

A. T. GAYLE SURVEY
ABSTRACT NO. 445

F.M. NO. 901

100' RIGHT-OF-WAY
±25 ASPHALT SURFACE

882°54' E 515.18'

231.69'

10' U.E.

50' B.L.

283.49'

10' U.E.

50' B.L.

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~ BASIS OF BEARINGS ~
Bearings shown herein are based on Grid
North of the Texas Coordinate System of
1983, Texas North Central Zone (4202),
North American Datum of 1983 (NAD83),
2011 Adjustment, Epoch 2010.00.

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

LEGAL DESCRIPTION

STATE OF TEXAS COUNTY OF GRAYSON

Whereas, OpenSpace Investments LLC are the owners of a tract of land situated in the A.T. Gayle Survey, Abstract No. 445, and Wm. D. Durham Survey, Abstract No. 364, Grayson County, Texas, and being all of Lots 1 and 2 of OpenSpace Investments Addition, according to the plat thereof recorded in Document No. 2023-77 Records, Grayson County, Texas, and being more particularly described as follows:

Situated in the County of Grayson, State of Texas, being a part of the A. T. Gayle Survey, Abstract No. 445, and being a part of the Wm. D. Durham Survey, Abstract No. 364, and being all of Lots 1 and 2 of OpenSpace Investments Addition, according to the plat thereof recorded in Document No. 2023-77 Records, Grayson County, Texas, and being described by metes and bounds as follows:

Beginning at a 1/2" steel rod found for the northwest corner of said Lot 1, and on the easterly line of a called 10.010 acre tract of land described in the deed to Thomas Taylor III and Molly Taylor, recorded in Document Number 2022-2666, said Official Public Records, and on the southerly right-of-way line of F.M. No. 901;

Thence South 88°24'54" East, with a northerly line of said Lot 1, and with the northerly line of said Lot 2, and with the southerly right-of-way line of said F.M. No. 901, a distance of 515.18 feet to a 1/2" steel rod found for the northeast corner of said Lot 2, and on the westerly line of a called 24.072 acre tract of land described in the deed to Arlie Jason Kilcrease and Ellen Marie Kilcrease, recorded in Volume 4779, Page 113, said Official Public Records;

Thence South 00°45'09" West, with the easterly line of said Lot 2, and with the westerly line of said 24.072 acre tract, passing en route at a distance of 1394.27 feet a found 1/2" steel rod for the southeast corner of said Lot 2, and continuing on said course, with an easterly line of said Lot 1, a total distance of 1692.14 feet to a 1/2" steel rod found for the southeast corner of said Lot 1, common to the southwest corner of said 24.072 acre tract;

Thence North 87°42'36" West, with the southerly line of said Lot 1, and with the northerly line of a 129.102 acre tract of land described in the deed to Randy J. Streetman and Raynie D. Streetman, recorded in Document Number 2021-40382, said Official Public Records, a distance of 492.31 feet to a 1/2" steel rod set for the southwest corner of said Lot 1, common to the northwest corner of said 129.102 acre tract;

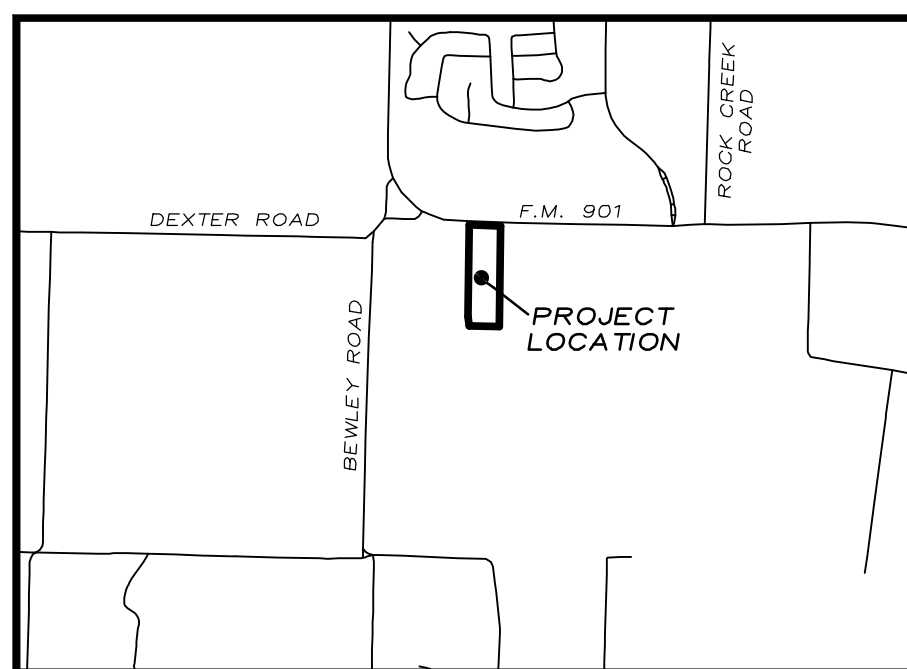
Thence North 07°32'29" West, with the westerly line of said Lot 1, a distance of 158.00 feet to a set 1/2" steel rod;

Thence North 00°44'42" East, continuing with the westerly line of said Lot 1, passing en route at a distance of 358.19 feet a found 1/2" steel rod, and continuing on said course a total distance of 1530.07 feet to the Point of Beginning and containing 19.928 acres of land, more or less.

~ GENERAL NOTES ~

- BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, FILLING OR OBSTRUCTION OF THE FLOODWAY, INTERFERING WITH A DRAINAGE PATTERN OR NATURAL FLOW OF SURFACE WATER IS PROHIBITED.
- 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.
- GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION.
- GRAYSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- THE OWNER AGREES TO COMPLY WITH ALL STATE OR FEDERAL REGULATIONS RELATING TO SUBDIVISIONS OF THIS TYPE.
- THERE WILL BE NO LOT SALES UNTIL THE PLAT HAS BEEN APPROVED BY GRAYSON COUNTY AND FILED IN GRAYSON COUNTY PLAT RECORDS.
- ELECTRIC SERVICE WILL BE PROVIDED BY OGC.
- SEWER SERVICE TO BE PROVIDED BY A PRIVATE SEWER SYSTEM APPROVED BY GRAYSON COUNTY.
- WATER WILL BE PROVIDED BY NORTHWEST GRAYSON COUNTY WCID 1.
- LAND WILL BE USED FOR RESIDENTIAL.
- THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 484181C0100F, EFFECTIVE DATE 9/29/2010.
- PURPOSE STATEMENT: MOVING INTERIOR LOT LINES FOR LOTS 1 AND 2.

LOCATION MAP



(NOT TO SCALE)

LEGEND

P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
○	1/2" STEEL ROD FOUND
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
---	BOUNDARY LINE
---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING LINE

CERTIFICATE OF ACCEPTANCE OF DEDICATION

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the ____ day of ____, 2026, 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, easements, 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 ____, 2026.

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 ____, 2026, the Grayson County Commissioner's Court by appropriate minute order did find that this REPLAT OF LOTS 1 & 2, OPENSOURCE INVESTMENTS 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 ____, 2026.

COUNTY CLERK
Grayson County, Texas

ACCEPTANCE

STATE OF TEXAS
COUNTY OF GRAYSON

KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE DAWSEY, 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.

BRUCE DAWSEY, County Judge
Grayson County, Texas

Date

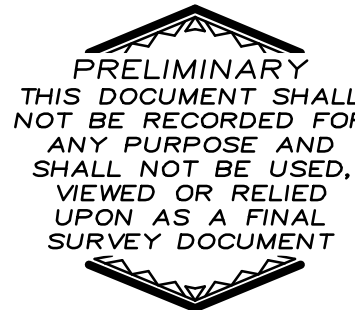
SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, 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 where properly placed, under my personal supervision, in accordance with the subdivision regulations of Grayson County, Texas.

Douglas W. Underwood
Registered Professional
Land Surveyor, No. 4709

Date



OWNERS DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That OPENSOURCE INVESTMENTS LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as REPLAT OF LOTS 1 & 2, OPENSOURCE INVESTMENTS ADDITION, an addition to Grayson County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. OPENSOURCE INVESTMENTS LLC do herein certify the following:

- The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements.
- Utility easements may be used for the mutual use and accommodation of the all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.
- The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
- The Public Utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
- The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
- Grayson County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- Grayson County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
- Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
- All modifications to this document shall be by means of plat and approved by Grayson County.
- This plat is subject to the Subdivision Regulations of Grayson County, Texas.

WITNESS MY HAND this ____ day of ____, 2026.

SHRINIKESH SRIRAM
OPENSOURCE INVESTMENTS LLC

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 SHRINIKESH SRIRAM, 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 ____, 2026.

Notary Public in and for
the State of Texas

REPLAT OF
LOTS 1 & 2
OPENSOURCE
INVESTMENTS ADDITION
BEING ALL OF LOTS 1 AND 2
OPENSOURCE INVESTMENTS ADDITION
DOC. NO. 2023-77, P.R.G.C.T.
AN ADDITION TO
GRAYSON COUNTY, TEXAS
BEING 19.928 ACRES

06/03/26

OWNERS/DEVELOPER
OPENSOURCE INVESTMENTS LLC
4288 BERRY RIDGE LANE
FRISCO, TX 75036

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS 75021
PH: (903) 465-2151

UNDERWOOD
DRAFTING & SURVEYING