



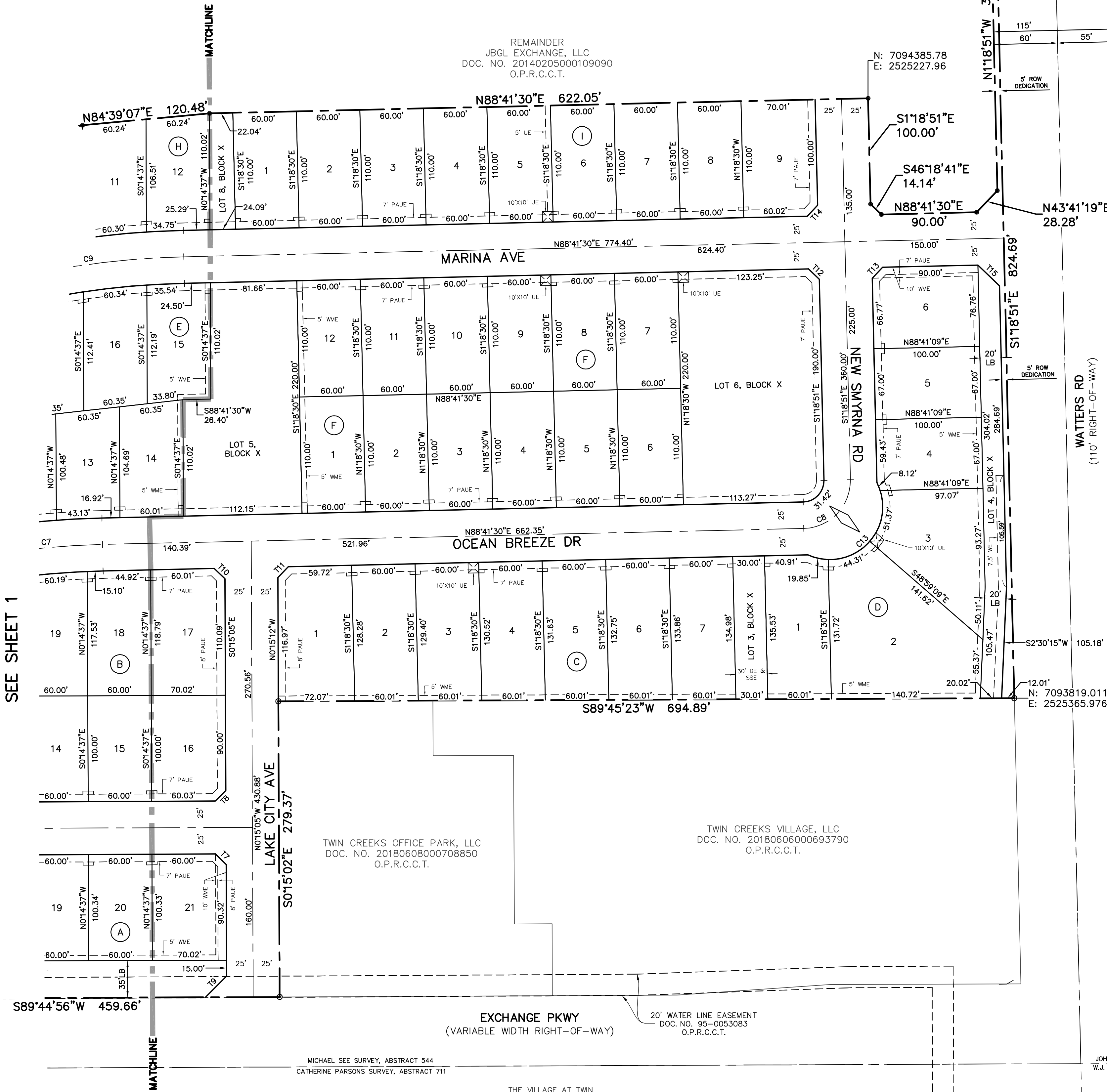
ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	11°15'47"	1000.00'	98.61'	196.58'	S84°36'43"E 196.26'
C2	85°12'29"	45.00'	41.39'	66.92'	N36°22'35"W 60.92'
C3	27°54'39"	809.00'	201.04'	394.09'	N20°10'59"E 390.21'
C4	12°18'12"	1191.00'	128.37'	255.75'	N27°59'12"E 255.26'
C5	22°37'42"	400.00'	80.03'	157.98'	S78°55'46"E 156.95'
C6	8°37'26"	800.00'	60.32'	120.41'	N85°26'41"E 120.30'
C7	7°33'32"	800.00'	52.85'	105.54'	N84°54'44"E 105.47'
C8	90°00'21"	45.00'	45.00'	70.69'	N43°41'19"E 63.64'
C9	12°52'12"	800.00'	90.23'	179.70'	N82°15'24"E 179.32'
C10	13°56'06"	545.00'	66.60'	132.55'	N82°47'20"E 132.22'
C11	30°37'53"	300.00'	82.16'	160.39'	S74°55'40"E 158.48'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C12	135°19'23"	50.00'	121.68'	118.09'	S36°27'51"E 92.50'
C13	141°41'23"	50.00'	143.94'	123.65'	N43°41'19"E 94.46'

LOT 1, BLOCK A,  
TWIN CREEKS BUSINESS CENTER, PHASE 1  
DOC. NO. 20100512010000920  
O.P.R.C.C.T.

50'X85' SOUTH ACCESS DRIVE EASEMENT  
NO. 20060920001358150  
O.P.R.C.C.T.

REMAINDER  
JBGL EXCHANGE, LLC  
DOC. NO. 20140205000109090  
O.P.R.C.C.T.



SEE SHEET 1

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	7436	0.17
2	A	6313	0.14
3	A	6313	0.14
4	A	8084	0.19
5	A	15543	0.36
6	A	8760	0.20
7	A	6237	0.14
8	A	6058	0.14
9	A	6477	0.15
10	A	6512	0.15
11	A	6514	0.15
12	A	6016	0.14
13	A	6018	0.14
14	A	6021	0.14
15	A	6022	0.14
16	A	6022	0.14
17	A	6022	0.14
18	A	6021	0.14
19	A	6021	0.14
20	A	6020	0.14
21	A	6974	0.16

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	8997	0.21
2	C	7731	0.18
3	C	7797	0.18
4	C	7864	0.18
5	C	7931	0.18
6	C	7998	0.18
7	C	8065	0.19

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	8106	0.19
2	D	16003	0.37
3	D	9925	0.23
4	D	6688	0.15
5	D	6700	0.15
6	D	7626	0.18

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	F	6600	0.15
2	F	6600	0.15
3	F	6600	0.15
4	F	6600	0.15
5	F	6600	0.15
6	F	6600	0.15
7	F	6600	0.15
8	F	6600	0.15
9	F	6600	0.15
10	F	6600	0.15
11	F	6600	0.15
12	F	6600	0.15

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	G	6815	0.16
2	G	6313	0.14
3	G	6151	0.14
4	G	6001	0.14

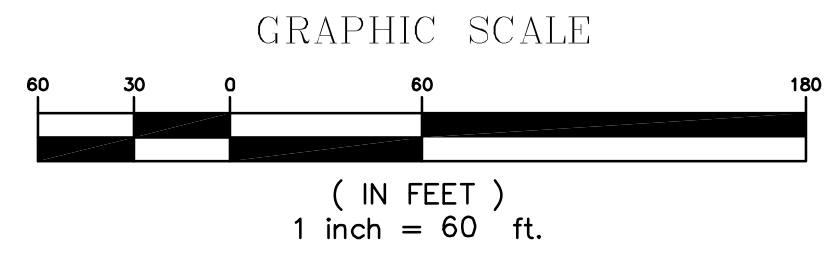
LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	I	6600	0.15
2	I	6600	0.15
3	I	6600	0.15
4	I	6600	0.15
5	I	6600	0.15
6	I	6600	0.15
7	I	6600	0.15
8	I	6600	0.15
9	I	7652	0.18

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	6115	0.14
2	B	6277	0.14
3	B	6148	0.14
4	B	6108	0.14
5	B	6000	0.14
6	B	6000	0.14
7	B	6000	0.14
8	B	6000	0.14
9	B	6000	0.14
10	B	6000	0.14
11	B	6000	0.14
12	B	6000	0.14
13	B	6000	0.14
14	B	6000	0.14
15	B	6000	0.14
16	B	6952	0.16
17	B	8312	0.19
18	B	7093	0.16
19	B	6936	0.16
20	B	6533	0.15
21	B	6144	0.14
22	B	6006	0.14
23	B	6000	0.14
24	B	6000	0.14
25	B	6000	0.14
26	B	6514	0.15
27	B	6500	0.15
28	B	6500	0.15
29	B	6779	0.16
30	B	6550	0.15
31	B	7812	0.18

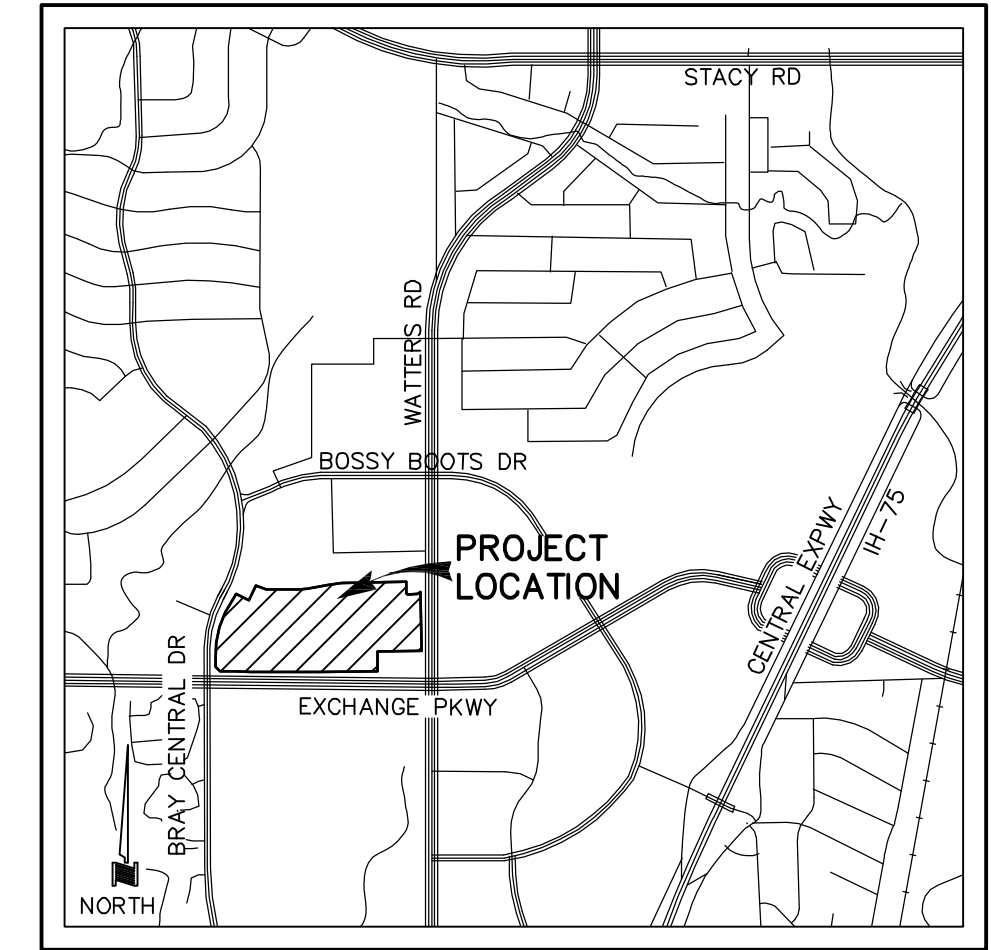
LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	E	8100	0.19
2	E	7136	0.16
3	E	6000	0.14
4	E	6000	0.14
5	E	6000	0.14
6	E	6000	0.14
7	E	6000	0.14
8	E	6000	0.14
9	E	6000	0.14
10	E	6011	0.14
11	E	6073	0.14
12	E	6008	0.14
13	E	6138	0.14
14	E	6441	0.15
15	E	6642	0.15
16	E	6762	0.16
17	E	6632	0.15
18	E	6253	0.14
19	E	6039	0.14
20	E	6011	0.14
21	E	6000	0.14
22	E	6000	0.14
23	E	6000	0.14
24	E	6000	0.14
25	E	6008	0.14
26	E	7542	0.17
27	E	8582	0.20

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	H	7788	0.18
2	H	6089	0.14
3	H	6000	0.14
4	H	6000	0.14
5	H	6000	0.14
6	H	6000	0.14
7	H	6051	0.14
8	H	6243	0.14
9	H	6336	0.15
10	H	6336	0.15
11	H	6383	0.15
12	H	6482	0.15

HOA LOT AREA TABLE		
LOT	AREA (SF)	AREA (AC)
LOT 1X, BLK X	6951	0.16
LOT 2X, BLK X	41871	0.96
LOT 3X, BLK X	4058	0.09
LOT 4X, BLK X	7994	0.18
LOT 5X, BLK X	21320	0.49
LOT 6X, BLK X	29180	0.67
LOT 7X, BLK X	4955	0.11
LOT 8X, BLK X	2537	0.06



- LEGEND**
- DE = DRAINAGE EASEMENT  
LB = LANDSCAPE BUFFER  
PAUE = PEDESTRIAN ACCESS & UTILITY EASEMENT  
PDE = PRIVATE DRAINAGE EASEMENT  
SVE = SIGHT VISIBILITY EASEMENT  
WME = WALL & WALL MAINTENANCE EASEMENT  
WE = WATER EASEMENT  
UE = UTILITY EASEMENT  
BL = BUILDING LINE  
HOA = HOMEOWNER'S ASSOCIATION  
WE = WATER LINE EASEMENT  
SSE = SANITARY SEWER EASEMENT  
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
● = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP  
STAMPED "DAA" (UNLESS NOTED OTHERWISE)  
● = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP  
STAMPED "DAA" (UNLESS NOTED OTHERWISE)  
◇ = DENOTES STREET NAME CHANGE



29.262 ACRES  
129 DETACHED SINGLE FAMILY LOTS  
8 OPEN SPACE/HOA LOTS  
6.627 ACRES ROW DEDICATION  
**FINAL PLAT**  
**LEGENDS AT TWIN CREEKS**  
**PHASE 1**  
AN ADDITION TO THE CITY OF ALLEN  
MICHAEL SEE SURVEY ~ ABSTRACT NO. 544  
COLLIN COUNTY, TEXAS  
SEPTEMBER 2018 SCALE: 1" = 60'

OWNER/DEVELOPER  
JBGL EXCHANGE, LLC  
2805 NORTH DALLAS PARKWAY, SUITE 400  
PLANO, TEXAS 75093  
CONTACT: BOBBY SAMUEL

PLANNER / ENGINEER / SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800  
CONTACT: COLIN W. HELFFRICH



OWNER'S CERTIFICATE

STATE OF TEXAS     §  
COUNTY OF COLLIN §

WHEREAS, JBGL Exchange LLC, a Texas limited liability company, is the owner of a tract of land situated in the MICHAEL SEE SURVEY, ABSTRACT NO. 544, City of Allen, Collin County, Texas and being a portion of that tract of land conveyed in Deed to JBGL Exchange, LLC, according to the document filed of record in Document Number 20140205000109090, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the north end of a corner clip, same being in the west line of said JBGL Exchange, LLC tract, same being common with the east line of Bray Central Drive, a variable width right-of-way;

THENCE with said common line, the following courses and distances:

N 01° 04' 41" W, a distance of 73.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the beginning of a curve to the right having a central angle of 35° 13' 01", a radius of 955.00 feet and chord bearing and distance of N 16° 31' 49" E, 577.79 feet;

With said curve to the right, an arc distance of 586.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the beginning of a reverse curve to the left having a central angle of 05° 08' 05", a radius of 1,045.00 feet and chord bearing and distance of N 31° 34' 15" E, 93.62 feet;

With said curve to the left, an arc distance of 93.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE leaving said common line, over and across the above mentioned JBGL Exchange LLC tract, the following courses and distances:

S 60° 59' 47" E, a distance of 121.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the left having a central angle of 07° 10' 06", a radius of 1,166.00 feet and chord bearing and distance of N 25° 25' 10" E, 145.78 feet;

With said curve to the left, an arc distance of 145.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 68° 09' 53" E, a distance of 115.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 89° 45' 23" E, a distance of 288.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 87° 44' 56" E, a distance of 60.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 78° 06' 29" E, a distance of 183.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 84° 39' 07" E, a distance of 120.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 88° 41' 30" E, a distance of 622.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 01° 18' 51" E, a distance of 100.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 46° 18' 41" E, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 88° 41' 30" E, a distance of 90.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 43° 41' 19" E, a distance of 28.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 01° 18' 51" W, a distance of 344.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the south line of a 50' x 85' South Access Drive Easement described in Exhibit E of the document filed of record in Document Number 20060920001358150, Official Public Records, Collin County, Texas;

N 88° 42' 37" E, with the south line of said Access Drive Easement, a distance of 5.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the east line of the above mentioned JBGL Exchange LLC tract, same being common with the west line of Watters Road, a 110' right-of-way;

THENCE S 01° 18' 51" E, with said common line, a distance of 824.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the northeast corner of that tract of land conveyed in Deed to Twin Creeks Village, LLC, according to the document filed of record in Document Number 20180606000693790, Official Public Records, Collin County, Texas;

THENCE S 89° 45' 23" W, leaving said common line, and with the north line of said Twin Creeks Village, LLC tract, and the north line of that tract of land conveyed in Deed to Twin Creeks Office Park, LLC, according to the document filed of record in Document Number 20180608000708850, Official Public Records, Collin County, Texas, a distance of 694.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the northwest corner of said Twin Creeks Office Park, LLC tract;

THENCE S 00° 15' 02" E, with the west line of said Twin Creeks Office Park, LLC tract, a distance of 279.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the southwest corner of said Twin Creeks Office Park, LLC tract, same being in the south line of said JBGL Exchange LLC tract, and being in the north line of Exchange Parkway, a variable width right-of-way;

THENCE with the south line of said JBGL Exchange LLC tract, and the north line of said Exchange Parkway, the following courses and distances:

S 89° 44' 56" W, a distance of 459.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

S 89° 47' 42" W, a distance of 422.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found;

N 86° 15' 32" W, a distance of 145.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found;

S 89° 47' 42" W, a distance of 134.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the south end of the above mentioned corner clip;

THENCE N 45° 38' 18" W, with said corner clip, a distance of 57.06 feet to the POINT OF BEGINNING, and containing 29.262 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

THAT, JBGL Exchange, LLC, through the undersigned authority, does hereby adopt this plat designating the described property as LEGENDS AT TWIN CREEKS PHASE 1, an addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the streets and alleys thereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. 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 easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, 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.

This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Allen, Texas.

WITNESS MY HAND this \_\_\_\_\_day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS     §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of \_\_\_\_\_ and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_day of \_\_\_\_\_, 2018.

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

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN L. MELTON, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision, in accordance with the subdivision regulations of City of Allen, Texas.

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

John L. Melton  
Registered Professional Land Surveyor  
No. 4268

STATE OF TEXAS     §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JOHN L. MELTON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_day of \_\_\_\_\_, 2018.

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

APPROVED

ATTEST

\_\_\_\_\_  
Chairman, Planning and Zoning Commission

\_\_\_\_\_  
Secretary, Planning and Zoning Commission

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

EXECUTED PRO-FORMA

\_\_\_\_\_  
Mayor, City of Allen

\_\_\_\_\_  
Date

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing Final Plat of LEGENDS AT TWIN CREEKS PHASE 1 an addition to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the \_\_\_\_\_day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
City of Secretary, City of Allen

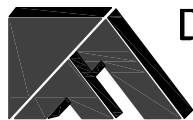
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6.627 ACRES ROW DEDICATION

FINAL PLAT  
LEGENDS AT TWIN CREEKS  
PHASE 1

AN ADDITION TO THE CITY OF ALLEN  
MICHAEL SEE SURVEY ~ ABSTRACT NO. 544  
COLLIN COUNTY, TEXAS  
SEPTEMBER 2018                      SCALE: 1" = 60'

OWNER/DEVELOPER  
JBGL EXCHANGE, LLC  
2805 NORTH DALLAS PARKWAY, SUITE 400  
PLANO, TEXAS 75093  
CONTACT: BOBBY SAMUEL

PLANNER / ENGINEER / SURVEYOR  
DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200   Plano, Texas 75093   972-931-0694



STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800  
CONTACT: COLIN W. HELFFRICH