

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42	20.00'	90°00'00"	N 33°19'44" E	28.28'
C2	31.42	20.00'	90°00'00"	S 56°40'16" E	28.28'

LINE	BEARING	DISTANCE
L1	S 78°19'44" W	237.01'
L2	N 78°19'44" E	128.19'
L3	N 11°40'16" W	15.16'
L4	S 11°40'16" E	14.26'
L5	N 78°19'44" E	44.69'
L6	S 78°44'00" W	46.19'
L7	N 11°03'16" W	115.68'
L8	N 81°10'19" E	49.23'

LINE	BEARING	DISTANCE
L9	N 12°58'47" W	51.01'
L10	N 14°02'47" W	189.42'
L11	N 14°22'14" W	59.86'
L12	N 14°21'20" W	155.97'
L13	S 72°15'06" W	485.12'

LINE	BEARING	DISTANCE
L14	N 83°09'59" E	159.86'
L15	N 69°10'42" E	355.36'
L16	N 12°34'42" E	55.68'
L17	N 78°19'44" E	237.57'
L18	N 10°34'10" W	201.05'
L19	N 80°18'39" E	242.03'
L20	N 72°15'06" W	485.12'

LINE	BEARING	DISTANCE
L21	N 12°34'42" E	55.68'
L22	N 12°34'42" E	55.68'
L23	N 12°34'42" E	55.68'
L24	N 12°34'42" E	55.68'
L25	N 12°34'42" E	55.68'
L26	N 12°34'42" E	55.68'
L27	N 12°34'42" E	55.68'
L28	N 12°34'42" E	55.68'
L29	N 12°34'42" E	55.68'
L30	N 12°34'42" E	55.68'

LINE	BEARING	DISTANCE
L31	N 12°34'42" E	55.68'
L32	N 12°34'42" E	55.68'
L33	N 12°34'42" E	55.68'
L34	N 12°34'42" E	55.68'
L35	N 12°34'42" E	55.68'
L36	N 12°34'42" E	55.68'
L37	N 12°34'42" E	55.68'
L38	N 12°34'42" E	55.68'
L39	N 12°34'42" E	55.68'
L40	N 12°34'42" E	55.68'

LINE	BEARING	DISTANCE
L41	N 12°34'42" E	55.68'
L42	N 12°34'42" E	55.68'
L43	N 12°34'42" E	55.68'
L44	N 12°34'42" E	55.68'
L45	N 12°34'42" E	55.68'
L46	N 12°34'42" E	55.68'
L47	N 12°34'42" E	55.68'
L48	N 12°34'42" E	55.68'
L49	N 12°34'42" E	55.68'
L50	N 12°34'42" E	55.68'

LINE	BEARING	DISTANCE
L51	N 12°34'42" E	55.68'
L52	N 12°34'42" E	55.68'
L53	N 12°34'42" E	55.68'
L54	N 12°34'42" E	55.68'
L55	N 12°34'42" E	55.68'
L56	N 12°34'42" E	55.68'
L57	N 12°34'42" E	55.68'
L58	N 12°34'42" E	55.68'
L59	N 12°34'42" E	55.68'
L60	N 12°34'42" E	55.68'

STATE OF TEXAS §
COUNTY OF GRAYSON §

OWNER'S CERTIFICATE

WHEREAS SHAWN MACDONALD AND DANA MACDONALD are the owners of all of that certain tract or parcel of land situated in the J.B. McAnair Survey, Abstract No. 763, City of Sherman, Grayson County, Texas, and being all of a called 2.92 acre tract of land described as Tract One, and all of a called 2.37 acre tract of land described as Tract Two, both in the deed to Shawn Macdonald and wife, Dana Macdonald, recorded in Volume 4569, Page 932, Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron pipe found for the northwest corner of said 2.92 acre tract, common to a re-entrant corner on the southerly line of Lamberth Business Park, an addition to the City of Sherman, Texas, according to the plat thereof recorded in Volume 9, Page 14, Plat Records of Grayson County, Texas;

THENCE North 69°10'42" East, with the northerly line of said 2.92 acre tract, and with the southerly line of said Lamberth Business Park, a distance of 355.36 feet to a 1/2-inch iron rod found for corner;

THENCE North 83°09'59" East, continuing with the northerly line of said 2.92 acre tract, and the southerly line of said Lamberth Business Park, a distance of 159.86 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 2.92 acre tract, and on the westerly right-of-way line of Travis Street (FM 131), and at the beginning of a non-tangent curve to the left having a delta angle of 4°55'41", a radius of 4558.50 feet, and a chord bearing and distance of South 10°17'09" East, 391.97 feet;

THENCE in a southerly direction, with the easterly line of said 2.92 acre tract, and with the easterly line of aforesaid 2.37 acre tract, and with the westerly right-of-way line of said Travis Street, and with said curve to the left, an arc distance of 392.09 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for corner;

THENCE South 72°15'06" West, continuing with the easterly line of aforesaid 2.37 acre tract, and the westerly right-of-way line of said Travis Street, a distance of 55.68 feet to a 1/2-inch iron rod with a plastic cap stamped "PRESTON TRAIL LAND SURVEYING RPLS 6585" set for the southeast corner of said 2.37 acre tract, common to the northeast corner of a called 0.952 of an acre tract of land described in the deed to Shane W. Brem recorded in Volume 5456, Page 591, said Official Records;

THENCE South 72°15'06" West, with the southerly line of said 2.37 acre tract, and with the northerly line of said 0.952 acre tract, and with the northerly line of a called 1.904 acre tract of land described as First Tract in the deed to Otto Howard, Richard Miller, and Jesse L. West, Trustees of First Assembly of God, recorded in Volume 1206, Page 797, Deed Records of Grayson County, Texas, a distance of 485.12 feet to a metal fence corner post found for the southwest corner of said 2.37 acre tract, common to the northwest corner of said 1.904 acre tract, and on the easterly line of the Replat of Lots 1R-7R, Graham Addition, according to the plat thereof recorded in Instrument No. 2020-152, said Plat Records;

THENCE North 14°21'20" West, with the westerly line of said 2.37 acre tract, and with the easterly line of said Replat of Lots 1R-7R, Graham Addition, and with the easterly line of Menjivar's Addition, according to the plat thereof recorded in Instrument No. 2019-92, said Plat Records, a distance of 155.97 feet to a 1/2-inch iron rod found for the northeast corner of said Menjivar's Addition, common to the southeast corner of said 1.81 acre tract of land described in the deed to Prospect Realty, Inc., recorded in Volume 5739, Page 809, said Official Records;

THENCE North 14°22'14" West, continuing with the westerly line of said 2.37 acre tract, and with the easterly line of said 1.81 acre tract, a distance of 59.86 feet to a 1/2-inch iron rod found for the northwest corner of said 2.37 acre tract, common to the southwest corner of aforesaid 2.92 acre tract;

THENCE North 14°02'47" West, with the westerly line of said 2.92 acre tract, and with the easterly line of said 1.81 acre tract, a distance of 189.42 feet to a 1/2-inch iron rod found for the northeast corner of said 1.81 acre tract, common to the southern-most southeast corner of aforesaid Lamberth Business Park;

THENCE North 12°58'47" West, continuing with the westerly line of said 2.92 acre tract, and with an easterly line of said Lamberth Business Park, a distance of 51.01 feet to the POINT OF BEGINNING and enclosing 5.281 acres (230,064 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That SHAWN MACDONALD AND DANA MACDONALD, do hereby adopt this plat designating the hereinbefore described property as SHAWN MACDONALD ADDITION, an Addition to the City of Sherman, Grayson County, Texas, and do 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: SHAWN MACDONALD
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 SHAWN MACDONALD, 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 29th DAY OF July 2022

Notary Public in and for the State of Texas

BY: DANA MACDONALD
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 DANA MACDONALD, 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 29th DAY OF July 2022

Notary Public in and for the State of Texas

CITY COUNCIL CERTIFICATE OF ACCEPTANCE

Accepted by the City Council of the City of Sherman, Texas, 08/24/2022

Mayor, City of Sherman, Texas

The undersigned, the City Clerk of the City of Sherman, hereby certifies that the foregoing plat of SHAWN MACDONALD ADDITION, an addition to the City of Sherman, Texas, was submitted to the City Council on the 06th day of June, 2022, 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 seek the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 2nd day of August, A.D. 2022

Sinda Ashby
Clerk, City of Sherman, Texas



PLANNING AND ZONING COMMISSION CERTIFICATE OF ACCEPTANCE

Accepted this 17th day of May, 2022 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
Registered Professional Land Surveyor No. 6585
Date: 7-29-2022



AVIGATION RELEASE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, SHAWN MACDONALD AND DANA MACDONALD, hereinafter called OWNER (whether one or more), are the owners of a certain parcel of land situated in the City of Sherman, Grayson County, Texas, being more particularly described as SHAWN MACDONALD 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 of 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 remise 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 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 SHAWN MACDONALD 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 29th day of July 2022

BY: SHAWN MACDONALD

Executed this 29th day of July 2022

BY: DANA MACDONALD

Filed for Record in the Official Records Of: Grayson County Clerk On: 8/17/2022 11:16:11 AM In the PLAT Records SHAWN MACDONALD ADDN Doc Number: 2022-176 Number of Pages: 2 Amount: 75.00 Order#: 20220817000057 By: MM



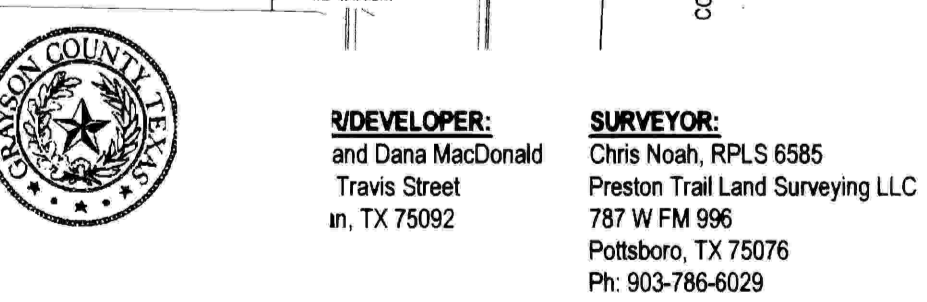
FINAL PLAT SHAWN MACDONALD ADDITION 5.281 ACRES

J.B. MCANAIR SURVEY, ABSTRACT NO. 763 City of Sherman, Grayson County, Texas E-7-510



787 W FM 996 Pottsboro, TX 75076 www.prestontrailandsurveying.com 903-786-6029

FILED FOR RECORD IN THE OFFICIAL RECORDS OF: GRAYSON COUNTY CLERK ON: 8/17/2022 11:16:11 AM IN THE PLAT RECORDS SHAWN MACDONALD ADDN Doc Number: 2022-176 Number of Pages: 2 Amount: 75.00 Order#: 20220817000057 By: MM



DEVELOPER: and Dana Macdonald Travis Street in, TX 75092 SURVEYOR: Chris Noah, RPLS 6585 Preston Trail Land Surveying LLC 787 W FM 996 Pottsboro, TX 75076 Ph: 903-786-6029



TBPLS Firm No. 10194175 Drawn by: LGT Checked by: CRN Scale: 1"=40' Date: 04/19/2022 Project No. 22-0006.2 Sheet No. 1 of 2