

Grayson County  
Wilma Bush  
County Clerk  
Sherman, TX 75090

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Instrument Number: 2020 - 9387

ERecordings-RP

Recorded On: April 20, 2020 10:25 AM

Number of Pages: 14

Parties: GREYWOOD HEIGHTS HOA

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" Examined and Charged as Follows: "

Total Recording: \$64.00

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

Any provision herein which restricts the Sale, Rental or use of the described Document  
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**File Information:**

Document Number: 9387  
Receipt Number: 20200420000025  
Recorded Date/Time: April 20, 2020 10:25 AM  
User: Cort M  
Station: CLERK07

**Record and Return To:**

Simplifile



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           §  
                                      §  
 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*").

W I T N E S S E T H :

**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.     **Name of the Association.** 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. **Mailing Address and Telephone Number of Managing Agent.** 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](mailto:resales@legacysouthwestpm.com) or <http://www.legacysouthwestpm.com/>. 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

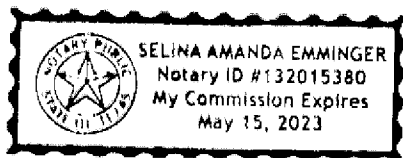
Its: Managing Agent

By:

Danielle Lascalere, President

STATE OF TEXAS       §  
                                  §  
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

# 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 5, 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;

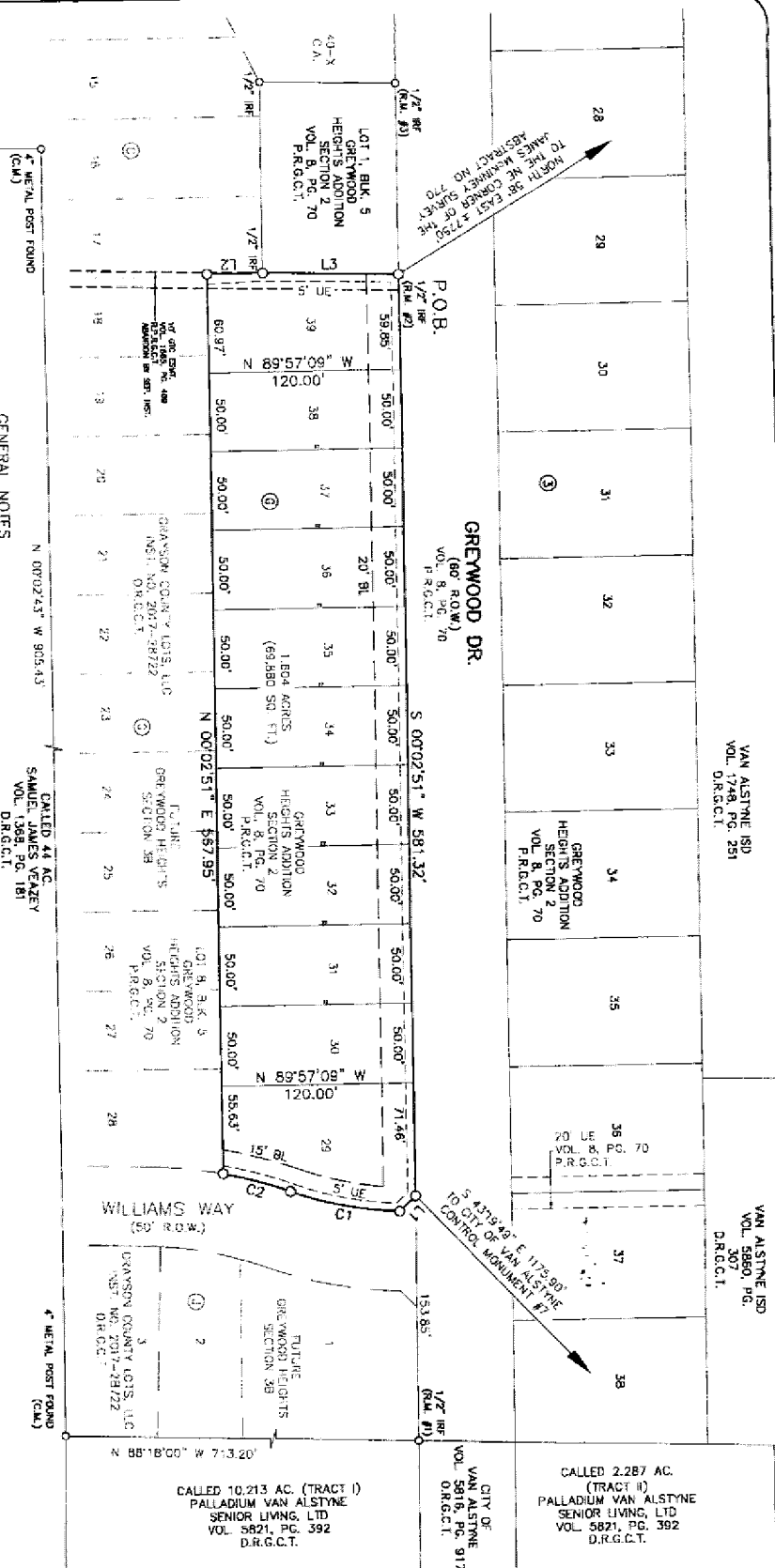
THENCE with said curve to the right having a radius of 225.00 feet, a central angle of 17°46'22", an arc distance of 69.79 feet and a chord of North 78°31'10" West, 69.51 feet to a CIRS for a point of reverse curvature;

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.



**GENERAL NOTES**

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
2. 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.
3. By graphical plotting, the parcel described herein 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 48085C0065, dated June 2, 2009, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced Floodplain information for the determination of the four corners, greater floodplain information has or has not been published by FEMA or some other authority. The above flood statement shall not create liability on the part of the surveyor, man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
4. Setting 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 salaries and Building permits.
5. Intersection visibility triangles shall be shown and maintained in accordance with the City Design Manual.

**HOMEOWNERS' ASSOCIATION NOTES:**

1. 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.
2. The owner of the simple title to every individual lot of land within the subdivision must be a member of the homeowners' association.
3. The homeowners' association must have the authority to collect membership fees.
4. 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.
5. The homeowners' association must grant the city right of access to common areas to abate any nuisances thereon, and attach a lien for the pro-rated cost of abatement upon each individual lot.
6. 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.
7. 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.

Filed for Record  
in the Official Records of:  
Grayson County Clerk  
On: 12/30/2018 2:48:07 PM  
As the PLAT LAY OUT RECORD  
GREYWOOD HEIGHTS REPLAT  
Doc Number: 2018-148  
Number of Pages: 2  
Amount: \$50.00  
Order #: 201812030001124  
By: RA



CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	225.00'	69.19'	69.51'
C2	275.00'	43.35'	43.51'

LINE TABLE			
LINE	BEARING	DISTANCE	
1	S 45°41'03\"	13.96'	
2	S 69°57'09\"	35.04'	
3	S 88°17'31\"	85.00'	

**ABBREVIATIONS:**

P.R.C.T. = PLAT RECORDS GRAYSON COUNTY, TEXAS  
D.R.C.T. = DEED RECORDS GRAYSON COUNTY, TEXAS  
O.P.R.C.T. = OFFICIAL PUBLIC RECORDS GRAYSON COUNTY, TEXAS  
R.P.R.C.T. = REAL PROPERTY RECORDS GRAYSON COUNTY, TEXAS  
P.G. = PAGE  
INST. NO. = INSTRUMENT NUMBER  
B.L.K. = BLOCK  
R.F.W. = IRON ROD FOUND  
R.C.M. = RECORD MONUMENT  
U.L.E. = UTILITY EASEMENT  
G.T.C. = GENERAL TELEPHONE COMPANY  
B.L. = BUILDING LINE  
E.S.M. = EASEMENT  
C.A. = COMMON AREA

**CONTRACTOR**  
GRAYSON COUNTY, TEXAS  
1030 TEXAS TRAIL  
GRAYSON, TEXAS 76031  
PH (817) 549-5100

**SURVEYOR**  
ADAMS SURVEYING COMPANY, LLC  
PO BOX 60339  
RICHLAND, TEXAS 76150  
PH (817) 541-9800  
CONTACT: IRON ROD FOUND  
Email: ironsurveying.com

**ENGINEER**  
ENGINEERING CONSULTANTS, P.C.  
201 WINDYBUSH LANE  
RICHLAND, TEXAS 76150  
PH (817) 541-9800  
CONTACT: IRON ROD FOUND  
Email: ironsurveying.com

**Adams**  
Surveying  
Company, LLC

18755 Elm Registration No. 1917900

NOVEMBER 16, 2018

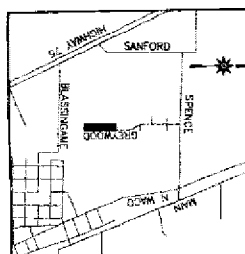
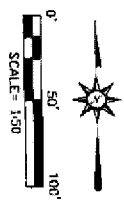
PAGE 1 OF 2

**RECORD MONUMENTS**

R.M. #1 - 1/2-INCH IRON ROD FOUND PER SPECIAL WARRANTY DEED RECORDED IN VOLUME 5821, PAGE 392, D.R.C.T.

R.M. #2 - 1/2-INCH IRON ROD FOUND PER PLAT OF GREYWOOD HEIGHTS SECTION 2, RECORDED IN VOLUME 8, PAGE 70, P.R.C.T.

R.M. #3 - 1/2-INCH IRON ROD FOUND PER PLAT OF GREYWOOD HEIGHTS SECTION 2, RECORDED IN VOLUME 8, PAGE 70, P.R.C.T.



REPLAT  
LOTS 29-39, BLOCK G  
GREYWOOD HEIGHTS, SECTION 2  
1.604 ACRES  
11 SINGLE FAMILY LOTS

BEMO A PARTIAL REPLAT OF LOT 8, BLOCK 2  
GREYWOOD HEIGHTS SECTION 2  
VOLUME 8, PAGE 70  
PLAT RECORDS GRAYSON COUNTY, TEXAS  
JAMES MARINNEY SURVEY, ABSTRACT NO. 77  
CITY OF VAN ALSTYNE, GRAYSON COUNTY, TEX

SUPERVISOR'S STATEMENT

Journal of Management Inquiry 22(1) 3-14  
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DOI: 10.1177/1056492613500604  
<http://jmi.sagepub.com>

**Adams**

**Surveying  
Company, LLC**

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 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.



OCTOBER 2018

**Adams**  
**Surveying**  
**Company, LLC**

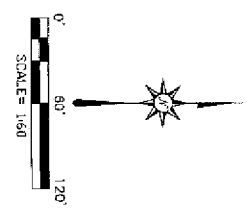
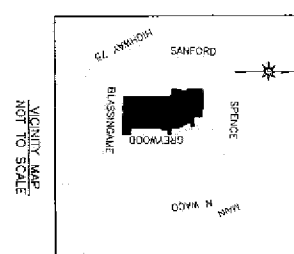
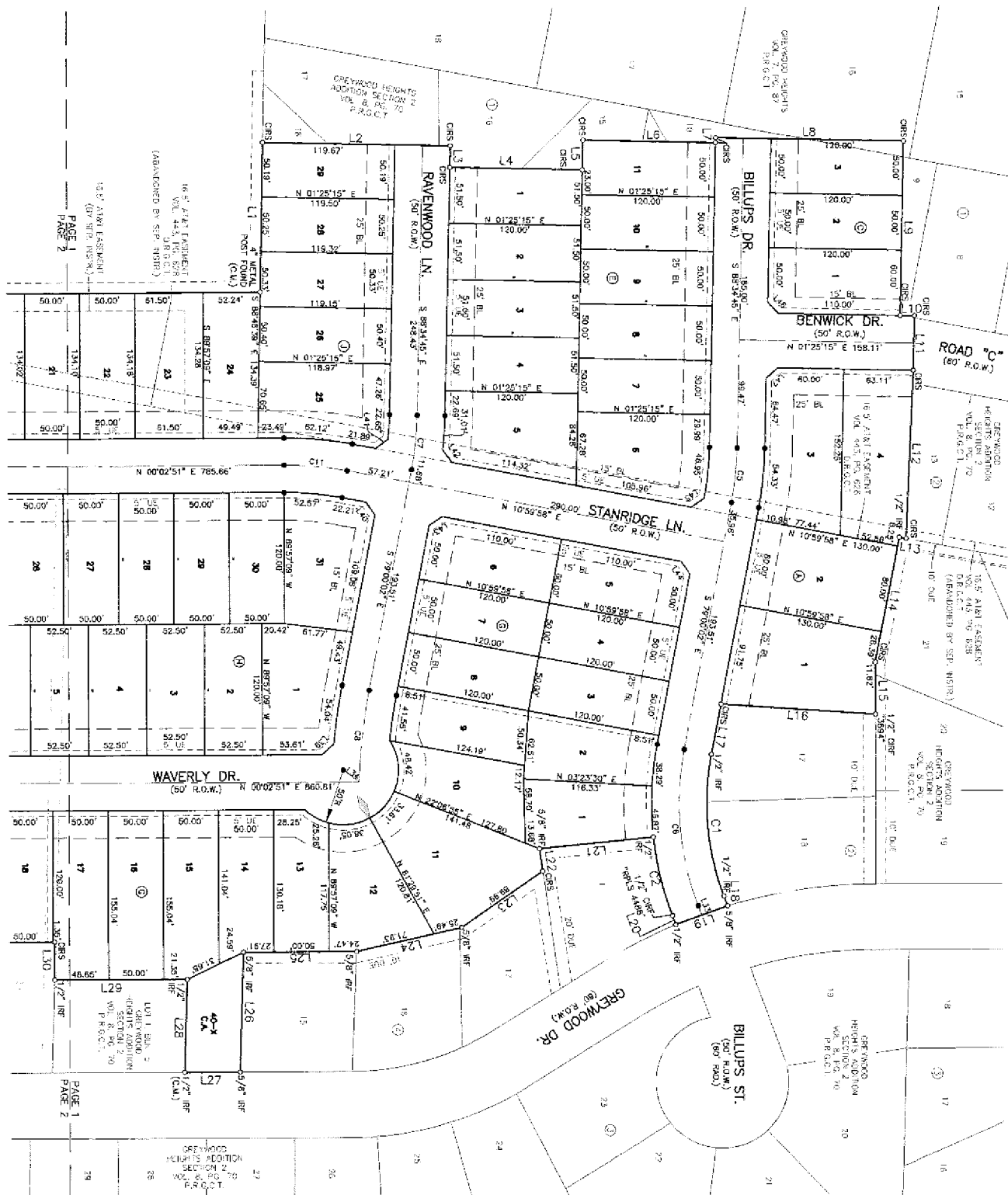
BPPLS Firm Registration No. 10177500

**SURVEYOR**  
DAVIS SURVEYING COMPANY, LLC  
P.O. BOX 833069  
RICHARDSON, TEXAS 75083  
PH: (469) 317-0250  
CONTACT: Paul Hubert, R.S.L.S.  
E-mail: paulhubert@scs.com

**ENGINEER**  
ENGINEERING CONCEPTS & DESIGN, L.P.  
201 WINDO CIRCLE, SUITE 200  
WYLE TEXAS 75098  
PH: (972) 941-8400  
CONTACT: RYAN KING, P.E.  
E-mail: rking@ecd.com

**OWNER**  
GRAYSON COUNTY LGTS, LLC  
1038 TEXAS TRAIL  
GRAPEVINE, TEXAS 76031  
PH: (817) 849-5100

11/10/2006 10:00 AM



# REPLAT GREENWOOD HEIGHTS, SECTION 3B

21.636 Acres  
105 SINGLE FAMILY LOTS  
2 COMMON LOTS  
BRING A PARTIAL REPLAT OF  
GREENWOOD HEIGHTS SECTION 2  
VOLUME 8, PAGE 70  
PLAT RECORDS GRAYSON COUNTY, TEXAS  
AND  
GREENWOOD HEIGHTS  
VOLUME 7  
PLAT RECORDS GRAYSON COUNTY, TEXAS  
JAMES KINNEY SURVEY, ABSTRACT NO. 770  
CITY OF SAN ANTONIO, GRAYSON COUNTY, TEXAS

PAGE 2 OF 4

OCTOBER 2018



**Adams**  
Surveying  
Company, Inc.

1005 Farmington No. 107700

2020 No. 17079

**OWNER:**  
GRAYSON COUNTY, TEXAS  
ADAMS SURVEYING COMPANY, INC.  
201 W. WILSON STREET, SUITE 200  
SAN ANTONIO, TEXAS 78203  
PH: (214) 317-0250  
CONTACT: RAYMOND KNOX, P.E.  
Email: rayknox@adamsurvey.com

**ENGINEER:**  
ADAMS SURVEYING COMPANY, INC.  
201 W. WILSON STREET, SUITE 200  
SAN ANTONIO, TEXAS 78203  
PH: (214) 317-0250  
CONTACT: RAYMOND KNOX, P.E.  
Email: rayknox@adamsurvey.com

16' UTILITY EASEMENT  
VOL. 44, P. 628  
(ABANDONED BY SEP. 1988)  
10' UTILITY EASEMENT  
(10' WIDE, 10' DEEP)  
PAGE 2

PAGE 1  
PAGE 2

# GENERAL NOTES

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (783-NOT).
2. Easements shown herein per original plat recorded in Volume 8, Page 70, Plat Records, Grayson County, Texas.
3. 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.
4. By graphical plotting, the parcel described herein 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 48085C0085, dated June 2, 2009, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for the above referenced subdivision 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.
5. Staking of a portion of this addition by poles and hand description without a report 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.
6. Intersection visibility triangles shall be shown and maintained in accordance with the City Design Manual.

## HOMEOWNERS' ASSOCIATION NOTES:

1. A homeowners' association covenants have been recorded in Volume 8, Page 70, Plat 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.
2. The owner of fee simple title to every individual lot of land within the subdivision must be a member of the homeowners' association.
3. The homeowners' association must have the authority to collect membership fees.
4. 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.
5. The homeowners' association must grant the city right of access to common areas to abate any nuisances thereon, and attach a lien for the provided cost of abatement upon each individual lot.
6. 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.
7. 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, conditioned 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.

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	238.39'	131.65'	129.98'
C2	288.38'	74.11'	75.80'
C3	278.00'	43.95'	43.51'
C4	225.00'	69.79'	69.51'
C5	300.00'	50.15'	50.09'
C6	263.39'	145.46'	143.62'
C7	300.00'	50.15'	50.09'
C8	350.00'	84.32'	84.23'
C9	250.00'	81.45'	81.09'
C10	250.00'	88.66'	86.20'
C11	300.00'	57.34'	57.26'

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	4.46'	L32	S 00°02'51" W	155.85'
L8	N 01°25'15" E	170.00'	L33	N 70°03'35" 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°58'58" 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 59°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°03'35" E	9.48'	L43	S 34°00'02" E	14.14'
L19	S 19°44'05" E	50.00'	L44	N 59°59'58" E	14.14'
L20	S 70°03'35" 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°52'26" E	88.99'	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'			

ABBREVIATIONS			
P.A.C.T. = PLAT RECORDS, GRAYSON COUNTY, TEXAS			
D.R.C.T. = DEED RECORDS, GRAYSON COUNTY, TEXAS			
O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS			
VOL. = VOLUME			
P.C. = PAGE			
INST. NO. = INSTRUMENT NUMBER			
B.L.C. = BLOCK			
B.R. = BLOCK			
R.O.N. = RIGHT-OF-WAY			
U.L. = UTILITY LINE			
B.L. = BUILDING LINE			
E.S.M. = EASEMENT			
C.A. = COMMON AREA			

BLOCK A			
LOT	SQ. FT.	ACRE	
1	1110	.25	
2	1040	.24	
3	1039	.24	
4	9975	.22	

BLOCK C			
LOT	SQ. FT.	ACRE	
1	7160	.15	
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	6180	.14	
6	6180	.14	
7	6180	.14	
8	6180	.14	
9	6180	.14	
10	6180	.14	
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27	6180	.14	
28	6180	.14	
29	6180	.14	
30	6180	.14	
31	6180	.14	

BLOCK G			
LOT	SQ. FT.	ACRE	
1	6417	.15	
2	6410	.15	
3	6000	.14	
4	6000	.14	
5	6000	.14	
6	6000	.14	
7	6000	.14	
8	6000	.14	
9	6000	.14	
10	6000	.14	
11	6000	.14	
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26	6000	.14	
27	6000	.14	
28	6000	.14	
29	6000	.14	
30	6000	.14	
31	6000	.14	

BLOCK H			
LOT	SQ. FT.	ACRE	
1	6000	.14	
2	6000	.14	
3	6000	.14	
4	6000	.14	
5	6000	.14	
6	6000	.14	
7	6000	.14	
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27	6000	.14	
28	6000	.14	
29	6000	.14	
30	6000	.14	
31	6000	.14	

BLOCK I			
LOT	SQ. FT.	ACRE	
1	6000	.14	
2	6000	.14	
3	6000	.14	
4	6000	.14	
5	6000	.14	
6	6000	.14	
7	6000	.14	
8	6000	.14	
9	6000	.14	
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28	6000	.14	
29	6000	.14	
30	6000	.14	
31	6000	.14	

## 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 MCINNEY SURVEY, ABSTRACT NO. 770  
CITY OF VAN ALSTYNE, GRAYSON COUNTY, TEXAS

PAGE 3 OF 4

OCTOBER 2018



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