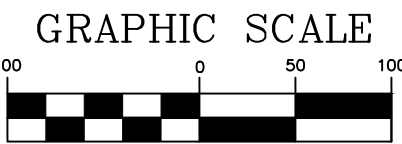


LEGEND

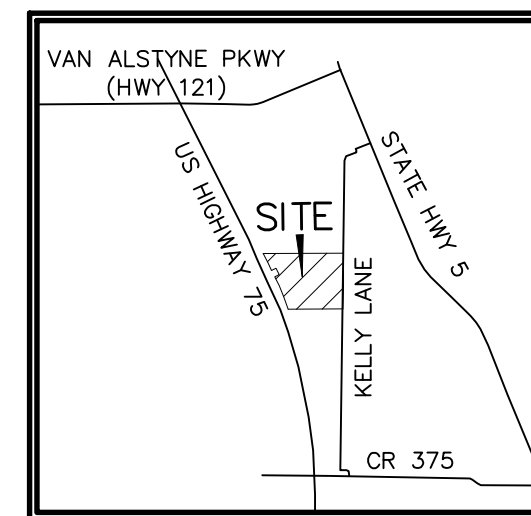
- P.O.B. POINT OF BEGINNING
(CM) CONTROL MONUMENT
IRS IRON ROD SET
IRF IRON ROD FOUND
CIRS CAPPED IRON ROD SET
R.O.W. RIGHT-OF-WAY
(TYP) TYPICAL
SWE SIDEWALK EASEMENT
WE WALL EASEMENT
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
R RADIUS
PP POWER POLE
TRN TRANSFORMER
MHSS MANHOLE SANITARY SEWER
MHW MANHOLE WATER
TEL PED TELEPHONE PEDESTAL
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS
GRAYSON COUNTY TEXAS
HOA HOME OWNERS ASSOCIATION
STREET CHANGE INDICATOR
BLOCK INDICATOR

KENNETH GRIFFIN
(CALLED 37.000 ACRES)
VOL. 5894, PG. 348
O.P.R.G.C.T.

CITY OF VAN ALSTYNE
(CALLED 10.000 ACRES)
VOL. 2019, PG. 19778
O.P.R.G.C.T.



( IN FEET )
1 inch = 100 ft.



VICINITY MAP
(N.T.S.)

LAER TRAMS-37 ACRE HWY 75
VAN ALSTYNE, LLC
PART OF CALLED 36.72 ACRES
VOL. 5962, PG. 521
O.P.R.G.C.T.

CITY OF VAN ALSTYNE
CALLED 0.230 ACRES
VOL. 3171, PG. 321

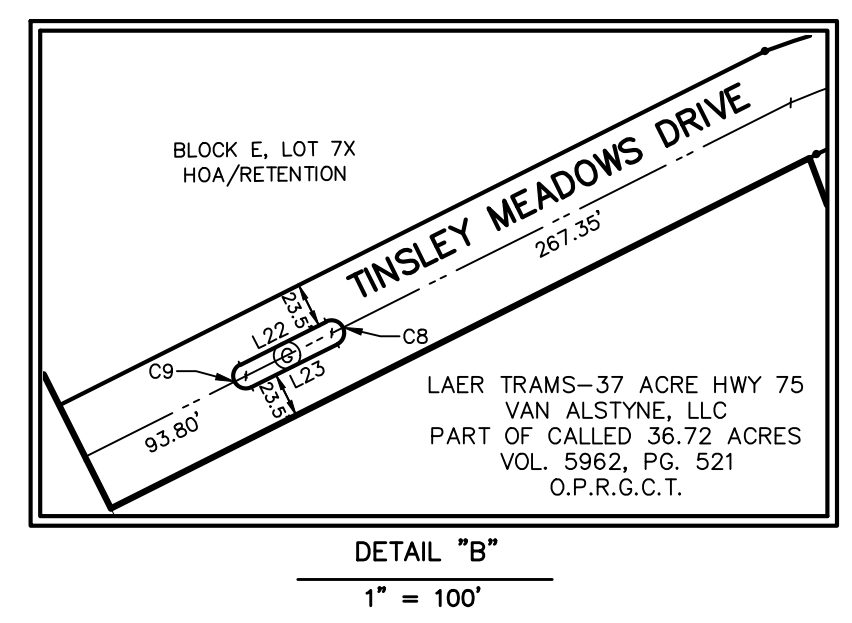
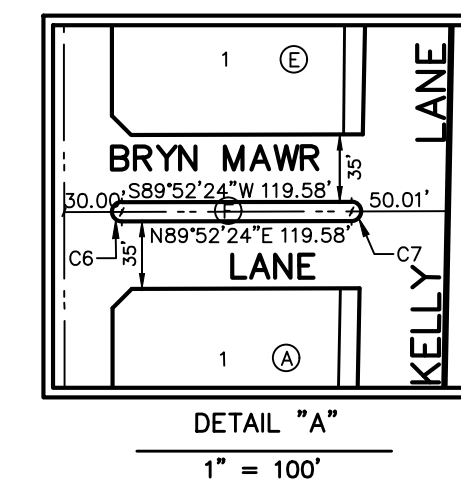
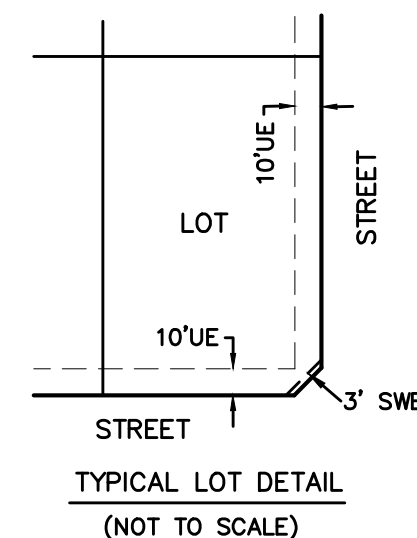
HYNDS ACRES, L.D.
REMANAGER OF CALLED
14.092 ACRES
VOL. 3006, PG. 882

HENRY HYNDS EXPWY.
(A VARIABLE WIDTH R.O.W.)

IRR. METER AND ELEC. METER
900 TINSLEY MEADOW DRIVE

IRR. AND ELEC. METER
1435 FOXGLOVE PARK

IRR. AND ELEC. METER
600 BRYN MAWR LANE



FINAL PLAT
TINSLEY MEADOWS

ZONED PD SF-65
BLOCK A, 1-21, 1-2X; BLOCK B, 1-9, 3-4X; BLOCK C, 1-16, 5X; BLOCK D, 1-20; BLOCK E, 1-24, 6-7X; BLOCK F, 8X; BLOCK G, 9X
90 RESIDENTIAL LOTS
9 HOA OPEN SPACE LOTS
BEING 28.345 ACRES (1,234,687 S.F.) OUT OF THE WILLIAM B. BLUNDELL SURVEY, ABSTRACT NO. 115
CITY OF VAN ALSTYNE, GRAYSON COUNTY, TEXAS

TINSLEY MEADOWS, LLC OWNER/DEVELOPER
5700 Granite Parkway, Suite 380 Plano, Texas 75024
Contact: Bryan A. Robertson
JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 Carrollton, Texas 75006
Contact: Chris Wall, P.E.
Date: January 9, 2023

ROBERT H. HYNDS
(CALLED 23.504 ACRES)
VOL. 2765, PG. 245
O.P.R.G.C.T.

WILLIAM B. BLUNDELL SURVEY, ABSTRACT NO. 115
ASHLEY MCKINNEY SURVEY, ABSTRACT NO. 851

Plotted by: cwall Plot Date: 1/24/2023 12:19 PM