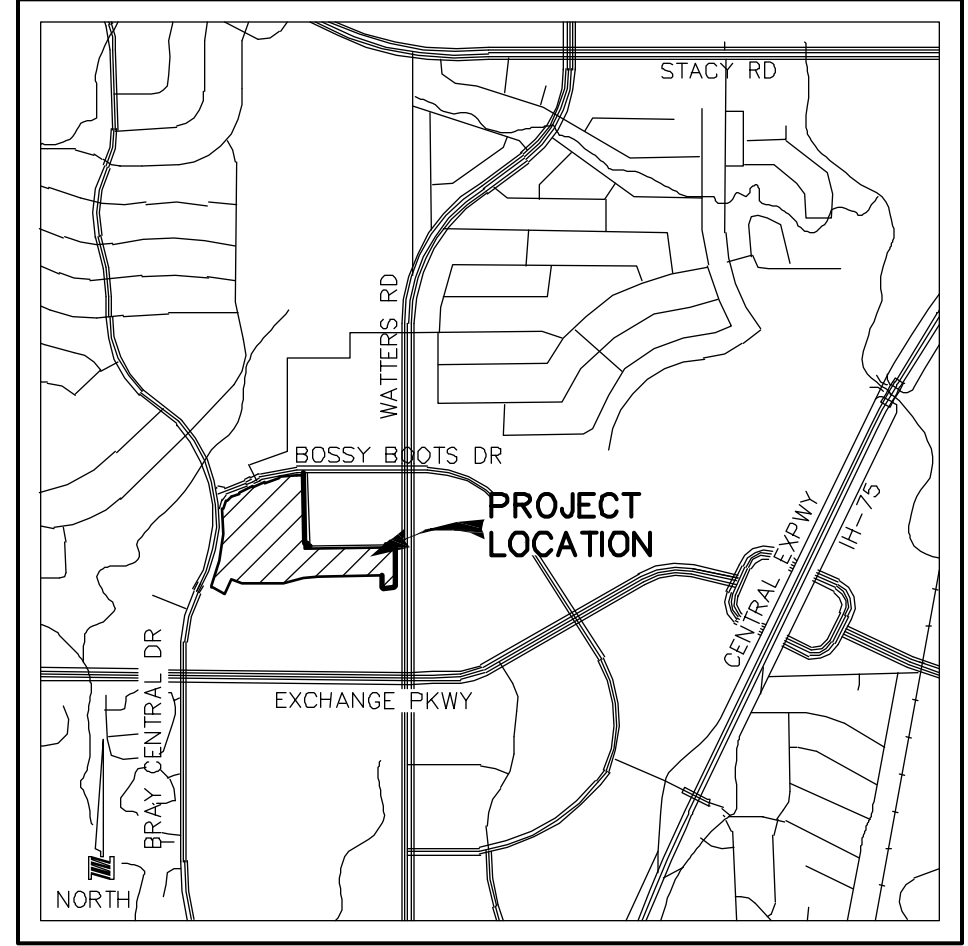


- LEGEND**
- LB LANDSCAPE BUFFER
 - PAUE PEDESTRIAN ACCESS & UTILITY EASEMENT
 - PDE PRIVATE DRAINAGE EASEMENT
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - WME WALL & WALL MAINTENANCE EASEMENT
 - WE WATER EASEMENT
 - UE UTILITY EASEMENT
 - BL BUILDING LINE
 - HOA HOMEOWNER'S ASSOCIATION
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORD, COLLIN COUNTY, TEXAS
- (A) = BLOCK DESIGNATION
- ◇ DENOTES STREET NAME CHANGE
- ⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- = DESIGNATED TRASH/RECYCLE PAD LOCATION (SEE NOTE 9)

- NOTES:**
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
 - ALL LOT CORNERS ARE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 - "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 - ALL OPEN SPACE BLOCK X LOTS SHALL BE FOR LANDSCAPE, SCREENING, PEDESTRIAN ACCESS, TRAIL AND MAINTENANCE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
 - THE 3' PDE IS NOT SHOWN ON THE LOTS FOR CLARITY PURPOSES. HOWEVER, THE PDE SHALL BE ASSIGNED TO EACH LOT AS DETAILED IN THE TYPICAL LOT DETAIL PROVIDED.
 - ALL 8' TRAILS SHALL BE PRIVATELY MAINTAINED BY THE HOA. ALL 10' TRAILS SHALL BE MAINTAINED BY THE CITY OF ALLEN.
 - NO FLOODPLAIN EXISTS ON THIS SITE.
 - NO PROTECTED TREES OR UNPROTECTED TREES EXIST ON THIS SITE.
 - LOT 28, BLOCK G, SHALL HAVE DESIGNATED TRASH/RECYCLE PAD AS INDICATED.



**FINAL PLAT
LEGENDS AT TWIN CREEKS
PHASE 2**

LOTS 5-28, BLOCK G
LOTS 13-23, BLOCK H
LOTS 10-18, BLOCK I
LOTS 1-15, BLOCK J
LOTS 1-31, BLOCK K
LOTS 1-10, BLOCK L
LOTS 9-11, BLOCK X

21.554 ACRES
100 DETACHED SINGLE FAMILY LOTS
3 OPEN SPACE/HOA LOTS
4.637 ACRES ROW DEDICATION

AN ADDITION TO THE CITY OF ALLEN
MICHAEL SEE SURVEY ~ ABSTRACT NO. 544
COLLIN COUNTY, TEXAS
JUNE 2019

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. HELFRICH

SUBMITTAL LOG	
NO.	DATE
1	08/23/2019
2	09/13/2019

REVISED:

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 of record filed in Document Number 20140205000109090, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for an interior ell corner of said JBGL Exchange LLC tract, same being the most southerly southwest corner of LOT 1R, BLOCK A, TWIN CREEKS BUSINESS CENTER PHASE 1, an Addition to the City of Allen, Collin County, Texas, according to the Minor Replat of record filed in Document Number 20190412010001730, Official Public Records, Collin County, Texas;

THENCE N 88° 42' 37" E, with a north line of said JBGL Exchange LLC tract, same being common with the south line of said LOT 1R, BLOCK A, TWIN CREEKS BUSINESS CENTER PHASE 1, a distance of 699.90 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set for an exterior ell corner of said JBGL Exchange, LLC tract, same being the northwest corner of that tract of land conveyed in Deed to Breit Industrial HS TX Property Owner LP, according to the document of record filed in Document Number 20190426000455660, Official Public Records, Collin County, Texas;

THENCE S 01° 17' 23" E, with an east line of said JBGL Exchange LLC tract, same being common with the west line of said Breit Industrial HS TX Property Owner LP tract, a distance of 25.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set for an interior ell corner of said JBGL Exchange, LLC tract, same being the southwest corner of said Breit Industrial HS TX Property Owner LP tract;

THENCE N 88° 42' 37" E, with a north line of said JBGL Exchange LLC tract, same being common with the south line of said Breit Industrial HS TX Property Owner LP tract, a distance of 79.98 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set for the most easterly northeast corner of said JBGL Exchange LLC tract, said being in the west line of Waters Road, a variable width right-of-way;

THENCE S 01° 18' 51" E, with the east line of said JBGL Exchange LLC tract, same being common with said west line of Waters Road, a distance of 344.84 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found at the north end of a corner clip;

THENCE S 43° 41' 19" W, with said corner clip, a distance of 28.28 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for the south end of said corner clip, same being on the north line of Marina Avenue, a 50' right-of-way, according to the Final Plat of LEGENDS AT TWIN CREEKS PHASE 1, an Addition to the City of Allen, Collin County, Texas, according to the Final Plat of record filed in Document Number 20181106010005090, Official Public Records, Collin County, Texas;

THENCE S 88° 41' 30" W, with said north line of Marina Avenue, a distance of 90.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for the south end of a corner clip;

THENCE N 46° 18' 41" W, with said corner clip, a distance of 14.14 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for the north end of said corner clip;

THENCE N 01° 18' 51" W, with the east line of New Smyrna Road, a 50' right-of-way, a distance of 100.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for an interior corner of the above mentioned JBGL Exchange LLC tract, same being an exterior corner of said LEGENDS AT TWIN CREEKS PHASE 1;

THENCE With the south line of said JBGL Exchange LLC tract, same being common with the north line of said LEGENDS AT TWIN CREEKS PHASE 1, the following courses and distances:

S 88° 41' 30" W, a distance of 622.05 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found;

S 84° 39' 07" W, a distance of 120.48 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found;

S 78° 06' 29" W, a distance of 183.79 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found;

S 87° 44' 56" W, a distance of 60.04 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found;

S 89° 45' 23" W, a distance of 288.53 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found;

N 68° 09' 53" W, a distance of 115.53 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found at the west line of Harbor Hills Drive, a 50' right-of-way, same being at the beginning of a non-tangent curve to the right having a central angle of 07° 10' 06", a radius of 1,166.00 feet and chord bearing and distance of S 25° 25' 10" W, 145.78 feet;

With said west line of Harbor Hills Drive and said curve to the right, an arc distance of 145.88 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found;

N 60° 59' 47" W, a distance of 121.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found for the most westerly common corner of the above mentioned JBGL Exchange LLC tract and the above mentioned LEGENDS AT TWIN CREEKS PHASE 1, and being in the east line of Bray Central Drive, a variable width right-of-way, according to Right-Of-Way Dedications of record filed in Document Number 20070802001068610 and Document Number 20140121000058410, Official Public Records, Collin County, Texas, same being at the beginning of a non-tangent curve to the left having a central angle of 40° 42' 00", a radius of 1,045.00 feet and a chord bearing and distance of N 08° 39' 13" E, 726.80 feet;

THENCE With the west line of said JBGL Exchange LLC tract, same being common with said east line of Bray Central Drive and said curve to the left, an arc distance of 742.31 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found at the beginning of a non-tangent curve to the right having a central angle of 32° 52' 03", a radius of 148.00 feet and a chord bearing and distance of N 13° 08' 52" E, 63.74 feet;

THENCE With the common line of said JBGL Exchange LLC tract with said Bray Central Drive, and with said curve to the right, an arc distance of 84.90 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" found at the beginning of a compound curve to the right having a central angle of 19° 16' 13", a radius of 238.00 feet and chord bearing and distance of N 39° 12' 57" E, 79.67 feet;

THENCE Continuing with the common line of said JBGL Exchange LLC tract with said Bray Central Drive, and with said curve to the right, an arc distance of 80.05 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set;

THENCE N 48° 51' 03" E, continuing with said common line JBGL Exchange LLC tract and Bray Central Drive, a distance of 14.59 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set in the north line of said JBGL Exchange LLC tract, same being common with the south line of Bossy Boots Drive, a variable width right-of-way, according to the Final Plat of LOT 1 AND 2, BLOCK A, ALLEN INDEPENDENT SCHOOL DISTRICT CENTER, an Addition to the City of Allen, Collin County, Texas, according to the Plat of record filed in Document Number 20131212010003550, Official Public Records, Collin County, Texas;

THENCE With the common line of said JBGL Exchange LLC tract with said south line of Bossy Boots Drive, the following courses and distances:

N 69° 00' 36" E, a distance of 130.13 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set, from which a 1/2" iron rod stamped "PACHECO" found bears S 68° 15' 41" W, 1.10 feet, same being at the beginning of a curve to the left, having a central angle of 09° 04' 05", a radius of 400.00 feet and a chord bearing and distance of N 64° 28' 33" E, 63.24 feet;

With said curve to the left, an arc distance of 63.31 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set, from which a 1/2" iron rod stamped "PACHECO" found bears S 70° 49' 53" W, 1.05 feet, same being at the beginning of a reverse curve to the right, having a central angle of 09° 04' 10", a radius of 400.00 feet and a chord bearing and distance of N 64° 28' 33" E, 63.25 feet;

With said curve to the right, an arc distance of 63.32 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set, from which a 1/2" iron rod stamped "CORWIN" found bears S 70° 40' 20" W, 1.14 feet;

N 69° 00' 36" E, a distance of 20.12 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set, from which a 1/2" iron rod stamped "CORWIN" found bears S 73° 22' 06" W, 0.17 feet, same being at the beginning of a curve to the right, having a central angle of 19° 38' 36", a radius of 955.00 feet and a chord bearing and distance of N 78° 53' 22" E, 325.81 feet;

With said curve to the right, an arc distance of 327.41 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set from which a 5/8" iron rod stamped "RPLS 6381" found bears N 58° 47' 50" E, 0.23 feet;

N 88° 42' 39" E, a distance of 72.93 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set for the most northerly corner of the above mentioned JBGL Exchange LLC tract, same being the northwest corner of the above mentioned LOT 1R, BLOCK A, TWIN CREEKS BUSINESS CENTER PHASE 1, and being at the beginning of a non-tangent curve to the right having a central angle of 36° 13' 12", a radius of 30.60 feet and a chord bearing and distance of S 23° 03' 54" E, 19.02 feet;

THENCE With an east line of said JBGL Exchange LLC tract, same being common with the west line of said LOT 1R, BLOCK A, TWIN CREEKS BUSINESS CENTER PHASE 1, and with said curve to the right, an arc distance of 19.34 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set;

THENCE With the common line of said JBGL Exchange LLC tract with said LOT 1R, BLOCK A, TWIN CREEKS BUSINESS CENTER PHASE 1, the following courses and distances:

S 01° 17' 06" E, a distance of 639.58 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set;

N 89° 05' 10" E, a distance of 20.56 feet to a 1/2" iron rod with a yellow plastic cap stamped "DAA" set;

S 01° 17' 23" E, a distance of 25.69 feet to the POINT OF BEGINNING, and containing 21.554 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 2, 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 _____, 2019.

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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____day of _____, 2019.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JESUS J. LAJARA, 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."
(RELEASE DATE: 08/23/2019)

Jesus J. Lajara
Registered Professional Land Surveyor
No. 6378

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 JESUS J. LAJARA, 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 _____, 2019.

Notary Public in and for the State of Texas

FINAL PLAT
LEGENDS AT TWIN CREEKS
PHASE 2

LOTS 5–28, BLOCK G
LOTS 13–23, BLOCK H
LOTS 10–18, BLOCK I
LOTS 1–15, BLOCK J
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MICHAEL SEE SURVEY ~ ABSTRACT NO. 544
COLLIN COUNTY, TEXAS
JUNE 2019 SCALE: 1" = 60'

OWNER/DEVELOPER
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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. HELFRICH

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NO.	DATE
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