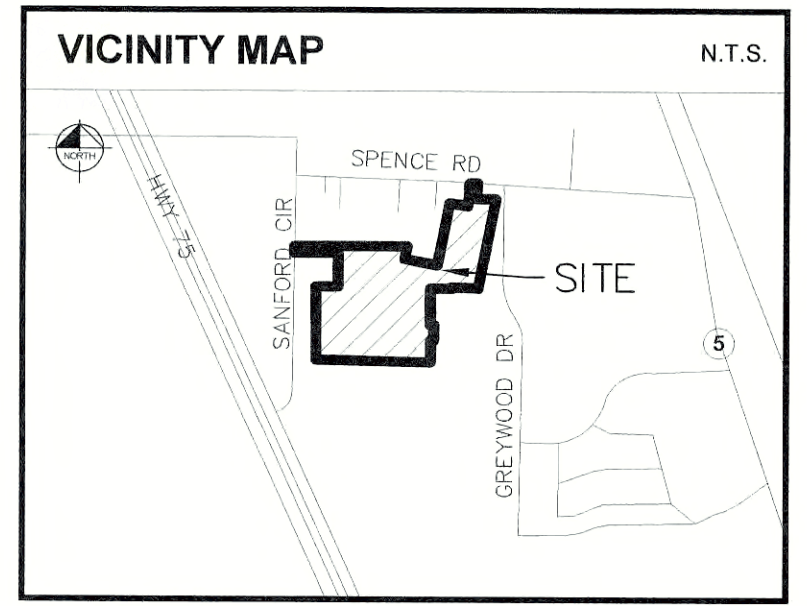
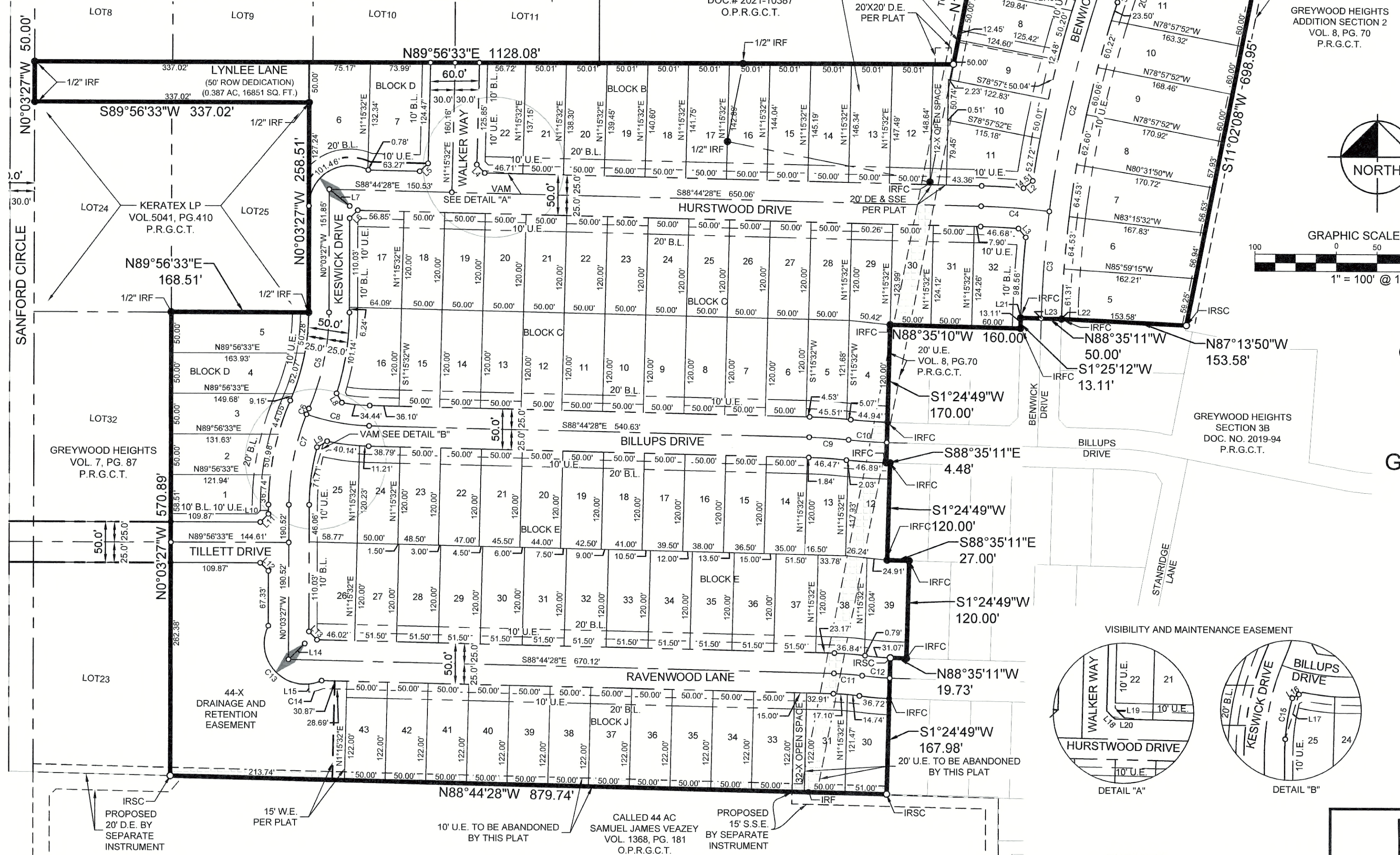


Filed for Record in the Official Records Of: Grayson County Clerk On: 9/23/2021 11:16:41 AM in the PLAT Records
GREYWOOD HEIGHTS ADDN REPLAT
 Doc Number: 2021 - 215
 Number of Pages: 3
 Amount: 107.00
 Order#: 20210923000066
 By: RC



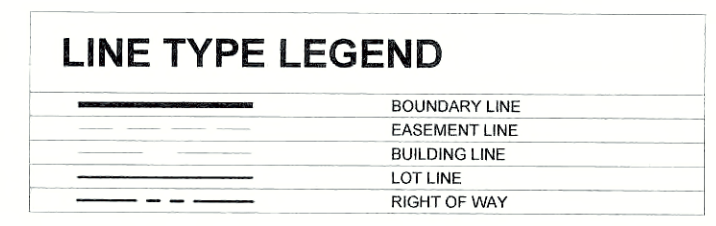
LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N01°35'00"E	10.63'	L21	S01°25'12"W	0.85'
L2	N51°34'54"E	14.51'	L22	S01°25'12"W	0.86'
L3	S39°41'53"E	14.06'	L23	N01°25'12"E	0.86'
L4	N43°44'28"W	14.14'			
L5	S46°15'32"W	14.14'			
L6	N45°36'02"E	13.98'			
L7	S50°35'57"E	32.38'			
L8	S30°01'13"E	13.21'			
L9	S59°27'44"W	14.50'			
L10	N00°03'27"W	11.85'			
L11	S44°56'33"W	14.14'			
L12	S45°03'27"E	14.14'			
L13	S44°23'58"E	14.30'			
L14	N45°36'02"E	27.96'			
L15	N00°03'27"W	10.04'			
L16	S59°27'44"W	9.25'			
L17	S16°30'22"W	58.04'			
L18	S43°44'28"E	4.03'			
L19	N84°39'20"W	39.95'			
L20	S88°44'28"E	37.00'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	16°36'47"	1381.51'	400.58'	N09°53'23"E	399.17'
C2	11°19'04"	1380.01'	272.60'	S12°32'15"W	272.15'
C3	5°30'00"	1379.98'	132.47'	S04°07'44"W	132.42'
C4	5°49'39"	825.00'	83.91'	N85°49'39"W	83.87'
C5	23°13'49"	300.00'	121.63'	N11°33'28"E	120.80'
C6	1°27'26"	300.00'	7.63'	S22°26'39"W	7.63'
C7	21°46'23"	300.00'	114.00'	S10°49'45"W	113.32'
C8	17°59'08"	250.00'	78.48'	S79°44'54"E	78.16'
C9	4°42'43"	590.00'	48.52'	N86°23'07"W	48.51'
C10	4°33'26"	590.00'	46.93'	S86°18'28"E	46.92'
C11	6°38'04"	300.00'	34.74'	N85°25'26"W	34.72'
C12	6°28'23"	300.00'	33.89'	S85°20'36"E	33.87'
C13	140°22'03"	50.00'	122.49'	S44°23'58"E	94.08'
C14	17°27'36"	60.00'	18.28'	S76°25'56"W	18.21'
C15	10°46'40"	275.00'	51.73'	S09°29'38"W	51.65'



LEGEND

P.O.B. = POINT OF BEGINNING
 VOL. = VOLUME
 PG. = PAGE
 DOC.# = DOCUMENT NUMBER
 S.S.E. = SANITARY SEWER EASEMENT
 D.U.E. = DRAINAGE AND UTILITY EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 W.E. = WATER EASEMENT
 V.A.M. = VISIBILITY AND MAINTENANCE EASEMENT
 B.L. = BUILDING LINE
 INST. NO. = INSTRUMENT NUMBER
 IRSC = 5/8" IRON ROD WITH CAP STAMPED "KHA" SET
 O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
 = ROAD NAME CHANGE



GREYWOOD HEIGHTS ADDITION
 a replat of
 Greywood Heights, Lots 11-22, 26-31
 Vol. 7, PG. 87
 Greywood Heights Sec. 2, Blk 1, Lots 1-8,
 15-18, Blk 2, Lots 5-13
 Vol 8, PG 70
 Holy Family Addition, Lot 2
 DOC.# 2020-185

23.132 ACRES
108 RESIDENTIAL LOTS
3 HOA/OPEN SPACE LOTS
JAMES MCKINNEY SURVEY
ABSTRACT NO. 770
CITY OF VAN ALSTYNE,
GRAYSON COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
 Celina, Texas 75009
 Tel. No. (469) 501-2200
 FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	09/13/2021	063242400	1 OF 3

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Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD' 83).

OWNER:
 GRAYSON COUNTY LOTS, LLC
 1038 TEXAN TRAIL
 GRAPEVINE, TEXAS 76051
 CONTACT: DARREL AMEN
 PHONE: 817-849-5100

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 400 N. OKLAHOMA DR., SUITE 105
 CELINA, TEXAS 75009
 CONTACT: SEAN PATTON, RPLS
 PHONE: 469-501-2200

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 400 N. OKLAHOMA DR., SUITE 105
 CELINA, TEXAS 75009
 CONTACT: BRENT MURPHREE, PE
 PHONE: 469-501-2200

DWG NAME: K:\CEL_SURVEY\063242400-GREYWOOD HEIGHTS.DWG:23.132 AC REPLAT.DWG PLOTTED BY: ALLEN, STEPHEN 9/21/2021 7:47 AM LAST SAVED 9/20/2021 5:12 PM

OWNERS ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF GRAYSON

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, Grayson County Lots, LLC is the Owner of a tract of land situated in the James McKinney Survey, Abstract No. 770, City of Van Alstyne, Grayson County, Texas and being a part of Greywood Heights an addition to the City of Van Alstyne, according to the document filed of record in Volume 7, Page 87 Property Records, Grayson County, Texas (P.R.G.C.T.), and a part of Greywood Heights, Section 2, an addition to the City of Van Alstyne, according to the document filed of record in Volume 8, Page 70 (P.R.G.C.T.), and all of Lot 2 of Holy Family Addition, an addition to the City of Van Alstyne, according to the document filed of record in Document No. 2020-185 deeded to Grayson County Lots, LLC., according to the document filed of record in Document No. 2021-10387 Official Public Records, Grayson County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the south line of Spence Road and the west line of Benwick Drive, same being the northeast corner of that tract of land conveyed to Brent Carey Pitts, according to the document filed of record in Instrument Number 2019-3908;

THENCE South 88°51'27" East, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of said Benwick Drive at the beginning of a non-tangent curve to the right having a central angle of 4°51'31", a radius of 1416.51 feet, a chord bearing and distance of South 3°34'18" West, 120.09 feet;

THENCE with said east line and curve to the right, an arc distance of 120.12 feet to a 1/2-inch iron rod found for corner;

THENCE South 88°51'27" East, a distance of 147.27 feet to a 5/8-inch iron rod with plastic cap stamped "KHA set in the easterly line of the above-mentioned Grayson County Lots tract, same being common to the easterly line of Greywood Heights, Section 2 an addition to the City of Van Alstyne, according to the document filed of record in Volume 8, Page 70 (P.R.G.C.T.) for corner of this tract;

THENCE South 11°02'08" West, a distance of 698.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract, in the north line of Greywood Heights Section 3B an addition to the City of Van Alstyne, according to the document filed of record in Document No. 2018-94 (P.R.G.C.T.);

THENCE with said north line the following four (4) courses and distances:

North 87°13'50" West, a distance of 153.58 feet to a 5/8-inch iron rod with plastic cap found for corner of this tract;
North 88°35'11" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap found for corner of this tract;
South 1°25'12" West, a distance of 13.11 feet to a 5/8-inch iron rod with plastic cap found for corner of this tract;
North 88°35'10" West, a distance of 160.00 feet to a 5/8-inch iron rod with plastic cap found for an interior ell corner of this tract;

THENCE with the west line of said Greywood Heights Section 3B being common with the east line of the above-mentioned Greywood Heights tract the following seven (7) courses and distances:

South 1°24'49" West, a distance of 170.00 feet to a 5/8-inch iron rod with plastic cap found for corner of this tract;
South 88°35'11" East, a distance of 4.48 feet to a 5/8-inch iron rod with plastic cap found for corner of this tract;
South 1°24'49" West, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap found for corner of this tract;
South 88°35'11" East, a distance of 27.00 feet to a 5/8-inch iron rod with plastic cap found for corner of this tract;
South 1°24'49" West, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap found for corner of this tract;
North 88°35'11" West, a distance of 19.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA set for corner of this tract;
South 1°24'49" West, a distance of 167.98 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the north line of that tract of land conveyed to Samuel James Veazey according to the document filed of record in Volume 1368, Page 181 (P.R.G.C.T.) for the southeast corner of this tract;

THENCE North 88°44'28" West, with said north line, same being common with the south line of the above-mentioned Greywood Heights tract, a distance of 879.74 feet to a 5/8-inch iron rod stamped "KHA set for the southwest corner of this tract;

THENCE over and across said Greywood Heights tract the following six (6) courses and distances:

North 0°03'27" West, a distance of 570.89 feet to a 1/2-inch iron rod found for corner of this tract;
North 89°56'33" East, a distance of 168.51 feet to a 1/2-inch iron rod found for corner of this tract;
North 0°03'27" East, a distance of 258.51 feet to a 1/2-inch iron rod found for corner of this tract;
South 89°56'33" West, a distance of 337.02 feet to a 1/2-inch iron rod found for corner of this tract;
North 0°03'27" West, a distance of 50.00 feet to a 1/2-inch iron rod found for corner of this tract;
North 89°56'33" East, a distance of 1,128.08 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 11°02'08" East, a distance of 340.82 feet to a 1/2-inch iron rod found for the southwest corner of the above-mentioned Brent Carey Pitts tract and common corner of this tract;

THENCE South 81°24'18" East, a distance of 142.44 feet to a 1/2-inch iron rod found in the above-mentioned common line of Brent Carey Pitts tract and Benwick Drive, at the beginning of a non-tangent curve to the left having a central angle of 7°27'09", a radius of 1,356.51 feet, a chord bearing and distance of North 4°52'07" East, 176.32 feet;

THENCE with said common line and curve to the left, an arc distance of 176.45 feet to the POINT OF BEGINNING and containing 23.132 acres or 1,007,616 square feet of land, more or less.

Filed for Record in the Official Records Of: Grayson County Clerk On: 9/23/2021 11:16:41 AM In the PLAT Records GREYWOOD HEIGHTS ADDN REPLAT Doc Number: 2021-215 Number of Pages: 3 Amount: 107.00 Order#: 20210923000066 By: RC



SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sean Patton, a Registered Professional Surveyor in the State of Texas, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, 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.

Handwritten signature of Sean Patton

SEAN PATTON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5660 400 N. OKLAHOMA DR., SUITE 105 CELINA, TEXAS 75009 PH. 469-501-2200 sean.patton@kimley-horn.com

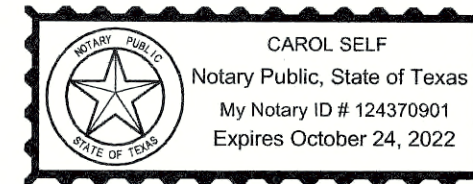


STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Sean Patton, 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 purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16th day of September, 2021.

Notary Public in and for the State of Texas



Drainage & Retention Easement (0.99 ACRES)

The State of Texas County of Grayson

Know All Men by These Presents:

THAT, GRAYSON COUNTY LOTS, LLC an addition to the City of Van Alstyne, whether one or more, hereinafter called "Owner," shall be subject to the following conditions which shall be binding upon the Owner, their heirs, grantees, successors and assigns. The facilities, together with all incidental improvements, and all necessary laterals in, upon and across certain real property located in the City of Van Alstyne, Grayson County, Texas, is more particularly described in Block J, Lot 44-X, which is attached hereto and made a part hereof by reference as if fully set forth herein (the "Drainage & Retention Easement"). The Easement will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Easement. The City of Van Alstyne, hereinafter called "City", will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Easement, as herein above defined, unless approved by the City Manager or Designee. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress or egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The drainage through the Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easements.

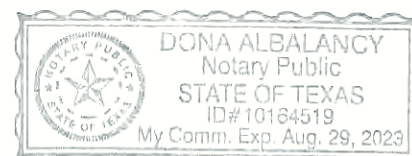
SIGNED my hand this 15th day of September, 2021

GRANTOR'S NAME HERE IN BLACK

By: B. Nelson Mitchell, Jr. Title: President Address: 1038 Texan Trail, Grapvine, TX 76051

The State of Texas County of Tarrant

This instrument was acknowledged before me on the 15th day of September, 2021 by B. Nelson Mitchell, Jr. its President of Grayson County Lots, LLC, a limited liability company, on behalf of said corporation.



Notary Public in and for the State of Texas

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That GRAYSON COUNTY LOTS, LLC, acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as GREYWOOD HEIGHTS ADDITION 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's and 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, Texas.

WITNESS, my hand this 15th day of September, 2021.

GRAYSON COUNTY LOTS, LLC

By: B. Nelson Mitchell, Jr. Title: President

To the best of my knowledge, there are no liens against this property.

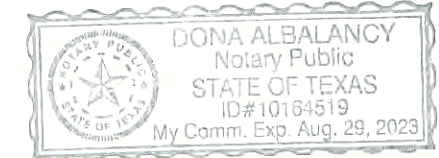
Signature of Owner

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, the undersigned authority a Notary Public in and for the said County and State on this day personally appeared B. Nelson Mitchell, Jr., 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 he purposes and consideration therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of September, 2021.

Notary Public in and for the State of Texas



GREYWOOD HEIGHTS ADDITION a replat of Greywood Heights, Lots 11-22, 26-31 Vol. 7, PG. 87 Greywood Heights Sec. 2, Blk 1, Lots 1-8, 15-18, Blk 2, Lots 5-13 Vol 8, PG 70 Holy Family Addition, Lot 2 DOC.# 2020-185

23.132 ACRES 108 RESIDENTIAL LOTS 3 HOA/OPEN SPACE LOTS JAMES MCKINNEY SURVEY ABSTRACT NO. 770 CITY OF VAN ALSTYNE, GRAYSON COUNTY, TEXAS

Kimley Horn

400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 Tel. No. (469) 501-2200 FIRM # 10194503

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: NA, SPA, KHA, 09/13/2021, 063242400, 2 OF 3

LOT TABLE				LOT TABLE				LOT TABLE				LOT TABLE			
BLOCK	LOT NO.	ACRES	SQ. FT.	BLOCK	LOT NO.	ACRES	SQ. FT.	BLOCK	LOT NO.	ACRES	SQ. FT.	BLOCK	LOT NO.	ACRES	SQ. FT.
A	5	0.219	9557	B	19	0.161	7001	C	28	0.138	6000	E	28	0.142	6180
A	6	0.230	10013	B	20	0.159	6944	C	29	0.141	6132	E	29	0.142	6180
A	7	0.235	10253	B	21	0.158	6886	C	30	0.142	6203	E	30	0.142	6180
A	8	0.237	10307	B	22	0.177	7690	C	31	0.143	6209	E	31	0.142	6180
A	9	0.234	10195	C	4	0.139	6072	C	32	0.173	7554	E	32	0.142	6180
A	10	0.229	9967	C	5	0.138	6025	D	1	0.160	6989	E	33	0.142	6180
A	11	0.220	9590	C	6	0.138	6000	D	2	0.145	6305	E	34	0.142	6180
A	12	0.212	9236	C	7	0.138	6000	D	3	0.161	7001	E	35	0.142	6180
A	13	0.207	9034	C	8	0.138	6000	D	4	0.181	7883	E	36	0.142	6180
A	14	0.212	9225	C	9	0.138	6000	D	5	0.192	8349	E	37	0.142	6180
A	15	0.327	14224	C	10	0.138	6000	D	6	0.220	9592	E	38	0.165	7191
B	3	0.168	7302	C	11	0.138	6000	D	7	0.226	9834	E	39	0.142	6204
B	4	0.164	7165	C	12	0.138	6000	E	12	0.139	6068	J	30	0.140	6106
B	5	0.163	7079	C	13	0.138	6000	E	13	0.138	6000	J	31	0.140	6097
B	6	0.158	6902	C	14	0.138	6000	E	14	0.138	6000	J	32X	0.042	1830
B	7	0.152	6635	C	15	0.138	6000	E	15	0.138	6000	J	33	0.140	6100
B	8	0.146	6373	C	16	0.188	8174	E	16	0.138	6000	J	34	0.140	6100
B	9	0.142	6169	C	17	0.179	7806	E	17	0.138	6000	J	35	0.140	6100
B	10	0.138	6001	C	18	0.138	6000	E	18	0.138	6000	J	36	0.140	6100
B	11	0.175	7641	C	19	0.138	6000	E	19	0.138	6000	J	37	0.140	6100
B	12	0.170	7403	C	20	0.138	6000	E	20	0.138	6000	J	38	0.140	6100
B	12X	0.069	3016	C	21	0.138	6000	E	21	0.138	6000	J	39	0.140	6100
B	13	0.169	7346	C	22	0.138	6000	E	22	0.138	6000	J	40	0.140	6100
B	14	0.167	7288	C	23	0.138	6000	E	23	0.138	6000	J	41	0.140	6100
B	15	0.166	7231	C	24	0.138	6000	E	24	0.138	6001	J	42	0.140	6100
B	16	0.165	7173	C	25	0.138	6000	E	25	0.162	7065	J	43	0.140	6100
B	17	0.165	7166	C	26	0.138	6000	E	26	0.157	6837	J	44X	0.989	43083
B	18	0.162	7059	C	27	0.138	6000	E	27	0.142	6180				

UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

GRAYSON-COLLIN ELECTRIC COOPERATIVE *Don Hill* Manager of Business Development
NAME/TITLE

CITY SIGNATURE BLOCK

On the 10th day of November, 2021, this plat was duly approved by the City Council of the city of Van Alstyne.

Signed: *Jim Robinson* Attest: *J. J. ...*
Chairman Mayor City Clerk
Planning and Zoning Commission



Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 9/23/2021 11:16:41 AM
In the PLAT Records
GREYWOOD HEIGHTS ADDN REPLAT
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GREYWOOD HEIGHTS ADDITION
a replat of
Greywood Heights, Lots 11-22, 26-31
Vol. 7, PG. 87
Greywood Heights Sec. 2, Blk 1, Lots 1-8,
15-18, Blk 2, Lots 5-13
Vol 8, PG 70
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23.132 ACRES
108 RESIDENTIAL LOTS
3 HOA/OPEN SPACE LOTS
JAMES MCKINNEY SURVEY
ABSTRACT NO. 770
CITY OF VAN ALSTYNE,
GRAYSON COUNTY, TEXAS

NOTES:

- 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 attorney's 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.
- Selling off a portion of the 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.
- Visibility Note. Intersection visibility triangles shall be shown and maintained by accordance with the City Design Manual with a minimum sight distance of 197 feet.
- All common areas, drainage easements, and detention/retention facilities will be owned and maintained by the HOA/POA.
- According to Map No. 48085C0065J of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Grayson County, Texas, dated June 2, 2009, the subject tract is situated within Unshaded Zone "X"; defined as areas determined to be outside the 500-year flood plain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR:
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OWNER:
GRAYSON COUNTY LOTS, LLC
1038 TEXAN TRAIL
GRAPEVINE, TEXAS 76051
CONTACT: DARREL AMEN
PHONE: 817-849-5100

Kimley»Horn

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FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	SPA	KHA	09/13/2021	063242400	3 OF 3

DWG NAME: K:\CEL_SURVEY\063242400-GREYWOOD HEIGHTS\DWG03132.AC REPLAT.DWG PLOTTED BY: ALLEN, STEPHEN 9/20/2021 8:55 AM LAST SAVED: 9/14/2021 8:52 PM