LOCATION MAP SCALE: NTS

We, Lamar County, are the owners of this described tract OF LOT 1, BLOCK 1, OF THE LAMAR COUNTY dedicate to the public use, without reservation, the streets, rights-of-ways and any other public area

(Authorized Representative)

Before me, the undersigned authority on this day personally appeared Lamar County (Authorized Representative), known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and the capacity therein stated.

Given under my hand and seal of office this _____ day of ___

Approved for preparation of Final Plat.

CHAIRMAN, CITY OF PARIS PLANNING & ZONING COMMISSION

> LEGEND SUBJECT TRACT BOUNDAR' BUILDING SETBACK ----- EXISTING EASEMENT — CENTERLINE ROAD

----- GAS ----- UNDER GROUND GAS -----UGT ------ UNDER GROUND TELEPHONE — F/0 — UNDER GROUND FIBER OPTIC ------ CATV ------ UNDER GROUND CATV -----OHE ------ OVERHEAD ELECTRIC ------ CHAIN LINK FENCE O PIPE FENCE

------ WOOD FENCE CENTERLINE CREEK/DITCH CM CONTROL MONUMENT △ CALCULATED POINT FOUND MONUMENT ☑ FOUND FENCE POST FIRE HYDRANT SET 1/2" CAPPED
IRON ROD STAMPED
"DATAPOINT 10194585"
UNLESS OTHERWISE
NOTED

LEGEND IS TYPICAL AND NOT ALL ITEMS OR SYMBOLS IN LEGEND APPEAR IN DRAWING.
SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED
OR REDUCED FOR CLARITY.

ABBREVIATIONS IRON ROD FOUND CIRS CAPPED IRON ROD SET N.C.B. NEW CITY BLOCK O.P.R. OFFICIAL PUBLIC RECORDS

D.P.R. DEED AND PLAT RECORDS L.C.T. LAMAR COUNTY TEXAS DOC. NO. DOCUMENT NUMBER VOL VOLUME PAGE R.O.W. RIGHT-OF-WAY GAS (G) GAS ELEC (E) ELECTRIC

TELE (T) TELEPHONE

ESMT EASEMENT

CATV (TV) CABLE TELEVISION

EM ELECTRIC METER

PROVEMENTS EMERGENCY FACILITY

PLAN

SITE

PRELIMINARY

FOR REVIEW ONLY This document is released f the purpose of interim review only. It is not to be used for construction, bidding, or permit

Engineer: Larry H. Walker, P.

P.E.: 101315 Date:11/10/23

purposes.

TBPE F-16482

SCALE: 1"=60'

BAR SCALE

Date: 11/10/23 WAC Project No. 2346

Sheet No.



SURVEY NOTES:

1. ALL LOT CORNERS MARKED WITH A 1/2" IRON ROD WITH YELLOW CAP MARKED (DATAPOINT #10194585) UNLESS OTHERWISE NOTED. 2. ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID,

ALL DIMENSIONS SHOWN HEREIN ARE GRID BASED UPON AN ON THE GROUND SURVEY PERFORMED NOVEMBER 08, 2023.

NORTH AMERICAN DATUM 83, NORTH CENTRAL ZONE (4202), NAVD

4.SELLING A PORTION OF THIS BY METES AND BOUNDS IS A VIOLATION OF COUNTY REGULATIONS AND STATE LAW AND IS SUBJECT TO FINES OR OTHER PENALTIES. 5. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 48277C0325C, EFFECTIVE DATE AUGUST 16, 2011, THIS PROPERTY APPEARS TO LIE IN ZONE 'X' AND IS NOT LOCATED WITH

A 100-YEAR FLOODPLAIN.

6. CURRENT ZONING IS COMMERCIAL DISTRICT (C). 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, THIS TRACT MAY HAVE UNDISCLOSED EASEMENTS OR ENCUMBRANCES THAT ARE NOT DEPICTED IN THIS SURVEY.

8. THE INDICATED UNDERGROUND UTILITIES ARE ESTIMATED AND DETERMINED BASED ON VISIBLE SURFACE INDICATORS, TEXAS 8.11 LOCATE TICKET NO. 2380546772, AND THE CITY OF PARIS ONLINE MAP. THE SURVEYOR CANNOT ASSURE THE PRECISE ACCURACY OF THE UNDERGROUND UTILITIES' EXACT POSITIONING.

ELEVATIONS MSL, DERIVED FROM G.N.S.S. OBSERVATION AND DERIVED FROM SAID ON-THE-GROUND SURVEY.

being all of a called 7.423 acre tract described in a deed to Lamar County, Texas, as recorded in Document No. 173747-2022, Official Public Records, Lamar County, Texas, (O.P.R.L.C.T.), and being more fully described by Metes and Bounds as follows;

acre tract, at the southeast corner of a called 2.00 acre tract described in a deed to Grace Bible Church Paris as recorded in Document No. 168108-2020, O.P.R.L.C.T., and on the west right of way line of N. Main Street (U.S. Highway No. 271 North), from which a 3/8" red capped iron rod stamped (HF 5699) found at the northeast corner of said 2.00 acre tract and on said west right of way line bears N 04°58'54" W a distance of 199.95 feet for reference;

of 256.10 feet to a 1/2" blue capped iron rod found at a southeast corner of said 7.423 acre tract, at the Document No. 184103-2021, O.P.R.L.C.T., and on said west right of way line;

ell corner of said 7.423 acre tract and at the northwest corner of said 0.859 acre tract;

distance of 124.78 feet to a 1/2" blue capped iron rod found at a southeast corner of said 7.423 acre tract, at the southwest corner of said 0.859 acre tract, and on the north line of a called 4.285 acre tract described in a deed to AAA Safgard Storage, LLC., as recorded in Volume 1528, Page 254, O.P.R.L.C.T.;

tract a distance of 299.60 feet to a 1/2" blue capped iron rod stamped (K WHITLEY RPLS 5892) found at an

tract a distance of 553.41 feet to a 1/2" orange capped iron rod stamped (CHANEY) found at the southwest corner of said 7.423 acre tract, at the northwest corner of said 7.423 acre tract, and on the east right of

described in a deed to CGH Paris, LLC., as recorded in Document No. 179494-2021, O.P.R.L.C.T., and on said east right of way line;

a distance of 265.17 feet to a 3/8" iron rod found at a northeast corner of said 7.423 acre tract, at the northwest corner of said 2.00 acre tract, and on the south line of said 5.566 acre tract;

distance of 200.39 feet to a 1/2" iron rod found at an ell corner of said 7.423 acre tract and at the

distance of 435.68 feet to the POINT OF BEGINNING, containing 323,479 Square Feet and/or 7.43 acres of land, more or less.

I here by Certify that this plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying and is true and correct and prepared from an actual survey of the property Datapoint Surveying & Mapping

TYLER J. WILLIS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6877 NOVEMBER 9, 2023

southwest corner of said 2.00 acre tract;