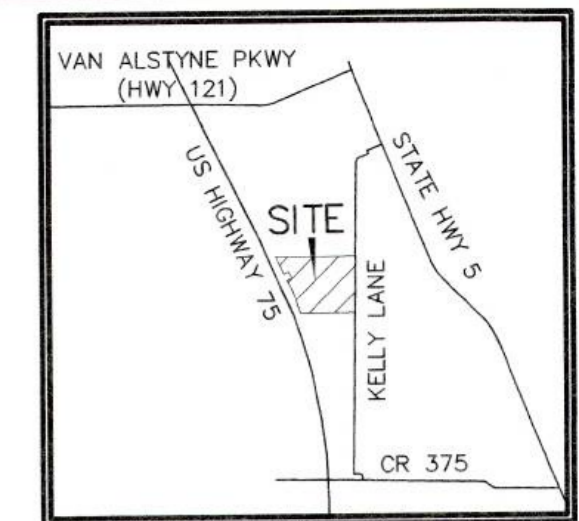


LEGEND

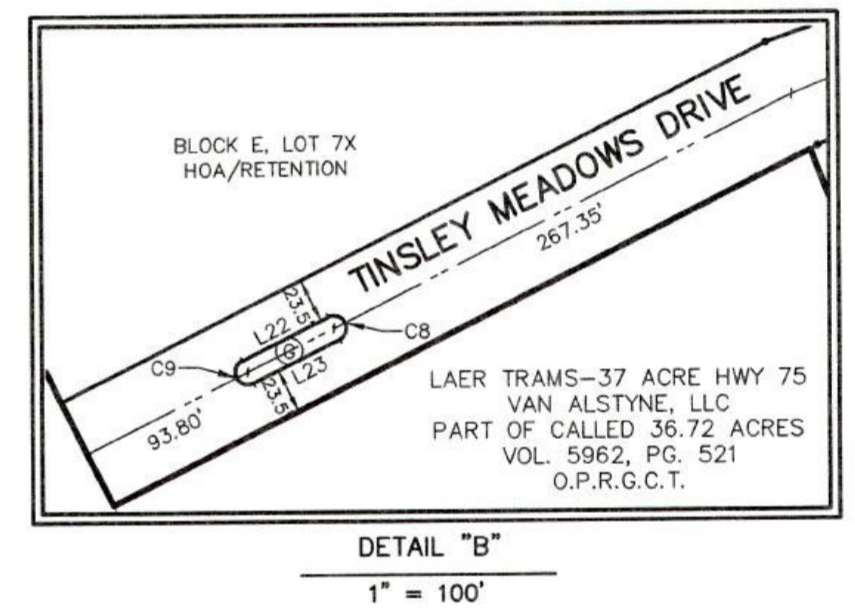
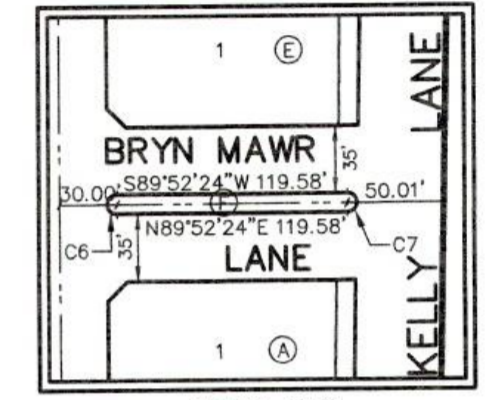
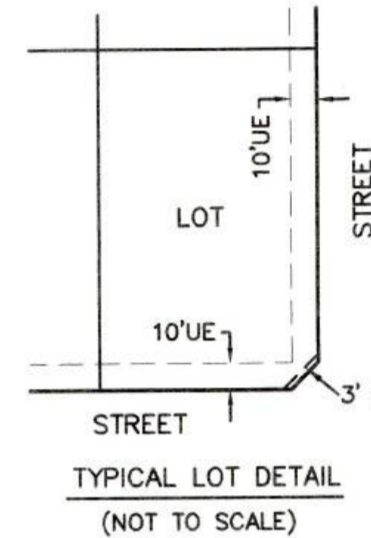
- P.O.B. POINT OF BEGINNING
- (CM) CONTROL MONUMENT
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- CIRS CAPPED IRON ROD SET
- R.O.W. RIGHT-OF-WAY
- SWE SIDEWALK EASEMENT
- WME WALL MAINTENANCE EASEMENT
- WE WATER EASEMENT
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- R RADIUS
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS
- HOA HOME OWNERS ASSOCIATION
- ① ② ③ ... STREET CHANGE INDICATOR
- ① ② ③ ... BLOCK INDICATOR



VICINITY MAP (N.T.S)

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

POINT OF BEGINNING IS LOCATED IN THE EAST LINE OF WILLIAM B. BLUNDELL SURVEY, ABSTRACT NO. 115 AND IS APPROXIMATELY 2,246 FEET NORTH OF THE SOUTHEAST CORNER OF WILLIAM B. BLUNDELL SURVEY, ABSTRACT NO. 115.



**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 (214) 550-3775
Plano, Texas 75024
Contact: Bryan A. Robertson
JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)-248-7676
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: February 22, 2023

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, LTD.
REMANUFR OF CALLED
VOL. 3006, PG. 882

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.

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

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



Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 3/7/2023 11:31:10 AM
In the PLAT Records
TINSLEY MEADOWS
Doc Number: 2023-50
Number of Pages: 3
Amount: 107.00
Order#: 20230307000064
By: KP

Plotted by: jestrada Plot Date: 2/22/2023 9:36 AM
Saved By: jestrada Save Time: 2/21/2023 1:57 PM
Drawing: H:\Projects\BC1002\Phase 1\Tinsley Meadows\dwg\BC1002PT.dwg

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1	8,499	0.195	A-19	7,475	0.172	C-7	7,475	0.172	D-9	7,475	0.172	E-7	8,166	0.187
A-2	7,524	0.173	A-20	7,590	0.174	C-8	7,475	0.172	D-10	8,288	0.190	E-8	8,217	0.189
A-3	8,928	0.205	A-21	8,511	0.195	C-9	7,475	0.172	D-11	8,287	0.190	E-9	8,554	0.196
A-4	13,090	0.301	B-1	7,475	0.172	C-10	7,475	0.172	D-12	7,475	0.172	E-10	11,008	0.253
A-5	7,846	0.180	B-2	7,475	0.172	C-11	7,475	0.172	D-13	7,475	0.172	E-11	13,871	0.318
A-6	7,486	0.172	B-3	7,475	0.172	C-12	7,475	0.172	D-14	7,475	0.172	E-12	7,636	0.175
A-7	7,485	0.172	B-4	7,475	0.172	C-13	7,475	0.172	D-15	7,475	0.172	E-13	7,475	0.172
A-8	7,484	0.172	B-5	7,475	0.172	C-14	7,475	0.172	D-16	7,475	0.172	E-14	7,475	0.172
A-9	7,483	0.172	B-6	7,475	0.172	C-15	7,475	0.172	D-17	7,475	0.172	E-15	7,475	0.172
A-10	7,429	0.171	B-7	7,475	0.172	C-16	8,631	0.198	D-18	7,475	0.172	E-16	7,475	0.172
A-11	9,020	0.207	B-8	10,468	0.240	D-1	8,288	0.190	D-19	7,475	0.172	E-17	7,475	0.172
A-12	9,546	0.219	B-9	9,449	0.217	D-2	7,475	0.172	D-20	8,371	0.192	E-18	7,475	0.172
A-13	7,413	0.170	C-1	8,631	0.198	D-3	7,475	0.172	E-1	8,715	0.200	E-19	7,475	0.172
A-14	7,475	0.172	C-2	7,475	0.172	D-4	7,475	0.172	E-2	7,912	0.182	E-20	7,475	0.172
A-15	7,475	0.172	C-3	7,475	0.172	D-5	7,475	0.172	E-3	7,963	0.183	E-21	7,475	0.172
A-16	7,475	0.172	C-4	7,475	0.172	D-6	7,475	0.172	E-4	8,014	0.184	E-22	7,840	0.180
A-17	7,475	0.172	C-5	7,475	0.172	D-7	7,475	0.172	E-5	8,064	0.185	E-23	11,400	0.262
A-18	7,475	0.172	C-6	7,475	0.172	D-8	7,475	0.172	E-6	8,115	0.186	E-24	9,613	0.221

OPEN SPACE LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
A-1X	3,110	0.071
A-2X	2,083	0.048
B-3X	32,084	0.737
B-4X	5,459	0.125
C-5X	4,500	0.103
E-6X	8,067	0.185
E-7X	158,067	3.629
F-8X	1,274	0.029
G-9X	782	0.018

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	22°06'48"	397.13'	153.27'	77.60'	S77°37'45"W	152.32'
C2	20°28'09"	250.00'	89.31'	45.14'	S10°21'40"E	88.84'
C3	23°03'17"	325.00'	130.77'	66.28'	S74°53'54"W	129.89'
C4	5°45'48"	475.00'	47.78'	23.91'	S72°06'57"W	47.76'
C5	5°41'58"	475.00'	47.25'	23.64'	S86°23'55"W	47.23'
C6	179°59'57"	5.00'	15.71'	824158.98'	S0°07'36"E	10.00'
C7	180°00'00"	5.00'	15.71'	INFINITY	N0°07'35"W	10.00'
C8	179°33'06"	6.50'	20.37'	1661.21'	N26°37'44"W	13.00'
C9	179°33'06"	6.50'	20.37'	1661.22'	S26°37'44"E	13.00'

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
L1	N45°07'36"W	21.21'	L10	N55°21'40"W	16.43'	L19	S44°52'24"W	14.14'
L2	N44°52'24"E	21.21'	L11	S44°52'24"W	14.14'	L20	N45°07'36"W	14.14'
L3	S45°07'36"E	21.21'	L12	N45°07'36"W	14.14'	L21	N37°44'13"E	15.79'
L4	S34°38'20"W	18.26'	L13	S44°52'24"W	14.14'	L22	S63°22'16"W	50.00'
L5	S0°07'36"E	55.33'	L14	N45°07'36"W	14.14'	L23	N63°22'16"E	50.00'
L6	S44°52'24"W	14.14'	L15	S44°52'24"W	14.14'	L24	S21°57'52"E	114.87'
L7	N46°24'35"W	13.82'	L16	N45°07'36"W	14.14'	L25	S3°22'16"W	12.81'
L8	N45°07'36"W	14.14'	L17	N44°52'24"E	14.14'	L26	S26°37'44"E	12.02'
L9	S44°52'24"W	14.14'	L18	N48°35'26"W	13.26'			

Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 3/7/2023 11:31:10 AM
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TINSLEY MEADOWS
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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 (214) 550-3775
Plano, Texas 75024
Contact: Bryan A. Robertson

JB PARTNERS, INC. **SURVEYOR/ENGINEER**

2121 Midway Road, Suite 300 (972)-248-7676
Carrollton, Texas 75006
Contact: Chris Wall, P.E.

TBPE No. F-438 TBPLS No. 10076000

Date: February 22, 2023

Drawing: H:\Projects\BCI002 - Tinsley Meadows\Phase 1\Surveying\dwg\XBCI002PT.dwg Saved By: jestrada Save Time: 2/21/2023 1:57 PM Plotted by: jestrada Plot Date: 2/22/2023 9:36 AM

LEGAL DESCRIPTION
(28.345 ACRES)

WHEREAS, Tinsley Meadows, LLC is the owner of a parcel of land located in Grayson County, Texas, being a part of the William B. Blundell Survey, Abstract Number 115, and being all of that called 28.345 acre tract of land described in deed to Tinsley Meadows, LLC as recorded in Document Number 2022-14936, Official Public Records Grayson County, Texas, and being further described as follows:

BEGINNING at PK Nail found at the northeast corner of said 28.345 acre tract, said point being the southeast corner of that called 37.000 acre tract of land described in deed to Kenneth Griffin as recorded in Volume 5894, Page 348, Official Public Records Grayson County, Texas, said point also being in the approximate centerline of Kelly Lane;

THENCE along the east line of said 28.345 acre tract and the approximate centerline of Kelly Lane as follows:

South 00 degrees 29 minutes 02 seconds West, 489.23 feet to a PK Nail set for corner, said point being the northwest corner of that called 1.505 acre tract of land described in deed to Dennis Smith as recorded in Volume 4564, Page 705, Official Public Records Grayson County, Texas;

South 00 degrees 27 minutes 03 seconds West, 177.21 feet to a PK Nail set for corner, said point being the southwest corner of said 1.505 acre tract;

South 01 degrees 07 minutes 28 seconds West, 494.44 feet to a PK Nail set for corner, said point being the southeast corner of said 28.345 acre tract, said point also being the northeast corner of that called 23.504 acre tract of land described in deed to Robert H. Hynds as recorded in Volume 2765, Page 245, Official Public Records Grayson County, Texas;

THENCE South 89 degrees 53 minutes 06 seconds West, 710.37 feet along the north line of said 23.504 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set at the southwest corner of said 28.345 acre tract;

THENCE along the west line of said 28.435 acre tract as follows:

North 20 degrees 35 minutes 44 seconds West, 725.38 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

South 63 degrees 22 minutes 16 seconds West, 406.96 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the east right-of-way line of US Highway 75 (a variable width right-of-way);

North 26 degrees 37 minutes 44 seconds West, 197.60 feet along the east right-of-way line of US Highway 75 to a one-half inch iron rod found for corner;

North 63 degrees 22 minutes 40 seconds East, 100.00 feet to a one-half inch iron rod found for corner;

North 19 degrees 34 minutes 45 seconds East, 209.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 06 degrees 17 minutes 20 seconds East, 245.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the northwest corner of said 28.345 acre tract, said point also being in the south line of said 37.000 acre tract;

THENCE North 89 degrees 52 minutes 24 seconds East, 1,246.53 feet along the common line of said 28.345 acre tract and said 37.000 acre tract to the POINT OF BEGINNING and containing 1,234,687 square feet or 28.345 acres of land.

BASIS OF BEARING: The Basis of Bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83). Distances shown hereon are grid distance values.

GENERAL NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
- A 3' SIDEWALK EASEMENT WILL BE AT ALL RIGHT-OF-WAY INTERSECTIONS AS SHOWN ON TYPICAL LOT DETAIL.
- ALL LOTS SHALL HAVE A 10 FOOT UTILITY EASEMENT ALONG STREET RIGHT-OF-WAY PER DETAIL AS SHOWN.
- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
- FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48181C0550F, DATED SEPTEMBER 29, 2010 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE MAP, THIS PROPERTY IS WITHIN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
- UPON RECORDING OF THE FINAL PLAT THE UTILITY EASEMENTS SHOWN ON THE PLAT ARE TO BE DEDICATED AS EXCLUSIVE USE EASEMENTS TO THE FOLLOWING PROVIDERS: GRAYSON-COLLIN ELECTRIC COOPERATIVE (GCEC), ATMOS ENERGY, GRAYSON-COLLIN COMMUNICATIONS (GCC); HOWEVER, ONE NEEDS TO REFER TO THE HOMEOWNER'S ASSOCIATION COVENANTS, CONDITIONS AND RESTRICTIONS, AS SUCH AGREEMENT IS AMENDED FROM TIME TO TIME.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **TINSLEY MEADOWS, LLC** acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **TINSLEY MEADOWS** an addition to the City of Van Alstyne, Grayson County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of Van Alstyne and all public utilities desiring to use or using same. All and any public utility and the City of Van Alstyne shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Van Alstyne and all public utilities construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, or procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Van Alstyne, Texas.

DETENTION & DRAINAGE EASEMENT (3.629 ACRES)
(BENEFITING PROJECT)

"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS' LICENSE NUMBER."

STATE OF TEXAS §

COUNTY OF GRAYSON §

KNOW ALL MEN BY THESE PRESENTS

THAT **TINSLEY MEADOWS, 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 in Exhibit "A", which is attached hereto and made a part hereof by reference as if fully set forth herein (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 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 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.

WITNESS MY HAND at Dallas, Texas, this 22nd day of FEBRUARY, 2023.

TINSLEY MEADOWS, LLC.
a Texas limited liability company

By: [Signature]

Name: Bryan A. Robertson
Title: Manager

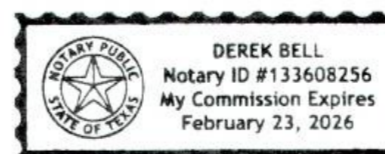
STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Bryan A. Robertson, 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 and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this 22nd day of February, 2023.

[Signature]
Notary Public in and for the State of Texas



Filed for Record
in the Official Records Of:
Grayson County Clerk
On: 3/7/2023 11:31:10 AM
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TINSLEY MEADOWS
Doc Number: 2023-50
Number of Pages: 3
Amount: 107.00
Order#: 20230307000064
By: KP



SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK W. HARP, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Van Alstyne, Grayson County, Texas.

[Signature]
Mark W. Harp, R.P.L.S. No. 6425



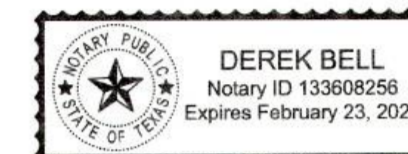
STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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 and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this 22nd day of February, 2023.

[Signature]
Notary Public in and for the State of Texas.



CITY SIGNATURE BLOCK

ON THE 20 DAY OF July, 2023, THIS PLAT WAS DULY APPROVED BY THE CITY COUNCIL OF THE CITY OF VAN ALSTYNE.

SIGNED: [Signature]
CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST: [Signature]
CITY CLERK



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 (214) 550-3775
Plano, Texas 75024

Contact: Bryan A. Robertson

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972)-248-7676
Carrollton, Texas 75006

Contact: Chris Wall, P.E.

TBPE No. F-438 TBPLS No. 10076000

Date: February 22, 2023

Sheet 3 of 3