### Grayson County Wilma Bush County Clerk Sherman, TX 75090

Instrument Number: 2020 - 9387

**ERecordings-RP** 

Recorded On: April 20, 2020 10:25 AM Number of Pages: 14

Parties: GREYWOOD HEIGHTS HOA

" Examined and Charged as Follows: "

Total Recording: \$64.00

### \*\*\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*\*\*\*

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### STATE OF TEXAS COUNTY OF GRAYSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Wilma Bush County Clerk Grayson County, TX STATE OF TEXAS

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COUNTY OF GRAYSON

## PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE FOR GREYWOOD HEIGHTS HOA

This PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE (this "Certificate") is made on behalf of GREYWOOD HEIGHTS HOA, a Texas non-profit corporation (the "Association").

### <u>WITNESSETH</u>:

WHEREAS, Grayson County Lots, LLC, a Texas limited liability company, as Declarant, executed and previously placed of record that certain Declaration of Covenants, Conditions and Restrictions for Greywood Heights, recorded on January 25, 2019, under Instrument No. 2019-1743 in the Official Public Records of Grayson County, Texas (the "Declaration"), as supplemented or amended, is incorporated herein for all purposes.

WHEREAS, the Association has caused this Certificate to be prepared and filed in accordance with the provisions of the Texas Residential Property Owners Protection Act as provided in Section 209.004 of the Texas Property Code.

**NOW, THEREFORE**, the undersigned hereby certifies as follows on behalf of the Association:

- 1. Name of the Subdivision. The name of the subdivision which is the subject of the Declaration is Greywood Heights, Section 3A.
- 2. <u>Name of the Association</u>. The name of the Association is Greywood Heights HOA.
- 3. Recording Data for the Subdivision. The recording data for Greywood Heights, an addition to the City of Van Alstyne, Grayson County, Texas, is attached hereto as Exhibit A.
- 4. Recording Data for the Declaration. The Declaration was recorded on January 25, 2019, under Instrument No. 2019-1743, and the First Amendment to the Declaration recorded on May 20, 2019, under Instrument No. 2019-11613, along with any and all amendments and supplements recorded in the Official Public Records of Grayson County, Texas.

- 5. <u>Mailing Address and Telephone Number of Managing Agent.</u> The current mailing address for the Association is c/o Legacy Southwest Property Management, LLC, 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034, and telephone (214) 705-1615.
- 6. Resale Certificates and Other Information: Resale Certificates and other information regarding the Association may be requested by contacting the Association c/o Legacy Southwest Property Management, LLC ("Legacy Southwest PM") via resales@legacysouthwestpm.com or <a href="http://www.legacysouthwestpm.com/">http://www.legacysouthwestpm.com/</a>. The telephone number for Legacy Southwest PM is (214) 705-1615. Alternatively, you may contact the office for Legacy Southwest PM at 8668 John Hickman Parkway, Suite 801, Frisco, Texas 75034.

**IN WITNESS WHEREOF**, the undersigned has caused this Certificate to be executed as on behalf of the Association in compliance with Section 209.004 of the Texas Property Code.

### ASSOCIATION:

### GREYWOOD HEIGHTS HOA.

a Texas non-profit corporation

By: Legacy Southwest Property

Management, LLC Managing Agent

**B**y:\_

Danielle Lascalere, President

STATE OF TEXAS

8 8 8

SELINA AMANDA EMMINGER

Notary ID #132015380 My Commission Expires May 15, 2023

COUNTY OF COLLIN

This instrument was acknowledged before me on the 9th day of April , 2020, by Danielle Lascalere, President of Legacy Southwest Property Management, LLC, the Managing Agent of Greywood Heights HOA, a Texas non-profit corporation.

) ; Notary Public State of Texas

-2-

### Exhibit A

WHEREAS Grayson County Lots, LLC is the owner of a 1.604 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 Lot 8, Block S, Greywood Heights, Section 2, as recorded in Volume 8, Page 70, Plat Records, Dallas County, Texas (P.R.D.C.T.) and being more particularly described by metes and bounds as follows;

BEGINNING at a found 1/2-inch iron rod for the northeast corner of the herein described tract, being the southeast corner of Lot 1, Block 5, Greywood Heights Addition, Section 2, an Addition to the City of Van Alstyne, as recorded in Volume 8, Page 8, P.R.D.C.T., and being in the west right of way line of Greywood Drive (60 foot right of way);

THENCE South 00°02'51" West with the said west right of way line of Greywood Drive, a distance of 581.32 feet to a 5/8-inch iron rod set with cap stamped "ADAMS SURVEYING COMPANY LLC" (CIRS);

THENCE South 45°41'03" West 13.98 feet to a CIRS for the beginning of a curve;

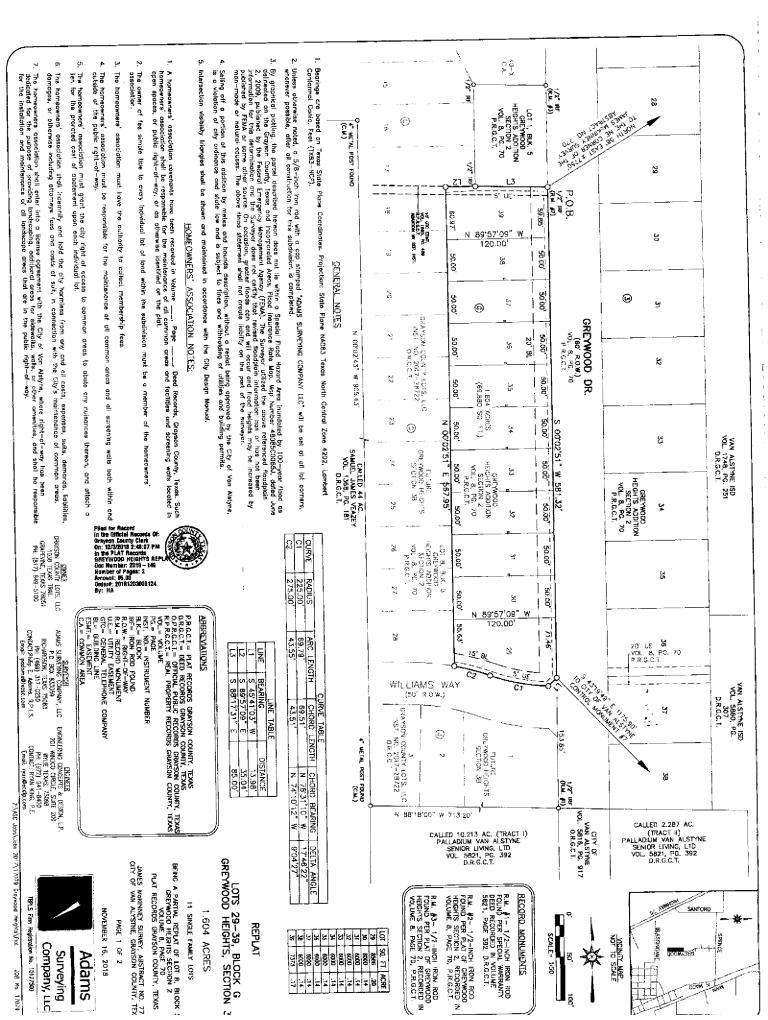
THENCE with said curve to the right having a radius of 225.00 feet, a central angle of 17°46'22", an arc distance of 69.79 feet and a chord of North 78°31'10" West, 69.51 feet to a CIRS for a point of reverse curvature;

THENCE with said curve to the left 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 North 74°10'12" West, 43.51 feet to a CIRS for the southwest corner of the herein described tract;

THENCE North 00°02'51" East, a distance of 567.95 feet to a CIRS;

THENCE North 89°57'09" East, a distance of 35.04 to a 1/2-inch iron rod found, being the southwest corner of said Lot 1, Block 5, Greywood Heights Addition, Section 2;

THENCE South 88°17'31" East, a distance of 85.00 feet to the POINT OF BEGINNING, containing 1.604 acre (69,880 square feet), more or less.



WHEREIS Grypon County Lots, LLC is the owner of a 1,604 care frost of fand in the dones McKinney Survey, Agetract No. 170, Gregori County, Indian In the dones McKinney Survey, Agetract No. 170, Gregori County, Indian In

BECRANIC at a found 1/2-inch iron rad for the northeast commo of the hard described occur. being the southeast conter of Lot. Block 5, draywood Heights Addition, Section 7, on Addition to the City of Yon Addyna, se recorded in Yellines B. Page 8, PRID.C.T. and being in the west right of way line of Graywood Drive (60 foot right of way);

THENCE South 00'02'51" West with the sold west right of way lins of Greywond Drive, a distance of 581.32 feet to a 5/8-inch iron rad set with cop stamped "ADAMS SURVETING COMPANY LLC" (CIRS); THENCE South 45'41'03" West 13.98 feet to a CIRS for the beginning of a

THEMOE with said curve to the right having a radius of 225.00 feet, a central angle of 1746°22", on are distance of 69.79 feet and a chord North 78'31'10" West, 69.51 feet to a CRS for a point of reverse

THENCE with said curve to the left howing a radius of 275.00 feet, a central angle of 0504.27°, on are distance of 43.55 feet, and a chard of borth 7410/12° News, 43.51 feet to a CIRS for the suithwest carner of the herein described tract;

THENCE North 00'02'51" East, a distance of 567.95 feet to a CIRS;

THENCE North 89'57'08" East, a distance of 35.04 to a 1/2-inch iron rad found, being the swithwest corner of said Lat 1. Brack 5. Oreywood Heights Addition, Section 2.

THENCE South 8817/31" East, a distance of 85,00 feet to the POINT OF BEGINNING, containing 1,504 acre (69,580 square feet), more or less.

### JULITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

NAME/TITLE DOT APPLICABLE

DNICOR ELECTRIC DELIVERY

NAME/TITLE

GRAYSON-COLUN ELECTRIC COOPERATIVE NOT EN TILE

CITY OF VAN ALSTYNE WATER SUPPLY NAME/TITLE PARTICIPATE

NOW THEREFORE, KNOW ALL WEN BY THESE PRESENTS:

THAT GRAYSON COUNTY LOSS, LLC acting haven by and through its duly authorized officers, does hereby doopt this pict designating the fermin above described property as Loss Jan. 28, 286-28, 2

Bruce French 6 DAY OF AJOVENA BAR

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

(F):

### Signature of Owner

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the sold County end State on this day personally appeared Bruce French, known to me to be the pinson whose name is subscribed to the foregoing indivument and admovedaged to me that he/sine secured the same for the purposes and considerations therein supressed and in the capacity frame and and on the out and deed therein stated.

Given under my hand and seal of office, this 16 The day of November

2018,

Notay Ele Lucino Nola—

STATE OF TEXAS



Modgry Signifium Given under my hand and seal of office, This day of December 2018.

# SURVEYOR'S STATEMENT



BEFORE UE the undersigned, a Notary Public in and for said County and State, on this day personally oppered high E. Adman, known to me to be the person whose name is subscribed to the foregoing ligitument, and dekinewayed to me that he executed the some for the purposes and consideration inheries expressed.

STATE OF TEXAS

DALLAS

GIVEN UNDER MY HAND SEAL OF OFFICE this the

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Ay commission expires:





# CITY APPROVAL CERTIFICATE

On the T Signed: from the Line of the City of Van Alettone. 2018, this plot was duty approved by the

Planning and Zoning Samphision ATTEST:

OTY Clerk 242 2M RC



LOTS 29-39, BLOCK G GREYWOOD HEIGHTS, SECTION

1.604 ACRES

BEING A PARTIAL REPLAT OF LOT B. BLOCK 5
GREYWOOD HIGHTS SECTION 2
COLUME 8, PAGE 70
PLAT RECORDS GRAYSON COUNTY, TEXAS 11 SINGLE FAMILY LOTS

NOVEMBER 15, 2018 PAGE 2 OF 2 JAMES MAKINNEY SURVEY, ABSTRACT NO. 770 CITY OF VAN ALYSTNE, GRAYSON COUNTY, TEXT

Company, LLC Surveying

OWNER
ORAYSON COUNTY LOTS, ILC
10.38 TEXAS TRAIL
GRAPENNIC, TICKS 76051
PH: (817) 849-5100

SURPETING COMPANY, LLC P.O. BOX SSURGE COMPANY, LLC P.O. BOX SSUSOS REMARKESON, TEXES, "FORS PH: (469) 317-0250 PH: (469) 317-0250 PM: (569) 307-0250 PM: (569) 307-0250 PM: (569) 307-0250 PM: (569) 307-0250 PM: (569) PM: (569)

EMBRESING CONCEPTS & DESCON, L.F.
201 WINDCO CROCLE, SUITE 200
WINE TEAS, 75/98
PH. (972) 941–84/00
CONTACT, ROM KING, P.E.
Emple sportbackp.com

TBPLS Firm Registration No. 10177500 Adams STATE OF TEXAS }

COUNTY OF COLLIN)

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 I, 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 northwest corner of said Tract I, 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 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 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"
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 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 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 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.





### 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 plot recorded in Volume 8, Page 70, Plot Records, Grayson County,
- Unless otherwise noted, a 5/8-lisch iron rod with a cap stamped "ADAMS SURVETING COMPANY LLC" will be set at all lot corners, whenever possible, after all construction for this subdivision is completed.
- By graphical platting, the parcel essentiated hereon does not lie within a Special Flood Hazard Area invandated by 100-year flood as delineated on the Grayson County. Heads and Incorporated Areas, Rapid Insurance Rapid Republic Applicablest, detect sure 2. 2009, published by the Festeral Emergency Management Agency (EMA). The Surveyor witized the observe intervence that the surveyor interest in the surveyor witized the observed intervence that is determinated and the Surveyor will be surveyor. The surveyor will be a surveyor will be a surveyor of the surveyor of the surveyor will be a surveyor of the surveyor of the surveyor.
- Saling off a portion of this addition by metes and bounds description, without a replot being approved by the City of Yan 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 coverants have been recorded in Volume \_\_\_\_\_ Page \_\_\_\_\_\_\_ Deed fecands, Grayson County, Texas, Such harmowners' shall be responsible for the maintenance of all common areas and facilities and screening walls located in open spaces, or public right-of-way, otherwise identified on the plat. association or as
- 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.

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- The homsowners' 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 abole any nuisances thereon, and attach a lien for the prorated of abatement upon each individual lat.
- The homeowners association shall enter into a license agreement with the City of Yor Alstyne, where right—of—way has been dedicated for the purpose of providing landscoping, additional areas for sidewalds, walls, or other amenities, and shall be responsible for the installation and maintenance of all landscoping areas that are in the public right—of—way. The homeowners' association shall indemnify and hold the city harmless from any and all costs, expenses, suits, including attorneys fees and costs of suit, in connection with the City's maintenance of common areas.

demands, liabilities,

damages,

or otherwise

			CURVE TABLE		
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	238.39'	131,65	129.99'	พ 85′10′42″ E	31'38'32"
22	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"
04	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,
င္ပ	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"
60	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"
21	300.00	57.34	57.26	N 05'31'24" E	10'57'07"

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N 88'46'39" W	BEARING	LINE		00
₩ W		TABLE	57.34	00,00
137.42'   L26	DISTANCE		57.26	00.50
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S 88"17"31" E	BEARING	TIME TABLE	N 05'31'24" E	0 . 0 . 7
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	בואר יסטכר			DIAM TAKES
ENE		DISTANCE	Ę	BEARING
Ξ.	N 88'46'39" W	137.42	L26	S 88"17"31" E
52	01'25'15"	169.67	L27	00'02'51"
ធ	1	19.73	L28	N 88*17*31* W
4	01'25'15"	120.00	L29	
5	N 88:34'45" ₩	27.00	L30	N 89.57.09" W
-6	3	120.00	L31	
7	1	4.48	L32	00'02'51"
50	'	170.00	L33	70'03'33"
မ	S 88'34'45" E	160.00	L34	
L10	1	13.11	135	
=		50.00'	L36	-
L12		153.97	L37	N 45'52'26" E
L13		6.35	1.38	*
L14	S 79'00'02" E	116.64	L39	N 42"24"05" W
L15	S 89"57"09" E	47.27'	140	
L16	S 04'02'44" W	140.01	L41	S 35'54'35" E
L17		46.76	L42	N 54"23'03" E
L18	N 70'03'33" E	9.48	L43	34'00'02"
L19		50.00'	L44	
120		8.68	L45	
121	S 05'36'54" E	103.70	L46	N 46"25"15" E
L22	N 81'18'03" E	20.47	L47	43'34'45"
L23	S 34'52'29" €	89.99	L48	S 44*25*54" E
124	S 12'45'07" €	97.42	L49	N 20'24'18" E

OWNER
DRAYSON COUNTY LOTS, LLC
10.38 TEXAS TRAIL
10.38 TEXAS 780.51
9H: (817) 849-5100

ADAMS SUREYMO COMPANY, LLC P.O. SON 833059 IRCHARDSON, IEXAS 75083 PH: (469) 317-0250 CONTACT: Phulbert@ixoss.com

DMPANY, LLC ENGINEERING OMERETS & DESIGN, L.P.
201 WINDOO DIGGE. SUITE 200
WILLE ELDOS, 75040
PH. (977) 941—5400
CONTOEL FRIM UNS, P.E.
Emai: ryun@ecolp.com

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.= DEFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS
VOL.\*\* VOLUME
P.G.= PAGE
RNST. NO = NOTRUMENT NUMBER
BLK.\*\* BLCCX
BLK.\*\* BLCCX
RF= IRON ROD FOUND
R.O.\*\* RENH-OF-WAY
C.M.\*\* CONTROLING MONUMENT
U.E.= UTILITY EASEMENT
U.E.= UTILITY EASEMENT
B.B. BULDNO LING
ESMT.= EASEMENT
B.B. BULDNO LING
ESMT.= EASEMENT
B.B. COMMON AREA

C.A. = COMMON AREA

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	4870	7330	6000	600	6000	6000	6000	6000	6000	6000	6000	6000	7728	7752	7551	6631	6346	7757	10951	6751	B123	6000	6000	7150	7150	6000	0000	6410	6417	90. FT.	BLOCK G
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REPLAT

# GREYWOOD HEIGHTS, SECTION 38

21.636 Acres

105 SINGLE FAMILY LOTS 2 COMMON LOTS

BEING A PARTIAL REPLAY OF GREWOOD HEIGHTS SECTION 2
VOLUME 8. PAGE 70
PLAT RECORDS GRAYSON COUNTY, TEXAS
AND
GREWOOD HEIGHTS
VOLUME 7. PAGE 87
PLAT RECORDS GRAYSON COUNTY, TEXAS

OCTOBER \_\_\_, 2018 PAGE 3 OF 4 JAMES NCKINNEY SURVEY, ABSTRACT NO. 770 CITY OF VAN ALYSTNE, GRAYSON COUNTY, TEXAS

Adams

Surveying

Company, LLC

TBPLS Firm Registration No. 10177500

COUNTY OF COLLIN

WHEBES Gropen County Lots, ILC is the ewent of a 21636 pare tract of land in the Johnes McKincky Sinky, Meredian Neutral No. 770, Dissean County, Teres and being part of a called 4563 one tract of land described in the Special Marcanty Dead for Groyson County, Lots, LLC, as reported in Instrument 2017–28722, Jean Records, Gioyson County, Texas, (J.R.G.C.C), and part of Gryywood Heights, Section 2, as recorded in Volume 8, Page 70, Petil Records, Gropson County, Texas (J.R.G.C.C), and part of Gryywood Heights, Section 2, as recorded in Volume 7, Page 70, Petil Records, Gropson County, Texas (J.R.G.C.C), and part of Gryywood Heights, as recorded in Volume 7, Page 87, P.R.G.C.T. and being more particularly described by metes and bounds as follows:

EEGINANIO et a 1/2-linet iron red found for the herein described treat, brong in the west right of way line of Gewynood Prive (60 foot right of way), being the northest control of the treat described on Tract i, Palulaium Von Astyria Samior Living, LIII, as recorded in Volume 1821, Page 192, Dead Records, Gropon County, Taxas (QR 6.C.T.), and being the northwest content of the City of Von Alatyna tract as recorded in Volume 5816, Page 917, Official Records, Gropon County, Texas (Q.R.G.C.T.).

THENCE North 85°15'00" Must, a distance of 713.20 feet to a found 4-high metal fence post, being the northwesses comer or sold frost 1. Polladium Van Albyins Sonika Lufing. LTD, and being in the east line of that tool to Somuel James Mattery, as recorded in Yellure 1365, 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 solid Samuel James Veczey tract;

THENCE North 88'46'39" West with the north line of soid Somwel Jomes Veczey troot, a distance of 137.42 feet to 3/8-inch fron rad 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 88'34'45" West, a distance of 27.00 feet to a CRS; THENCE North 01"25"15" East, a distance of 120.00 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 01725'15" East, a distance of 170,00 feet to a CIRS;

THENCE North 01'25'15" East, a distance of 13.11 feet to a CIRS; 88'34'45" East, a distance of 160.00 feet to a CIRS;

THENCE South 88'34'45" East, a distance of 50.00 feet to a CIRS; THENCE South 8713'24" East, a distance of 153.97 feet to a CIRS:

THENCE South 79"00"02" East, a distance of 116.64 feet to a CIRS; THENCE South 10'59'58" West, a distance of 6.35 feet to a CIRS;

THENCE South 89'57'09" East, a distance of 47.27 feet to a 1/2-inch iron rad found with cap stamped THENCE South 04'02'44" West, a distance of 140.01 feet to a CIRS 3594"

RESCE South 7900102 East, a distance of 48,78 feet to a 1/2-heat from rad found for the beginning of begand curve to the left, being a radius of 283,38 feet, and a central angle of 37,383.57 on are distance of 13,165 feet, and a chool of North 8510.42" East, 128,99 feet, to a 1/2-heat from the found;

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

THENCE South 19"44"05" East, a distance of 50,00 feet to a 1/2-inch iron rod found;

TREACE South 7003/53" West, a detaine of 8.85 feet to a 1/2-right ince not drought the beginning of a targett curve to the right, being a radius of 288.39 leet, a central onlight of (44.42)4", an arc distance of 44.11 feet, and a chard of South 76.430" West, 73.90 feet 1/2-right from too founds:

THENCE South 05'36'54" East, a distance of 103,70 feet to a CIRS:

THENCE North 8118'03" 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-ich iron rod found

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

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

THENCE South B8117'31" East, a distance of 109.79 feet to a 5/8-inch

iron rad found;

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

THENCE North 86"17"31" West, a distance of 65,00 feet to a 1/2-inch iron rad found:

THENCE South 00"02"51" West, a distance of 120,00 feet to a 1/2-inch fron rad found;

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

PERECE South 0070251 Weet, a distance of 59795 feet to a CRS for the beginning of a non-hangent curve to the right, having a roundling of 275,00 feet, a candral only in CRSP4277 on collections of 4355 feet, and a control of South 741012 Sout, 43,35 feet, to CIPS, to the beginning of a receive curve to the left, having a results of 223,00 feet, a central only of 174627, an are distance of 69,78 feet, and a chord of South 753110 Sout, 63,51 feet, to a CRSP

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 (94,2474 square feet), more or less. 무 BEGINNING, containing 21.636

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GRANSON COUNTY LOTS. LLC onling herein by and through its day authorized officers, does hereby declared the control of the pint designating the herein above desorthed property as *Organocal Religions. Section 39*, an addition to the City of two Astyne. Reason and does hereby declade, in fee simple, to the public use forever, the streats, clarys, and public use cross-method above on the City of two Astyne. Reason and does hereby decladed, in fee simple, to the public use to coverned above on the public or the public user the public declared to the public or the public user the public or the public user the public or the

WITNESS MY HAND THIS ..... \_DAY OF

of Owner Position in Corporation (if applicable)

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

following statement: To the best of my knowledge, there are no

If there is no lien holder, sign the liens against this property.

Signoture of Owner

STATE OF TEXAS

Before the, the underlighed authority, a kelary Public in and for the sold County and State on this Before the state County and State on this day personally appointed. Known to me to be the person whose name to subscribed to the foregoing instrument and acknowledged to me that keyfare executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act

under my hand and seal of office, this ģ 2018.

Given

Notary Signature

STATE OF TEXAS

Before me, the undersigned authority, a licency Public in and for the soid County and Slots on this day preservally appeared. Incomit on me to be the person whose no its subscribed to the foregoing instrument and adminishedged to me that her/airs executed the same the purposes and considerations therein appeased and in the copacity therein stated and as the actual deed therein stated. hose name e same for s the act

Given under my hond and 1088 of office, this å 2018.

UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ONCOR ELECTRIC DELIVERY NAME/TITLE

GRAYSON-COLLIN ELECTRIC COOPERATIVE NAME/TITLE

VAME/TITLE

SOUTH GRAYSON

OWNER GRAYSON COUNTY LOTS, LLC 1036 TCXAS TRAIL GRAPEVINC, TEXAS 7605) PH. (817) 849—5100

SURPETOR
ADAMS SURPETOR
P.O. BOX 833054
P.O. BOX 833059
RPH-MARDSON, ITDAS 75083
PH (469) 317-0250
CONINCI: Poul-bard, R.P.L.S.
Emoil: phuber(@bross.com

ENGINEER

DICHMEENING CONCEPTS & DESIGN, L.I.

201 WINDOO CROLE, SUITE 200
WILLE TENS, 2508B
PH. (972) 91-84000
CONTACT: RIAM KING, P.E.

Email: pan@ecilp.com ς

SURVEYOR'S STATEMENT

Ę #9

PRELIMINARY
THIS DOCUMENT IS FOR
REVIEW PURPOSES ONLY

. Registered Professional Land Surveyor,

#1942

Paul Hubert,

STATE O OF TEXAS }

EEFCRE ME. the undersigned a Natury Public in and for sold Caunty and State, on this day personally appeared Poul 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

٥,

2018.

commission expires:

Notary Public. State of Texas

CITY APPROVAL CERTIFICATE

왕| Councel of the City of Van 2018, this plat was duly аррточеб

ATTEST

Signed:

φģ

Chairman
Planning and Zoning Commission ATTEST City Clerk City Clerk

GREYWOOD HEIGHTS, SECTION 38

21.636 Acres

105 SINGLE FAMILY LOTS 2 COMMON LOTS

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PAGE 4 OF 4

DCTOBER \_\_\_ 2018

Adams

Company, LLC Surveying

TBPLS Firm Registration No. 10177500

Z/VSC sens/Jabs 2017/17079 Greywood Heights/Phyt JOB No. 17079