said Lot 8, and common to the western-most northwest corner of said Lot 13, and common to the northeast corner of Lot 11, in said Block 7;

**THENCE** South 87°22'13" West, with the southerly line of said 0.476 acre tract, and with the southerly line of said Lot 8, and with the northerly line of Lot 11, and with the northerly line of aforesaid Texoma, Inc. Tract, and with the northerly line of Lot 10 in said Block 7 part of the way, a distance of 129.79 feet to a 1/2-inch iron rod found for the southern-most southwest corner of said 0.476 acre tract, common to the southern-most southwest corner of said Lot 8, and common to a re-entrant corner on the northerly line of said Texoma, Inc. Tract, and common to the northwest corner of said Lot 10, and common to the northeast corner of Lot 9 in said Block 7;

**THENCE** North 44°06'06" West, continuing with the southerly line of said 0.476 acre tract, and with the southerly line of said Lot 8, and with the northerly line of said Texoma, Inc. Tract, and with the northerly line of said Lot 9, and crossing aforesaid 25-foot strip, a distance of 103.37 feet to the POINT OF BEGINNING and enclosing 0.969 of an acre (42,228 square feet) of land, more or less.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS

That DJT, A TEXAS GENERAL PARTNERSHIP, does hereby adopt this plat designating the hereinbefore described property as RENDEZVOUS ADDITION, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or 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 in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement 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.

BY: DJT, a Texas General Partnership

BY: Thomas Joseph Altland, Partner

STATE OF TEXAS §  
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Thomas Joseph Altland**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

Notary Public in and for the State of Texas

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS

That JJT HOLDINGS, LLC, does hereby adopt this plat designating the hereinbefore described property as RENDEZVOUS ADDITION, an Addition to the City of Sherman, Grayson County, Texas, and does hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or 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 in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement 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.

BY: JJT Holdings, LLC

BY: Thomas Joseph Altland, Member

STATE OF TEXAS §  
COUNTY OF GRAYSON §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **Thomas Joseph Altland**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

Notary Public in and for the State of Texas

**OWNERS/DEVELOPER:**  
DJT, a Texas General Partnership  
122 E. Sam Rayburn Drive  
Bonham, TX 75418  
JJT Holdings, LLC  
1806 San Juan Drive  
Sherman TX 75092  
Contact: Thomas Joseph Altland  
Ph: 903-821-9351

**SURVEYOR:**  
Chris Noah, RPLS 6585  
Preston Trail Land Surveying LLC  
787 W FM 996  
Pottsboro, TX 75076  
Ph: 903-786-6029

**Preston Trail LAND SURVEYING**  
787 W FM 996 Pottsboro, TX 75076  
www.prestontrailandsurveying.com 903-786-6029

TBPLS Firm No. 10194175	Drawn by: LJT Checked by: CRN	Scale: T-40 Date: 11/16/2022	Project No. 21-0587.1 Sheet No. 2 of 2
-------------------------	----------------------------------	---------------------------------	---

**CITY COUNCIL CERTIFICATE OF ACCEPTANCE**

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, hereby certifies that the foregoing plat of RENDEZVOUS ADDITION, to the City of Sherman was submitted to the City Council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_, A.D. 20 \_\_\_\_.

Clerk, City of Sherman, Texas \_\_\_\_\_

**PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE**

Accepted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Planning and Zoning Commission of the City of Sherman, Texas.

Chairman \_\_\_\_\_ Secretary \_\_\_\_\_

**SURVEYORS CERTIFICATE**

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that all monuments shown hereon actually exist and that their location, size, and material are correctly shown.

Chris R. Noah \_\_\_\_\_ Date \_\_\_\_\_  
Registered Professional Land Surveyor No. 6585

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

AVIGATION RELEASE

STATE OF TEXAS §  
COUNTY OF GRAYSON §

WHEREAS, DJT, A TEXAS GENERAL PARTNERSHIP AND JJT HOLDINGS, LLC, hereinafter called OWNERS (whether one or more), is the owner of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as RENDEZVOUS ADDITION an addition to the City of Sherman, Grayson County, Texas.

OWNER does hereby waive, release, remise, quit claim and forever hold harmless the City of Sherman, Texas, a municipal corporation, hereinafter called CITY, and Sherman Municipal Airport, hereinafter called AIRPORT, from any and all claims for damages of any kind that OWNER may now have or may hereinafter have in the future by reason of the passage of all aircraft (aircraft being defined for the purposes of this instrument as any contrivance now known or hereinafter invented, used or designed or navigation or flight in the air) by whomsoever owned and operated, in the airspace above OWNER'S property. Such release shall include, but not be limited to, any damages to the OWNER'S described property, such as noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from or operating at or on the Sherman Municipal Airport, whether such claim be for injury or death to person or persons damages to or taking off of property, and OWNER does hereby fully remiss and release any right or cause of action which it may now have or which it may in the future have against the CITY or AIRPORT, whether such claims be for injury or death to persons or damage to property due to noises, vibration, fumes, dust, fuel and lubricant particles, and all the other effects that may be caused or may have been caused by the operation and/or maintenance of aircraft or aircraft engines at or on said Sherman Municipal Airport.

It is agreed that this Release shall be binding upon OWNER, his successors, heirs, executors, administrators and assigns, in interest with regard to said property located at RENDEZVOUS ADDITION, an addition to the City of Sherman, Texas, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Grayson County, Texas.

Executed this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

BY: DJT, a Texas General Partnership

BY: Thomas Joseph Altland, Partner

BY: JJT Holdings, LLC

BY: Thomas Joseph Altland, Member

**FINAL PLAT**  
**RENDEZVOUS ADDITION**  
**0.969 OF AN ACRE**  
**SMITH MCGLOTHLIN SURVEY, ABSTRACT NO. 808**  
Being a Re-Plat of Highland Park Addition  
Block 7, Part of Lot 6 and all of Lots 7 & 8  
City of Sherman, Grayson County, Texas