Planning & Zoning Commission Meeting Agenda

Tuesday, August 18, 2026 6:30 PM Van Alstyne City Hall, 152 N Main Drive

- *A quorum of the Van Alstyne City Council, Community and Economic Development Corporations and Architectural Review Panel may be in attendance. No action by these boards will be taken at this meeting.*
- *Persons with disabilities who plan to attend this meeting and who may need assistance should contact City Hall at (903) 482-5426 at least 48 hours prior to the meeting so that appropriate arrangements can be made.*
- *All persons attending shall abide by the City of Van Alstyne Public Meeting Rules of Citizen and Visitor Decorum adopted by Resolution No. 02-2010-01.*

1. CALL TO ORDER

2. CITIZENS COMMUNICATIONS

   Citizens may appear before the Planning & Zoning Commission to address items of public interest, or items listed on the agenda not otherwise set for public hearing, in accordance with procedural rules as determined by the meeting Chair and by submitting a "Public Comment Form" to the city staff no later than the conclusion of Agenda Item 1 (Call to Order).

3. PUBLIC HEARINGS/REGULAR AGENDA (NON-CONSENT)

   a. Consider and act upon minutes from the July 21, 2026, Regular Meeting, and the August 7, 2026, Work Session, of the Planning & Zoning Commission.

   AG Communication-26-196 - Pdf

   b. Consider and act upon a plat for the J. Kinkaid Addition, being a 0.4-acre tract of land located on the northwest corner of N. Dallas Avenue and Texana Street, subject to conditions.

   AG Communication-26-200 - Pdf

   c. Consider and act upon a plat for 1st Quick Check Addition, being a 1.5-acre tract of land located on the northeast corner of Waco Street and Van Alstyne Parkway, subject to conditions.

   AG Communication-26-201 - Pdf

   d. Consider and act upon a plat for Cold Springs Industrial Park, Phase 2, being a 16.3-acre tract of land located on the east side of Industrial Parkway, north of CR 377, subject to conditions.

   AG Communication-26-198 - Pdf

   e. Consider and act upon a plat for the Grid Iron Addition, being an approximately 8.6-acre tract of land located on the northwest corner of Waco Street and Blassingame Avenue, subject to conditions.

   AG Communication-26-199 - Pdf

   f. Consider and act upon a plat for Kelly Lane Commercial Addition, being a 1.9-acre tract of land located on the west side of Kelly Lane, north of Panther Parkway, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ), subject to conditions.

   AG Communication-26-202 - Pdf

   g. Consider and make a recommendation to City Council regarding approval of a Site Plan for Texas Wealth Management, being a 1.2-acre tract of land located on the northwest corner Texana Street and Longbow Street, subject to conditions.

   AG Communication-26-203 - Pdf

   h. Consider and act upon a plat for J. Umphress Center, Phase One, being a 1.2-acre tract of land located on the northwest corner of Texana Street and Longbow Street, subject to conditions.

   AG Communication-26-197 - Pdf

i. Receive presentations from Hayden Family Capital and Catalyst Commercial/Fraser Capital, regarding prospective developments, for properties respectively located in the following locations: east side of Old Highway 6 and Blythe Road; and the northwest corner of US 75 and Panther Parkway.

AG Communication-26-204 - Pdf

j. Receive and update regarding the Comp Plan 2035 Implementation Plan, including but not limited to various Zoning Ordinance amendments and related regulations.

AG Communication-26-205 - Pdf

4. STAFF COMMENTS.

Including upcoming meeting schedule, action taken by the City Council, general announcements, and/or to provide directive to City staff.

5. ADJOURNMENT.

I, the undersigned authority, do hereby certify that this meeting notice was posted at Van Alstyne City Hall, located at 144 N. Main Dr., Van Alstyne, TX 75495, a place convenient and readily accessible to the general public at all times, and said notice remained so posted in accordance with TexasGovernment Code Ch. 551.

_____

Alex Glushko, Director of Development Services

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

§ 551.071 - Private consultation with the attorney for the City regarding any item on this agenda.

§ 551.072 - Discussing purchase, exchange, lease or value of real property.

§ 551.074 - Discussing personnel or to hear complaints against personnel

AGENDA COMMUNICATION

Meeting Date: August 18, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Consider and act upon minutes from the July 21, 2026, Regular Meeting, and the August 7, 2026, Work Session, of the Planning & Zoning Commission.**

AGENDA COMMUNICATION

Meeting Date: August 18, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Consider and act upon a plat for the J. Kinkaid Addition, being a 0.4-acre tract of land located on the northwest corner of N. Dallas Avenue and Texana Street, subject to conditions.**

Background Information:

The subject plat is a replat. Section 38-181. - Special provisions. (a) of the Subdivision Ordinance requires a Public Hearing to be held.

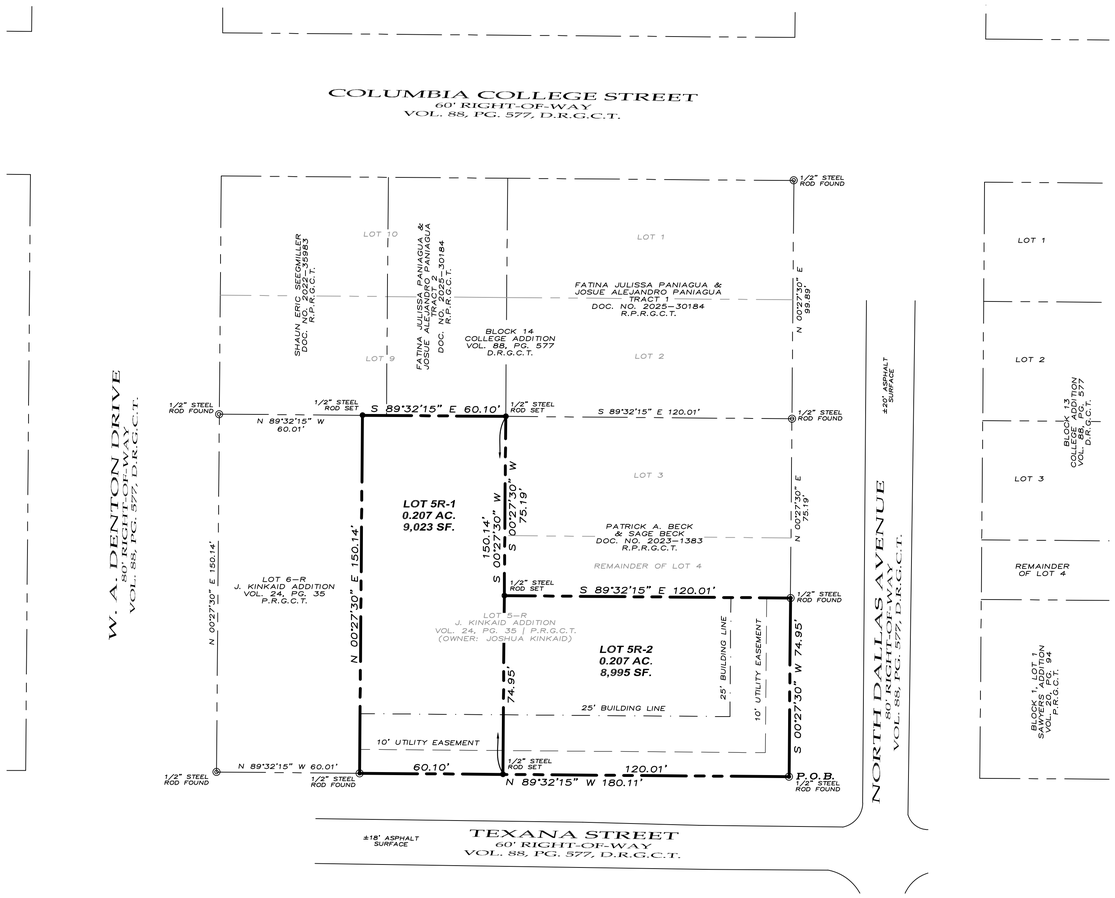
The proposed plat lays out two (2) lots. The purpose of the replat is to divide the existing lot into two (2) lots. The plat meets the requirements of the Subdivision Ordinance.

Recommendation(s):

Staff recommends a Public Hearing be held, and the Commission approve the plat as submitted.

Attachments:

Kinkaid Addition



LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of James McKinney Survey, Abstract No. 770, and being all of Lot 5–R in Block 14 of J. Kinkaid Addition, according to the plat thereof recorded in Volume 24, Page 35, Plat Records, Grayson County, Texas, (Owner: Joshua Kinkaid, Volume 5741, Page 844, Official Public Records, Grayson County, Texas), and being described by metes and bounds as follows:

Beginning at a found 1/2" steel rod for the southeast corner of said Lot 5–R, and at the intersection of the westerly right–of–way line of North Dallas Avenue and the northerly right–of–way line of Texana Street;

Thence North 89°32'15" West, with the southerly line of said Lot 5–R, and with the northerly right–of–way line of said Texana Street, a distance of 180.11 feet to a found 1/2" steel rod for the southwest corner of said Lot 5–R, common to the southeast corner of Lot 6–R in said J. Kinkaid Addition, and from which a found 1/2" steel rod for the southwest corner of said Lot 6–R bears North 89°32'15" West, a distance of 60.01 feet;

Thence North 00°27'30" East, with the westerly line of said Lot 5–R, and with the easterly line of said Lot 6–R, a distance of 150.14 feet to a set 1/2" steel rod for the northwest corner of said Lot 5–R, common to the northeast corner of said Lot 6–R, and on the southerly line of Lot 9 in Block 14 of College Addition, according to the plat thereof recorded in Volume 88, Page 577, Deed Records, Grayson County, Texas, and from which a found 1/2" steel rod for the northwest corner of said Lot 6–R bears North 89°32'15" West, a distance of 60.01 feet;

Thence South 89°32'15" East, with a northerly line of said Lot 5–R, and with the southerly line of said Lot 9, a distance of 60.10 feet to a set 1/2" steel rod for the northern–most northeast corner of said Lot 5–R, common to the southeast corner of said Lot 9, and common to the southwest corner of Lot 2 of said Block 14, and common to the northwest corner of said Lot 3 of said Block 14, and from which a found 1/2" steel rod for the northeast corenr of said Lot 3 bears South 89°32'15" East, a distance of 120.01 feet;

Thence South 00°27'30" West, with an easterly line of said Lot 5–R, and with the westerly line of said Lot 3, and with the westerly line of Lot 4 in said Block 14, a distance of 75.19 feet to a set 1/2" steel rod for a re–entrant corner of said Lot 5–R, common to the southwest corner of a tract of land described in the deed to Patrick A. Beck and Sage Beck, recorded in Document No. 2023–1383, Real Property Records, Grayson County, Texas;

Thence South 89°32'15" East, with a northerly line of said Lot 5–R, and with the southerly line of said Beck Tract, a distance of 120.01 feet to a found 1/2" steel rod for the eastern–most northeast corner of said Lot 5–R, common to the southeast corner of said Beck Tract, and on the westerly right–of–way line of aforesaid North Dallas Avenue;

Thence South 00°27'30" West, with an easterly line of said Lot 5–R, and with the westerly right–of–way line of said North Dallas Avenue, a distance of 74.95 feet to the Point of Beginning and containing 0.414 acres of land, more or less.

All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709"

CITY ACCEPTANCE

On the _____day of _____, 20____, this plat was duly approved by the Planning & Zoning Commission of the City of Van Alstyne.

Signed: _____ Attest: _____
Chairman, Planning and Zoning Commission — *City Clerk*

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 the City of Van Alstyne, Texas.

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

Date

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF GRAYSON

THAT JOSHUA KINKAID ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS REPLAT OF LOT 5R, BLOCK 14, J. KINKAID ADDITION, AN ADDITION TO THE CITY OF VAN ALSTYNE, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF VAN ALSTYNE'S USE THEREOF. THE CITY OF VAN ALSTYNE AND ANY PUBLIC 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 ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS AND THE CITY OF VAN ALSTYNE ON ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. JOSHUA KINKAID DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS, AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF VAN ALSTYNE.

WITNESS MY HAND this _____ day of _____, 2026.

JOSHUA KINKAID

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 JOSHUA KINKAID, known to me to be the persons whose names are 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

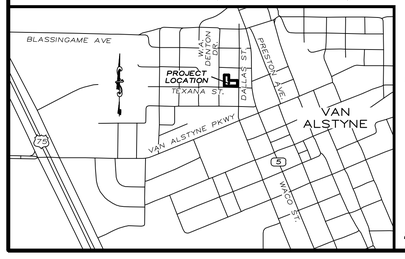
~ GENERAL NOTES ~

1. 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.
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. CITY OF VAN ALSTYNE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION.
4. CITY OF VAN ALSTYNE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OF 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 THE CITY OF VAN ALSTYNE AND FILED IN GRAYSON COUNTY PLAT RECORDS.
7. ELECTRIC SERVICE WILL BE PROVIDED BY GCEC.
8. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF VAN ALSTYNE.
9. WATER WILL BE PROVIDED BY THE CITY OF VAN ALSTYNE.
10. LAND WILL BE USED FOR RESIDENTIAL USE
11. ROADS TO BE MAINTAINED BY GRAYSON COUNTY SUBJECT TO SEPARATE ACTION TO ACCEPT MAINTENANCE BY THE COMMISSIONERS COURT.
12. A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED FROM GRAYSON COUNTY FOR ANY CONSTRUCTION IN THE FLOODPLAIN.
13. PART OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48181C 0550 F, EFFECTIVE DATE SEPTEMBER 29, 2010.
14. SELLING 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 UTILITIES AND BUILDING PERMITS.
15. VISIBILITY NOTE. INTERSECTION VISIBILITY TRIANGLES SHALL BE SHOWN AND MAINTAINED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.

LEGEND

P.O.B.	POINT OF BEGINNING
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
P.R.G.C.T.	PLAT RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE

LOCATION MAP (NOT TO SCALE)



OWNERS/DEVELOPER
JOSHUA KINKAID
524 NORTH DALLAS STREET
VAN ALSTYNE, TX
PH: (903) 546–3138

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

SHEET 1 OF 1

~ BASIS OF BEARINGS ~
Bearings shown hereon 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

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465–2151

REPLAT OF
LOT 5R, BLOCK 14
J. KINKAID ADDITION

AN ADDITION TOVAN ALSTYNE, TEXAS
REPLAT OF LOT 5R, BLOCK 14
J. KINKAID ADDITION
RECORDED IN
VOL. 24, PG. 35, P.R.G.C.T.
IN THE JAMES MCKINNEY SURVEY
ABSTRACT NO. 770
BEING A TOTAL OF 0.414 ACRES

07-20-2026

AGENDA COMMUNICATION

Meeting Date: August 18, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Consider and act upon a plat for 1st Quick Check Addition, being a 1.5-acre tract of land located on the northeast corner of Waco Street and Van Alstyne Parkway, subject to conditions.**

Background Information:

The subject plat is a replat. Section 38-181. - Special provisions. (a) of the Subdivision Ordinance requires a Public Hearing to be held.

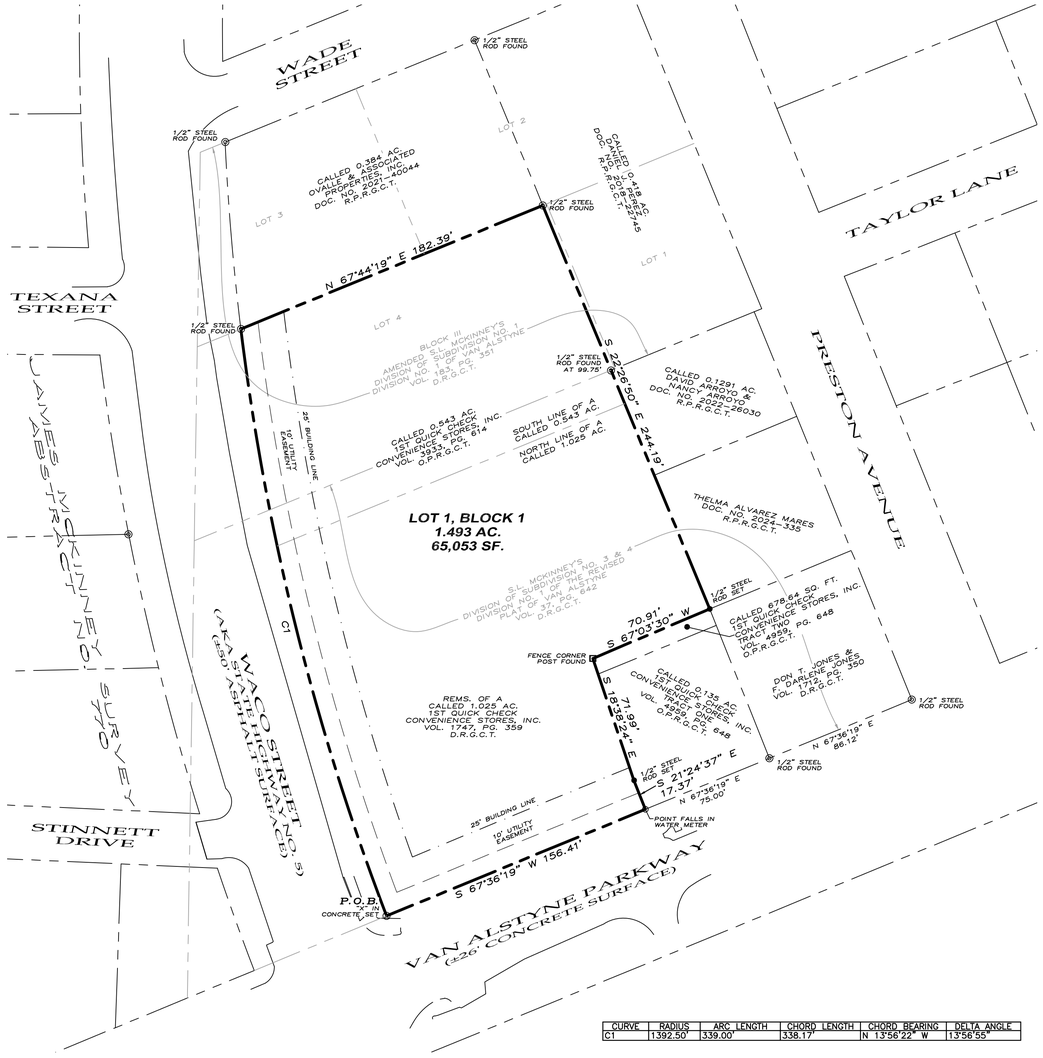
The proposed replat lays out one (1) lot to accommodate the Quick Check convenience store. The purpose of the replat is to combine multiple tracts into one (1) lot of record in order to expand the parking lot area. No additional structures are required, therefore there is no associated site plan.

Recommendation(s):

Staff recommends a Public Hearing be held, and the Commission approve the plat subject to approval of civil engineering plans by the City and TxDOT, as applicable.

Attachments:

Quick Check Plat



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1392.50'	339.00'	338.17'	N 13°56'22" W	13°56'55"

LEGAL DESCRIPTION

Situated in the County of Grayson, State of Texas, being a part of James McKinney Survey, Abstract No. 770, and being part of S.L. McKinney's Division of Subdivision No. 3 & 4, Division 1 of the revised plat of Van Alstyne, according to the plat thereof recorded in Volume 37, Page 642, Deed Records, Grayson County, Texas, and being part of Lot 4 in Block III of the Amended S.L. McKinney's Division of Subdivision No. 1, Division No. 1 of Van Alstyne, according to the plat thereof recorded in Volume 183, Page 351, said Deed Records, and being all of a called 0.543 acre tract of land described in the deed to 1st Quick Check Convenience Stores, Inc., recorded in Volume 3933, Page 614, Official Public Records, Grayson County, Texas, and the remainder of a called 1.025 acre tract of land described in the deed to 1st Quick Check Convenience Stores, Inc., recorded in Volume 1747, Page 359, said Deed Records, and being described by metes and bounds as follows:

Beginning at a set "X" in concrete for the southwest corner of said 1.025 acre tract, and at the intersection of the northerly right-of-way line of Van Alstyne Parkway and the easterly right-of-way line of Waco Street;

Thence with the westerly line of said 1.025 acre tract, and with the westerly line of aforesaid 0.543 acre tract, and with the easterly right-of-way line of said Waco Street, and with a curve to the right having a radius of 1392.50 feet, (chord bears North 13°56'22" West, 338.17 feet) an arc length of 339.00 feet to a found 1/2" steel rod for the northwest corner of said 0.543 acre tract, common to the southwest corner of a called 0.384 acre tract of land described in the deed to Ovalle & Associated Properties, Inc., recorded in Document No. 2021-40044, Real Property Records, Grayson County, Texas;

Thence North 67°44'19" East, with the northerly line of said 0.543 acre tract, and with the southerly line of said 0.384 acre tract, a distance of 182.39 feet to a found 1/2" steel rod for the northeast corner of said 0.543 acre tract, common to the southeast corner of said 0.384 acre tract, and on the westerly line of a called 0.418 acre tract of land described in the deed to Daniel J. Perez, recorded in Document No. 2018-22745, said Real Properites Records;

Thence South 22°26'50" East, with the easterly line of said 0.543 acre tract, and with the westerly line of said 0.418 acre tract, passing en route at a distance of 99.75 feet a found 1/2" steel rod for the southwest corner of said 0.418 acre tract, and continuing on said course, with the westerly line of a called 0.1291 acre tract of land described in the deed to David Arroyo and Nancy Arroyo, recorded in Document No. 2022-26030, said Real Property Records, and with the easterly line of said 0.543 acre tract, and with an easterly line of aforesaid 1.025 acre tract, and with the westerly line of a tract of land described in the deed to Thelma Alvarez Mares, recorded in Document No. 2024-335, said Real Property Records, a total distance of 244.19 feet to a set 1/2" steel rod for the eastern-most southeast corner of the herein described tract of land, common to the southwest corner of said MAres Tract, and common to the northwest corner of a tract of land described in the deed to Don T. Jones and F. Darlene Jones, recorded in Volume 1712, Page 350, said Deed Records, and common to the northeast corner of a called 678.64 Sq. Ft. tract of land described as Tract Two in the deed to 1st Quick Check Convenience Stores, Inc., recorded in Volume 4959, Page 648, said Official Public Records;

Thence South 67°03'30" West, crossing said 1.025 acre tract, with the northerly line of said 678.64 Sq. Ft. tract, a distance of 70.91 feet to a found fence corner post for the northwest corner of said 678.64 Sq. Ft. tract;

Thence South 18°38'24" East, continuing across said 1.025 acre tract, and with an easterly line of said 1.025 acre tract, and with the westerly line of said 678.64 Sq. Ft. tract, and with the westerly line of a called 0.135 acre tract of land described as Tract One in said deed to 1st Quick Check Convenience Stores, Inc., (Volume 4959, Page 648), a distance of 71.99 feet to a set 1/2" steel rod;

Thence South 21°24'37" East, continuing with an easterly line of said 1.025 acre tract, and with the westerly line of said 0.135 acre tract, a distance of 17.37 feet to the southern-most southeast corner of said 1.025 acre tract, common to the southwest corner of said 0.135 acre tract, and on the northerly right-of-way line of aforesaid Van Alstyne Parkway, and from which a found 1/2" steel rod for the southeast corner of said 0.135 acre tract bears North 67°36'19" East, a distance of 75.00 feet;

Thence South 67°36'19" West, with a southerly line of said 1.025 acre tract, and with the northerly right-of-way line of said Van Alstyne Parkway, a distance of 156.41 feet to the Point of Beginning and containing 1.493 acres (65,053 square feet) of land, more or less.

All 1/2" steel rods set with a plastic yellow cap stamped "RPLS 4709"

CITY ACCEPTANCE

On the _____day of _____, 20____, this plat was duly approved by the Planning & Zoning Commission of the City of Van Alstyne.

Signed: _____ Attest: _____
Chairman, Planning and Zoning Commission — *City Clerk*

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 the City of Van Alstyne, Texas.

_____ _____
Douglas W. Underwood — *Date*
Registered Professional Land Surveyor, No. 4709

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF GRAYSON

THAT 1ST QUICK CHECK CONVENIENCE STORES, INC. ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS 1ST QUICK CHECK ADDITION, AN ADDITION TO THE CITY OF VAN ALSTYNE, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF VAN ALSTYNE'S USE THEREOF. THE CITY OF VAN ALSTYNE AND ANY PUBLIC 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 ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS AND THE CITY OF VAN ALSTYNE ON ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. 1ST QUICK CHECK CONVENIENCE STORES, INC. DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS, AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF VAN ALSTYNE.

WITNESS MY HAND this _____ day of _____, 2026.

_____
LARRY FRANCIS
1ST QUICK CHECK CONVENIENCE STORES, INC.

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 LARRY FRANCIS, known to me to be the persons whose names are 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

~ GENERAL NOTES ~

1. *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.*
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. *CITY OF VAN ALSTYNE WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION.*
4. *CITY OF VAN ALSTYNE WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OF 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 THE CITY OF VAN ALSTYNE AND FILED IN GRAYSON COUNTY PLAT RECORDS.*
7. *ELECTRIC SERVICE WILL BE PROVIDED BY GCEC.*
8. *SEWER SERVICE WILL BE PROVIDED BY THE CITY OF VAN ALSTYNE.*
9. *WATER WILL BE PROVIDED BY THE CITY OF VAN ALSTYNE.*
10. *LAND WILL BE USED FOR RESIDENTIAL USE*
11. *ROADS TO BE MAINTAINED BY GRAYSON COUNTY SUBJECT TO SEPARATE ACTION TO ACCEPT MAINTENANCE BY THE COMMISSIONERS COURT.*
12. *A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED FROM GRAYSON COUNTY FOR ANY CONSTRUCTION IN THE FLOODPLAIN.*
13. *PART OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48181C 0550 F, EFFECTIVE DATE SEPTEMBER 29, 2010.*
14. *SELLING 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 UTILITIES AND BUILDING PERMITS.*
15. *VISIBILITY NOTE. INTERSECTION VISIBILITY TRIANGLES SHALL BE SHOWN AND MAINTAINED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.*

REPLAT
1ST QUICK CHECK ADDITION

CREATING LOT 1, BLOCK 1
A REPLAT OF DIVISION OF SUBDIVSION NO. 3 & 4
DIVISION NO. 1 OF THE REVISED PLAT OF VAN ALSTYNE
VOL. 37, PG. 642, D.R.G.C.T.
A REPLAT OF LOT 4, BLOCK III
S.L. MCKINNEY'S AMENDED
DIVISION OF SUBDIVISION NO. 1 IN
DIVISION NO. 1 OF VAN ALSTYNE
VOL. 183, PG. 351, D.R.G.C.T.
ADDITION TO VAN ALSTYNE,
GRAYSON COUNTY, TEXAS
ALL OF A CALLED 0.543 AC.
RECORDED IN VOL. 3933, PG. 614
REMS. OF A CALLED 1.025 AC.
VOL. 1747, PG. 359, D.R.G.C.T.
IN THE JAMES MCKINNEY SURVEY, ABSTRACT NO. 770
BEING A TOTAL OF 1.493 ACRES (GROSS)

04-13-2026

LEGEND

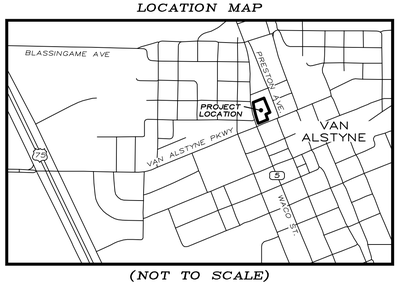
P.O.B.	POINT OF BEGINNING
●	1/2" STEEL ROD SET
◎	1/2" STEEL ROD FOUND
○	POINT FOR CORNER
⊗	"X" CUT IN CONCRETE SET
□	FENCE CORNER POST FOUND
O.P.R.G.C.T.	OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS
R.P.R.G.C.T.	REAL PROPERTY RECORDS, GRAYSON COUNTY, TEXAS
D.R.G.C.T.	DEED RECORDS, GRAYSON COUNTY, TEXAS
	BOUNDARY LINE
	PROPERTY LINE
	EASEMENT LINE
	BULDING LINE

NORTH

~ BASIS OF BEARINGS ~
Bearings shown hereon 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
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LOCATION MAP



(NOT TO SCALE)

OWNERS/DEVELOPER
1ST QUICK CHECK
CONVENIENCE STORES, INC.
P.O. BOX 866
WHITEWRIGHT, TX 75491-0866
PH: 903-364-5304

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

SHEET 1 OF 1

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

AGENDA COMMUNICATION

Meeting Date: August 18, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Consider and act upon a plat for Cold Springs Industrial Park, Phase 2, being a 16.3-acre tract of land located on the east side of Industrial Parkway, north of CR 377, subject to conditions.**

Background Information:

The subject plat is a replat. Section 38-181. - Special provisions. (a) of the Subdivision Ordinance requires a Public Hearing to be held.

The proposed replat lays out two (2) lots. The purpose of the replat is to adjust the property line between lots 9 and 10. The property is owned by the Van Alstyne Economic Development Corporation and the Van Alstyne Community Development Corporation. The replat meets the requirements of the Subdivision Ordinance.

Recommendation(s):

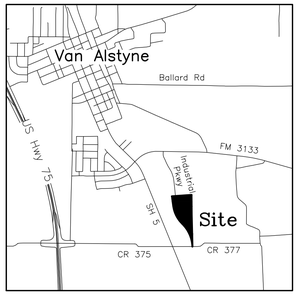
Staff recommends a Public Hearing be held, and the Commission approve the plat as submitted.

Attachments:

Cold Springs Replat Lot 9 & 10

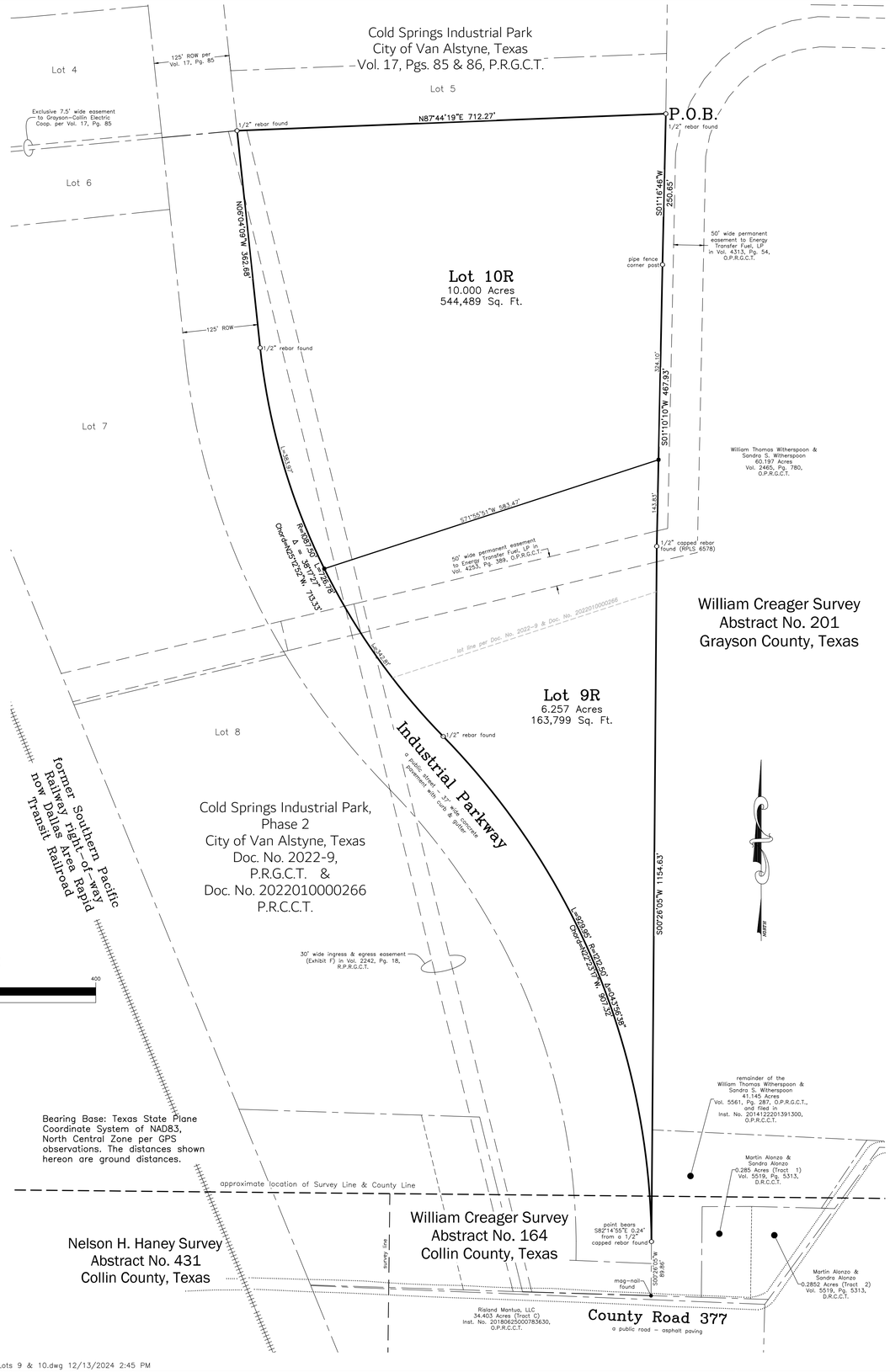
Vicinity Map

(not to scale)



General Notes:

1. Water Supply to be provided by City of Van Alstyne.
2. Sewer service to be provided by City of Van Alstyne.
3. Electrical service is provided by Grayson–Collin Electric Cooperative.
4. Blocking the flow of water or construction of improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
5. Any 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.
6. The City of Van Alstyne will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
7. A portion of the property shown on the plat hereon lies within a Zone "A" 100–Year Flood Hazard Area Designation, as scaled from the Flood Insurance Rate Map for Grayson County, Texas and Incorporated Areas, Map No. 48181C0550 F, Revised Date: September 29, 2010.
8. Neither the City of Van Alstyne nor the undersigned surveyor will be responsible for any damage, personal injury, or loss of life or property occasioned by flooding or flooding conditions.
9. The owners and builders must comply with all other state and federal regulations regarding developments of this type.
10. Selling off a portion of this addition by a 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 withholdings of utilities and building permits.
11. Visibility Note. Intersection visibility triangles shall be shown and maintained in accordance with the City Design Manual.



Owners:
Van Alstyne Economic Development Corporation
&
Van Alstyne Community Development Corporation
PO Box 2151
Van Alstyne, Texas 75495

Helvey-Wagner Surveying, Inc.
222 W. Main St., Denison, Texas 75020
Phone (903) 463–6191
Email: kate@helveywagnersurvey.net
TBPELS Firm Registration No. 10088100

P:\Land Projects R2\Witherspoon–VAEDC–property\Drawings\Replat Lots 9 & 10.dwg 12/13/2024 2:45 PM

LEGAL DESCRIPTION

SITUATED in the City of Van Alstyne, Counties of Collin & Grayson, State of Texas, and being a part of the William Creager Survey, Abstract No. 201 (Grayson County) and the William Creager Survey, Abstract No. 164 (Collin County) and being all of Lots 9 and 10, Cold Springs Industrial Park, Phase 2 to the City of Van Alstyne Texas, as recorded in Doc. No. 2022–9, Plat Records, Grayson County, Texas and Doc. No. 2022010000266, Plat Records, Collin County, Texas and being more particularly described by metes and bounds as follows, to–wit:

BEGINNING at a 1/2 inch rebar found in the West line of the 60.197 acre tract of land conveyed to William Thomas Witherspoon and Sandra S. Witherspoon in Volume 2465, Page 780, Official Public Records, Grayson County, Texas, at the Southeast corner of Lot 5, Cold Springs Industrial Park to the City of Van Alstyne, Texas as per plat of record in Volume 17, Pages 85 and 86, said Plat Records and being the Northeast corner of said Lot 10;

THENCE in a Southerly direction, with the West line of said Witherspoon 60.197 ac. and the East line of said Lots 9 & 10, the following calls and distance:

1. South 01 deg. 16 min. 46 sec. West, a distance of 250.65 ft. to a pipe fence corner post at an angle point;
2. South 01 deg. 10 min. 10 sec. West, a distance of 467.93 ft. to a 1/2 inch capped rebar found (RPLS 6578) at an angle point;
3. South 00 deg. 28 min. 05 sec. West, a distance of 1,154.63 ft. to a point at the most Southerly corner of said Lot 9 and lying in the East right–of–way line of Industrial Parkway, a public street, at the beginning of a curve, SAID point bears South 82 deg. 14 min. 55 sec. East, 0.24 ft. from a ½ inch capped rebar found;

THENCE in a Northwesterly direction, with the East line of said Industrial Parkway and the West line of said Lots 9 and 10, the following calls and distances:

1. Northwesterly, with a curve to the left, having a radius of 1212.50 ft., a central angle of 43 deg. 56 min. 38 sec. (chord bears: North 22 deg. 23 min. 17 sec. West, 907.32 ft.) and having an arc length of 929.95 ft. to a 1/2 inch rebar found at the beginning of a reverse curve;
2. Northwesterly, with a curve to the right, having a radius of 1087.50 ft., a central angle of 38 deg. 17 min. 27 sec. (chord bears: North 25 deg. 12 min. 52 sec. West, 713.33 ft.) and having an arc length of 726.78 ft. to a 1/2 inch rebar found;

THENCE North 06 deg. 04 min. 09 sec. West, continuing with the East line of said Industrial Parkway and the West line of said Lot 10, a distance of 362.68 ft. to a 1/2 inch rebar found at the Southwest corner of said Lot 5 and the Northwest corner of said Lot 10;

THENCE North 87 deg. 44 min. 19 sec. East, with the South line of said Lot 5 and the North line of said Lot 10, a distance of 712.27 ft. to the **PLACE OF BEGINNING** and containing **16.257 ACRES** of land.

STATE OF TEXAS

I, Kate A. Wagner, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on–the–ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Van Alstyne, Texas.

_____
Kate A. Wagner, R. P. L. S. No. 6578 Date:

STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
SURVEYOR
LAND

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That Van Alstyne Economic Development Corporation and Van Alstyne Community Development Corporation, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Cold Springs Industrial Park, Phase 2 to the City of Van Alstyne, Texas and does hereby dedicated, in fee simple, to the public use forever, the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Van Alstyne's use thereof. The City of Van Alstyne and any public 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 endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements and the City of Van Alstyne or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. Van Alstyne Economic Development Corporation and Dreamline Construction and Leasing, LLC does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all Platting Ordinances, Rules, Regulations and Resolutions of the City of Van Alstyne.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

_____
David Sileven, Board President of Van Alstyne Economic Development Corporation & Van Alstyne Community Development Corporation

Before me the undersigned, a notary public in and for said County and State, on this day personally appeared David Sileven, 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.

Given under my hand and seal of office this _____ day of _____, 2024.

_____
Notary Public, Grayson County, Texas

On the _____ day of _____, 2024, this plat was duly approved by the Planning & Zoning Commission of the City of Van Alstyne, Texas.

Signed: _____
CHAIRMAN, PLANNING & ZONING COMMISSION

ATTEST:

_____
CITY SECRETARY, CITY OF VAN ALSTYNE, TEXAS

Replat
Lots 9R & 10R
Replat of Lots 9 & 10, Cold Springs Industrial Park, Phase 2
to
City of Van Alstyne
Collin & Grayson Counties, Texas

16.257 Acres
in the
William Creager Survey, Abstract No. 201 (Grayson County) and the William Creager Survey, Abstract No. 164 (Collin County)

16.255 Acres +/– within Grayson County
0.002 Acres +/– within Collin County

DATE OF PREPARATION: DECEMBER 13, 2024
JOB NO. CGVAI31224

AGENDA COMMUNICATION

Meeting Date: August 18, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Consider and act upon a plat for the Grid Iron Addition, being an approximately 8.6-acre tract of land located on the northwest corner of Waco Street and Blassingame Avenue, subject to conditions.**

AGENDA COMMUNICATION

Meeting Date: August 18, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Consider and act upon a plat for Kelly Lane Commercial Addition, being a 1.9-acre tract of land located on the west side of Kelly Lane, north of Panther Parkway, in the City of Van Alstyne's extraterritorial jurisdiction (ETJ), subject to conditions.**

Background Information:

At the February 10, 2026, City Council meeting, the 4th amendment to the Development Agreement was approved related to the alignment and classification of Kelly Lane adjacent to the subject property. At the March 10, 2026, City Council meeting, a memorandum of understanding (MOU) related to Kelly Lane adjacent to the subject property, and a site plan for a 7-Eleven convenience store on the subject property, were approved subject to conditions.

The proposed final plat lays out one (1) commercial lot for a proposed 7-Eleven. The property is located in a Municipal Utility District (MUD). The plat includes the required 45-foot right-of-way dedication to the MUD for the west side of Kelly Lane, being one-half of the ultimate 90-foot right-of-way identified in the 4th amended Development Agreement and MOU.

Civil engineering plans for Kelly Lane are under review and nearing approval.

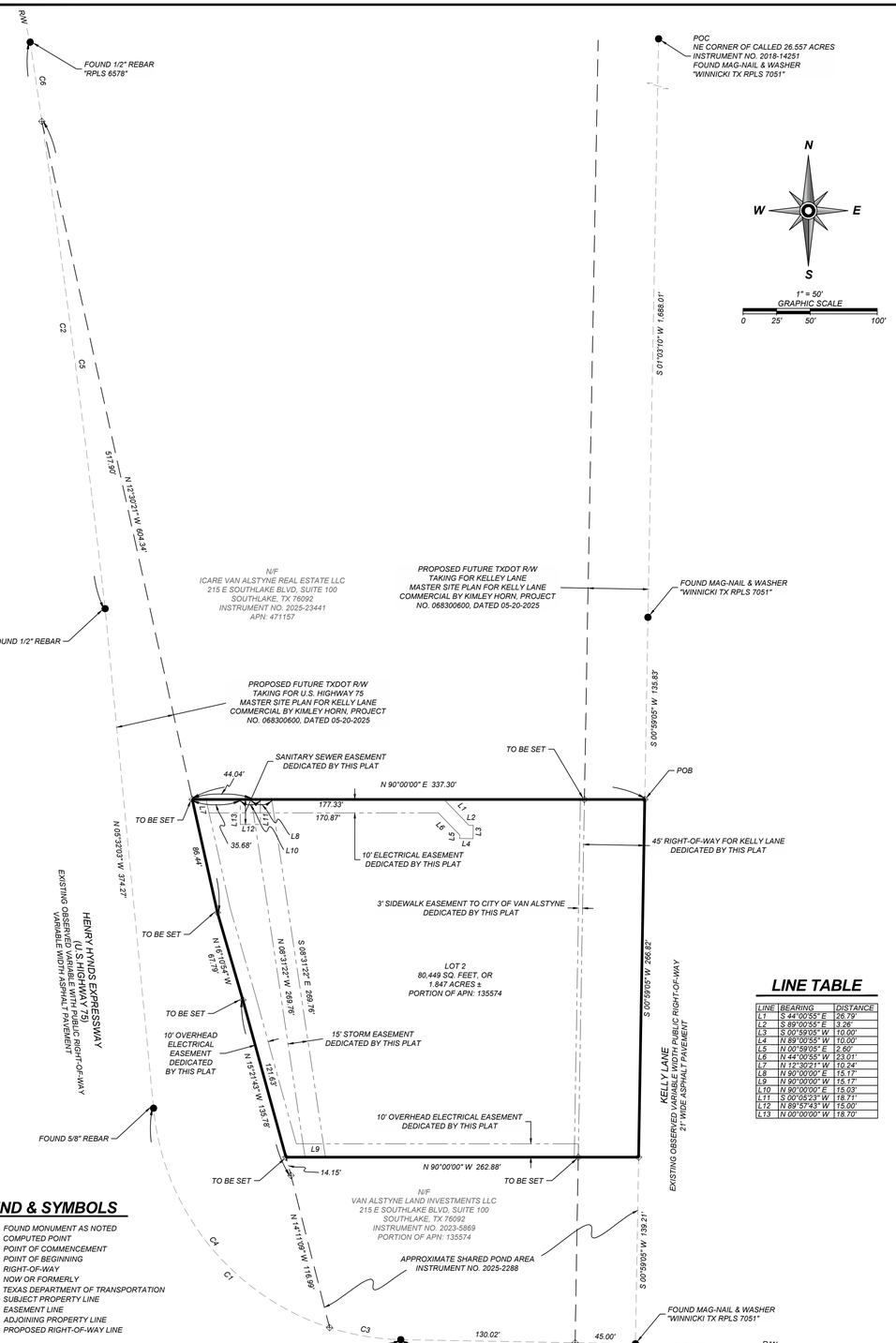
Recommendation(s):

Staff recommends approval of the final plat subject to the following:

- Approval of civil engineering plans by the city, MUD District, TxDOT, and Grayson County, as applicable.
- Approval of road plans for Kelly Lane.

Attachments:

Kelly Lane Commercial Final Plat



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°00'55" E	26.79'
L2	S 89°00'55" E	3.26'
L3	S 00°59'05" W	10.00'
L4	N 89°00'55" W	10.00'
L5	N 00°59'05" E	2.60'
L6	N 44°00'55" W	23.01'
L7	N 12°30'21" W	10.24'
L8	N 90°00'00" E	15.17'
L9	N 90°00'00" W	15.17'
L10	N 90°00'00" E	15.03'
L11	S 00°05'23" W	18.71'
L12	N 89°57'43" W	15.00'
L13	N 00°00'00" W	18.70'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	190.00'	276.15'	N 46°51'47" W	252.48'	83°16'30"
C2	11,644.16'	426.14'	S 07°32'19" E	426.11'	02°05'49"
C3	190.00'	54.03'	S 80°21'20" E	53.84'	16°17'24"
C4	190.00'	222.13'	S 38°43'05" E	209.69'	66°59'05"
C5	11,644.16'	366.25'	N 07°23'28" W	366.23'	01°48'08"
C6	11,644.16'	59.89'	N 08°26'22" W	59.89'	00°17'41"

LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- COMPUTED POINT
- POC — POINT OF COMMENCEMENT
- POB — POINT OF BEGINNING
- R/W — RIGHT-OF-WAY
- N/F — NOW OR FORMERLY
- TXDOT — TEXAS DEPARTMENT OF TRANSPORTATION
- SUBJECT PROPERTY LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF GRAYSON

WHEREAS, SE VAN ALSTYNE 1993, LLC ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE J. W. CURTIS SURVEY, ABSTRACT NO. 249, GRAYSON COUNTY, TEXAS, AND BEING OUT OF A 26.577 ACRE TRACT CONVEYED TO THEM BY MANTUA HOLDINGS LLC, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIS DESCRIPTION IS BEING REQUESTED BY THE ORDERING PARTY. THIS DESCRIPTION IS NOT TO BE USED FOR CONVEYANCE AND NOT TO TAKE THE PLACE OF A FORMAL SUBDIVISION.

BEING 1.847 ACRES SITUATED IN THE COUNTY OF GRAYSON, STATE OF TEXAS, AND BEING A PART OF THE J. W. CURTIS SURVEY, ABSTRACT NO. 249, AND BEING PART OF THE CALLED 26.557 ACRE TRACT OF LAND (TRACT A) CONVEYED BY SPECIAL WARRANTY DEED DATED JUNE 25, 2018 FROM VIOLA LORDSMEER L.P. TO RISLAND MANTUA, LLC AND RECORDED IN INSTRUMENT NO. 2018-14251, OFFICIAL PUBLIC RECORDS, GRAYSON COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG-NAIL WITH WASHER INSCRIBED "WINNICKI TX RPLS 7051" FOUND FOR THE NORTHEAST CORNER OF SAID CALLED 26.557 ACRES, SAID POINT OF COMMENCEMENT BEING IN KELLY LANE;

THENCE, SOUTH 01 DEGREE 03 MINUTES 10 SECONDS WEST, ALONG SAID EAST LINE OF THAT CALLED 26.557 ACRE TRACT, A DISTANCE OF 1,688.01 FEET TO A FOUND MAG-NAIL WITH WASHER INSCRIBED "WINNICKI TX RPLS 7051.";

THENCE, CONTINUING ALONG SAID EAST LINE, SOUTH 00 DEGREES 59 MINUTES 05 SECONDS WEST, A DISTANCE OF 135.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED 1.847 ACRE TRACT;

THENCE, SOUTH 00 DEGREES 59 MINUTES 05 SECONDS WEST A DISTANCE OF 266.82 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 1.847 ACRE TRACT, FROM WHICH A MAG-NAIL WITH WASHER INSCRIBED "WINNICKI TX RPLS 7051" FOUND FOR THE SOUTHEAST CORNER OF SAID CALLED 26.557-ACRE TRACT BEARS SOUTH 00 DEGREES 59 MINUTES 05 SECONDS WEST, A DISTANCE OF 139.21 FEET;

THENCE, DEPARTING SAID EAST LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 262.88, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING IN THE EAST LINE OF A PROPOSED FUTURE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY TAKING FOR U.S. HIGHWAY 75 AS SHOWN ON A MASTER SITE PLAN FOR KELLY LANE COMMERCIAL BY KIMLEY HORN, PROJECT NUMBER 068300600, DATED MAY 20, 2025;

THENCE, ALONG SAID EAST LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1.) NORTH 15 DEGREES 21 MINUTES 43 SECONDS WEST A DISTANCE OF 121.63 FEET;
2.) NORTH 16 DEGREES 10 MINUTES 54 SECONDS WEST A DISTANCE OF 67.79 FEET;
3.) NORTH 12 DEGREES 30 MINUTES 21 SECONDS WEST A DISTANCE OF 86.44 FEET, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID EAST LINE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 337.30 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN AN AREA OF 80,449 SQUARE FEET, OR 1.847 ACRES, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SE VAN ALSTYNE 1993, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 2, KELLY LANE COMMERCIAL ADDITION, AN ADDITION TO GRAYSON COUNTY, TEXAS

THE OWNER(S) OF THE PROPERTY DESCRIBED ABOVE AND WISH TO SUBDIVIDE SAME INTO LOT(S) AND BLOCK(S), DO HEREBY ADOPT THIS PLAT ATTACHED HERETO AND TITLED "PRELIMINARY PLAT OF LOT 2, KELLY LANE COMMERCIAL ADDITION TO GRAYSON COUNTY, TEXAS" AS OUR LEGAL SUBDIVISION OF SAME AND DO HEREBY DEDICATE TO THE OWNERS OF THE LOTS IN SAID SUBDIVISION, PUBLIC UTILITIES SERVING SAID SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION AND PUBLIC SERVICE AGENCIES, THE USE OF ALL THE PRIVATE STREETS AND OTHER EASEMENTS SHOWN HEREON AND DO HEREBY GRANT AN EXPRESS EASEMENT ACROSS SAID PRIVATE STREETS SHOWN HEREON FOR THE USE, BENEFIT AND ACCOMMODATION OF THE COUNTY FOR ANY PURPOSE RELATED TO THE EXERCISE OF A GOVERNMENTAL SERVICE OR FUNCTION, INCLUDING, BUT NOT LIMITED TO EMERGENCY VEHICLE ACCESS, INSPECTION SERVICES AND CODE ENFORCEMENT AND FOR THE MUTUAL BENEFIT, USE AND ACCOMMODATION OF ALL PUBLIC UTILITY ENTITIES. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS AND ARE NOT DEDICATED FOR USE AS PUBLIC STREETS OR RIGHTS-OF-WAY, AND THE PUBLIC SHALL HAVE NO RIGHT TO USE ANY PORTION OF SUCH PRIVATE STREETS. THE SALE OF THE LOT(S) SHOWN ON THIS PLAT SHALL BE MADE SUBJECT TO THE RESTRICTIONS AND CONDITIONS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF GRAYSON COUNTY

BY FILING THIS PLAT OF RECORD, OWNER(S) AND ALL FUTURE OWNERS BY PURCHASING LOTS WITH REFERENCE TO THIS PLAT ACKNOWLEDGE AND COVENANT THAT GRAYSON COUNTY IS NOT ACCEPTING THE SUBDIVISION ROADWAYS FOR MAINTENANCE AND SHALL HAVE NO OBLIGATION TO MAINTAIN OR REPAIR THE ROADWAYS IN THIS SUBDIVISION.

THAT 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.

THAT 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.

THAT 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.

THAT 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.

THAT 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 FOR EMERGENCY REPAIR IF THE DRAINAGE SYSTEM IN THAT EASEMENT IS CAUSING FLOODING OR DAMAGE DOWNSTREAM.

ROADS WILL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW ACCESS BY POLICE, FIRE, AND EMERGENCY SERVICE AGENCIES. THIS, AT A MINIMUM, REQUIRES A TRAVELABLE CAUSEWAY WITH AN ALL-WEATHERSURFACE CAPABLE OF SUPPORTING 75,000 POUNDS.

WITNESS, MY HAND, THIS THE _____DAY OF _____, 20___.

BY: _____ _____
AUTHORIZED SIGNATURE PRINTED NAME AND TITLE

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, _____.

_____
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

COUNTY CLERK'S APPROVAL

CERTIFICATE OF COMPLIANCE

THE UNDERSIGNED, THE COUNTY CLERK OF GRAYSON COUNTY, TEXAS, DOES HEREBY CERTIFY THAT ON THE ___ DAY OF _____, 20___, THE GRAYSON COUNTY COMMISSIONERS COURT BY APPROPRIATE MINUTE ORDER DID FIND THAT THIS FINAL PLAT OF LOT 2, KELLY LANE COMMERCIAL 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 _____, 20____.

_____
COUNTY CLERK
GRAYSON COUNTY, TEXAS

REFERENCE DOCUMENTS

1.) SPECIAL WARRANTY DEED - INSTRUMENT NO. 2018-14251
2.) ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT - INSTRUMENT NO. 20180625000783650
3.) DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS - INSTRUMENT NO. 2025-2288
4.) MASTER SITE PLAN FOR KELLY LANE COMMERCIAL BY KIMLEY HORN, PROJECT NO. 068300600, DATED MAY 20, 2025
5.) SPECIAL WARRANTY DEED - INSTRUMENT NO. 2023-5869
6.) SPECIAL WARRANTY DEED - INSTRUMENT NO. 2025-23441

UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ATMOS GAS _____
NAME/TITLE

ONCOR ELECTRIC DELIVERY _____
NAME/TITLE

GRAYSON-COLLIN ELECTRIC COOPERATIVE _____
NAME/TITLE

SOUTH GRAYSON WATER SUPPLY _____
NAME/TITLE

CITY SIGNATURE BLOCK

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

SIGNED: _____ ATTEST: _____
CHAIRMAN — CITY CLERK
PLANNING AND ZONING COMMISSION

SIGNED: _____ ATTEST: _____
MAYOR — CITY CLERK

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

THAT SE VAN ALSTYNE 1993, LLC ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 2, KELLY LANE COMMERCIAL ADDITION, AN ADDITION TO THE CITY OF VAN ALSTYNE, TEXAS AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN HEREON, AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED TO THE PUBLIC USE FOREVER, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREIN. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS ON SAID PLAT. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF VAN ALSTYNE'S USE THEREOF. THE CITY OF VAN ALSTYNE AND ANY PUBLIC 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 ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS AND THE CITY OF VAN ALSTYNE ON ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. VAN ALSTYNE LAND INVESTMENTS, LLC DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS, AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF VAN ALSTYNE.

WITNESS MY HAND THIS _____DAY OF _____, 20___ .

_____ _____
SIGNATURE OF OWNER POSITION IN CORPORATION (IF APPLICABLE)

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20___.

_____
NOTARY SIGNATURE

COUNTY COMMISSIONERS APPROVAL

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

I, _____ 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.

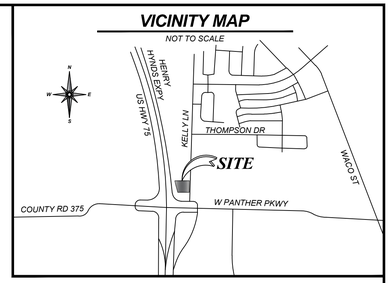
_____ _____
COUNTY JUDGE — DATE
GRAYSON COUNTY, TEXAS

OWNER / DEVELOPER

SE VAN ALSTYNE 1993, LLC
3000 INTERNET BLVD., STE 570
FRISCO, TX 75034

VICINITY MAP

NOT TO SCALE



ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20___ BY _____, ITS _____ OF THE _____, A _____ CORPORATION, ON BEHALF OF SAID CORPORATION.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48181C0550F, WHICH BEARS AN EFFECTIVE DATE OF 9/29/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

GENERAL NOTES

1. SELLING 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 UTILITIES AND BUILDING PERMITS.
2. INTERSECTION VISIBILITY TRIANGLES SHALL BE SHOWN AND MAINTAINED IN ACCORDANCE WITH THE CITY DESIGN MANUAL.
3. 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.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

I, DAVID A. NIX, REGISTERED PUBLIC SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF VAN ALSTYNE, TEXAS.

PRELIMINARY

DAVID A. NIX
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6727
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

THE STATE OF TEXAS §
COUNTY OF GRAYSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED PERSONALLY CLIFFORD E. CAMERON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

DATE	REVISION HISTORY	BY
06/03/2026	CLIENT COMMENTS	CW
06/23/2026	CLIENT COMMENTS	CW
07/02/2026	CLIENT COMMENTS	CW
07/09/2026	CLIENT COMMENTS	CW

BLEW
Surveying | Engineering | Environmental
1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 817.591.7720 FAX: 479.582.1883
WWW.BLEWINC.COM

FINAL PLAT OF LOT 2 KELLY LANE COMMERCIAL ADDITION 80,449 SQ. FEET, OR 1.847 ACRES ± VAN ALSTYNE, GRAYSON COUNTY, TEXAS A PART OF THE J. W. CURTIS SURVEY, ABSTRACT NO. 249

SURVEYOR JOB NUMBER: 25-0260.02	**SURVEY DRAWN BY:** CW - 04/02/2026
SURVEY REVIEWED BY: KAF	**SHEET:** 1 OF 1
SURVEY PREPARED FOR: TAIT & ASSOCIATES, INC.	

Plotted: 7/9/2026 2:47:27 PM

AGENDA COMMUNICATION

Meeting Date: August 18, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Consider and make a recommendation to City Council regarding approval of a Site Plan for Texas Wealth Management, being a 1.2-acre tract of land located on the northwest corner Texana Street and Longbow Street, subject to conditions.**

Background Information:

The purpose of the site plan is to allow the development of a one-story office building consisting of 4,880 square feet. A total of 56 parking spaces will be provided to accommodate the office building and a proposed phase two office building in the future. A revised site plan will be required to accommodate the phase two development.

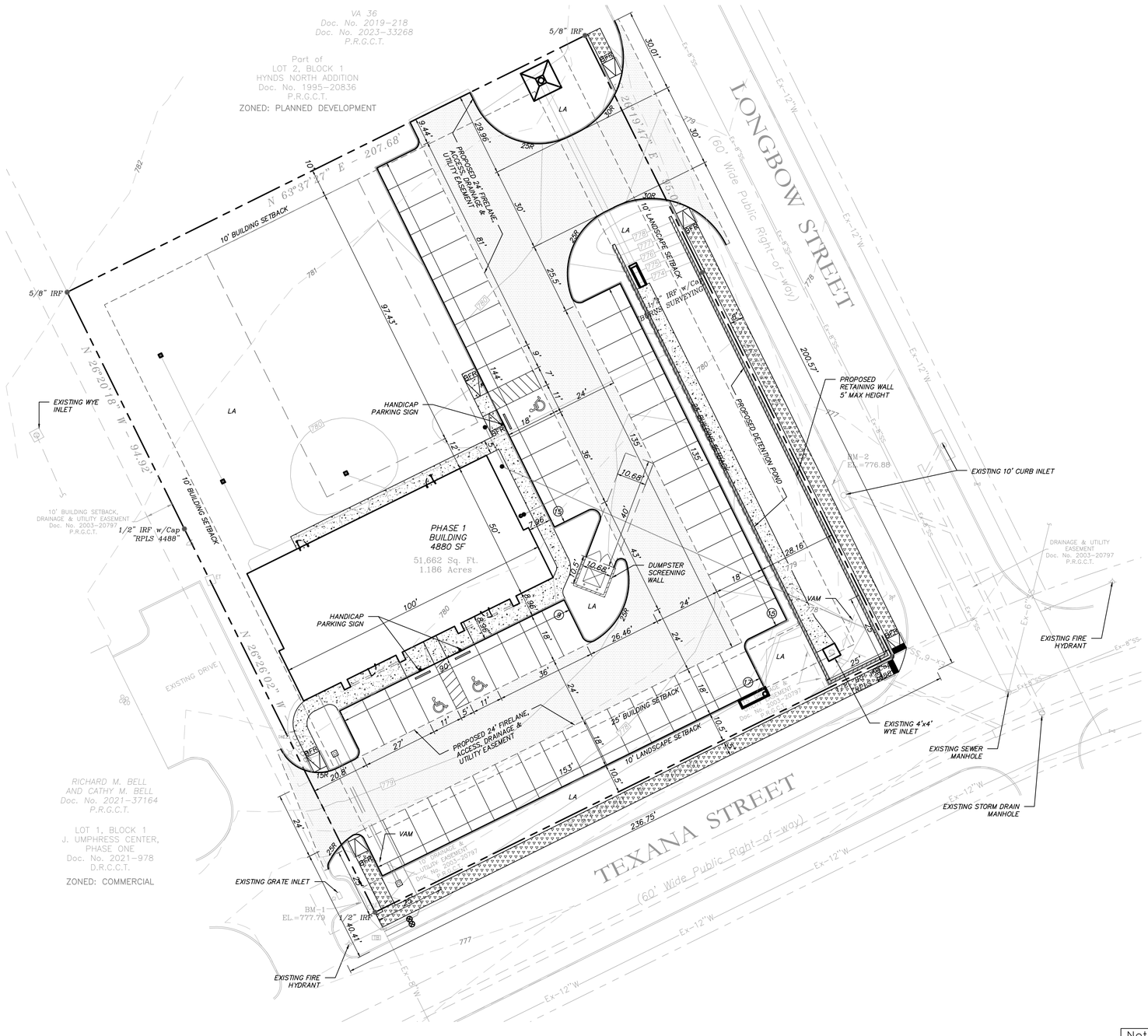
Recommendation(s):

Staff recommends approval of the site plan, subject to the following conditions:

1. Relocate the dumpster away from the front corner of the building.
2. Staff review and approval of elevations.

Attachments:

Site Plan Texan Wealth Management



LEGEND

- Firelane
- Proposed Sidewalk
- Proposed Wheel Stop Typical
- Existing Fire Hydrant
- Existing Sewer Manhole
- BFR Barrier Free Ramp
- LA Landscape Area
- Handicap Parking Sign

0 20 60

GRAPHIC SCALE
1"=20'



VICINITY MAP
NTS

SYNOPSIS

Zoning	PD 474 (BASE C2)
Proposed Use	Office
Lot Area	1.19 Ac. (51,662 s.f.)
Building Area:	
Proposed Building:	4,880 S.F.
Future Building:	4,880 S.F.
Lot Coverage:	9.45%
Max Building Height:	45'

Parking Required:	
Parking Ratio (General Office):	1 Per 300 SF
Parking Required:	17 Spaces
Parking Provided:	56 Spaces
HC Parking Required:	3 Spaces
HC Parking Provided:	3 Spaces

OWNER:
Texas Wealth Management
6951 Virginia Parkway, Suite 207
McKinney, Texas 75071
Phone (469) 907-1064
Contact: Sarah Marshall

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX. 75069
Phone (972) 542-1266
Fax (972) 542-8682
Contact: Lawrence Ringley

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

MON #7 = CITY OF VAN ALSTYNE SURVEY MONUMENT, BEING A 3 1/2" ALUMINUM DISK IN CONCRETE, STAMPED "CONTROL POINT NO. 7", LOCATED FROM THE INTERSECTION OF STATE HIGHWAY 5 AND EAST VAN ALSTYNE PARKWAY, GO NORTH ON STATE HIGHWAY 5 APPROXIMATELY 0.2 MILES TO BALDWIN COURT, TURN LEFT AND GO APPROXIMATELY 0.3 MILES TO THE STATION ON THE RIGHT IN AN "S" CURVE NEAR THE NORTHWEST CORNER OF THE CITY OF VAN ALSTYNE WATER TANK #2
ELEV. = 792.291

MON #8 = CITY OF VAN ALSTYNE SURVEY MONUMENT, BEING A 3 1/2" ALUMINUM DISK IN CONCRETE, STAMPED "CONTROL POINT NO. 8", LOCATED IN THE TOP OF CURB OF THE CENTER MEDIAN NOSE, DESCRIBED AS BEING FROM THE INTERSECTION OF STATE HIGHWAY 5 & EAST VAN ALSTYNE PARKWAY, GO WEST ON EAST VAN ALSTYNE PARKWAY APPROXIMATELY 1.1 MILES TO THE DRRIVEWAY ENTRANCE TO GRAYSON COUNTY COLLEGE, TURN LEFT AND GO APPROXIMATELY 60 FEET TO THE STATION.
ELEV. = 777.684

BM-1 = "X" IN THE TOP OF A CONCRETE CURB AT THE SOUTHEAST CORNER OF A CONCRETE DRIVEWAY THAT PARALLELS THE SUBJECT TRACTS WEST PROPERTY LINE, 4'± NORTH OF AN ELECTRIC TRANSFORMER AND 6'± NORTH OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEV. = 777.79

BM-2 = "X" IN TOP OF A CONCRETE CURB INLET AT THE NORTHWEST CORNER OF THE INLET ON THE WEST SIDE OF LONGBOW STREET, 78'± NORTH OF INTERSECTION OF LONGBOW STREET AND TEXANA STREET.
ELEV. = 776.88

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

CITY OF VAN ALSTYNE, TEXAS
APPROVED BY THE CITY OF VAN ALSTYNE

_____
CITY ENGINEER

DATE: _____

_____
DIRECTOR OF DEVELOPMENT SERVICES

DATE: _____

STOP!
CALL BEFORE YOU DIG
Texas 811 Know what's below.
(@ least 72 hours prior to digging)

Issue Date	Description
1 7/21/2026	
2	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DANIEL A. FRANKLIN, PE TX 122044 ON 7-21-2026. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

SITE PLAN

TEXAS WEALTH MANAGEMENT 1.19 ACRES, LOT 3R BLOCK 1,ABSTRACT NO. 770
DM INVESTMENTS LLC
CITY OF VAN ALSTYNE, TEXAS

Sheet No. C2.0

Project No. 25051

TEXAS WEALTH MANAGEMENT

AGENDA COMMUNICATION

Meeting Date: August 18, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Consider and act upon a plat for J. Umphress Center, Phase One, being a 1.2-acre tract of land located on the northwest corner of Texana Street and Longbow Street, subject to conditions.**

Background Information:

The subject plat is a replat. Section 38-181. - Special provisions. (a) of the Subdivision Ordinance requires a Public Hearing to be held.

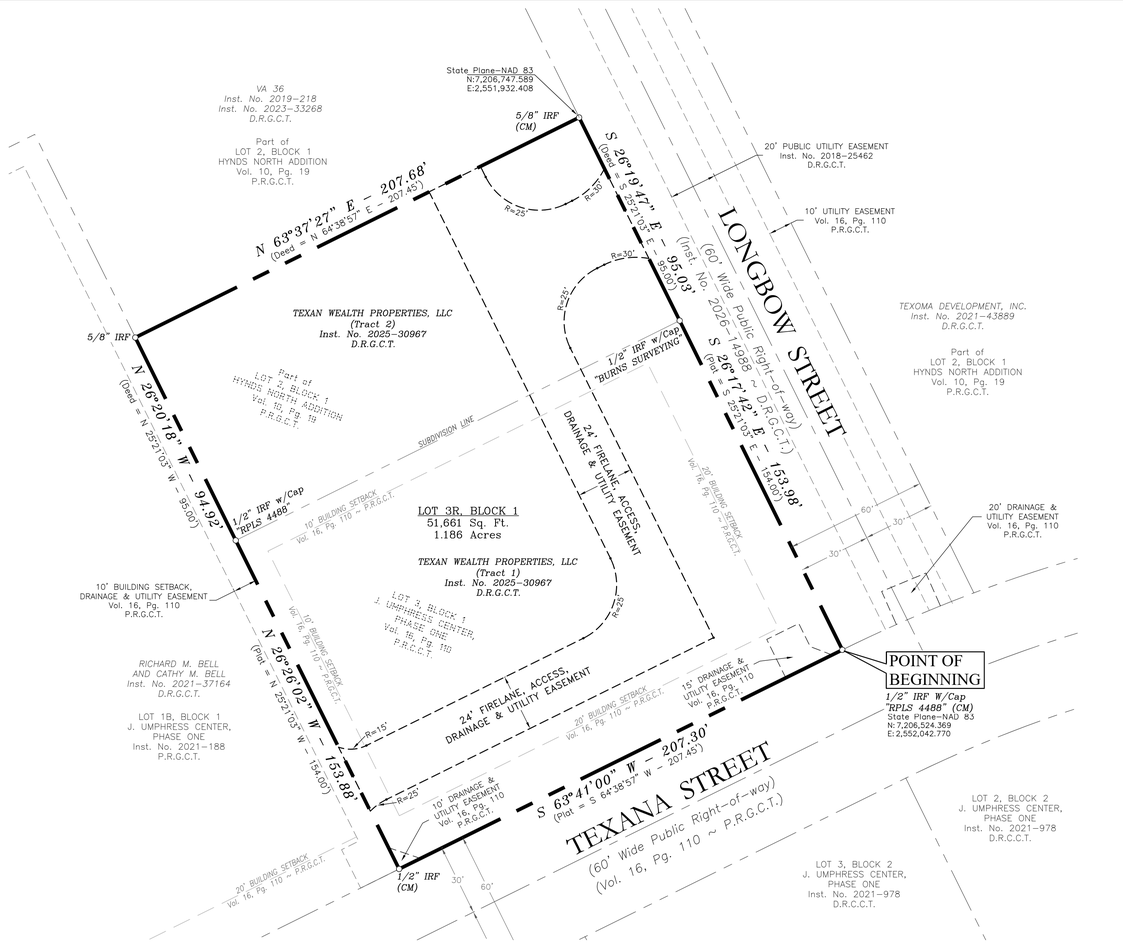
The proposed plat lays out one (1) lot to accommodate a future office development. The purpose of the replat is to combine two (2) lots into one (1) lot and add easements. A site plan for this development is a companion item on this agenda.

Recommendation(s):

Staff recommends a Public Hearing be held, and the Commission approve the plat subject to approval of civil engineering plans by the City as applicable.

Attachments:

J. Umphress Center Phase 1 Plat



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are Geodetic an are based upon GPS observations and measurements from the City of Van Alstyne Monuments #7 and #8 and is based upon the Texas State Plane Coordinate System, North Central Zone (4202), NAD–83 projection.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48181C0550F (effective date September 29, 2010) published by the Federal Emergency Management Administration for Grayson County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un–Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

MONUMENT NOTE:

All corner monuments were found during the time of this Survey. Monuments found at the southeast corner, southwest corner and northeast corner of the Subject Tract were held by this Surveyor as Controlling Monuments, as noted.

PLAT NOTE:

Selling 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 utilities and building permits.

VISIBILITY NOTE:

Intersection visibility triangles shall be shown and maintained in accordance with the City Design Manual.

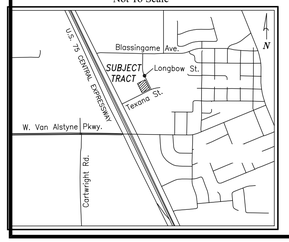
PURPOSE STATEMENT:

The purpose of this Replat is to combine two platted subdivision lots into one lot and add easements for development.

ABBREVIATIONS

Vol. = Volume
Pg. = Page
Inst. No. = Instrument Number
D.R.G.C.T. = Deed Records, Grayson County, Texas
P.R.G.C.T. = Plat Records, Grayson County, Texas
IRF = Iron Rod Found
4701 = Lawrence H. Ringley, RPLS 4701
CM = Controlling Monument

VICINITY MAP
Not To Scale



NOTE: ALL NEW EASEMENTS BY THIS PLAT WILL BE ANNOTATED ONCE ALL EASEMENT ALIGNMENTS HAVE BEEN FINALIZED & APPROVED.

LEGEND

- PROPERTY CORNER
- BOUNDARY LINE
- ADJOINER BOUNDARY LINE
- EASEMENT LINE
- ROAD CENTERLINE

OWNER / DEVELOPER

TEXAS WEALTH PROPERTIES, LLC
Contact: Sarah Marshall, President
6951 Virginia Parkway, Suite 207
McKinney, Texas 75071
469–907–1064

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972–542–1266

REPLAT

LOT 3R, BLOCK 1
J. UMPHRESS CENTER, PHASE ONE
1.186 ACRE TRACT

Being a Replat of
All of LOT 3, BLOCK 1
J. UMPHRESS CENTER, PHASE ONE
and Part of LOT 2, BLOCK 1
HYNDS ADDITION
situated in the
James McKinney Survey, Abstract No. 770
City of Van Alstyne, Grayson County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee ~ McKinney, Texas 75069
(972) 542–1266

Date	Job	Title	
07/21/2026	2026–032	2026–032–RP.DWG	
Scale	Drawn by	Checked by	Sheet
1" = 30'	Mark Staab	L. H. Ringley	1 of 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF GRAYSON §

WHEREAS, TEXAN WEALTH PROPERTIES, LLC is the owner of that certain tract of land situated in the City of Van Alstyne, Texas, in the James McKinney Survey, Abstract no. 770 of Grayson County, Texas and being all of Lot 3, Block 1 of J. Humphress Center, Phase One, an addition to the City of Van Alstyne according to the plat thereof, recorded in Volume 16, Page 110, Plat Records, Grayson County, Texas (P.R.G.C.T.) and being a part of Lot 2, Block 1 of Hynds North Addition, an addition to the City of Van Alstyne according to the plat thereof, recorded in Volume 10, Page 19, P.R.G.C.T. and further described in a deed as "Tracts 1 and 2" to Texan Wealth Properties, LLC, recorded in Instrument No. 2025–30967, Deed Records, Grayson County, Texas (D.R.G.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4488", found at the intersection of the westerly right–of–way line of Longbow Street (a 60' wide right–of–way as per Instrument No. 2026–14988, D.R.G.C.T.) and the northwesterly right–of–way line of Texana Street (a 60' wide right–of–way as per plat, Volume 16, Page 110, P.R.G.C.T.), for the southeast corner of the above described Lot 3, Block 1 ("Tract 1");

THENCE: South 63 deg. 41 min. 00 sec. West (plat call = South 64 deg. 38 min. 57 sec. West – 207.45'), along the common line of said Lot 3, Block 1 and said Texana Street, a distance of 207.30 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 3, Block 1 ("Tract 1") and same being the southeast corner of Lot 1B, Block 1 of J. Humphress Center, Phase One, an addition to the City of Van Alstyne according to the plat thereof, recorded in Instrument No. 2021–188, P.R.G.C.T.;

THENCE: North 26 deg. 26 min. 02 sec. West (plat call = North 25 deg. 21 min. 03 sec. West – 154.00'), departing from Texana Street, along the common line of said Lot 3, Block 1 and said Lot 1B, Block 1, a distance of 153.88 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4488", found for the northwest corner of said Lot 3, Block 1 ("Tract 1") and same being the southwest corner of the above described "Tract 2" to Texan Wealth Properties, LLC;

THENCE: North 26 deg. 20 min. 18 sec. West (deed call = North 25 deg. 21 min. 03 sec. West – 95.00'), along the common line of said "Tract 2" and said Lot 1B, Block 1, a distance of 94.92 feet to a 5/8 inch iron rod found for the northwest corner of said "Tract 2";

THENCE: North 63 deg. 37 min. 27 sec. East (deed call = North 64 deg. 38 min. 57 min. East – 207.45'), departing from said common line, over & across the above described Lot 2, Block 1 of Hynds North Addition and with the northern line of said "Tract 2", a distance of 207.68 feet to a 5/8 inch iron rod found on the westerly right–of–way line of the above described Longbow Street for the northeast corner of said "Tract 2";

THENCE: South 26 deg. 19 min. 47 sec. East, (deed call = South 25 deg. 21 min. 03 sec. East – 95.00'), along the common line of said "Tract 2" and said Longbow Street, a distance of 95.03 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Burns Surveying", found for the southeast corner of said "Tract 2" and same being the northeast corner of said Lot 3, Block 1 ("Tract 1") of J. Humphress Center, Phase One;

THENCE: South 26 deg. 17 min. 42 sec. East (plat call = South 25 deg. 21 min. 03 sec. East – 154.00'), along the common line of said Lot 3, Block 1, a distance of 153.98 feet to the POINT OF BEGINNING and containing 51,661 square feet or 1.186 acres of land.

OWNER'S DEDICATION

THAT, TEXAS WEALTH PROPERTIES, LLC, acting herein by and through its duly authorized officers, does hereby adopt this Replat designating the herein above described property as LOT 3R, BLOCK 1, J. UMPHRESS CENTER, PHASE ONE, an addition to the City of Van Alstyne, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Van Alstyne's use thereof. The City of Van Alstyne and any public 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 endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Van Alstyne on any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. TEXAS WEALTH PROPERTIES, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements, and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Van Alstyne.

WITNESS MY HAND THIS _____ day of _____, 2026.

_____
Sarah Marshall, President
Texas Wealth Properties, LLC

To the best of my knowledge, there are no liens against this property.

_____
Sarah Marshall, President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared SARAH MARSHALL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas

CITY SIGNATURE BLOCK

On the _____ day of _____ , 20____, this plat was duly approved by the City Council of the City of Van Alstyne, Texas.

Signed: _____ Attest: _____
Chairman, Planning and Zoning Commission — City Clerk

Signed: _____ Attest: _____
Mayor — City Clerk

UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

ATMOS GAS _____ NAME/TITLE
ONCOR ELECTRIC DELIVERY _____ NAME/TITLE
GRAYSON.COLLIN ELECTRIC COOPERATIVE _____ NAME/TITLE
SOUTH GRAYSON WATER SUPPLY _____ NAME/TITLE

SURVEYORS' CERTIFICATE

That I, **Lawrence H. Ringley**, Registered Professional Land Surveyor, do hereby certify that I have prepared this plat from an actual on–the–ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Van Alstyne, Texas.

DATED this the _____ day of _____, 2026.

_____
Lawrence H. Ringley, R.P.L.S.
State of Texas, No. 4701

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared **LAWRENCE H. RINGLEY**, 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.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public, State of Texas

OWNER / DEVELOPER

TEXAS WEALTH PROPERTIES, LLC
Contact: Sarah Marshall, President
6951 Virginia Parkway, Suite 207
McKinney, Texas 75071
469–907–1064

SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
LHR@Ringley.com
972–542–1266

REPLAT

LOT 3R, BLOCK 1
J. UMPHRESS CENTER, PHASE ONE
1.186 ACRE TRACT

Being a Replat of
All of LOT 3, BLOCK 1
J. UMPHRESS CENTER, PHASE ONE
and Part of LOT 2, BLOCK 1
HYNDS ADDITION
situated in the
James McKinney Survey, Abstract No. 770
City of Van Alstyne, Grayson County, Texas

RINGLEY & ASSOCIATES, INC.
SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee ~ McKinney, Texas 75069
(972) 542–1266

Date	Job	Title	
07/21/2026	2026–032	2026–032–RP.DWG	
Scale	Drawn by	Checked by	Sheet
1" = 30'	Mark Staab	L. H. Ringley	2 of 2

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AGENDA COMMUNICATION

Meeting Date: August 18, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Receive presentations from Hayden Family Capital and Catalyst Commercial/Fraser Capital, regarding prospective developments, for properties respectively located in the following locations: east side of Old Highway 6 and Blythe Road; and the northwest corner of US 75 and Panther Parkway.**

AGENDA COMMUNICATION

Meeting Date: August 18, 2026

Staff Contact: Alex Glushko, Director of Development Services

Department: Development Services

Subject: **Receive and update regarding the Comp Plan 2035 Implementation Plan, including but not limited to various Zoning Ordinance amendments and related regulations.**