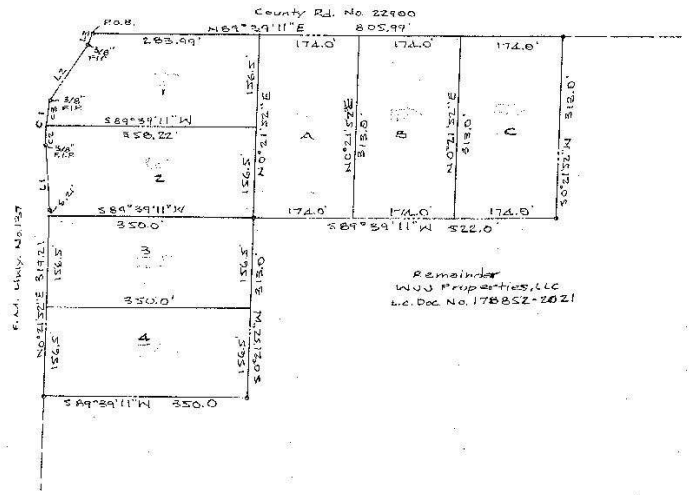
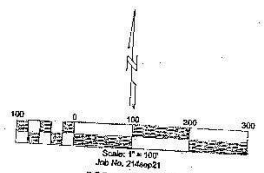
500A





Scale: 1" = 100'
Job No. 2146sep21
P.O.B.=Point of Beginning
Chaney Engineering, Inc.
903-784-6393
Firm No. 10153700
Note: 1/2" iron pin with caps stamped R B Chaney RPLS 4057 set on all corners, except as noted.

DEDICATION

WJJ Properties, LLC, owner of the herein above described tract of land certify that we have caused same to be Platted as shown, and do hereby adopt such plan of subdivision and do hereby dedicate to the Public the Streets and Easements as shown thereon and the sale of all lots shall be in accordance with This Plat.

Jason Taylor 3/28/22
OWNER DATE
WJJ Properties, LLC
Jason Taylor

STATE OF TEXAS
COUNTY OF LAMAR

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Jason Taylor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of March, A. D. 2022.

Nita Holle
NOTARY PUBLIC STATE OF TEXAS

ACCEPTANCE

THE UNDERSIGNED, the County Clerk of the County of Lamar, State of Texas, hereby certifies that the foregoing plat of South Wind Estates was submitted to the Commissioners Court of Lamar County, Texas, on the 28th day of March, 2022 and the said Commissioners Court by formal action then and there accepted the plat, and that said Commissioners Court further authorized the County Judge to note the acceptance thereof by signing his name herein below subscribed.

WITNESS MY HAND, this the 28th day of March 2022.

Ruth Sisson
County Clerk, Lamar County, Texas

ACCEPTED: Bob Bell 3/28/2022
County Judge, Lamar County, Texas Date

Field Notes

Being all that certain tract of land situated about 4.8 miles South 34° West of the City of Paris, Lamar County, Texas, a part of the John Thomas Survey, Abstract No. 936, a part of the 225.77 acre tract conveyed to WJJ Properties, LLC by deed recorded as Lamar County Document No. 178852-2021 and being further described as follows:

Beginning at a 1/2" iron pin set for corner (capped Chaney 4057) for corner at the intersection of the South line of County Road No. 22900 with the East line of F. M. Highway No. 137, the Northwest corner of said 225.77 acres;

Thence North 89°39'11" East with said South line a distance of 805.99 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence South 0°21'52" West with the West line of the remainder of said 225.77 acres a distance of 313.0 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence South 89°39'11" West with the North line of the remainder of said 225.77 acres a distance of 522.0 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence South 0°21'52" West with West line of said 225.77 acre remainder a distance of 313.0 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence South 89°39'11" West with the North line of said 225.77 acre remainder a distance of 350.0 feet to a 1/2" iron pin set for corner (capped Chaney 4057) in the East line of F. M. Highway 137;

Thence Northerly with said East line the following:

North 0°21'52" East a distance of 319.21 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

North 4°47'08" West a distance of 112.48 feet to a 3/8" iron pin found for corner, the beginning of a curve to the right having a radius of 636.20 feet;

Northerly with said curve having a long chord bearing North 4°59'35" East 78.46 feet, an arc distance of 78.53 feet to a 3/8" iron pin found for corner;

North 33°01'54" East a distance of 117.21 feet to a 3/8" iron pin found for corner;

North 19°32'49" East a distance of 19.81 feet to the point of beginning and containing 8.717 acres of land.

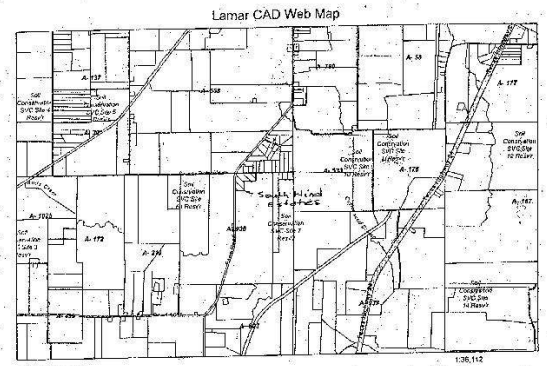
Note: Basis of bearing is South 0°19'43" West for North portion of East line of 225.77 acres conveyed to WJJ Properties, LLC Lamar County Document No. 178852-2021.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished March 17, 2022.

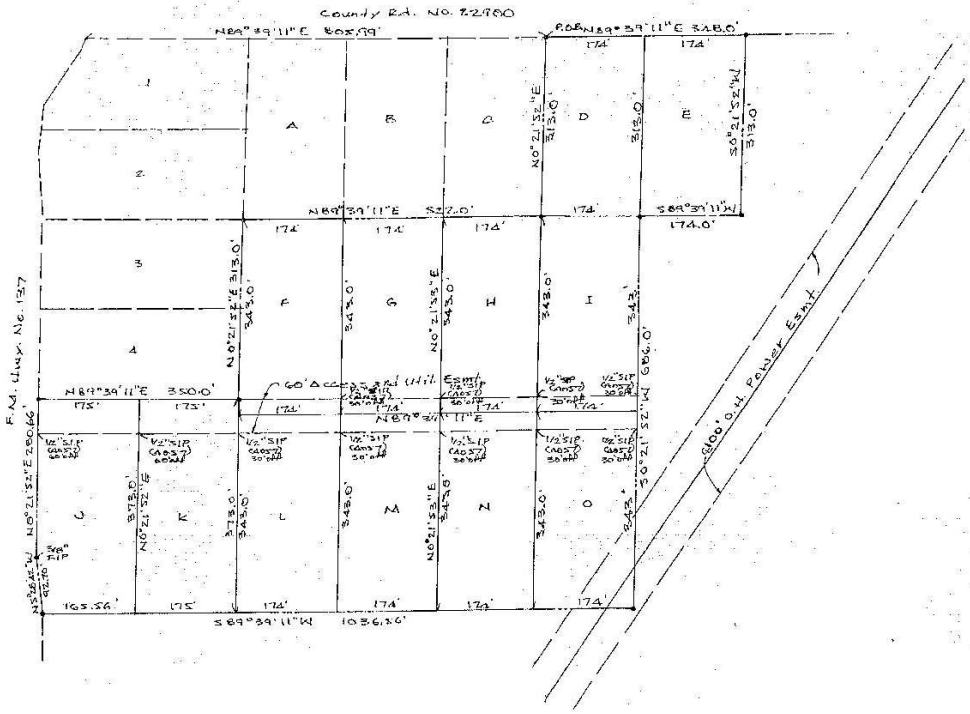
R. Brandon Chaney R.P.L.S. No. 4057
Chaney Engineering, Inc. 903-784-6393
Firm No. 10153700
21Sep2021

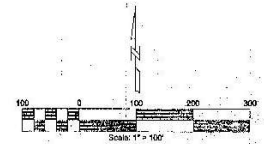
L1	N4°47'08" W	112.48'		
L2	N33°01'54" E	117.21'		
L3	N19°32'49" E	19.81'		
	LONG CHORD		L.	R.
C1	N4°59'35" E	78.46'	78.53'	636.20'
C2	N5°11' E	38.21'	38.22'	636.20'
C3	N6°43' E	40.29'	40.30'	636.20'

Lamar CAD Web Map



499D





P.O.B.=Point of Beginning

Note: 1/2" iron pin with caps stamped R.B. Chaney RPLS 4057 set on all corners, except as noted.

DEDICATION

WJJ Properties, LLC, owner of the herein above described tract of land certify that we have caused same to be Platted as shown, and do hereby adopt such plan of subdivision and do hereby dedicate to the Public the Streets and Easements as shown thereon and the sale of all lots shall be in accordance with the Plat.

Jason Taylor 3-28-22

OWNER — DATE

WJJ Properties, LLC
Jason Taylor

STATE OF TEXAS
COUNTY OF LAMAR

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Jason Taylor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of March A. D. 2022.

NITA HOLLIF
Notary Public
STATE OF TEXAS
ID#132629-8
Expires on Sept. 26, 2024

Nita Hollif
NOTARY PUBLIC — STATE OF TEXAS

ACCEPTANCE

THE UNDERSIGNED, the County Clerk of the County of Lamar, State of Texas, hereby certifies that the foregoing plat of South Wind Estates was submitted to the Commissioners Court of Lamar County, Texas, on the 28th day of March, 2022 and the said Commissioners Court by formal action then and there accepted the plat, and that said Commissioners Court further authorized the County Judge to note the acceptance thereof by signing his name herein below subscribed.

WITNESS MY HAND, this the 28th day of March, 2022.

Ruth Sisson
County Clerk, Lamar County, Texas

ACCEPTED: B L Bell — 3/28/2022

County Judge, Lamar County, Texas — Date

Field Notes

Being all that certain tract of land situated about 4.8 miles South 34° West of the City of Paris, Lamar County, Texas, a part of the John Thomas Survey, Abstract No. 936, a part of the 225.77 acre tract conveyed to WJJ Properties, LLC by deed recorded as Lamar County Document No. 178853-2021 and being further described as follows:

Commencing at a 1/2" iron pin set for corner (capped Chaney 4057) at the intersection of the South Line of County Road No. 22900 with the East Line of F.M. Highway No. 137, the Northwest corner of said 225.77 acres;

Thence North 89°39'11" East with said South Line a distance of 805.99 feet to a 1/2" iron pin set for corner (capped Chaney 4057) the point of beginning for this tract;

Thence North 89°39'11" East a distance of 348.0 feet to a 1/2" iron pin (capped Chaney 4057) set for corner;

Thence South 0°21'52" West with the West Line of the adjoiner of said WJJ tract a distance of 313.0 feet to a 1/2" iron pin set for corner;

Thence South 89°39'11" West with the North Line of said adjoiner a distance of 174.0 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence South 0°21'52" East with the East Line of said adjoiner a distance of 686.0 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence South 89°39'11" West with the North Line of said adjoiner a distance of 1036.56 feet to a 1/2" iron pin set for corner (capped Chaney 4057) in the East Line of F.M. Highway No. 137;

Thence North 5°28'42" West with said East Line a distance of 92.70 feet to a 1/8" iron pin found for corner;

Thence North 0°21'52" East with said East Line a distance of 280.66 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence North 89°39'11" East with the South Line of Lot 4 as shown by proposed Amended Plat of South Wind Addition a distance of 350.0 feet to a 1/2" iron pin set for corner;

Thence North 0°21'52" East with the East Line of Lots 4 and 3 of said Amended Plat a distance of 313.0 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence North 89°39'11" East with the South Line of Lots A, B, and C as shown by said Amended Plat a distance of 522.0 feet to a 1/2" iron pin set for corner (capped Chaney 4057);

Thence North 0°21'52" East with the East line of said Lot C a distance of 313.0 feet to the point of beginning and containing 16.447 acres of land.

I, R. Brandon Chaney, Registered Professional Land Surveyor No. 4057, State of Texas, state that the above Plat and Field Notes depict and represent an actual Survey made on the ground under my supervision and finished March 23, 2022.

R. Brandon Chaney R.P.L.S. No. 4057
Chaney Engineering, Inc. 903-784-6393
Firm No. 10153700
214Sep2021

FINAL PLAT
SOUTH WIND ESTATES
PHASE II

Owner & Developer:
WJJ Properties, LLC
Jason Taylor
903-495-2988

16.447 ACRES

Prepared By: Chaney Engineering, Inc.
722 19th St. S.E. Paris, Tx
Firm No. 10153700
Phone 903-784-6393
chaneyeng@suddenlinkmail.com

MARCH 2022

4950 Pages: 1 FLST
03/28/2022 03:08:27 PM By: Duncan
Lamar County, TX
Ruth Sisson - County Clerk