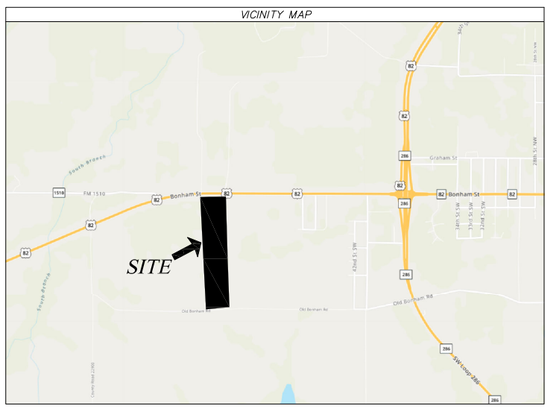
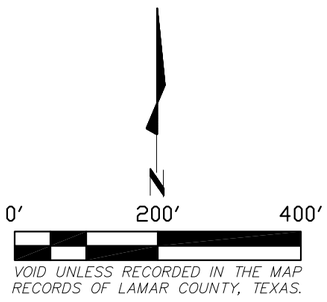
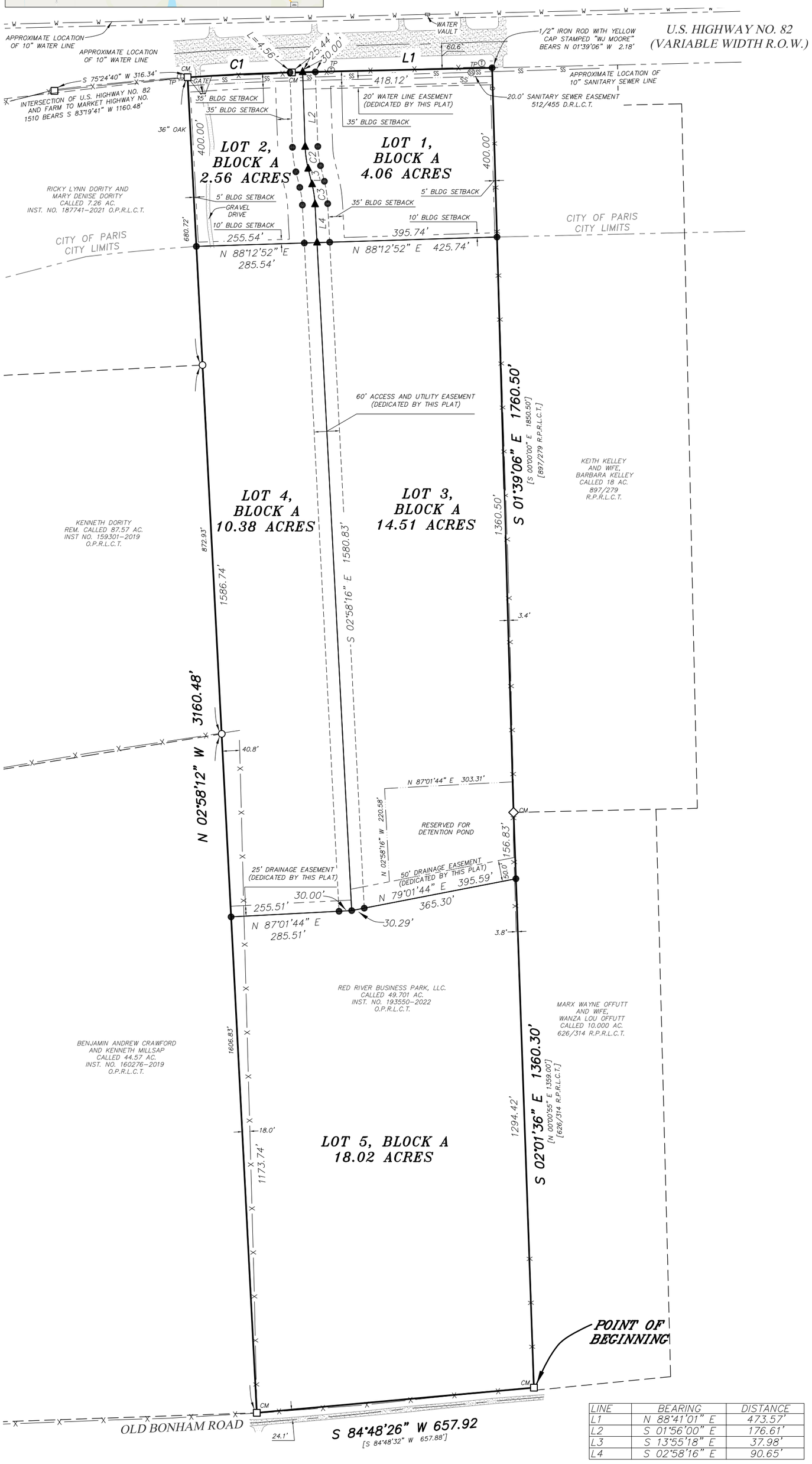
COPYRIGHT 2022 - EST INC.





VOID UNLESS RECORDED IN THE MAP RECORDS OF LAMAR COUNTY, TEXAS.



LINE	BEARING	DISTANCE
L1	N 88°41'01" E	473.57'
L2	S 01°56'00" E	176.61'
L3	S 13°55'18" E	37.98'
L4	S 02°58'16" E	90.65'

[R=5669.64'][R.O.W. MAP]

CURVE	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2°29'45"	5669.65'	N 87°17'44" E	246.96'	246.98'
C2	11°59'18"	250.00'	S 07°55'39" E	52.21'	52.31'
C3	10°57'03"	250.00'	S 08°26'47" E	47.71'	47.78'

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
NOTE: Elevations shown hereon are derived from NAVD 88 static GPS observations and post processed NGS OPUS solution.
NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone, FIPSZONE 4202.
NOTE: All underground utilities shown are approximate and were located from above ground evidence and City of Paris online map. Surveyor makes no guarantee as to the accuracy of the exact location of underground utilities.
NOTE: All record calls are denoted in [ ] per document recorded in Instrument No. 181747-2021 , O.P.R.H.C.T., unless otherwise noted.
NOTE: Current Zoning is Agricultural District (A).
NOTE: This survey was prepared without the benefit of a title report or title commitment. There may be additional easements or encumbrances affecting this tract that are not shown hereon.
FLOOD NOTE: By graphic plotting only, this property DOES NOT appear to lie within a 100 year flood zone area, according to Flood Insurance Rate Map No. 48277C0315C, dated August 16, 2011, published by the Federal Emergency Management Agency.

Client: Red River Business Park, LLC.

BOUNDARY DESCRIPTION

ALL that certain 49.53 acre lot, tract or parcel of land situated in the Isaac Cruse Survey, Abstract No. 162, Lamar County, Texas, and being all of a called 49.701 acre tract described in a deed from Viehe Enterprises, Inc. to Red River Business Park, LLC. as recorded in Instrument No. 193550-2022, Official Public Records, Lamar County, Texas, (O.P.R.L.C.T.), said 49.52 acre tract being described by metes and bounds as follows:

BEGINNING at a concrete monument found at the southeast corner of said 49.701 acre tract, at the southwest corner of a called 10.000 acre tract described in a deed to Marx Wayne Offutt and wife, Wanza Lou Offutt as recorded in Volume 626, Page 314, Real Property Records, Lamar County, Texas, (R.P.R.L.C.T.), and on the north right-of-way line of Old Bonham Road;

THENCE S 84°48'26" W along the south line of said 49.701 acre tract and said north right-of-way line a distance of 657.92 feet to a 4' x 4' concrete monument found at the southwest corner of said 49.701 acre tract, the southeast corner of a called 44.57 acre tract described in a deed to Benjamin Andrew Crawford and Kenneth Millsap as recorded in Instrument No. 160276-2019, O.P.R.L.C.T., and on said north right-of-way line;

THENCE N 02°58'12" W along the west line of said 49.701 acre tract and the east line of said 44.57 acre tract, at a distance of 1608.55 feet passing a 1/2" iron rod with pink cap stamped "Landmark LS" found on the west line of said 49.701 acre tract, at the northeast corner of said 44.57 acre tract and the southeast corner of the remainder of a called 87.57 acre tract described in a deed to Kenneth Dority as recorded in Instrument No. 159301-2019, O.P.R.L.C.T., continuing along said course and an east line of said remainder of a called 87.57 acre tract at a distance of 2481.43 feet passing a 1/2" iron rod with pink cap stamped "Landmark LS" found on the west line of said 49.701 acre tract, at a northeast corner of said remainder of a called 87.57 acre tract, and at the southeast corner of a called 7.26 acre tract described in a deed to Ricky Lynn Dority and Mary Denise Dority as recorded in Instrument No. 187741-2021, O.P.R.L.C.T., continuing along said course in all a total distance of 3160.48 feet to a concrete monument found at the northwest corner of said 49.701 acre tract, the northeast corner of said 7.26 acre tract and on the south right-of-way line of U.S. Highway No. 82;

THENCE along the north line of said 49.701 acre tract and said south right-of-way line along a curve to the right having a central angle of 02°29'45", a radius of 5669.65 feet, a chord bearing and distance of N 87°17'44" E, 246.96 feet, through an arc length of 246.98 feet to a concrete monument found;

THENCE N 88°41'01" E along the north line of said 49.701 acre tract and said south right-of-way line a distance of 473.57 feet to a 1/2" iron rod with pink cap stamped "EST" set at the northeast corner of said 49.701 acre tract, on said south right-of-way line and at the northwest corner of a called 18 acre tract described in a deed to Keith Kelley and wife, Barbara Kelley as recorded in Volume 897, Page 279, R.P.R.L.C.T., from which a 1/2" iron rod with yellow cap stamped "WJ Moore" found bears N 01°39'06" W a distance of 2.18 feet for reference;

THENCE S 01°39'06" E along the east line of said 49.701 acre tract and the west line of said 18 acre tract a distance of 1760.50 feet to a 5/8" iron rod found on the east line of said 49.701 acre tract, at the southwest corner of said 18 acre tract, and at the northwest corner of said 10.000 acre tract;

THENCE S 02°01'36" E along the east line of said 49.701 acre tract and the west line of said 10.000 acre tract a distance of 1360.30 feet to the PLACE OF BEGINNING, containing 49.53 acres, more or less.

KNOW ALL MEN THESE PRESENTS:

That I, Stephen A. Hudson, Registered Professional Land Surveyor, State of Texas, do hereby certify that the plat hereon represents an accurate survey made on the ground on May 10, 2022, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

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.

Stephen A. Hudson, R.P.L.S. NO. 4896

Date: 07/15/2022

STATE OF TEXAS
COUNTY OF LAMAR
This instrument was acknowledged before me, a Notary Public, on this 15th day of July, 2022, by Stephen A. Hudson.

Notary Public, State of Texas

OWNER'S CERTIFICATE

We, Red River Business Park, LLC., do hereby certify that we are the owners of this 49.52 acre tract in the City of Paris, Lamar County, Texas, and accept this plat of said tract and do hereby acknowledge the improvements as shown and do dedicate all easements and right of ways as shown hereon.

Red River Business Park, LLC. (Authorized Representative)

STATE OF TEXAS
COUNTY OF LAMAR

This instrument was acknowledged before me in the capacity above stated, a Notary Public, on this _____ day of _____, 2022, by Red River Business Park, LLC.

Notary Public, State of Texas

PLANNING AND ZONING CERTIFICATE

Approved: _____ _____
Chairman, City of Paris Planning & Zoning Commission — Date

Accepted: _____ _____
Mayor, City of Paris, TX — Date

The undersigned, the City Clerk of the City of Paris, hereby certifies that the foregoing final map or plat of the Tekmak Addition to the City of Paris

was submitted to the City Council on the _____ day of _____, 2022, and the Council by formal action then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and electric lines, as shown and set forth in and upon said map or plat, and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand on this _____ day of _____, 2022

City Clerk, City of Paris

FINAL PLAT OF RED RIVER BUSINESS PARK ADDITION

PRELIMINARY PLAT SHOWING A 49.52 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE ISAAC CRUSE SURVEY, ABSTRACT NO. 162, LAMAR COUNTY, TEXAS, BEING ALL OF A CALLED 49.701 ACRE TRACT DESCRIBED IN A DEED TO RED RIVER BUSINESS PARK, LLC., AS RECORDED IN INSTRUMENT NO. 193550-2022, OFFICIAL PUBLIC RECORDS, LAMAR COUNTY, TEXAS.

OWNER:

Red River Business Park, LLC.
409 Central Expy S, Suite A, Allen, TX 75013

LEGEND

- TP (T) Telephone Pedestal
- SS (S) Sanitary Sewer Manhole
- CM Control Monument
- ▲ Calculated Point
- □ Concrete Monument Found
- ○ 1/2" Iron Rod Found w/Pink Cap Stamped "Landmark LS"
- ◇ 5/8" Iron Rod Found
- ● 1/2" Iron Rod Set w/Pink Cap Stamped "EST"
- Barbed Wire Fence — X — X —
- Pipe Fence — o — o —
- Water Line — W — W —
- Sanitary Sewer Line — SS — SS —

101 Bill Bradford Road, Suite 13
Sulphur Springs, Texas 75482
Phone: 903-438-2400 Fax: 903-438-9955
Firm License No. 10024400
www.estinc.com

FINAL PLAT

SHEET 1 OF 1

SCALE: 1"=200'	
DATE: 07/15/2022	
SURVEYED BY: A.A.	
DRAWN BY: M.S.	
TECHNICIAN: Z.M.	
JOB NO. 22-01835	

REVISIONS: