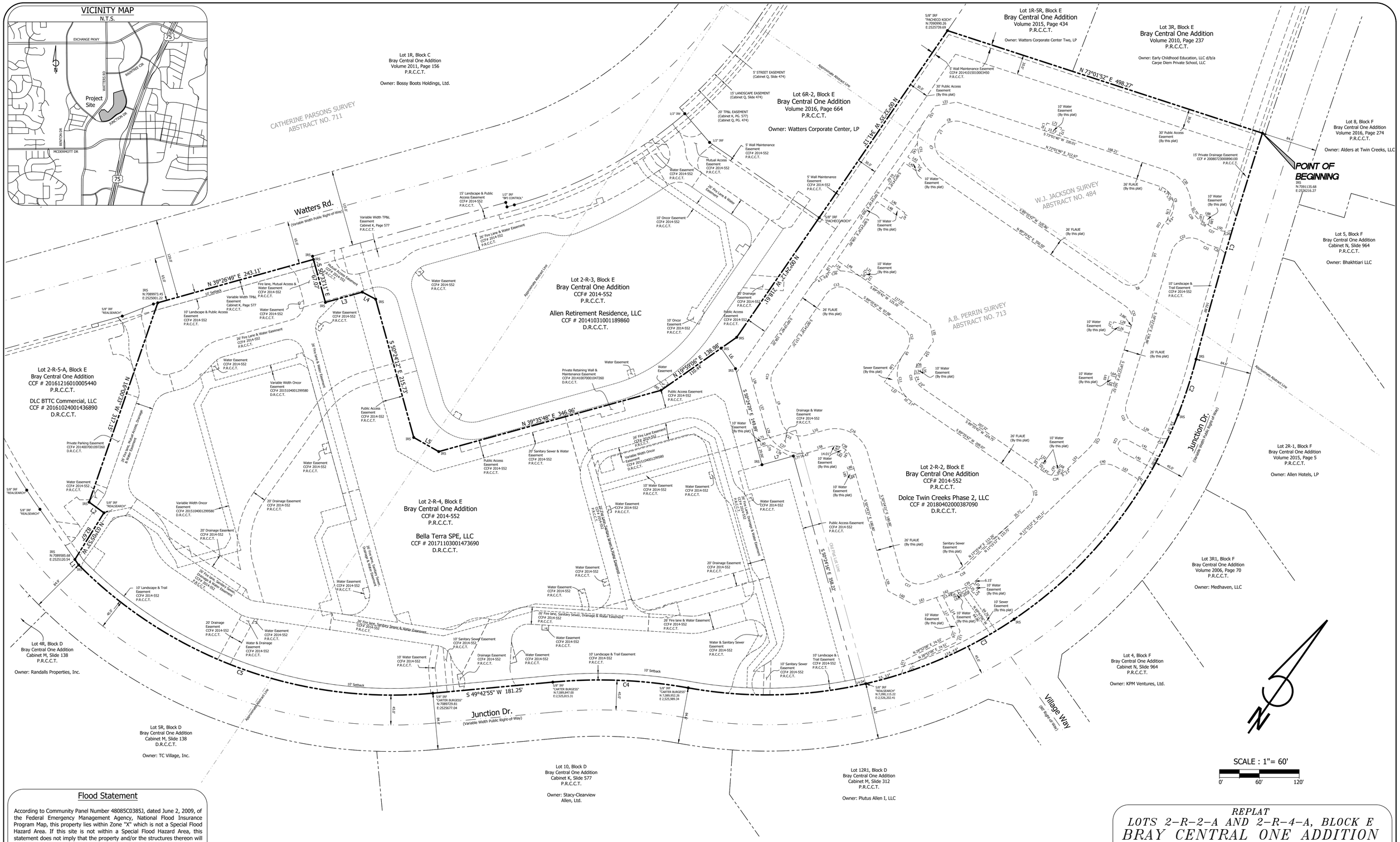

Flood Statement

According to Community Panel Number 48085C0385J, dated June 2, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

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"Thou shalt not remove thy neighbor's landmark" Deut. 19:14

Firm Registration # 10158200

Project Number: 180050 Date: November 1, 2018
Revised Date:
Revision Notes:

Sheet 1 of 2

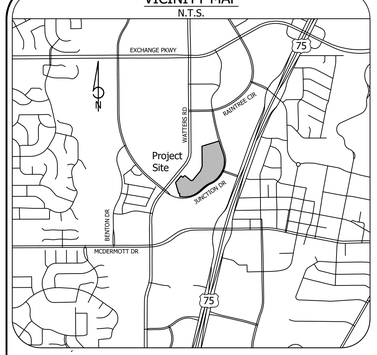
REPLAT

LOTS 2-R-2-A AND 2-R-4-A, BLOCK E
BRAY CENTRAL ONE ADDITION

(Being a replat of Lots 2-R-4 and 2-R-2, Block E, Bray Central One Addition, containing 22.517 acres of land situated in the Catherine Parsons Survey, Abstract No. 711, the A.B. Perrin Survey, Abstract No. 713, and the W.J. Jackson Survey, Abstract No. 484, City of Allen, Collin County, Texas.

VICINITY MAP

N.T.S.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	354.42'	6045.06'	3°21'33"	S 18°38'34" E	354.37'
C2	87.89'	755.00'	6°40'11"	S 16°59'06" E	87.84'
C3	913.79'	665.00'	78°43'54"	S 25°51'42" W	843.58'
C4	204.63'	755.01'	15°31'45"	S 57°26'10" W	204.01'
C5	585.39'	665.00'	50°26'10"	S 74°54'17" W	566.67'
C6	47.11'	25.00'	107°57'53"	S 35°36'46" W	40.44'
C7	47.12'	30.00'	90°00'00"	N 45°24'18" W	42.43'
C8	38.45'	30.00'	73°26'04"	N 36°18'44" E	35.87'
C9	61.44'	30.00'	117°20'38"	S 48°17'55" E	51.25'
C10	28.09'	56.00'	28°44'34"	S 03°59'53" E	27.80'
C11	80.11'	51.00'	90°00'00"	N 45°24'18" W	72.12'
C12	39.27'	25.00'	90°00'00"	N 45°24'18" W	35.36'
C13	39.27'	25.00'	90°00'00"	S 44°35'42" W	35.36'
C14	26.18'	30.00'	50°00'12"	S 25°24'23" E	25.36'
C15	47.05'	30.00'	89°51'52"	N 84°39'35" E	42.38'
C16	79.99'	51.00'	89°52'01"	N 84°39'39" E	72.04'
C17	48.82'	30.00'	93°14'13"	N 82°58'33" E	43.61'
C18	13.14'	30.00'	25°06'15"	N 23°48'19" E	13.04'
C19	44.36'	25.00'	101°39'30"	N 39°34'33" W	38.76'
C20	18.78'	30.00'	35°52'13"	S 87°43'37" W	18.48'
C21	22.77'	75.00'	17°23'42"	S 78°29'22" W	22.68'
C22	55.27'	30.00'	105°33'23"	S 34°24'31" W	47.78'
C23	40.99'	30.00'	78°17'53"	S 57°30'57" E	37.88'
C24	20.73'	30.00'	39°36'09"	N 63°32'12" E	20.32'
C25	31.41'	10.00'	180°00'00"	N 06°39'44" W	20.00'
C26	18.51'	30.00'	35°21'15"	S 53°44'02" W	18.22'
C27	16.80'	49.00'	19°38'36"	S 81°13'57" W	16.72'
C28	10.17'	51.00'	11°25'33"	S 85°20'29" W	10.15'
C29	33.23'	30.00'	63°27'49"	N 68°38'23" W	31.56'
C30	68.48'	56.00'	70°03'45"	N 71°56'21" W	64.29'
C31	87.96'	56.00'	90°00'00"	S 45°24'18" E	79.20'
C32	31.43'	25.00'	72°00'07"	S 54°23'14" E	29.40'
C33	38.78'	75.00'	29°37'23"	S 03°33'29" E	38.35'
C34	34.18'	25.00'	78°20'30"	S 50°35'27" W	31.58'
C35	39.27'	25.00'	90°00'00"	N 45°24'18" W	35.36'
C36	87.96'	56.00'	90°00'00"	S 44°35'42" W	79.20'
C37	87.83'	56.00'	89°51'52"	N 84°39'35" E	79.10'
C38	39.21'	25.00'	89°52'01"	N 84°39'39" E	35.31'
C39	24.54'	56.00'	25°06'15"	N 23°48'19" E	24.34'
C40	37.74'	30.00'	72°05'04"	N 47°17'44" E	35.30'
C41	20.11'	30.00'	38°24'08"	S 77°27'40" E	19.73'

LINE	BEARING	DISTANCE
L1	N 69°51'23" W	10.00'
L2	N 89°12'10" W	27.39'
L3	N 39°26'49" E	57.75'
L4	N 83°01'59" E	22.68'
L5	N 84°27'44" E	43.12'
L6	S 18°22'10" E	59.81'
L7	N 00°24'18" W	3.72'
L8	N 00°24'18" W	9.08'
L9	S 50°24'29" E	55.38'
L10	N 39°43'39" E	31.73'
L11	N 36°21'27" E	49.88'
L12	N 16°11'51" W	11.50'
L13	N 16°07'52" W	18.02'
L14	N 61°07'52" W	59.51'
L15	N 16°11'51" W	23.20'
L16	N 16°07'52" W	9.74'
L17	N 61°07'52" W	56.68'
L18	N 00°24'18" W	14.37'
L19	N 89°35'30" E	14.27'
L20	N 00°24'18" W	11.98'
L21	N 89°35'42" E	10.00'
L22	S 00°24'18" E	11.98'
L23	S 78°44'10" E	11.79'
L24	S 11°15'12" W	10.00'
L25	N 78°44'10" W	13.83'
L26	S 71°22'23" W	27.20'
L27	N 18°37'37" W	10.00'
L28	N 71°22'23" E	27.24'
L29	N 69°47'06" W	14.48'
L30	N 69°47'06" W	17.37'
L31	N 00°24'12" W	14.38'
L32	N 89°35'48" E	10.00'
L33	S 00°24'12" E	14.38'
L34	N 52°03'08" E	12.20'
L35	N 37°56'52" W	10.00'
L36	S 52°03'08" W	9.53'
L37	S 89°35'48" W	40.79'
L38	N 00°24'18" W	49.01'
L39	N 83°20'16" E	31.82'
L40	S 83°20'16" W	53.17'
L41	N 83°20'16" E	53.17'
L42	S 00°24'18" E	25.32'
L43	N 89°35'42" E	21.72'
L44	S 00°24'18" E	10.00'
L45	S 89°35'42" W	21.72'
L46	N 89°35'42" E	44.10'
L47	S 00°24'18" E	10.00'

LINE	BEARING	DISTANCE
L48	S 89°35'42" W	44.10'
L49	N 89°35'30" E	43.21'
L50	S 71°24'40" W	2.54'
L51	S 45°00'00" W	33.28'
L52	S 00°24'18" E	29.17'
L53	S 11°15'12" W	45.63'
L54	N 00°24'18" W	42.16'
L55	N 45°24'18" W	25.35'
L56	S 50°19'46" E	26.42'
L57	S 50°24'29" E	55.38'
L58	N 39°43'39" E	31.73'
L59	S 51°01'21" E	26.60'
L60	N 82°58'39" E	44.83'
L61	N 36°21'27" E	26.33'
L62	N 36°21'27" E	49.88'
L63	N 83°20'16" E	31.30'
L64	S 71°53'52" W	10.60'
L65	S 18°06'08" E	10.00'
L66	N 71°53'52" E	10.65'
L67	N 00°24'12" W	15.83'
L68	N 89°35'48" E	10.00'
L69	S 00°24'12" E	6.93'
L70	N 16°58'14" W	12.09'
L71	N 73°01'46" E	23.13'
L72	S 16°59'10" E	12.09'
L73	N 39°55'50" E	19.50'
L74	N 50°24'10" W	21.44'
L75	S 63°55'50" E	19.60'
L76	S 15°44'37" E	29.53'
L77	S 39°35'50" W	15.49'
L78	S 84°35'21" W	34.17'
L79	N 50°24'10" W	10.40'
L80	S 39°35'50" W	19.50'
L81	S 05°24'29" E	8.36'
L82	S 84°35'31" W	10.00'
L83	N 05°24'29" W	8.15'
L84	S 39°35'50" W	11.48'
L85	N 50°24'17" W	9.00'
L86	N 39°35'50" E	11.48'
L87	N 18°54'21" W	10.12'
L88	N 71°05'39" E	10.00'
L89	S 18°54'21" E	12.58'
L90	S 53°38'33" E	8.44'
L91	S 36°21'27" W	10.00'
L92	N 53°38'33" W	8.46'

OWNER'S CERTIFICATION

WHEREAS Bella Terra SPE, LLC and Dolce Twin Creeks Phase 2, LLC are the sole owner of a 22.517 acre tract of land situated in the Catherine Parsons Survey, Abstract Number 711, the A.B. Perrin Survey, Abstract Number 713 and the W.J. Jackson Survey, Asbtract Number 484, City of Allen, Collin County, Texas, and being all of Lots 2-R-2 and 2-R-4, Block E, Bray Central One Addition, an addition to the City of Allen, according to the plat recorded in County Clerk's File Number 2014-552, Plat Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" capped iron rod set stamped "Realsearch" at the northeast corner of said Lot 2-R-2, being on the South line of Lot 3R, Block E, Bray Central One Addition, an addition to the City of Allen, according to the plat recorded in Volume 2010, Page 237, Plat Records, Collin County, Texas, and being on the West right-of-way line of Junction Drive, a variable width public right-of-way, and being at the beginning of a curve to the left;

THENCE Southerly, along the West right-of-way line of said Junction Drive, the following calls:

354.42 feet, with said curve to the left, having a radius of 6045.06 feet, through a central angle of 18 Degrees 38 Minutes 34 Seconds, whose long chord bears South 18 Degrees 38 Minutes 34 Seconds East, a chord length of 354.37 feet, to a 5/8" capped iron rod set stamped "Realsearch", being at the beginning of a curve to the right;

87.89 feet, with said curve to the right, having a radius of 755.00 feet, through a central angle of 06 Degrees 40 Minutes 11 Seconds East, whose long chord bears South 16 Degrees 59 Minutes 06 Seconds East, a chord length of 87.84 feet, to a 5/8" capped iron rod set stamped "Realsearch", being at the beginning of a compound curve to the right;

913.79 feet, with said curve to the right, having a radius of 665.00 feet, through a central angle of 78 Degrees 43 Minutes 54 Seconds, whose long chord bears South 25 Degrees 51 Minutes 42 Seconds West, a chord length of 843.58 feet, to a 5/8" capped iron rod found stamped "Carter Burgess", being at the beginning of a reverse curve to the left;

204.63 feet, with said curve to the left, having a radius of 755.01 feet, through a central angle of 15 Degrees 31 Minutes 45 Seconds, whose long chord bears South 57 Degrees 26 Minutes 10 Seconds West, a chord length of 204.01 feet, to a 5/8" capped iron rod found stamped "Carter Burgess";

South 49 Degrees 42 Minutes 55 Seconds West, a distance of 181.25 feet, to a 5/8" capped iron rod found stamped "Carter Burgess", being at the beginning of a curve to the right;

585.39 feet, with said curve to the right, having a radius of 665.00 feet, through a central angle of 50 Degrees 26 Minutes 10 Seconds, whose long chord bears South 74 Degrees 54 Minutes 17 Seconds West, a chord length of 566.67 feet, to a 5/8" capped iron rod set stamped "Realsearch";

North 69 Degrees 51 Minutes 23 Seconds West, a distance of 10.00 feet, to a 5/8" capped iron rod set stamped "Realsearch" at the southwest corner of said Lot 2-R-4, same being the southeast corner of Lot 2-R-5-A, Block E, Bray Central One Addition, an addition to the City of Allen, according to the plat recorded in County Clerk's File Number 20161216010005440, Plat Records, Collin County, Texas;

THENCE North 03 Degrees 05 Minutes 53 Seconds West, departing said right-of-way, and along the West line of said Lot 2-R-4, being common with the East line of said Lot 2-R-5-A, a distance of 82.67 feet, to a 5/8" capped iron rod found stamped "Realsearch:

THENCE North 89 Degrees 12 Minutes 10 Seconds West, continuing along said common line, a distance of 27.39 feet, to a 5/8" capped iron rod set stamped "Realsearch";

THENCE North 16 Degrees 00 Minutes 33 Seconds West, continuing along said common line, a distance of 317.15 feet, to a 5/8" capped iron rod found stamped "Realsearch" at the northwest corner of said Lot 2-R-4, same being the northeast corner of said Lot 2-R-5-A, and being on the southeast right-of-way line of Watters Road, a variable width public right-of-way;

THENCE North 39 Degrees 26 Minutes 49 Seconds East, departing said common line and along said southeast right-of-way line, a distance of 243.11 feet, to a 5/8" 5/8" capped iron rod set stamped "Realsearch", being on the South line of Lot 2-R-3-, Block E, said Bray Central One Addition (2014-552);

THENCE Southeasterly, departing said southeast right-of-way line and along the North line of said Lot 2-R-4, being common with the South line of said Lot 2-R-3, the following calls:

South 50 Degrees 33 Minutes 11 Seconds East, a distance of 67.07 feet, to a 5/8" capped iron rod set stamped "Realsearch";

North 39 Degrees 26 Minutes 49 Seconds East, a distance of 57.75 feet, to a 5/8" capped iron rod set stamped "Realsearch";

North 83 Degrees 01 Minutes 59 Seconds East, a distance of 22.68 feet, to a 5/8" capped iron rod set stamped "Realsearch";

South 50 Degrees 24 Minutes 12 Seconds East, a distance of 215.73 feet, to a 5/8" capped iron rod set stamped "Realsearch";

North 84 Degrees 27 Minutes 44 Seconds East, a distance of 43.12 feet, to a 5/8" capped iron rod set stamped "Realsearch";

North 39 Degrees 35 Minutes 48 Seconds East, a distance of 346.96 feet, to a 5/8" capped iron rod set stamped "Realsearch";

North 19 Degrees 59 Minutes 06 Seconds East, at a distance of 110.44 feet, passing a 1/2" iron rod found at the northernmost corner of said Lot 2-R-4, same being the westernmost corner of said Lot 2-R-2, and continuing in all a distance of 138.98 feet, to a 5/8" capped iron rod set stamped "Realsearch";

THENCE North 00 Degrees 24 Minutes 12 Seconds West, departing said common line and along the West line of said Lot 2-R-2, being common with the East line of said Lot 2-R-3, a distance of 218.61 feet, to a 5/8" capped iron rod found stamped "Pacheco Koch" at the northeast corner of said Lot 2-R-3, same being the southeast corner of Lot 6R-1, Block E, Bray Central One Addition, an addition to the City of Allen, according to the plat recorded in Volume 2013, Page 563, Plat Records, Collin County, Texas;

THENCE North 00 Degrees 32 Minutes 35 Seconds West, departing said common line and along the West line of said Lot 2-R-2, being common with the East line of said Lot 6R-1, a distance of 341.13 feet, to a 5/8" capped iron rod found stamped "Pacheco Koch" at the northwest corner of said Lot 2-R-2;

THENCE North 73 Degrees 01 Minutes 52 Seconds East, departing said common line and along the North line of said Lot 2-R-2, a distance of 498.27 feet, to the POINT OF BEGINNING, and containing 22.517 acres or 980,829 square feet of land, more or less.

KNOW ALL MEN BY THESE PRESENTS:

That, Bella Terra SPE, LLC and Dolce Twin Creeks Phase 2, LLC, through the undersigned authority, do hereby adopt this plat designating the described property as LOTS 2-R-2-A AND 2R-4-A, BLOCK E, BRAY CENTRAL ONE ADDITION, an addition to the City of Allen, Collin County, 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 the 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.

_____

Name/Title:
Bella Terra SPE, LLC

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

_____

Notary Signature

_____

Name/Title:
Dolce Twin Creeks Phase 2, LLC

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2018.

_____

Notary Signature

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
2. The purpose of this replat is to revise the lot lines and dedicated additional easements.
3. Selling a portion of this Addition by metes and bounds is a violation of City Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building certificates.
4. IRF = Iron Rod Found.
5. P.R.C.C.T. = Plat Records, Collin County, Texas.
6. Coordinates shown hereon are based on the City of Allen Horizontal Control Network.
7. Benchmarks shown hereon are based on the City of Allen Vertical Control Network.
8. The sole purpose for the is replat is the relocate the southern lot line between Lots 2-R-4 and 2-R-2 and to dedicate the necessary easements for development of 2-R-2.

City of Allen Approval Block

Approved:

_____ _____ _____ _____

Chairperson Date
Planning & Zoning Commission

Attest:

_____ _____ _____ _____

Secretary Date
Planning & Zoning Commission

Executed Pro-forma

_____ _____ _____ _____

Mayor Date

The undersigned, the City Secretary of the City of Allen, Texas hereby certifies that the foregoing Replat of the Replat of Lot 2-R-2 and Lot 2-R-4, Block E of Bray Central One Addition to LOTS 2-R-2-A and 2-R-4-A, BLOCK E, BRAY CENTRAL ONE ADDITION, Subdivision or 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

Flood Statement

According to Community Panel Number 48085C0385J, dated June 2, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
Ph. 817-937-2655, jdeal@realsearch.org, www.realsearch.org

"Thou shalt not remove thy neighbor's landmark" Deut. 19:14

Surveyor's Certification

THAT I, Jeremy Luke Deal, 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.

Executed this the _____ day of _____, in the year of our Lord 2018.

_____

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

BEFORE ME, the undersigned authority, on this day personally appeared Jeremy Luke Deal, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2014.

_____

Notary Signature

Owner:
Dolce Twin Creeks Phase 2, LLC
950 3rd Avenue
Suite 1902
New York, New York 10022
212-224-9620

Owner:
Bella Terra SPE, LLC
21500 Biscayne Boulevard
Suite 402
Miami, Florida 33180
212-224-9620

Engineer:
HPcivil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
T: 972-701-9636
Contact: Brian Bridgewater

Project Number: 180050 Date: November 1, 2018
Revised Date:
Revision Notes:

REPLAT
LOTS 2–R–2–A AND 2–R–4–A, BLOCK E
BRAY CENTRAL ONE ADDITION
(Being a replat of Lots 2–R–4 and 2–R–2, Block E, Bray Central One Addition, containing 22.517 acres of land situated in the Catherine Parsons Survey, Abstract No. 711, the A.B. Perrin Survey, Abstract No. 713, and the W.J. Jackson Survey, Abstract No. 484, City of Allen, Collin County, Texas.