



Scale:  
1"=100'

Harcomo Farms, Inc.  
31-1/8 Acres  
Parcel No. 1 - First Tract  
Inst. No. 2018-1491

Fielding Bacon Survey  
Abstract No. 119  
Grayson County, Texas

Line #	Length	Bearing
L1	14.53'	N68°01'04"E
L2	14.53'	N68°01'04"E

# Washington Oaks Subdivision to the City of Sherman, Texas

## 22.553 Acres

### in the William Thompson Survey Abstract No. 1210

Owner/Developer:  
Washington Bend, LLC  
717 N. Crockett Street  
Sherman, Texas 75090

#### General Notes:

1. Water Supply to be provided by the City of Sherman.
2. Sewer service to be provided by the City of Sherman.
3. Electrical service is provided by Oncor Electric Delivery Co.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
6. The City of Sherman will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. The property shown on the plat hereon lies within a Zone "X" (areas determined to be outside 500-year floodplain) Designation, as shown on the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0270 F, Revised Date: September 29, 2010.
8. Neither the City of Sherman nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. Center of an overhead electrical distribution line and easement to Texas Power & Light Co. in Vol. 1010, Pg. 259 (no width stated) may be abandoned/released by separate document.

Job No. CGS631118

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GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

Location Map  
(not to scale)

