

VICINITY MAP - NOT TO SCALE

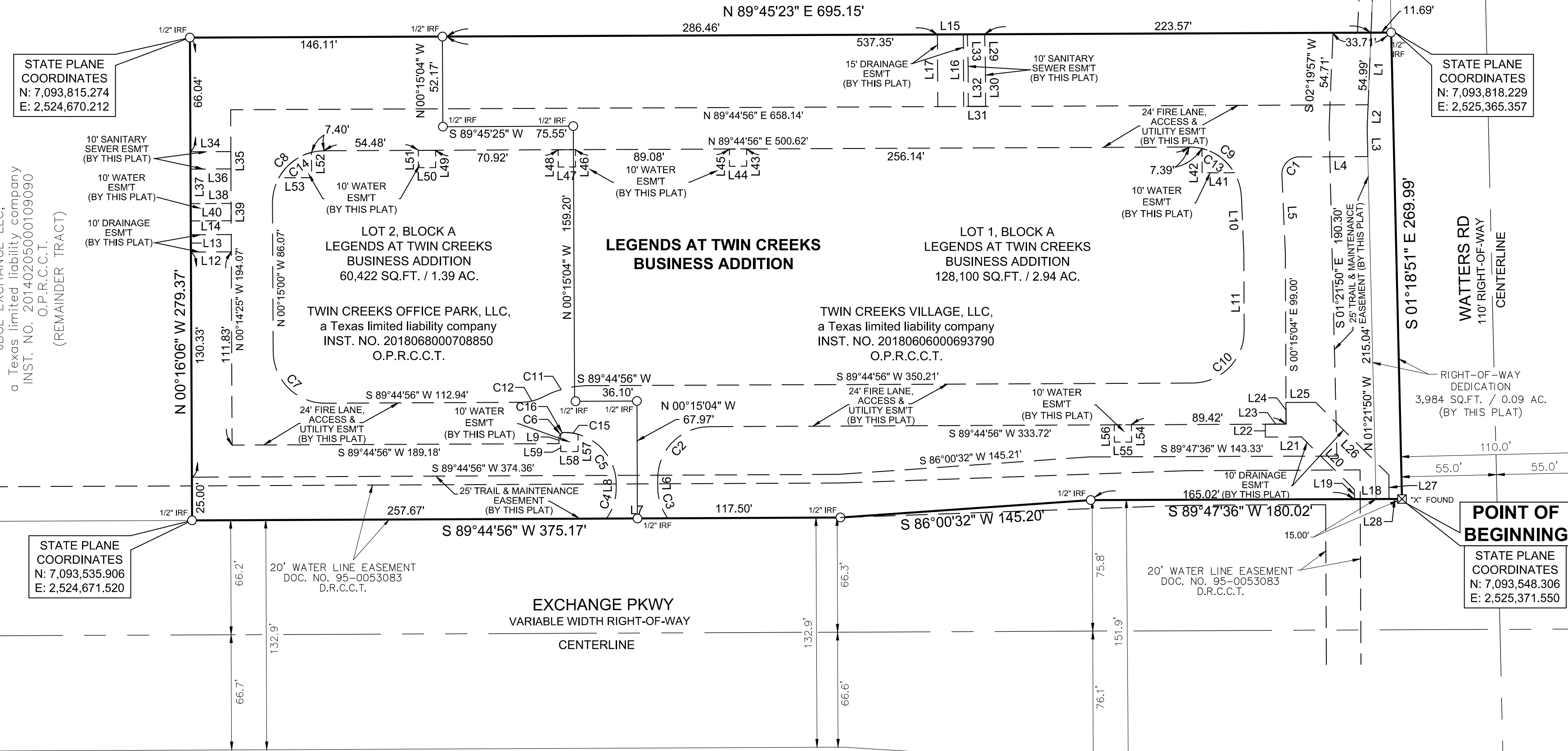
JBGL EXCHANGE LLC,
a Texas limited liability company
INST. NO. 20140205000109090
O.P.R.C.C.T.
(REMAINDER TRACT)

LEGEND

D.R.C.C.T.
M.R.C.C.T.
P.R.C.C.T.
O.P.R.C.C.T.
INST. NO.
VOL., PG.
SQ.FT.
IRF
CM
ESMT

DEED RECORDS, COLLIN COUNTY, TEXAS
MAP RECORDS, COLLIN COUNTY, TEXAS
PLAT RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
INSTRUMENT NUMBER
VOLUME, PAGE
SQUARE FEET
IRON ROD FOUND
CONTROL MONUMENT
EASEMENT

MICHAEL SEE SURVEY, ABSTRACT NO. 544



THE VILLAGE AT TWIN CREEKS
PHASE FOUR
INST. NO. 20180629010003030
O.P.R.C.C.T.

CHATHERINE PARSONS SURVEY, ABSTRACT NO. 711

24" FIRE LANE, ACCESS & UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	41.75'	S2°19'57"W
L2	13.24'	S2°19'57"W
L3	16.78'	S1°21'50"E
L4	39.78'	S89°44'56"W
L5	45.24'	S2°29'27"E
L6	5.28'	S0°15'04"E
L7	35.55'	S89°44'56"W
L8	2.31'	N0°15'04"W
L9	3.50'	S0°15'04"E
L10	33.27'	S2°29'27"E
L11	44.53'	S0°15'04"E

SANITARY SEWER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L29	19.95'	S1°18'30"E
L30	21.79'	S0°12'59"E
L31	10.00'	S89°44'56"W
L32	21.70'	N0°12'59"W
L33	20.05'	N1°18'30"W
L34	23.35'	N89°45'18"E
L35	10.00'	S0°14'25"E
L36	23.35'	S89°45'18"W

24" FIRE LANE, ACCESS & UTILITY EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	16.10'	10.00'	92°14'23"	S43°37'44"W 14.42'
C2	47.12'	30.00'	90°00'00"	S44°44'56"W 42.43'
C3	18.92'	30.00'	36°08'21"	S18°19'15"E 18.61'
C4	18.92'	30.00'	36°08'39"	N17°49'15"E 18.61'
C5	47.12'	30.00'	90°00'00"	N45°15'04"W 42.43'
C6	4.71'	3.00'	90°00'00"	S44°44'56"W 4.24'
C7	47.12'	30.00'	90°00'04"	N45°15'02"W 42.43'
C8	47.12'	30.00'	89°59'56"	N44°44'58"E 42.43'
C9	45.95'	30.00'	87°45'37"	S46°22'16"E 41.59'
C10	47.12'	30.00'	90°00'00"	S44°44'56"W 42.43'
C11	24.57'	54.94'	25°37'36"	S76°49'07"W 24.37'
C12	15.71'	30.00'	30°00'00"	S74°44'56"W 15.53'

WATER EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C13	24.02'	30.03'	45°49'31"	S53°11'27"E 23.39'
C14	24.60'	30.01'	46°57'55"	N52°07'56"E 23.92'
C15	8.10'	30.00'	15°27'58"	N82°31'05"W 8.07'
C16	2.19'	3.00'	41°48'37"	S68°50'37"W 2.14'

DRAINAGE EASEMENT LINE TABLE			
LINE #	LENGTH	DIRECTION	
L12	23.39'	S89°44'35"W	
L13	10.00'	N0°16'06"W	
L14	23.39'	N89°44'35"E	
L15	15.00'	N89°45'23"E	
L16	41.74'	S0°15'04"E	
L17	41.74'	N0°15'04"W	
L18	20.00'	S89°47'36"W	
L19	5.64'	N0°15'04"W	
L20	43.14'	N45°15'04"W	
L21	20.86'	S89°44'56"W	
L22	7.47'	S0°15'04"E	
L23	12.00'	N89°44'56"E	
L24	12.53'	N0°15'04"W	
L25	17.14'	N89°44'56"E	
L26	59.71'	S45°15'04"E	
L27	13.94'	S0°15'04"E	
L28	7.49'	S89°47'32"W	

WATER EASEMENT LINE TABLE			
LINE #	LENGTH	DIRECTION	
L37	20.01'	S0°16'57"E	
L38	23.40'	N89°45'10"E	
L39	10.00'	S0°14'25"E	
L40	23.40'	S89°45'10"W	
L41	18.66'	S89°44'56"W	
L42	14.09'	N0°15'04"W	
L43	10.00'	S0°15'04"E	
L44	10.00'	S89°44'56"W	
L45	10.00'	N0°15'04"W	
L46	10.00'	S0°15'04"E	
L47	10.00'	S89°44'56"W	
L48	10.00'	N0°15'04"W	
L49	10.00'	S0°15'04"E	
L50	10.00'	S89°44'56"W	
L51	10.00'	N0°15'04"W	
L52	14.80'	S0°15'04"E	
L53	18.94'	S89°44'56"W	
L54	10.00'	S0°15'04"E	
L55	10.00'	S89°44'56"W	
L56	10.00'	N0°15'04"W	
L57	10.00'	S0°15'04"E	
L58	10.00'	S89°44'56"W	
L59	10.32'	N0°15'04"W	

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, **TWIN CREEKS VILLAGE, LLC**, a Texas limited liability company, is the owner of a tract of land situated in the Michael See Survey, Abstract No. 544 in the City of Allen, Collin County, Texas, and being part of that same tract of land as described in a Special Warranty Deed to said **TWIN CREEKS VILLAGE, LLC**, as recorded in Instrument No. 20180606000693790, and **TWIN CREEKS OFFICE PARK, LLC**, a Texas limited liability company, being part of that same tract of land as described in a Special Warranty Deed to said **TWIN PEAKS OFFICE PARK, LLC**, as recorded in Instrument No. 20180608000708850, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found at the most Southeast corner of the aforesaid **TWIN CREEKS VILLAGE** tract at the intersection of the West right-of-way line of Waters Road (110 foot right-of-way) and the North right-of-way line of Exchange Parkway (variable width right-of-way), said beginning point being the Southeast corner of the herein described tract;

Thence South 89 degrees 47 minutes 36 seconds West, along said North right-of-way line of Exchange Parkway, a distance of 180.02 feet to a 1/2 inch iron rod found for an angle point in said right-of-way line;

Thence South 86 degrees 00 minutes 32 seconds West, continuing along said North right-of-way-line of Exchange Parkway, a distance of 145.20 feet to a 1/2 inch iron rod found for an angle point in said right-f way-line;

Thence South 89 degrees 44 minutes 56 seconds West, continuing along said North right-of-way line of Exchange Parkway, a distance of 375.17 feet to a 1/2 inch iron rod found, same being the Southwest corner of the herein described tract;

Thence North 00 degrees 16 minutes 06 seconds West, departing said North right-of-way line of Exchange Parkway, a distance of 279.37 feet to a 1/2 inch iron rod found, same being the Northwest corner of the herein described tract;

Thence North 89 degrees 45 minutes 23 seconds East, along the north line of the herein described tract, a distance of 695.15 feet to a 1/2 inch iron rod found, and lying in said West right-of-way line of aforesaid Waters Road same being the Northeast corner of the herein described tract;

Thence South 01 degrees 18 minutes 51 seconds East, along said West right-of-way line of said Waters Road, a distance of 269.99 feet to the POINT OF BEGINNING and containing 192,506 square feet or 4.42 acres of land.

SURVEYOR'S CERTIFICATE

THAT I, Gary E. Johnson, a 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 shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Allen, Texas.

Dated this _____ day of _____, 2018.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (10/08/2018)

Gary E. Johnson
Texas Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 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 _____, 2018.

Notary Signature

GENERAL NOTES:

1) Bearings are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values, No Scale and No Projection.

2) Lot-to-lot drainage will not be allowed without engineering section approval.

3) According to the F.I.R.M. Panel No. 48085C0385J, the subject property lies in Zone X and does not lie within a flood prone hazard area.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS: That **TWIN CREEKS VILLAGE, LLC**, a Texas limited liability company, and **TWIN CREEKS OFFICE PARK, LLC**, a Texas limited liability company acting through its agent, Moshe Golan, Managing Member, through its undersigned authority, does hereby adopt this plat designating, as **LOTS 1 AND 2, BLOCK A, LEGENDS AT TWIN CREEK BUSINESS ADDITION** described property as addition to the City of Allen, Texas, and does hereby dedicate to the public use forever the street 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 approved subject to all platting ordinances, rules, regulations and resolutions of the City of Allen, Texas.

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

MOSHE GOLAN

Managing Partner for Twin Creeks Village, LLC.

STATE OF TEXAS COUNTY OF COLLIN BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Moshe Golan, 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 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 _____, 2018.

Notary Signature

WITNESS MY HAND THIS _____ DAY OF _____, 2018.

MOSHE GOLAN

Managing Partner for Twin Creeks Office Park, LLC.

STATE OF TEXAS COUNTY OF COLLIN BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared Moshe Golan, 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 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 _____, 2018.

Notary Signature

CITY OF ALLEN APPROVAL BLOCK

Approved

Attest

Chairperson
Planning & Zoning Commission

Secretary
Planning & Zoning Commission

Date

Date

Executed Pro-forma

Mayor

Date

The undersigned, the City Secretary of the City of Allen, Texas, hereby certifies that the foregoing Final Plat of Lots 1 and 2, Block A, LEGENDS AT TWIN CREEKS BUSINESS ADDITION to the City of Allen was submitted to the Planning and Zoning Commission and approved by it on the _____ day of _____, 2018.

City Secretary, City of Allen

FINAL PLAT
LOTS 1 AND 2, BLOCK A
LEGENDS AT TWIN CREEKS BUSINESS ADDITION

CONTAINING 192,506 SQ.FT. / 4.42 ACRES
RIGHT-OF-WAY DEDICATION 3,984 SQUARE FEET / 0.09 ACRE
LOCATED IN MICHAEL SEE SURVEY, ABSTRACT NO. 544
CITY OF ALLEN, COLLIN COUNTY, TEXAS

DATE: 6/29/18 / JOB # 1800193-1/ SCALE - 1" = 50' / DRAWN: CN

OWNER / DEVELOPER: LOT 1
TWIN CREEKS VILLAGE LLC
5164 VILLAGE CREEK, SUITE 1000
PLANO, TEXAS 75093

OWNER / DEVELOPER: LOT 2
TWIN CREEKS OFFICE PARK, LLC
5164 VILLAGE CREEK, SUITE 1000
PLANO, TEXAS 75093

