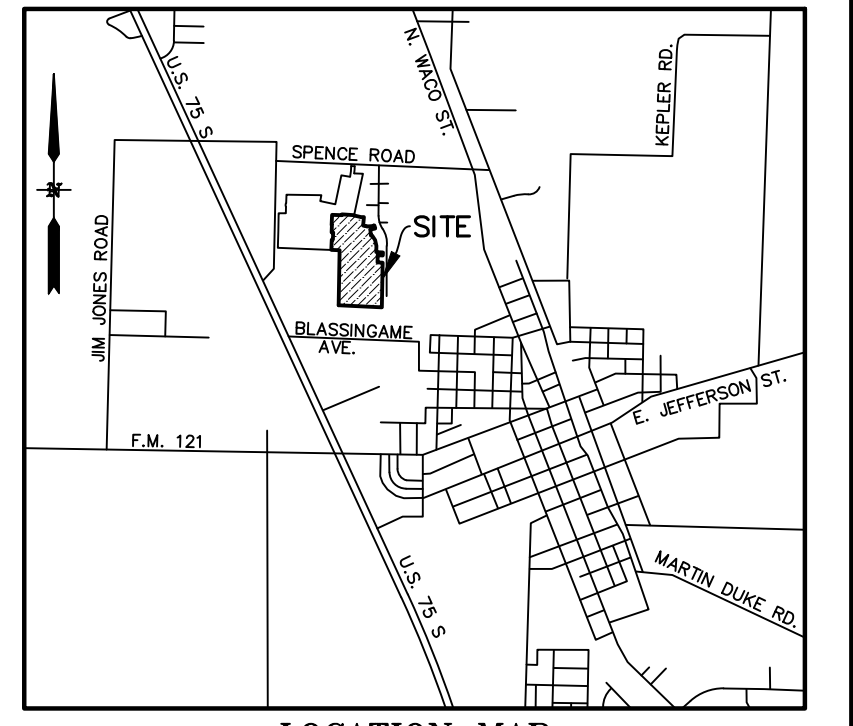


LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 88°46'39" W	137.42'
L2	N 1°25'15" E	169.67'
L3	S 88°34'45" E	19.73'
L4	N 1°25'15" E	120.00'
L5	N 88°34'45" W	27.00'
L6	N 1°25'15" E	120.00'
L7	N 88°34'45" W	4.48'
L8	N 1°25'15" E	170.00'
L9	S 88°34'45" E	160.00'
L10	N 1°25'15" E	13.11'
L11	S 88°34'45" E	50.00'
L12	S 87°13'24" E	153.97'
L13	S 10°59'58" W	6.35'
L14	S 79°00'02" E	116.64'
L15	S 89°57'09" E	47.27'
L16	S 4°02'44" W	140.01'
L17	S 79°00'02" E	9.48'
L18	N 70°03'33" E	4.68'
L19	S 19°44'05" E	50.00'
L20	S 70°03'53" W	8.68'
L21	S 5°36'54" E	103.70'
L22	N 81°18'03" E	20.47'
L23	S 34°52'29" E	89.99'
L24	S 12°45'07" E	97.42'
L25	S 0°05'37" E	102.38'
L26	S 88°17'31" E	109.79'
L27	S 0°02'51" W	50.02'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L28	N 88°17'31" W	85.00'
L29	S 0°02'51" W	120.00'
L30	S 88°17'31" E	85.00'
L31	N 45°52'26" E	20.91'
L32	N 37°38'30" E	17.98'
L33	N 70°03'33" E	9.08'
L34	N 1°25'15" E	158.11'
L35	N 44°25'54" W	14.27'
L36	N 35°54'35" W	13.66'
L37	N 54°23'03" E	14.54'
L38	N 34°00'02" W	14.14'
L39	N 46°25'15" E	14.14'
L40	S 43°34'45" E	14.14'
L41	N 7°31'43" E	61.77'
L42	S 55°59'58" W	14.14'
L43	S 44°07'34" E	14.34'
L44	N 45°52'26" E	13.94'
L45	N 42°24'05" W	14.78'
L46	S 13°31'02" W	12.99'
L47	S 34°00'02" E	14.14'
L48	N 87°50'19" E	35.06'
L49	S 25°59'11" E	56.47'
L50	S 55°59'58" W	14.14'
L51	N 88°44'53" E	60.81'
L52	S 44°07'34" E	14.34'
L53	N 45°41'03" E	13.98'

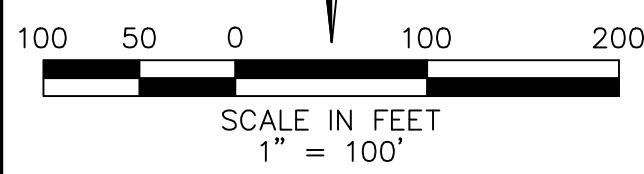
CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	031°38'32"	238.39'	67.55'	131.65'	N 85°10'42" E	129.99'
C2	014°43'24"	288.39'	37.26'	74.11'	S 76°43'08" W	73.90'
C3	020°41'33"	250.00'	45.64'	90.29'	S 79°36'23" E	89.80'
C4	019°02'23"	250.00'	41.93'	83.08'	N 78°46'48" W	82.70'
C5	010°57'07"	300.00'	28.76'	57.34'	S 5°31'24" W	57.26'
C6	008°47'00"	550.00'	42.24'	84.32'	S 83°23'33" E	84.23'
C7	031°38'32"	263.39'	74.64'	145.46'	N 85°10'42" E	143.62'
C8	009°34'43"	300.00'	25.14'	50.15'	N 83°47'24" W	50.09'
C9	009°34'43"	300.00'	25.14'	50.15'	N 83°47'24" W	50.09'



LEGEND	
I.R.S.	IRON ROD SET
I.R.F.	IRON ROD FOUND
D.R.G.C.T.	DEED RECORDS GREYSON COUNTY TEXAS
P.R.G.C.T.	PLAT RECORDS GREYSON COUNTY TEXAS
BL	BUILDING SETBACK LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
CA	COMMON AREA

**REPLAT**  
**GREYWOOD HEIGHTS, SECTION 3**  
 LOTS 1-4, BLOCK A; LOTS 1-3, BLOCK C;  
 LOTS 1-11, BLOCK E; LOTS 1-40, BLOCK G;  
 LOTS 1-31, BLOCK H; & LOTS 1-29, BLOCK J  
 BEING A REPLAT  
 OF PART OF GREYWOOD HEIGHTS (VOL. 7, PG 87)  
 AND GREYWOOD HEIGHTS SEC. 2 (VOL. 8, PG 70)  
 AND BEING  
**23.240 ACRES**  
 SITUATED IN THE  
 JAMES MCKINNEY SURVEY, A-770  
 CITY OF VAN ALSTYNE, GRAYSON COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLE TEXAS 75098  
 (972) 941-8400 FAX (972) 941-8401

115 SINGLE FAMILY LOTS  
 3 COMMON AREA TRACTS  
 OWNER  
**GRAYSON COUNTY LOTS, LLC**  
 1038 TEXAN TRAIL  
 GRAPEVINE, TX 76051  
 (817) 849-5100  
 DEVELOPER  
**HISTORY MAKER HOMES**  
 1038 TEXAN TRAIL  
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 (817) 849-5100  
 CONTACT: BRUCE FRENCH  
 LAND SURVEYOR  
**ADAMS SURVEYING CO., LLC**  
 1475 RICHARDSON DR., STE 255  
 RICHARDSON, TX 75080  
 (214) 395-9386  
 FAX (214) 295-9844  
 FIRM NO. 10177500





**LEGAL DESCRIPTION**

BEING a 23.240 acre tract of land situated 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 deed to Grayson County Lots, LLC, as recorded in Instrument 2017-28722, Deed Records, Greyson County, Texas, and being part of Greywood Heights, an addition to Grayson County, Texas, as recorded in Volume 7, Page 87, Plat Records, Grayson County, Texas, and part of Greywood Heights, Section 2, an addition to the City of Van Alstyne, Grayson County, Texas, as recorded in Volume 8, Page 70, of said Plat Records, said 23.240 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 45.63 acre tract and the northeast corner of a called 10.213 acre tract of land described in deed to Palladium Van Alstyne Senior Living, Ltd, as recorded in Volume 5821, Page 392 of said Deed Records;

THENCE North 88 degrees 18 minutes 00 seconds West, with the common boundary line of said 45.63 acre tract and said 10.213 acre tract, a distance of 713.20 feet to a 1/2-inch iron rod set for the easterly southwest corner of said 45.63 acre tract and the northwest corner of said 10.213 acre tract, said corner being in the east boundary line of a called 44 acre tract of land described in deed to Samuel James Veazey, as recorded in Volume 1368, Page 181 of said Deed Records;

THENCE North 00 degrees 02 minutes 43 seconds West, with the common boundary line of said 45.63 acre tract and said 44 acre tract, a distance of 905.43 feet to a 1/2-inch iron rod set for the northwest corner of said 44 acre tract and an ell corner of said 45.63 acre tract;

THENCE North 88 degrees 46 minutes 39 seconds West, continuing with the common boundary line of said 45.63 acre tract and said 44 acre tract, a distance of 137.42 feet to a 1/2-inch iron rod set for corner;

THENCE North 01 degrees 25 minutes 15 seconds East, a distance of 169.67 feet to a 1/2-inch iron rod set for corner;

THENCE South 88 degrees 34 minutes 45 seconds East, a distance of 19.73 feet to a 1/2-inch iron rod set for corner;

THENCE North 01 degrees 25 minutes 15 seconds East, a distance of 120.00 feet to a 1/2-inch iron rod set for corner;

THENCE North 88 degrees 34 minutes 45 seconds West, a distance of 27.00 feet to a 1/2-inch iron rod set for corner;

THENCE North 01 degrees 25 minutes 15 seconds East, a distance of 120.00 feet to a 1/2-inch iron rod set for corner;

THENCE North 88 degrees 34 minutes 45 seconds West, a distance of 4.48 feet to a 1/2-inch iron rod set for corner;

THENCE North 01 degrees 25 minutes 15 seconds East, a distance of 170.00 feet to a 1/2-inch iron rod set for corner;

THENCE South 88 degrees 34 minutes 45 seconds East, a distance of 160.00 feet to a 1/2-inch iron rod set for corner;

THENCE North 01 degrees 25 minutes 15 seconds East, a distance of 13.11 feet to a 1/2-inch iron rod set for corner;

THENCE South 88 degrees 34 minutes 45 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod set for corner;

THENCE South 87 degrees 13 minutes 24 seconds East, a distance of 153.97 feet to a 1/2-inch iron rod set for corner in an easterly boundary line of said 45.63 acre tract;

THENCE with the common boundary lines of said 45.63 acre tract and various lots and rights-of-way within said Greyson Heights, Section 2, the following courses:

South 10 degrees 59 minutes 58 seconds West, a distance of 6.35 feet to a 1/2-inch iron rod found for corner;

South 79 degrees 00 minutes 02 seconds East, a distance of 116.64 feet to a 1/2-inch iron rod found for corner;

South 89 degrees 57 minutes 09 seconds East, a distance of 47.27 feet to a 1/2-inch iron rod with cap stamped 3694 found for corner;

South 04 degrees 02 minutes 44 seconds West, a distance of 140.01 feet to a 1/2-inch iron rod set for corner;

South 79 degrees 00 minutes 02 seconds 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, whose chord bears North 85 degrees 10 minutes 42 seconds East, a distance of 129.99 feet;

Northeasterly with said curve to the left, through a central angle of 31 degrees 38 minutes 32 seconds, an arc distance of 131.65 feet to a 1/2-inch iron rod found for the end of said curve;

North 70 degrees 03 minutes 33 seconds East, a distance of 9.48 feet to a 5/8-inch iron rod found for corner;

South 19 degrees 44 minutes 05 seconds East, a distance of 50.00 feet to a 1/2-inch iron rod found for corner;

South 70 degrees 03 minutes 53 seconds West, a distance of 8.68 feet to a 1/2-inch iron rod with cap stamped 4488 found for the beginning of a non-tangent curve to the right having a radius of 288.39 feet, whose chord bears South 76 degrees 43 minutes 08 seconds West, a distance of 73.90 feet;

Southwesterly with said curve to the right, through a central angle of 14 degrees 43 minutes 24 seconds, an arc distance of 74.11 feet to a 1/2-inch iron rod found for the end of said curve;

South 05 degrees 36 minutes 54 seconds East, a distance of 103.70 feet to a 1/2-inch iron rod found for corner;

North 81 degrees 18 minutes 03 seconds East, a distance of 20.47 feet to a 1/2-inch iron rod set for corner;

South 34 degrees 52 minutes 29 seconds East, a distance of 89.99 feet to a 1/2-inch iron rod set for corner;

South 12 degrees 45 minutes 07 seconds East, a distance of 97.42 feet to a 5/8-inch iron rod found for corner;

South 00 degrees 05 minutes 37 seconds East, a distance of 102.38 feet to a 5/8-inch iron rod found for corner;

South 88 degrees 17 minutes 31 seconds East, a distance of 109.79 feet to a 5/8-inch iron rod found for corner;

South 00 degrees 02 minutes 51 seconds West, a distance of 50.02 feet to a 1/2-inch iron rod found for corner;

North 88 degrees 17 minutes 31 seconds West, a distance of 85.00 feet to a 1/2-inch iron rod found for corner;

South 00 degrees 02 minutes 51 seconds West, a distance of 120.00 feet to a 1/2-inch iron rod found for corner;

South 88 degrees 17 minutes 31 seconds East, a distance of 85.00 feet to a 1/2-inch iron rod found for corner;

South 00 degrees 02 minutes 51 seconds West, a distance of 735.17 feet to the POINT OF BEGINNING AND CONTAINING 1,012,354 square feet or 23.240 acres of land.

NOTES:

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- Unless otherwise noted, a 1/2" iron rod with a cap stamped "RPLS 5610" 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 Greyson 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, Greywood County, Texas. Such homeowners' association shall be responsible for the maintenance of all common areas and facilities and screening walls located in Lot 1-X, Block J, 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.

LOT SIZE TABLE					
BLOCK/LOT	AREA	BLOCK/LOT	AREA	BLOCK/LOT	AREA
A/1	11,110	G/22	6,000	H/22	6,000
A/2	10,400	G/23	6,000	H/23	6,000
A/3	10,339	G/24	6,000	H/24	6,000
A/4	9,575	G/25	6,000	H/25	6,000
C/1	7,150	G/26	6,000	H/26	6,000
C/2	6,000	G/27	6,000	H/27	6,000
C/3	6,000	G/28	7,343	H/28	6,000
E/1	6,180	G/29	8,622	H/29	6,000
E/2	6,180	G/30	6,000	H/30	6,000
E/3	6,180	G/31	6,000	H/31	8,778
E/4	6,180	G/32	6,000	J/2	8,333
E/5	8,885	G/33	6,000	J/3	6,000
E/6	9,126	G/34	6,000	J/4	6,000
E/7	6,000	G/35	6,000	J/5	6,000
E/8	6,000	G/36	6,000	J/6	6,000
E/9	6,000	G/37	6,000	J/7	6,000
E/10	6,000	G/38	6,000	J/8	6,000
E/11	6,000	G/39	7,350	J/9	6,000
G/1	6,431	H/1	8,368	J/10	6,052
G/2	6,410	H/2	6,300	J/12	6,667
G/3	6,000	H/3	6,300	J/13	6,671
G/4	6,000	H/4	6,300	J/14	6,675
G/5	7,150	H/5	6,300	J/15	6,679
G/6	7,150	H/6	6,300	J/16	6,683
G/7	6,000	H/7	6,300	J/17	6,687
G/8	6,000	H/8	6,300	J/18	6,691
G/9	6,123	H/9	6,300	J/19	6,695
G/10	6,875	H/10	6,300	J/20	6,699
G/11	10,814	H/11	6,300	J/21	6,703
G/12	7,757	H/12	6,300	J/22	6,707
G/13	6,346	H/13	6,250	J/23	8,255
G/14	6,631	H/14	6,360	J/24	6,832
G/15	7,551	H/15	7,578	J/25	8,583
G/16	7,752	H/16	7,522	J/26	6,001
G/17	7,728	H/17	6,000	J/27	6,001
G/18	6,000	H/18	6,000	J/28	6,000
G/19	6,000	H/19	6,000	J/29	6,002
G/20	6,000	H/20	6,000		
G/21	6,000	H/21	6,000		

115 SINGLE FAMILY LOTS  
 3 COMMON AREA TRACTS  
 OWNER  
**GRAYSON COUNTY LOTS, LLC**  
 1038 TEXAN TRAIL  
 GRAPEVINE, TX 76051  
 (817) 849-5100  
 DEVELOPER  
**HISTORY MAKER HOMES**  
 1038 TEXAN TRAIL  
 GRAPEVINE, TX 76051  
 (817) 849-5100  
 CONTACT: BRUCE FRENCH  
 LAND SURVEYOR  
**ADAMS SURVEYING CO., LLC**  
 1475 RICHARDSON DR., STE 255  
 RICHARDSON, TX 75080  
 (214) 395-9386  
 FAX (214) 295-9844  
 FIRM NO. 10177500

REPLAT  
**GREYWOOD HEIGHTS, SECTION 3**  
 LOTS 1-4, BLOCK A; LOTS 1-3, BLOCK C;  
 LOTS 1-11, BLOCK E; LOTS 1-40, BLOCK G;  
 LOTS 1-31, BLOCK H; & LOTS 1-29, BLOCK J  
 BEING A REPLAT  
 OF PART OF GREYWOOD HEIGHTS (VOL. 7, PG 87)  
 AND GREYWOOD HEIGHTS SEC. 2 (VOL. 8, PG 70)  
 AND BEING  
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 SITUATED IN THE  
 JAMES MCKINNEY SURVEY, A-770  
 CITY OF VAN ALSTYNE, GRAYSON COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
 TEXAS FIRM REG. NO. 001145  
 201 WINDCO CIRCLE, SUITE 200, WYLE TEXAS 75098  
 (972) 941-8400 FAX (972) 941-8401

DATE: MARCH 5, 2018

SHEET 2 OF 3

DEDICATION STATEMENT

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 3, 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 PUBLICS 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. KERATEX, LP 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 \_\_\_\_\_DAY OF \_\_\_\_\_, 2018.

Signature of Owner Position in Corporation (if applicable)

Name of Corporation (if applicable) Lien Holder (if applicable)

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

Signature of Owner

STATE OF TEXAS COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Signature

STATE OF TEXAS COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Signature

UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ATMOS GAS NAME/TITLE

ONCOR ELECTRIC DELIVERY NAME/TITLE

GRAYSON-COLLIN ELECTRIC COOPERATIVE NAME/TITLE

SOUTH GRAYSON WATER SUPPLY NAME/TITLE

DETENTION AND DRAINAGE EASEMENT (0.465 ACRE)

(BENEFITING PROJECT)

THE STATE OF TEXAS COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

THAT, GRAYSON COUNTY LOTS, LLC, 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 as Lot 1-X, Block J (the "Easement Property"). 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 City of Van Alstyne Planning Department 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 nay structure or structures, within the Easements.

WITNESS MY HAND THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2018.

Signature of Owner Position in Corporation (if applicable)

Name of Corporation (if applicable)

STATE OF TEXAS COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Signature

CITY APPROVAL CERTIFICATE

On the \_\_\_ day of \_\_\_\_\_, 2018, this plat was duly approved by the City Council of the City of Van Alstyne.

Signed: Chairman Planning and Zoning Commission

Attest: City Clerk

Signed: Mayor

Attest: City Clerk

115 SINGLE FAMILY LOTS 3 COMMON AREA TRACTS OWNER GRAYSON COUNTY LOTS, LLC 1038 TEXAN TRAIL GRAPEVINE, TX 76051 (817) 849-5100 DEVELOPER HISTORY MAKER HOMES 1038 TEXAN TRAIL GRAPEVINE, TX 76051 (817) 849-5100 CONTACT: BRUCE FRENCH LAND SURVEYOR ADAMS SURVEYING CO., LLC 1475 RICHARDSON DR., STE 255 RICHARDSON, TX 75080 (214) 395-9386 FAX (214) 295-9844 FIRM NO. 10177500

SURVEYORS CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

I, Philip E. Adams, Registered Professional Land Surveyor, 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.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on November 29, 2017 for review by the City of Van Alstyne and other parties for comments and progression to an approved final plat.

PHILIP E. ADAMS REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 5610

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 Philip E. Adams, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Signature

REPLAT GREYWOOD HEIGHTS, SECTION 3

LOTS 1-4, BLOCK A; LOTS 1-3, BLOCK C; LOTS 1-11, BLOCK E; LOTS 1-40, BLOCK G; LOTS 1-31, BLOCK H; & LOTS 1-29, BLOCK J BEING A REPLAT

OF PART OF GREYWOOD HEIGHTS (VOL. 7, PG 87) AND GREYWOOD HEIGHTS SEC. 2 (VOL. 8, PG 70) AND BEING

23.240 ACRES

SITUATED IN THE JAMES MCKINNEY SURVEY, A-770 CITY OF VAN ALSTYNE, GRAYSON COUNTY, TEXAS ENGINEERING CONCEPTS & DESIGN, L.P. ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES TEXAS FIRM REG. NO. 001145 201 WINDCO CIRCLE, SUITE 200, WYLE TEXAS 75098 (972) 941-8400 FAX (972) 941-8401

DATE: MARCH 5, 2018