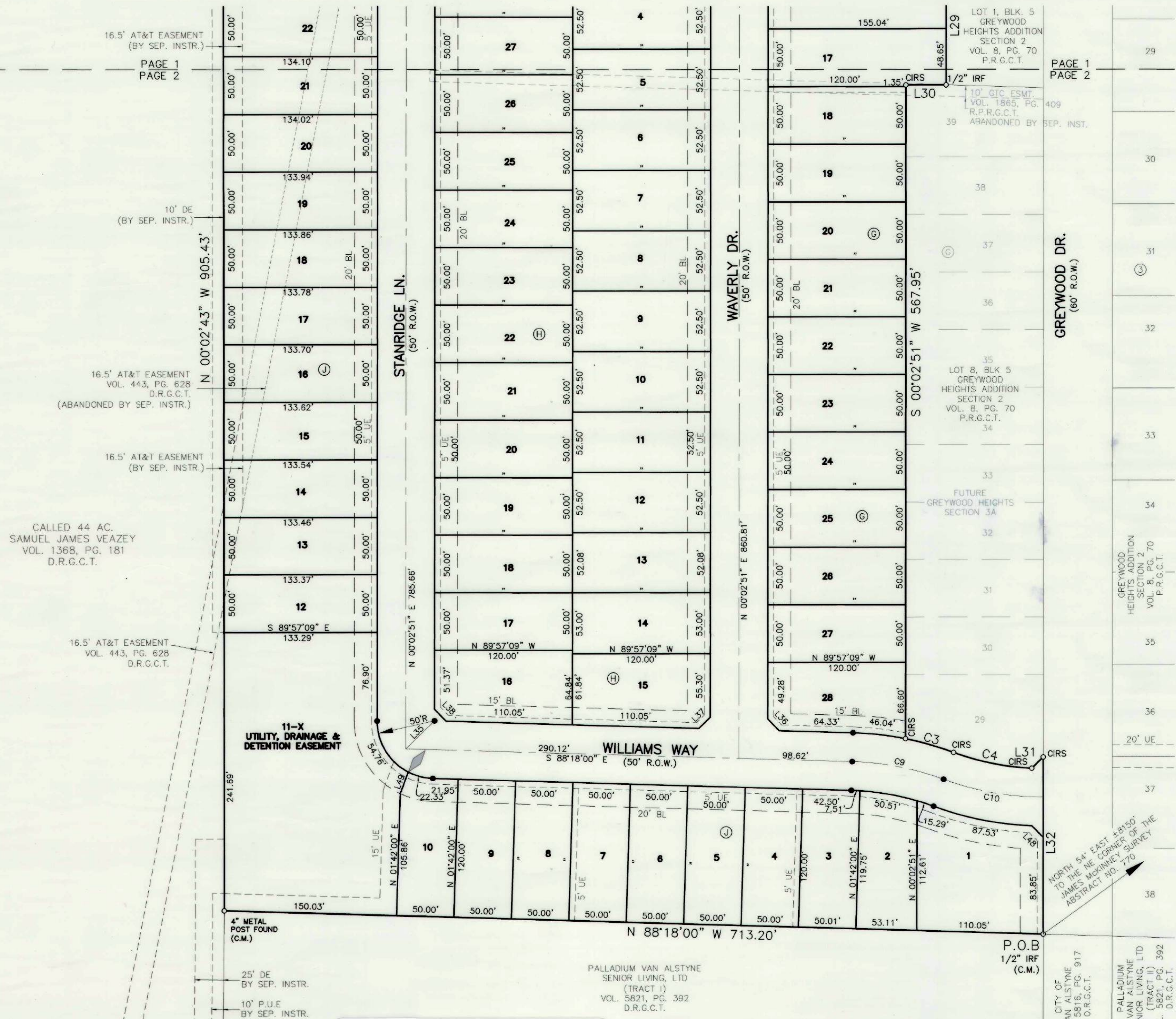
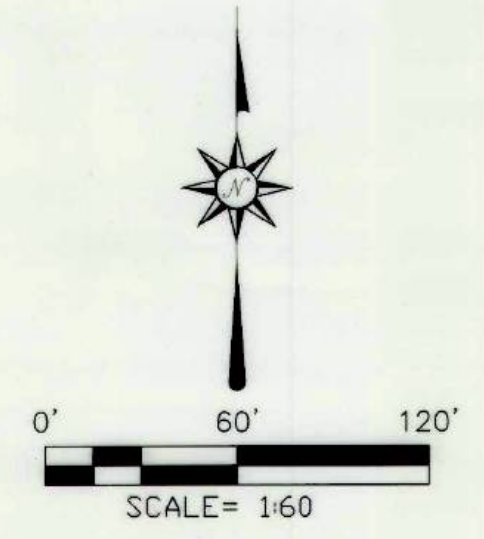


VICINITY MAP
NOT TO SCALE



**REPLAT
GREYWOOD HEIGHTS, SECTION 3B**

21.636 Acres
105 SINGLE FAMILY LOTS
2 COMMON LOTS
BEING A PARTIAL REPLAT OF
GREYWOOD HEIGHTS SECTION 2
VOLUME 8, PAGE 70
PLAT RECORDS GRAYSON COUNTY, TEXAS
AND
GREYWOOD HEIGHTS
VOLUME 7, PAGE 87
PLAT RECORDS GRAYSON COUNTY, TEXAS
JAMES MCKINNEY SURVEY, ABSTRACT NO. 770
CITY OF VAN ALSTYNE, GRAYSON COUNTY, TEXAS

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 6/10/2019 11:51:25 AM
In the PLAT Records
GREYWOOD HEIGHTS SECTION 3B
Doc Number: 2019-84
Number of Pages: 4
Amount: 149.00
Order#: 20190610000099
By: CM



PALLADIUM VAN ALSTYNE
SENIOR LIVING, LTD
(TRACT I)
VOL. 5821, PG. 392
D.R.G.C.T.

OWNER
GRAYSON COUNTY LOTS, LLC
1038 TEXAS TRAIL
GRAPEVINE, TEXAS 76051
PH: (817) 849-5100

SURVEYOR
ADAMS SURVEYING COMPANY, LLC
P.O. BOX 833059
RICHARDSON, TEXAS 75083
PH: (469) 317-0250
CONTACT: Paul Hubert, R.P.L.S.
Email: phubert@txasc.com

ENGINEER
ENGINEERING CONCEPTS & DESIGN, L.P.
201 WINDCO CIRCLE, SUITE 200
WYLIE TEXAS, 75098
PH: (972) 941-8400
CONTACT: RYAN KING, P.E.
Email: ryan@ecdplp.com



TBPLS Firm Registration No. 10177500

GENERAL NOTES

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- Easements shown herein per original plat recorded in Volume 8, Page 70, Plat Records, Grayson County, Texas.
- Unless otherwise noted, a 5/8-inch iron rod with a cap stamped "ADAMS SURVEYING COMPANY LLC" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area inundated by 100-year flood as delineated on the Grayson County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0065J, dated June 2, 2009, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Van Alstyne, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Intersection visibility triangles shall be shown and maintained in accordance with the City Design Manual.

HOMEOWNERS' ASSOCIATION NOTES:

- A homeowners' association covenants have been recorded in Volume _____, Page _____, Deed Records, Grayson County, Texas. Such homeowners' association shall be responsible for the maintenance of all common areas and facilities and screening walls located in open spaces, or public right-of-way, or as otherwise identified on the plat.
- The owner of fee simple title to every individual lot of land within the subdivision must be a member of the homeowners' association.
- The homeowners' association must have the authority to collect membership fees.
- The homeowners' association must be responsible for the maintenance of all common areas and all screening walls both within and outside of the public right-of-way.
- The homeowners' association must grant the city right of access to common areas to abate any nuisances thereon, and attach a lien for the prorated cost of abatement upon each individual lot.
- The homeowners' association shall indemnify and hold the city harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise including attorneys fees and costs of suit, in connection with the City's maintenance of common areas.
- The homeowners' association shall enter into a license agreement with the City of Van Alstyne, where right-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls, or other amenities, and shall be responsible for the installation and maintenance of all landscape areas that are in the public right-of-way.

ABBREVIATIONS

P.R.G.C.T.= PLAT RECORDS GRAYSON COUNTY, TEXAS
 D.R.G.C.T.= DEED RECORDS GRAYSON COUNTY, TEXAS
 O.P.R.G.C.T.= OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS
 R.P.R.G.C.T.= REAL PROPERTY RECORDS GRAYSON COUNTY, TEXAS
 VOL.= VOLUME
 PG.= PAGE
 INST. NO.= INSTRUMENT NUMBER
 BLK.= BLOCK
 IRF= IRON ROD FOUND
 CIRS = CAPPED IRON ROD SET
 R.O.W.= RIGHT-OF-WAY
 C.M.= CONTROLLING MONUMENT
 U.E.= UTILITY EASEMENT
 DUE= DRAINAGE AND UTILITY EASEMENT
 GTC= GENERAL TELEPHONE COMPANY
 BL= BUILDING LINE
 ESMT.= EASEMENT
 C.A.= COMMON AREA

BLOCK A		
LOT	SQ. FT.	ACRE
1	11110	.26
2	10400	.24
3	10339	.24
4	9575	.22

BLOCK C		
LOT	SQ. FT.	ACRE
1	7150	.16
2	6000	.14
3	6000	.14

BLOCK E		
LOT	SQ. FT.	ACRE
1	6180	.14
2	6180	.14
3	6180	.14
4	6180	.14
5	8885	.20
6	9126	.21
7	6000	.14
8	6000	.14
9	6000	.14
10	6000	.14
11	7373	.17

BLOCK G		
LOT	SQ. FT.	ACRE
1	6417	.15
2	6410	.15
3	6000	.14
4	6000	.14
5	7150	.16
6	7150	.16
7	6000	.14
8	6000	.14
9	6123	.14
10	6751	.16
11	10951	.25
12	7757	.15
13	6346	.15
14	6631	.14
15	7551	.14
16	7752	.16
17	7728	.16
18	6000	.14
19	6000	.14
20	6000	.14
21	6000	.14
22	6000	.14
23	6000	.14
24	6000	.14
25	6000	.14
26	6000	.14
27	6000	.14
28	7330	.17
40-X	4870	.11

BLOCK H		
LOT	SQ. FT.	ACRE
1	8368	.19
2	6300	.15
3	6300	.15
4	6300	.15
5	6300	.15
6	6300	.15
7	6300	.15
8	6300	.15
9	6300	.15
10	6300	.15
11	6300	.15
12	6300	.15
13	6250	.14
14	6360	.15
15	7578	.17
16	7522	.17
17	6000	.14
18	6000	.14
19	6000	.14
20	6000	.14
21	6000	.14
22	6000	.14
23	6000	.14
24	6000	.14
25	6000	.14
26	6000	.14
27	6000	.14
28	6000	.14
29	6000	.14
30	6000	.14
31	8778	.20

BLOCK J		
LOT	SQ. FT.	ACRE
1	10922	.25
2	6026	.14
3	6000	.14
4	6000	.14
5	6000	.14
6	6000	.14
7	6000	.14
8	6000	.14
9	6000	.14
10	6005	.14
11-X	35176	.81
12	6667	.15
13	6671	.15
14	6675	.15
15	6679	.15
16	6683	.15
17	6687	.15
18	6691	.15
19	6695	.15
20	6699	.15
21	6703	.15
22	6707	.15
23	8255	.19
24	6832	.16
25	8583	.20
26	6001	.14
27	6001	.14
28	6000	.14
29	6002	.14

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	238.39'	131.65'	129.99'	N 85°10'42" E	31°38'32"
C2	288.39'	74.11'	73.90'	S 76°43'08" W	14°43'24"
C3	275.00'	43.55'	43.51'	S 74°10'12" E	9°04'27"
C4	225.00'	69.79'	69.51'	S 78°31'10" E	17°46'22"
C5	300.00'	50.15'	50.09'	S 83°47'24" E	9°34'43"
C6	263.39'	145.46'	143.62'	N 85°10'42" E	31°38'32"
C7	300.00'	50.15'	50.09'	S 83°47'24" E	9°34'43"
C8	550.00'	84.32'	84.23'	S 83°23'33" E	8°47'00"
C9	250.00'	81.45'	81.09'	S 78°57'59" E	18°40'01"
C10	250.00'	88.66'	88.20'	S 79°47'34" E	20°19'10"
C11	300.00'	57.34'	57.26'	N 05°31'24" E	10°57'07"

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 88°46'39" W	137.42'	L26	S 88°17'31" E	109.79'
L2	N 01°25'15" E	169.67'	L27	S 00°02'51" W	50.02'
L3	S 88°34'45" E	19.73'	L28	N 88°17'31" W	85.00'
L4	N 01°25'15" E	120.00'	L29	S 00°02'51" W	120.00'
L5	N 88°34'45" W	27.00'	L30	N 89°57'09" W	35.04'
L6	N 01°25'15" E	120.00'	L31	N 45°41'03" E	13.98'
L7	N 88°34'45" W	4.48'	L32	S 00°02'51" W	153.85'
L8	N 01°25'15" E	170.00'	L33	N 70°03'33" E	9.08'
L9	S 88°34'45" E	160.00'	L34	S 37°38'30" W	17.98'
L10	N 01°25'15" E	13.11'	L35	N 45°52'26" E	34.86'
L11	S 88°34'45" E	50.00'	L36	N 44°07'34" W	14.34'
L12	S 87°13'24" E	153.97'	L37	N 45°52'26" E	13.94'
L13	S 10°59'58" W	6.35'	L38	N 44°07'34" W	14.34'
L14	S 79°00'02" E	116.64'	L39	N 42°24'05" W	14.78'
L15	S 89°57'09" E	47.27'	L40	N 55°59'58" E	14.14'
L16	S 04°02'44" W	140.01'	L41	S 35°54'35" E	13.66'
L17	S 79°00'02" E	46.76'	L42	N 54°23'03" E	14.54'
L18	N 70°03'33" E	9.48'	L43	S 34°00'02" E	14.14'
L19	S 19°44'05" E	50.00'	L44	N 55°59'58" E	14.14'
L20	S 70°03'53" W	8.68'	L45	S 34°00'02" E	14.14'
L21	S 05°36'54" E	103.70'	L46	N 46°25'15" E	14.14'
L22	N 81°18'03" E	20.47'	L47	S 43°34'45" E	14.14'
L23	S 34°52'29" E	89.99'	L48	S 44°25'54" E	14.27'
L24	S 12°45'07" E	97.42'	L49	N 20°24'18" E	20.10'
L25	S 00°05'37" E	102.38'			

REPLAT
 GREYWOOD HEIGHTS, SECTION 3B

21.636 Acres

105 SINGLE FAMILY LOTS
 2 COMMON LOTS


BEING A PARTIAL REPLAT OF
 GREYWOOD HEIGHTS SECTION 2
 VOLUME 8, PAGE 70
 PLAT RECORDS GRAYSON COUNTY, TEXAS
 AND
 GREYWOOD HEIGHTS
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 PLAT RECORDS GRAYSON COUNTY, TEXAS

JAMES MCKINNEY SURVEY, ABSTRACT NO. 770
 CITY OF VAN ALSTYNE, GRAYSON COUNTY, TEXAS

PAGE 3 OF 4

MARCH 12, 2019

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OWNER
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 1038 TEXAS TRAIL
 GRAPEVINE, TEXAS 76051
 PH: (817) 849-5100

SURVEYOR
 ADAMS SURVEYING COMPANY, LLC
 P.O. BOX 833059
 RICHARDSON, TEXAS 75083
 PH: (469) 317-0250
 CONTACT: Paul Hubert, R.P.L.S.
 Email: phubert@tasc.com

ENGINEER
 ENGINEERING CONCEPTS & DESIGN, L.P.
 201 WINDCO CIRCLE, SUITE 200
 WYLIE, TEXAS, 75098
 PH: (972) 941-8400
 CONTACT: RYAN KING, P.E.
 Email: ryan@ecdpl.com



TBPLS Firm Registration No. 10177500

STATE OF TEXAS }
COUNTY OF GRAYSON }

WHEREAS Grayson County Lots, LLC is the owner of a 21.636 acre tract of land in the James McKinney Survey, Abstract No. 770, Grayson County, Texas and being part of a called 45.63 acre tract of land described in the Special Warranty Deed to Grayson County Lots, LLC, as recorded in Instrument 2017-28722, Deed Records, Grayson County, Texas, (D.R.G.C.C.), and part of Greywood Heights, Section 2, as recorded in Volume 8, Page 70, Plat Records, Grayson County, Texas (P.R.G.C.T.), and part of Greywood Heights, as recorded in Volume 7, Page 87, P.R.G.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the herein described tract, being in the west right of way line of Greywood Drive (60 foot right of way), being the northeast corner of the tract described as Tract 1, Palladium Van Alstyne Senior Living, LTD, as recorded in Volume 5821, Page 392, Deed Records, Grayson County, Texas (D.R.G.C.T.), and being the northwest corner of the City of Van Alstyne tract as recorded in Volume 5816, Page 917, Official Records, Grayson County, Texas (O.R.G.C.T.);

THENCE North 88°18'00" West, a distance of 713.20 feet to a found 4-inch metal fence post, being the northeast corner of said Tract 1, Palladium Van Alstyne Senior Living, LTD, and being in the east line of that tract to Samuel James Veazey, as recorded in Volume 1368, Page 181, D.R.G.C.T.;

THENCE North 00°02'43" West, a distance of 905.43 feet to a found 4-inch metal fence post for the northeast corner of said Samuel James Veazey tract;

THENCE North 88°46'39" West with the north line of said Samuel James Veazey tract, a distance of 137.42 feet to a 5/8-inch iron rod set with cap stamped "ADAMS SURVEYING COMPANY, LLC" (CIRS),

THENCE North 01°25'15" East, a distance of 169.67 feet to a CIRS;

THENCE South 88°34'45" East, a distance of 19.73 feet to a CIRS;

THENCE North 01°25'15" East, a distance of 120.00 feet to a CIRS;

THENCE North 88°34'45" West, a distance of 27.00 feet to a CIRS;

THENCE North 01°25'15" East, a distance of 120.00 feet to a CIRS;

THENCE North 88°34'45" West, a distance of 4.48 feet to a CIRS;

THENCE North 01°25'15" East, a distance of 170.00 feet to a CIRS;

THENCE South 88°34'45" East, a distance of 160.00 feet to a CIRS;

THENCE North 01°25'15" East, a distance of 13.11 feet to a CIRS;

THENCE South 88°34'45" East, a distance of 50.00 feet to a CIRS;

THENCE South 87°13'24" East, a distance of 153.97 feet to a CIRS;

THENCE South 10°59'58" West, a distance of 6.35 feet to a CIRS;

THENCE South 79°00'02" East, a distance of 116.64 feet to a CIRS;

THENCE South 89°57'09" East, a distance of 47.27 feet to a 1/2-inch iron rod found with cap stamped "3694";
THENCE South 04°02'44" West, a distance of 140.01 feet to a CIRS

THENCE South 79°00'02" East, a distance of 46.76 feet to a 1/2-inch iron rod found for the beginning of a tangent curve to the left, having a radius of 238.39 feet, a central angle of 31°38'32", an arc distance of 131.65 feet, and a chord of North 85°10'42" East, 129.99 feet, to a 1/2-inch iron rod found;

THENCE North 70°03'33" East, a distance of 9.48 feet to a 5/8-inch iron rod found;

THENCE South 19°44'05" East, a distance of 50.00 feet to a 1/2-inch iron rod found;

THENCE South 70°03'53" West, a distance of 8.68 feet to a 1/2-inch iron rod found for the beginning of a tangent curve to the right, having a radius of 288.39 feet, a central angle of 14°43'24", an arc distance of 74.11 feet, and a chord of South 76°43'08" West, 73.90 feet 1/2-inch iron rod found;

THENCE South 05°36'54" East, a distance of 103.70 feet to a CIRS;

THENCE North 81°18'03" East, a distance of 20.47 feet to a CIRS

THENCE South 34°52'29" East, a distance of 89.99 feet to a 5/8-inch iron rod found

THENCE South 12°45'07" East, a distance of 97.42 feet to a 5/8-inch iron rod found;

THENCE South 00°05'37" East, a distance of 102.38 feet to a 5/8-inch iron rod found;

THENCE South 88°17'31" East, a distance of 109.79 feet to a 5/8-inch iron rod found;

THENCE South 00°02'51" West, a distance of 50.02 feet to a 1/2-inch iron rod found;

THENCE North 88°17'31" West, a distance of 85.00 feet to a 1/2-inch iron rod found;

THENCE South 00°02'51" West, a distance of 120.00 feet to a 1/2-inch iron rod found;

THENCE North 89°57'09" West, a distance of 35.04 feet to a CIRS;

THENCE South 00°02'51" West, a distance of 567.95 feet to a CIRS for the beginning of a non-tangent curve to the right, having a radius of 275.00 feet, a central angle of 09°04'27", an arc distance of 43.55 feet, and a chord of South 74°10'12" East, 43.51 feet to a CIRS, to the beginning of a reverse curve to the left, having a radius of 225.00 feet, a central angle of 17°46'22", an arc distance of 69.79 feet, and a chord of South 78°31'10" East, 69.51 feet to a CIRS

THENCE North 45°41'03" East, a distance of 13.98 feet to a CIRS

THENCE South 00°02'51" West, a distance of 153.85 feet to the POINT OF BEGINNING, containing 21.636 acres (94,2474 square feet), more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT GRAYSON COUNTY LOTS, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Greywood Heights, Section 3B, an addition to the City of Van Alstyne, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. no buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public and the City of Van Alstyne's use thereof. The City of Van Alstyne and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Van Alstyne on any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. Grayson County Lots, LLC does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements, and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Van Alstyne.

WITNESS MY HAND THIS 20th DAY OF March, 2019.

Bruce French
Signature of Owner
Bruce French

If there is no lien holder, sign the following statement: To the best of my knowledge, there are no liens against this property.

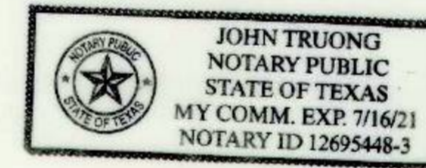
Bruce French
Signature of Owner

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared BRUCE FRENCH, 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 in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 20th day of March, 2019.

John Truong
Notary Signature

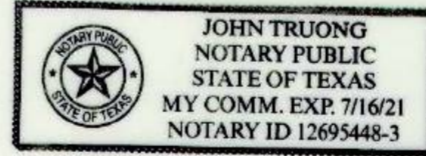


STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared BRUCE FRENCH, 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 in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this 20th day of March, 2019.

John Truong
Notary Signature



UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ATMOS GAS not applicable
NAME/TITLE

ONCOR ELECTRIC DELIVERY not applicable
NAME/TITLE

GRAYSON-COLLIN ELECTRIC COOPERATIVE not applicable
NAME/TITLE

SOUTH GRAYSON WATER SUPPLY not applicable
NAME/TITLE

OWNER
GRAYSON COUNTY LOTS, LLC
1038 TEXAS TRAIL
GRAPEVINE, TEXAS 76051
PH: (817) 849-5100

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WYLIE TEXAS, 75098
PH: (972) 941-8400
CONTACT: RYAN KING, P.E.
Email: ryan@ecdip.com

SURVEYOR'S STATEMENT

I, Paul Hubert do hereby declare, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Van Alstyne, Texas.

Dated this the 14 day of March, 2019.

Paul Hubert
Paul Hubert, Registered Professional Land Surveyor, #1942

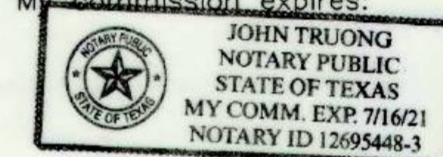


STATE OF TEXAS }
COUNTY OF DALLAS }

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

GIVEN UNDER MY HAND SEAL OF OFFICE this the 14th of March, 2019.

My commission expires: 07/16/21
Notary Public, State of Texas



CITY APPROVAL CERTIFICATE

On the 9th day of April, 2019, this plat was duly approved by the City Council of the City of Van Alstyne.

Signed: Jim Atkinson ATTEST: J. P. Hall
Chairman City Clerk
Planning and Zoning Commission
Signed: Steve Lay ATTEST: J. P. Hall
Mayor City Clerk



REPLAT

GREYWOOD HEIGHTS, SECTION 3B

21.636 Acres

105 SINGLE FAMILY LOTS
2 COMMON LOTS

BEING A PARTIAL REPLAT OF
GREYWOOD HEIGHTS SECTION 2
VOLUME 8, PAGE 70

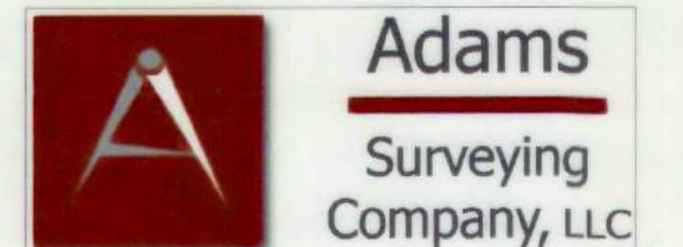
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PAGE 4 OF 4

FEBRUARY , 2019



TBPLS Firm Registration No. 10177500

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