

228 B FM 421

Lumberton, TX. 77657

Plat

FOR MORE DETAILS CONTACT:

debcowartcre.com

Debbie Cowart 409-659-3559

debcowart123@gmail.com

Tisha Stone 409-658-0330

tishacre123@gmail.com



COLDWELL BANKER
COMMERCIAL

ARNOLD AND
ASSOCIATES

Hardin County, Texas

Now or Formerly
Lot 3 of Paramount Subdivision
Jackson & Albanez Enterprises, LLC
Instrument No. 201552798

DEDICATION
STATE OF TEXAS
COUNTY OF HARDIN

I, RONALD K. RISINGER, DSHC HOLDINGS, LLC MANAGER OF 1.846 ACRE TRACT OF LAND, CONVEYED TO ME IN A DEED RECORDED IN INSTRUMENT NO. 201447656 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACTS ACCORDING TO THE LOT LINES, BUILDING LINES AND EASEMENTS AS SHOWN OR STATED HEREON. I HEREBY DEDICATE TO THE PUBLIC TO USE FOREVER ALL ROADWAYS AND EASEMENTS SHOWN OR STATED HEREON.

Ronald K. Risinger
RONALD K. RISINGER, MANAGER

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd DAY OF Oct, 2015.

Amanda L. Bash
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVAL
THE CITY COUNCIL OF THE CITY OF LUMBERTON, TEXAS DOES
HEREBY APPROVE THIS PLAT THIS 2nd DAY OF OCTOBER, 2015.

Steve Clark
CITY MANAGER

FILED FOR RECORD 10-02, 2015.

150.04' Rod Set 250.00' Rod
20' LANDSCAPE BUFFER 20' LANDSCAPE BUFFER

30' BUILDING LINE 30' BUILDING LINE

0.692 Acres
Lot 2
Out of 1.846 Acres (Tract 2A)
From Phil V. Hall & Noel G. Hall
To DSHC Holdings, LLC
Instrument No. 201447656
O.P.R.H.C.T.

The perpetual easement shown is for the purpose of allowing driveway access to both Lots 1 and 2. The driveway permit from the Texas Department of Transportation was issued with the conditions as set out further in General Note #7. "This office" is in relationship to the building being constructed on Lot 1.

10' BUILDING LINE 10' BUILDING LINE

25' BUILDING LINE 25' BUILDING LINE

149.98' 250.00'

Found 1/4" Rod Rod Set Found 1/4" Rod

S 88°13'37" W 399.98'
(S 89°20'03" W 400.14')

COUNTRY LANE (FM 421)
(APPARENT 120' R.O.W.)

1.154 Acres
Lot 1
Out of 1.846 Acres (Tract 2A)
From Phil V. Hall & Noel G. Hall
To DSHC Holdings, LLC
Instrument No. 201447656
O.P.R.H.C.T.

30' X 60' Non-Exclusive Perpetual Easement

Found 1/4" Rod

POINT OF BEGINNING

Now or Formerly
Hardin Co. Emergency Services District No. 2
called 1.846 acres
Vol. 1373 Pg. 526
D.R.H.C.T.

GENERAL NOTES:
1. ALL UTILITY EASEMENTS SHOWN HEREON INCLUDE THE RIGHT TO REMOVE ALL TREES WITHIN THE EASEMENT.
2. ALL UTILITY EASEMENTS SHOWN HEREON INCLUDE THE RIGHT TO TRIM OVERHANGING TREES AND SHRUBS LOCATED ON THE PROPERTY BELONGING TO OR BEING A PART OF THIS ADDITION.
3. THIS TRACT OF LAND IS LOCATED IN FLOOD ZONE 'X' AS SHOWN, PER COMMUNITY PANEL NUMBER 481111 0530 F, DATED OCTOBER 06, 2010.
4. ALL LOT CORNERS ARE MARKED AS SHOWN.
5. THE ADDRESS OF LOT 1 IS [228A] COUNTRY LANE AND THE ADDRESS OF LOT 2 IS [228B] COUNTRY LANE.
6. THIS PROPERTY IS SUBJECT TO ORDINANCES BY THE LUMBERTON MUNICIPAL UTILITY DISTRICT RECORDED IN L.M.U.D. VOLUME 773, PAGE 445, VOLUME 789, PAGE 353, AND VOLUME 848, PAGE 45, DEED RECORDS AND VOLUME 1123, PAGE 866, OFFICIAL PUBLIC RECORDS, AND UNDER COUNTY CLERK'S FILE NO. 2013-35728, OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS.
7. THIS PERMIT IS CONTINGENT UPON THIS OFFICE BUILDING BEING THE ONLY CONSTRUCTION ON THE ENTIRE TRACT. IF FUTURE DEVELOPMENT OCCURS, THEN A NEW REQUEST WILL BE REQUIRED TO DETERMINE IF A TIA (TRAFFIC IMPACT ANALYSIS) AND HYDRAULIC ANALYSIS WILL BE REQUIRED FOR THIS DRIVEWAY ACCESS.

KNOW ALL MEN BY THESE PRESENT:
THAT I, MITCHELL LEE BRACKIN, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE RULES FOR LAND SUBDIVISIONS BY THE CITY PLANNING COMMISSION OF THE CITY OF LUMBERTON, AND I FURTHER CERTIFY THAT TRACT OF LAND HEREIN PLATTED LIES WITHIN THE CITY LIMITS OF LUMBERTON, HARDIN COUNTY, TEXAS.

CBCAAA.COM Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates. All rights reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Affiliates supports the principles of the Equal Opportunity Act. Each office is independently owned and operated. Coldwell Banker Commercial and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Coldwell Banker Commercial has not and will not verify any of this information, nor has Coldwell Banker Commercial conducted any investigation regarding these matters. Coldwell Banker Commercial makes no guarantee, warranty or representation about the accuracy or completeness of any information provided.