

**LEGAL DESCRIPTION**

Situated in the County of Grayson, State of Texas, being a part of the James Hefflefinger Survey, Abstract No. 487, and being a part of the 19.12 acre tract of land conveyed to James K. Crowell and Alesha C. Crowell by deed of record in Volume 4273, Page 627, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a spike nail found in the center of Whitaker Road said nail being the northwest corner of said 19.12 acre tract and the northwest corner of a 3.00 acre tract of land conveyed to Nick R. Griffin and Cynthia C. Griffin by deed of record in Volume 5795, Page 189 of said Official Public Records;

Thence South 86°02'16" East along the center of said Whitaker Road and along the north line of said 19.12 acre tract also being the north line of said 3.00 acre tract passing a P/K nail set with aluminum washer marked COPLEY RPLS 6720 at a distance of 405.07 feet for the northeast corner of said 3.00 acre tract and continuing for a total distance of 435.21 feet to a P/K nail with an aluminum washer marked COPLEY RPLS 6720 for the northwest corner of the herein described tract and being the True Point-of-Beginning;

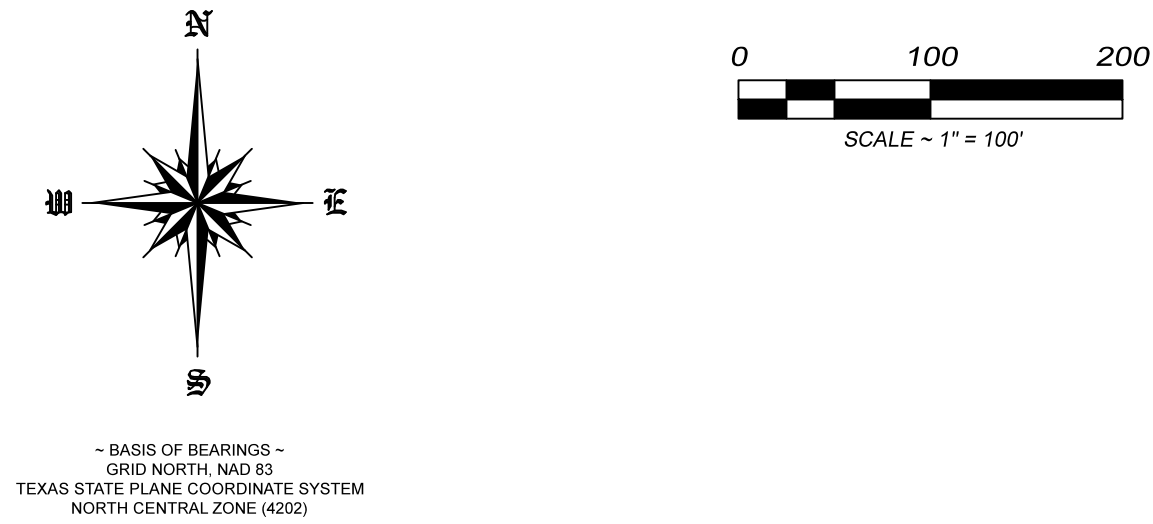
Thence South 86°02'16" East, continuing along the north line of said 19.12 acre tract and the center of said Whitaker Road, a distance of 313.62 feet to a P/K nail with an aluminum washer marked COPLEY RPLS 6720;

Thence over and across said 19.12 acre tract the following calls and distances:

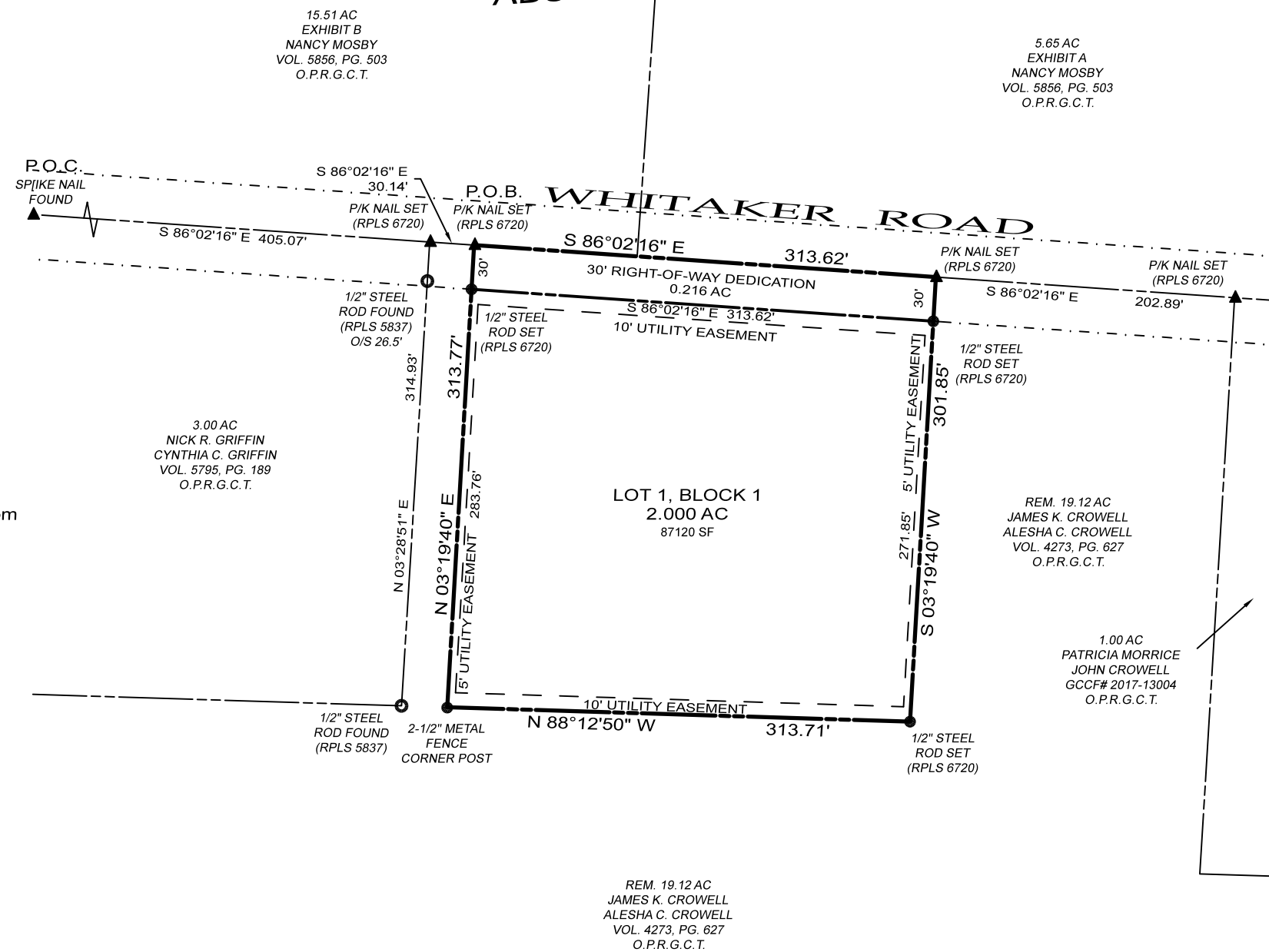
South 03°19'40" West, passing a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at a distance of 30.0' and continuing for a total distance of 301.85 feet to a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720;

North 88°12'50" West, a distance of 313.71 feet to a 2-1/2" metal fence corner post;

North 03°19'40" East, passing a 1/2" steel rod set with an aluminum cap marked COPLEY RPLS 6720 at a distance of 283.77 feet and passing a 2-1/2" metal fence corner post at a distance of 288.00 feet and continuing for a total distance of 313.77 feet to the Point-of-Beginning and containing 2.216 acres of land.



**JAMES HEFFLEFINGER SURVEY  
ABSTRACT NO. 487**



**SURVEYORS CERTIFICATE**

KNOWN ALL MEN BY THESE PRESENTS:

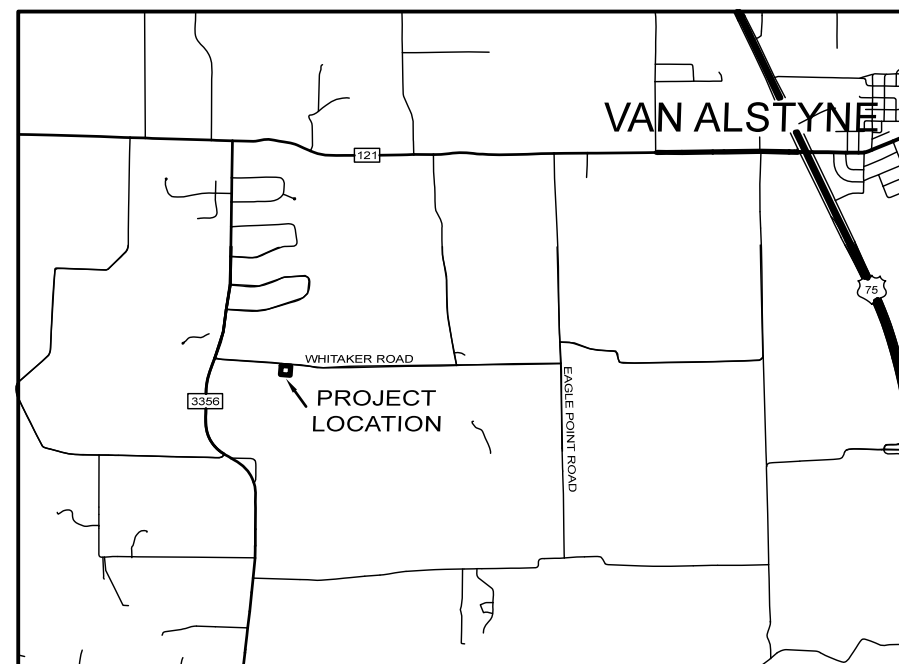
That I, John C. Copley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of Grayson County, Texas.

John C. Copley \_\_\_\_\_ Date  
Registered Professional  
Land Surveyor, No. 6720  
Firm No. 10194429

**- GENERAL NOTES -**

1. BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOWWAY IS PROHIBITED.
2. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
3. GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION.
4. GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
5. THE OWNER AGREES TO COMPLY WITH ALL STATE OR FEDERAL REGULATIONS RELATING TO SUBDIVISIONS OF THIS TYPE.
6. THERE WILL BE NO LOT SALES UNTIL THE PLAT HAS BEEN APPROVED BY GRAYSON COUNTY AND FILED IN GRAYSON COUNTY PLAT RECORDS.
7. ELECTRIC SERVICE WILL BE PROVIDED BY GRAYSON-COLLIN ELECTRIC COOPERATIVE.
8. WATER WILL BE PROVIDED BY MARILEE WATER.
9. SEWAGE TO BE PROVIDED BY APPROVED ON-SITE SEPTIC SYSTEM.
10. THE SUBJECT TRACT IS TO BE USED FOR SINGLE FAMILY RESIDENTIAL.
11. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD AS PER FEMA MAP NO. 48181C0525F effective 9/28/2010.

**LOCATION MAP**



(NOT TO SCALE)

**OWNERS DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT we JAMES K. CROWELL & ALESHA C. CROWELL, being the owners of the hereinabove described property hereby adopt this plat designating said property as Final Plat of JAMES & ALESHA CROWELL ADDITION, an addition to Grayson County, Texas, and does hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private 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 may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall, at all times, have the right of ingress and egress to, from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the permission of anyone. This plat approved subject to all ordinances, rules, regulations and resolutions of Grayson County, Texas.

WITNESS MY HAND this \_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
JAMES K. CROWELL      ALESHA C. CROWELL

STATE OF TEXAS  
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared JAMES K. CROWELL AND ALESHA C. CROWELL, owners of A and J Investments 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for  
the State of Texas

STATE OF TEXAS  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF GRAYSON

I, Bill Magers, County Judge of Grayson County, Texas do hereby certify that this Final Plat, with field notes hereon, having been fully presented to the Commissioners Court of Grayson County, Texas and by the said court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Grayson County, Texas.

Bill Magers, County Judge \_\_\_\_\_ Date  
Grayson County, Texas

**CERTIFICATE OF ACCEPTANCE OF DEDICATION**

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the \_\_\_ day of \_\_\_\_\_, 2019, that all the owners of the real property described above did execute and deliver unto the Grayson County Commissioner's Court their dedication of all streets, alleys, parks, Geasements, and other public areas to the public, a copy of which is affixed to the face of this plat: and the Grayson County Commissioner's Court did by appropriate minute order accept the dedication of all streets, alleys, parks, easements, and other public areas on behalf of the public. certified this \_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
County Clerk  
Grayson County, Texas

**CERTIFICATE OF COMPLIANCE**

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the \_\_\_ day of \_\_\_\_\_, 2019, the Grayson County Commissioners Court by appropriate minute order did find that this Final Plat of JAMES & ALESHA CROWELL ADDITION is in compliance with applicable state and county subdivision regulations and did approve the same for filing in the plat records of Grayson County, Texas. certified this \_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
County Clerk  
Grayson County, Texas

**FINAL PLAT OF  
JAMES & ALESHA  
CROWELL ADDITION  
BEING 2.216 ACRES IN THE  
JAMES HEFFLEFINGER SURVEY,  
ABSTRACT NO. 487  
AN ADDITION TO  
GRAYSON COUNTY, TEXAS**

3/7/2019