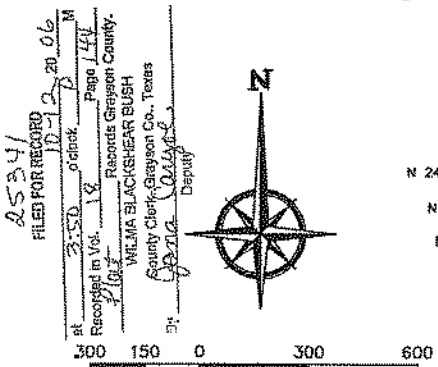
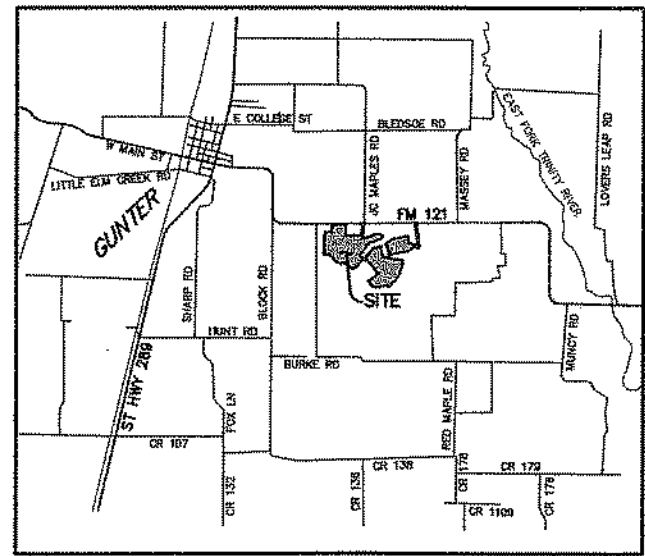


NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY ORDINANCE AND STATE LAW AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.



BENCHMARK: "X" cut on east end of a concrete headwall for Stanley Creek, on the south side of FM 121, about 1700 feet west of an electric transmission line.
ELEV=724.96

COMMON AREAS		
NO.	SQUARE FEET	ACRES
1	23,368	0.54
2	27,544	0.63
3	24,809	0.57
4	13,311	0.31
5	19,782	0.45
6	2,445	0.06
7	2,781	0.06
8	2,103	0.48
9	21,764	0.49
10	33,703	0.77
11	13,248	0.31
12	18,753	0.43
13	15,394	0.35

LOT TYPE	TOTAL THIS SECTION	TOTAL PROJECT TO DATE
PD-01	0	0
PD-02	0	0
PD-18	287	287
PD-22	105	185
PD-E	0	0
TOTAL	392	392

THE BRIDGES
AT PRESTON CROSSINGS

FINAL PLAT OF
THE BRIDGES
AT PRESTON CROSSINGS
SECTION 1

BEING
206.424 ACRES
SITUATED IN THE

JOHN COCHRAN SURVEY, ABST. NO. 214,
HRS. OF WM. T. DURHAM SURVEY, ABST. NO. 351,
& JEREMIAH STANLEY SURVEY, ABST. NO. 1111
CITY OF GUNTER, GRAYSON COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLIE, TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX

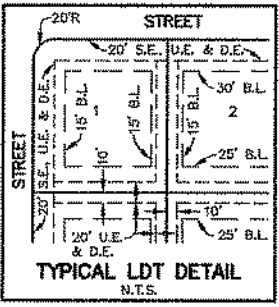
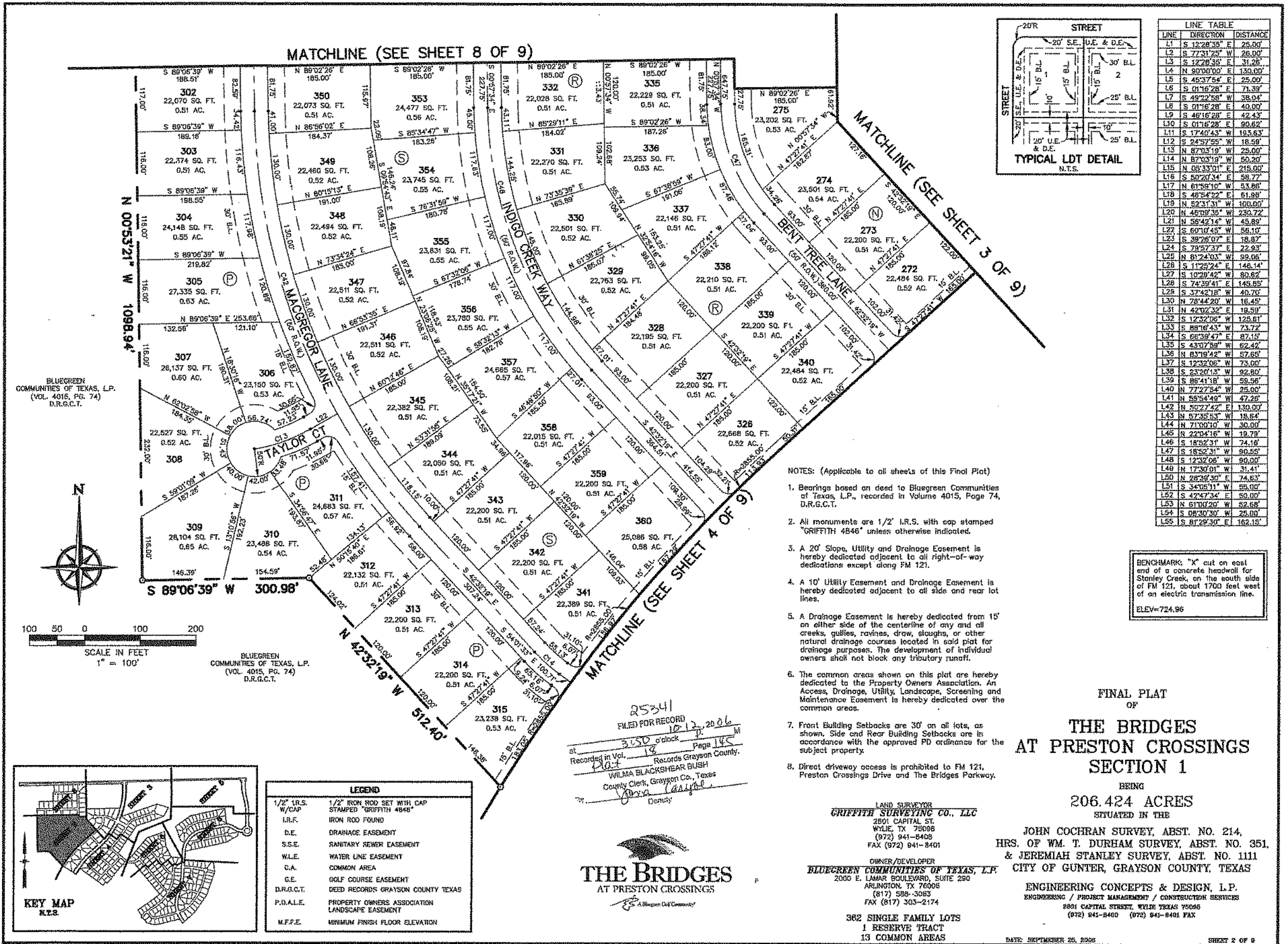
LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL ST.
WYLIE, TX 75098
(972) 941-8408
FAX (972) 941-8401

OWNER/DEVELOPER
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
2000 E. LAMAR BOULEVARD, SUITE 290
ARLINGTON, TX 76006
(817) 888-3065
FAX (817) 303-2174

362 SINGLE FAMILY LOTS
1 RESERVE TRACT
13 COMMON AREAS

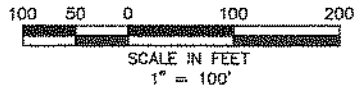
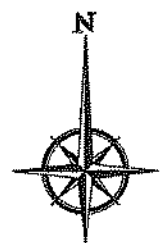
DATE: SEPTEMBER 25, 2006

SHEET 1 OF 8

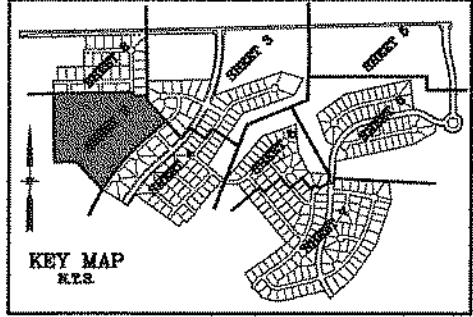


LINE	DIRECTION	DISTANCE
L1	S 12°28'35" E	25.00'
L2	S 77°31'25" W	28.00'
L3	S 12°28'35" E	31.28'
L4	N 80°00'00" E	130.00'
L5	S 45°37'54" E	25.00'
L6	S 01°16'28" E	71.39'
L7	S 49°22'58" W	38.04'
L8	S 01°16'28" E	40.00'
L9	S 46°16'28" E	42.43'
L10	S 01°16'28" E	90.62'
L11	S 17°40'43" W	183.63'
L12	S 24°57'55" W	18.59'
L13	N 87°03'19" W	28.00'
L14	N 87°03'19" W	50.20'
L15	N 05°33'01" E	215.00'
L16	S 80°20'34" E	58.77'
L17	N 61°58'10" W	53.86'
L18	S 48°54'22" E	61.89'
L19	N 52°31'31" W	100.00'
L20	N 48°09'35" W	230.72'
L21	N 58°42'14" W	45.89'
L22	S 60°10'45" W	56.10'
L23	S 39°26'07" E	18.87'
L24	S 79°57'37" E	22.93'
L25	N 81°24'03" W	89.06'
L26	S 11°25'24" E	146.14'
L27	S 10°29'42" W	80.62'
L28	S 74°39'41" E	145.85'
L29	S 37°42'18" W	40.70'
L30	N 78°44'20" W	16.45'
L31	N 42°04'32" E	19.59'
L32	S 12°32'06" W	125.61'
L33	S 88°14'43" W	73.72'
L34	S 68°39'47" E	87.15'
L35	S 43°07'38" W	62.42'
L36	N 83°19'42" W	57.68'
L37	S 12°32'06" W	73.00'
L38	S 23°20'12" W	92.80'
L39	S 86°41'18" W	59.56'
L40	N 77°27'34" W	25.00'
L41	N 55°54'49" W	47.28'
L42	N 50°27'42" E	130.00'
L43	N 57°35'53" W	18.64'
L44	N 71°30'10" W	30.00'
L45	N 22°04'16" W	19.79'
L46	S 18°52'31" W	74.16'
L47	S 18°52'31" W	90.55'
L48	S 12°32'06" W	90.00'
L49	N 17°30'01" W	31.41'
L50	N 28°20'30" E	74.63'
L51	S 34°05'11" W	55.00'
L52	S 42°47'34" E	50.00'
L53	N 61°00'20" W	52.68'
L54	S 08°30'30" W	25.00'
L55	S 81°29'30" E	162.15'

BLUEGREEN COMMUNITIES OF TEXAS, L.P. (VOL. 4015, PG. 74) D.R.G.C.T.



BLUEGREEN COMMUNITIES OF TEXAS, L.P. (VOL. 4015, PG. 74) D.R.G.C.T.



LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
C.A.	COMMON AREA
G.E.	GOLF COURSE EASEMENT
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
P.D.A.L.E.	PROPERTY OWNERS ASSOCIATION LANDSCAPE EASEMENT
M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION

NOTES: (Applicable to all sheets of this Final Plat)

- Bearings based on deed to Bluegreen Communities of Texas, L.P., recorded in Volume 4015, Page 74, D.R.G.C.T.
- All monuments are 1/2" I.R.S. with cap stamped "GRIFFITH 4846" unless otherwise indicated.
- A 20' Slope, Utility and Drainage Easement is hereby dedicated adjacent to all right-of-way dedications except along FM 121.
- A 10' Utility Easement and Drainage Easement is hereby dedicated adjacent to all side and rear lot lines.
- A Drainage Easement is hereby dedicated from 15' on either side of the centerline of any and all creeks, gullies, ravines, draw, sloughs, or other natural drainage courses located in said plat for drainage purposes. The development of individual owners shall not block any tributary runoff.
- The common areas shown on this plat are hereby dedicated to the Property Owners Association. An Access, Drainage, Utility, Landscape, Screening and Maintenance Easement is hereby dedicated over the common areas.
- Front Building Setbacks are 30' on all lots, as shown. Side and Rear Building Setbacks are in accordance with the approved PD ordinance for the subject property.
- Direct driveway access is prohibited to FM 121, Preston Crossings Drive and The Bridges Parkway.

25341
FILED FOR RECORD
10-12-2006
at 3:50 o'clock P.M.
Recorded in Vol. 19 Page 145
Wilma Blackshear Bush
County Clerk, Grayson Co., Texas
Dena Lamb
Dena

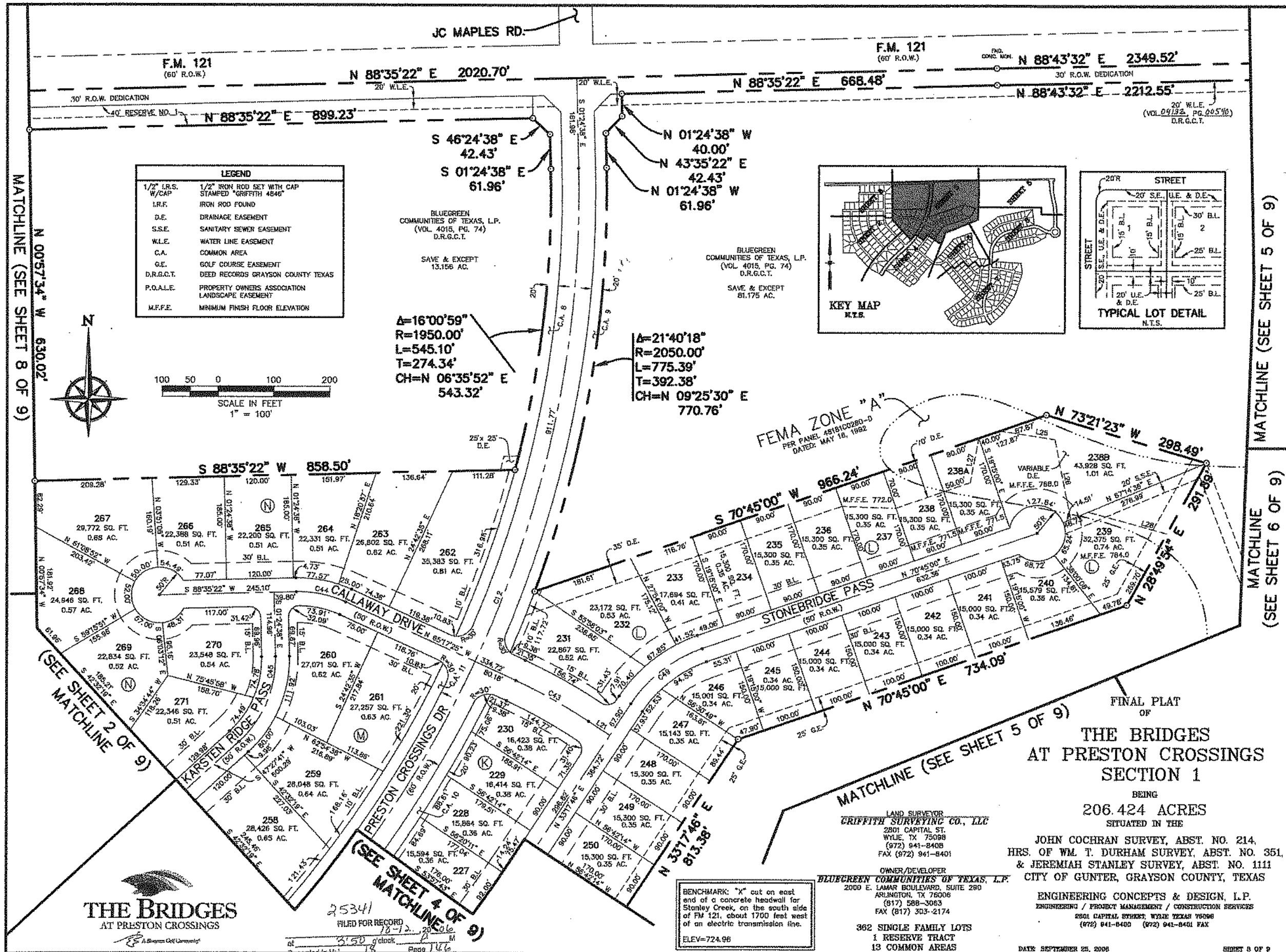


LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL ST.
WYLIE, TX 75098
(972) 941-8408
FAX (972) 941-8401

OWNER/DEVELOPER
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
2000 E. LAMAR BOULEVARD, SUITE 290
ARLINGTON, TX 76005
(817) 588-3083
FAX (817) 303-2174

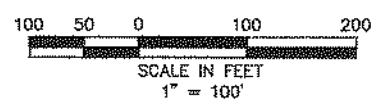
362 SINGLE FAMILY LOTS
1 RESERVE TRACT
13 COMMON AREAS

FINAL PLAT OF
THE BRIDGES AT PRESTON CROSSINGS SECTION 1
BEING
206.424 ACRES
SITUATED IN THE
JOHN COCHRAN SURVEY, ABST. NO. 214,
HRS. OF WM. T. DURHAM SURVEY, ABST. NO. 351,
& JEREMIAH STANLEY SURVEY, ABST. NO. 1111
CITY OF GUNTER, GRAYSON COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLIE, TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX



LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4848"
I.R.F.	IRON ROD FOUND
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
C.A.	COMMON AREA
G.E.	GOLF COURSE EASEMENT
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
P.O.A.L.E.	PROPERTY OWNERS ASSOCIATION LANDSCAPE EASEMENT
M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION



MATCHLINE (SEE SHEET 8 OF 9)

MATCHLINE (SEE SHEET 5 OF 9)

MATCHLINE (SEE SHEET 6 OF 9)

(SEE SHEET 2 OF 9)

(SEE SHEET 4 OF 9)

MATCHLINE (SEE SHEET 5 OF 9)

THE BRIDGES
AT PRESTON CROSSINGS

**FINAL PLAT OF
THE BRIDGES
AT PRESTON CROSSINGS
SECTION 1**

BEING
206.424 ACRES
SITUATED IN THE

JOHN COCHRAN SURVEY, ABST. NO. 214,
HRS. OF WM. T. DURHAM SURVEY, ABST. NO. 351,
& JEREMIAH STANLEY SURVEY, ABST. NO. 1111
CITY OF GUNTER, GRAYSON COUNTY, TEXAS

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL ST.
WYLLIE, TX 75098
(972) 941-8408
FAX (972) 941-8401

OWNER/DEVELOPER
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
2000 E. LAMAR BOULEVARD, SUITE 280
ARLINGTON, TX 76006
(817) 588-3063
FAX (817) 303-2174

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLLIE, TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX

**362 SINGLE FAMILY LOTS
1 RESERVE TRACT
13 COMMON AREAS**

DATE: SEPTEMBER 25, 2008

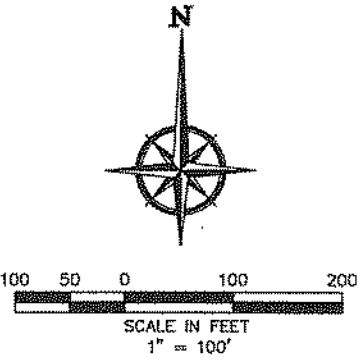
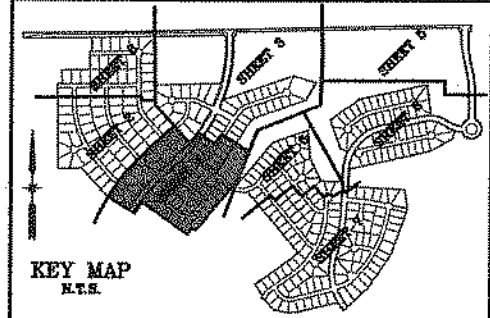
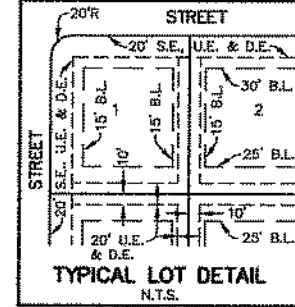
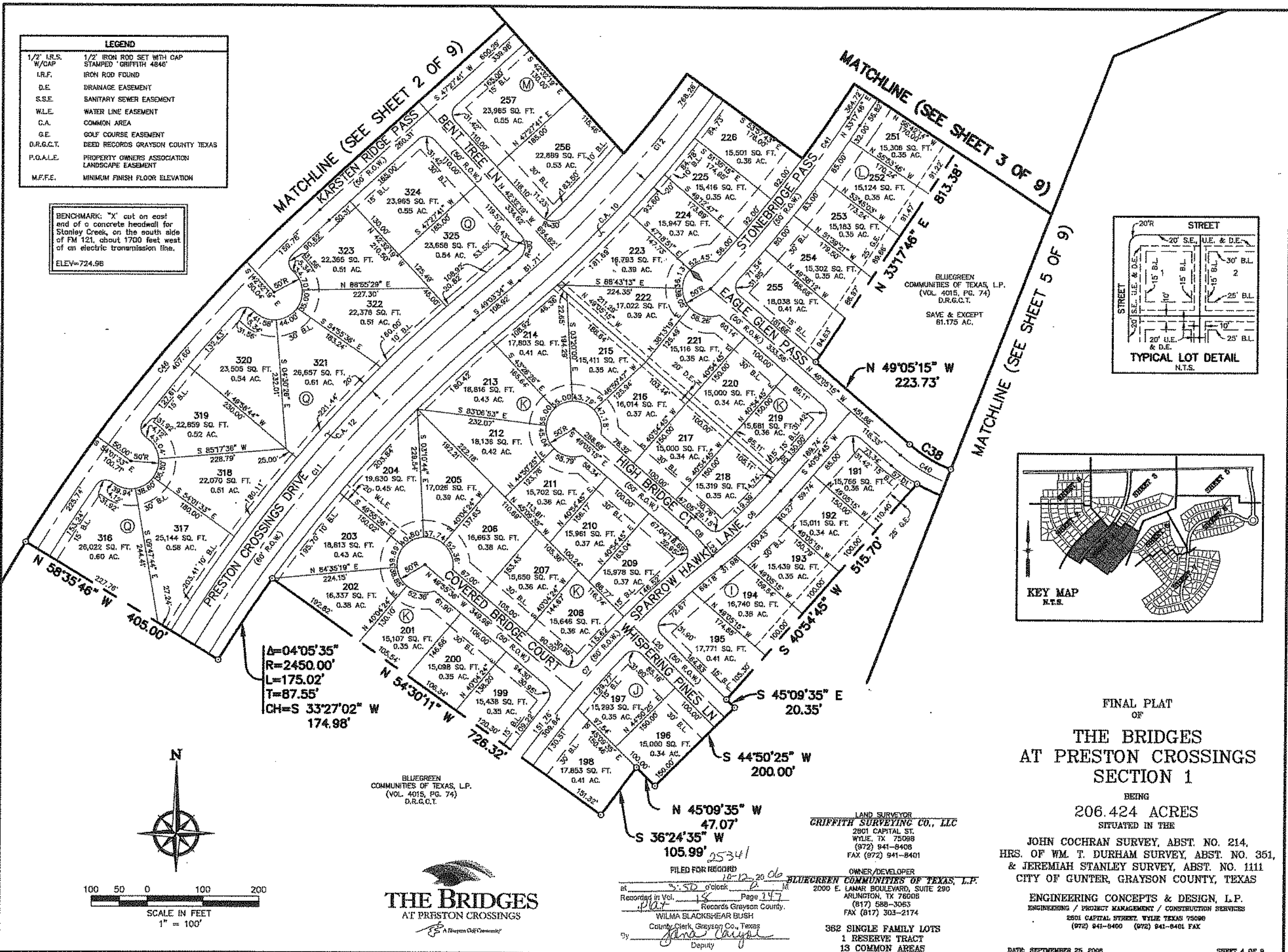
SHEET 5 OF 9

BENCHMARK: "X" cut on east end of a concrete headwall for Stanley Creek, on the south side of FM 121, about 1700 feet west of an electric transmission line.
ELEV=724.95

25341
FILED FOR RECORD
10-12-2008
3:50 o'clock
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
By: *[Signature]*
Deputy

LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED 'GRIFFITH 4848'
I.R.F.	IRON ROD FOUND
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
C.A.	COMMON AREA
G.E.	GOLF COURSE EASEMENT
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
P.O.A.L.E.	PROPERTY OWNERS ASSOCIATION LANDSCAPE EASEMENT
M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION

BENCHMARK: 'X' cut on east end of a concrete headwall for Stanley Creek, on the south side of FM 121, about 1700 feet west of an electric transmission line.
ELEV=724.98



$A=04^{\circ}05'35''$
 $R=2450.00'$
 $L=175.02'$
 $T=87.55'$
 $CH=S 33^{\circ}27'02'' W$
 $174.98'$

BLUEGREEN COMMUNITIES OF TEXAS, L.P.
(VOL. 4015, PG. 74)
D.R.G.C.T.

THE BRIDGES
AT PRESTON CROSSINGS
A Grayson Oaks Community

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL ST.
WYLE, TX 75098
(972) 941-8408
FAX (972) 941-8401

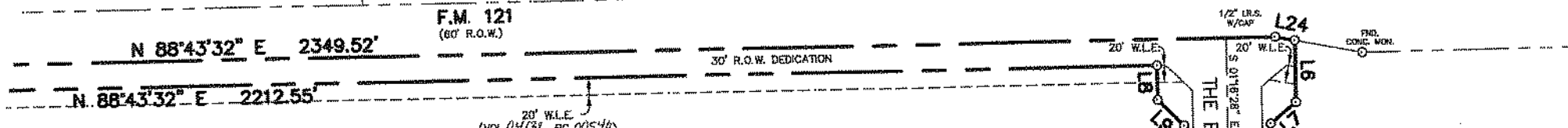
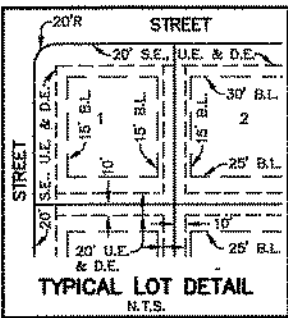
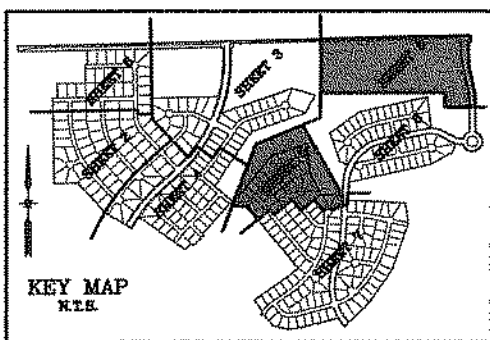
OWNER/DEVELOPER
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
2000 E. LAMAR BOULEVARD, SUITE 290
ARLINGTON, TX 76008
(817) 588-3063
FAX (817) 303-2174

362 SINGLE FAMILY LOTS
1 RESERVE TRACT
13 COMMON AREAS

FILED FOR RECORD
18-12-2006
at 3:50 o'clock
Recorded in Vol. 15 Page 247
plat Records Grayson County.
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
Deputy

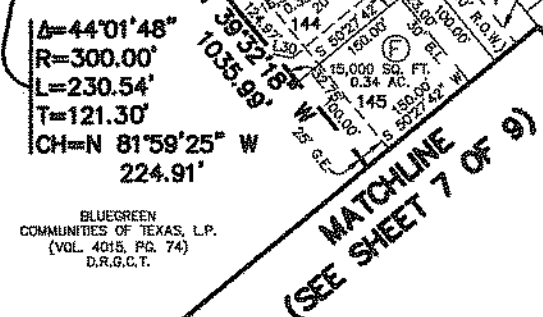
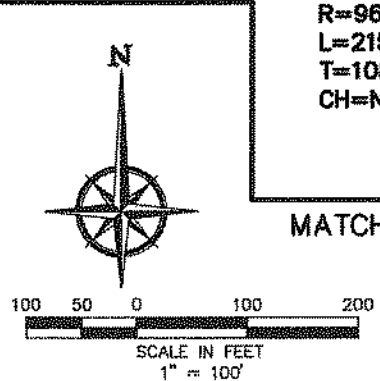
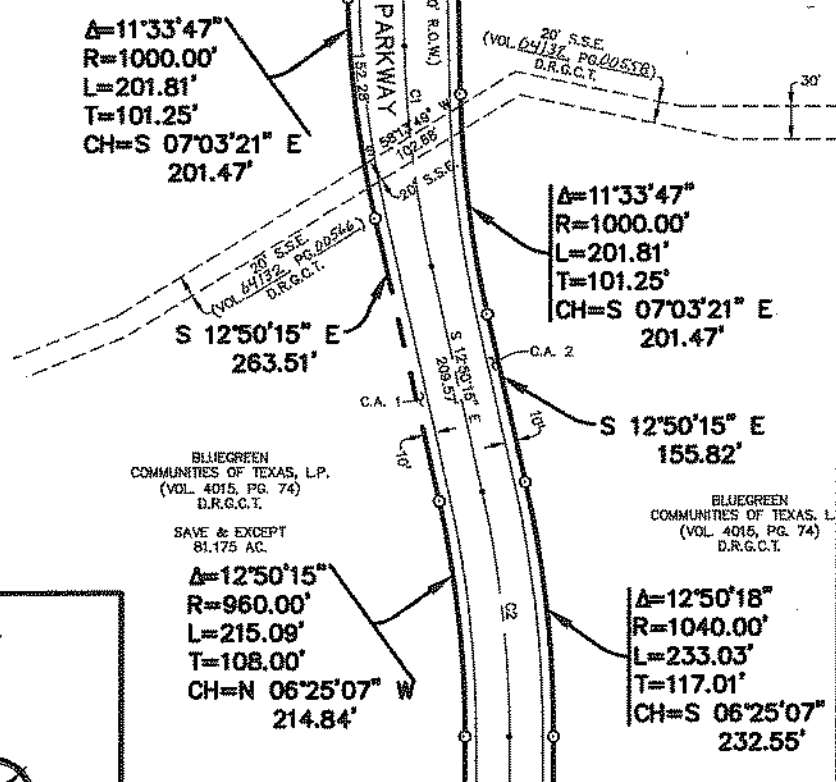
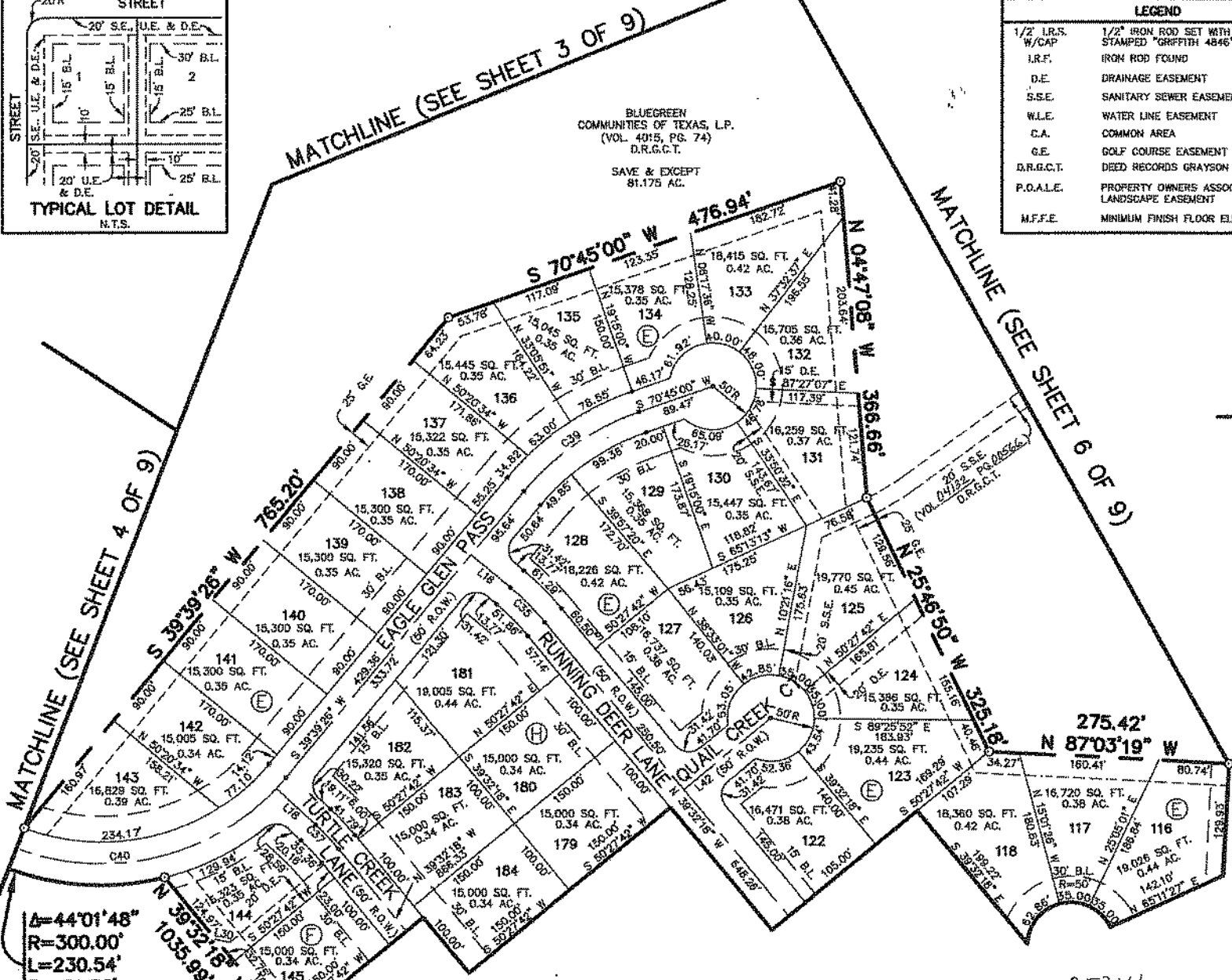
FINAL PLAT
OF
THE BRIDGES
AT PRESTON CROSSINGS
SECTION 1
BEING
206.424 ACRES
SITUATED IN THE
JOHN COCHRAN SURVEY, ABST. NO. 214,
HRS. OF WM. T. DURHAM SURVEY, ABST. NO. 351,
& JEREMIAH STANLEY SURVEY, ABST. NO. 1111
CITY OF GUNTER, GRAYSON COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2501 CAPITAL STREET, WYLE TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX



LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
C.A.	COMMON AREA
G.E.	GOLF COURSE EASEMENT
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
P.O.A.L.E.	PROPERTY OWNERS ASSOCIATION LANDSCAPE EASEMENT
M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION



THE BRIDGES
AT PRESTON CROSSINGS

2534/
FILED FOR RECORD
12-12-2006
Recorded in Vol. 18 Page 198
Plat
Records Grayson County.
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
Dorothy

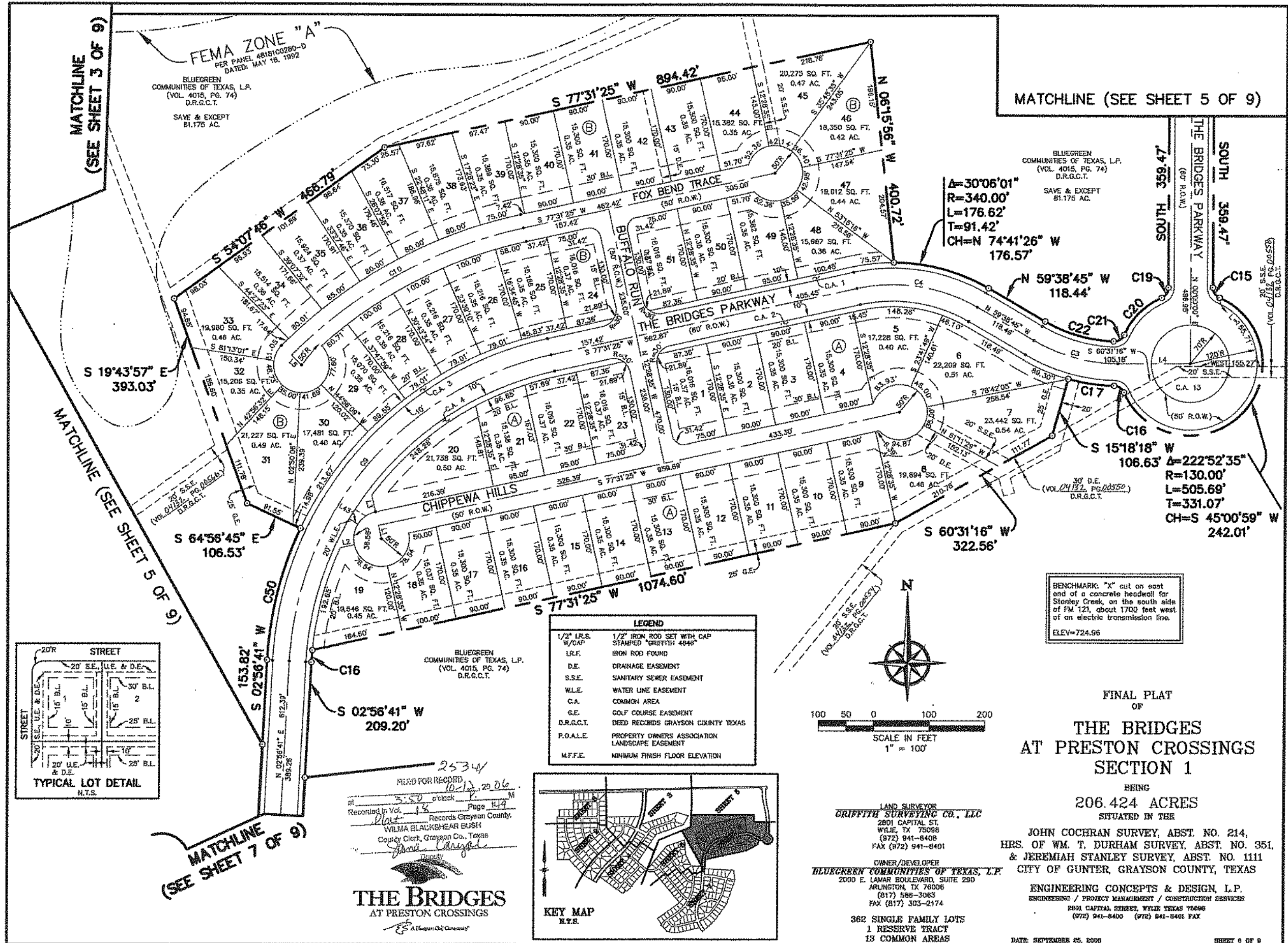
LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL ST.
WYLE, TX 75098
(972) 941-8408
FAX (972) 941-8401

OWNER/DEVELOPER
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
2000 E. LAMAR BOULEVARD, SUITE 290
ARLINGTON, TX 76006
(817) 588-3063
FAX (817) 303-2174

362 SINGLE FAMILY LOTS
1 RESERVE TRACT
13 COMMON AREAS

FINAL PLAT
OF
THE BRIDGES
AT PRESTON CROSSINGS
SECTION 1
BEING
206.424 ACRES
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CITY OF GUNTER, GRAYSON COUNTY, TEXAS

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2801 CAPITAL STREET, WYLE TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX

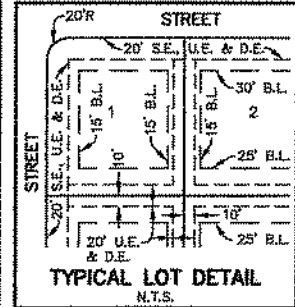


MATCHLINE (SEE SHEET 3 OF 9)

MATCHLINE (SEE SHEET 5 OF 9)

MATCHLINE (SEE SHEET 5 OF 9)

MATCHLINE (SEE SHEET 7 OF 9)



FEMA ZONE "A"
PER PANEL 48181C0280-D
DATED: MAY 18, 1992
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
(VOL. 4015, PG. 74)
D.R.G.C.T.
SAVE & EXCEPT 81.175 AC.

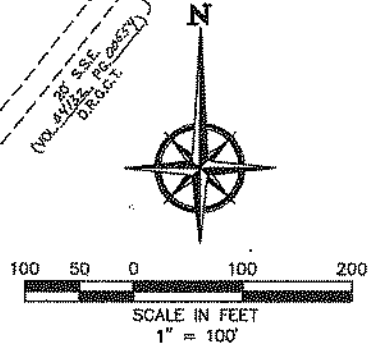
$\Delta=30^{\circ}06'01''$
 $R=340.00'$
 $L=176.62'$
 $T=91.42'$
 $CH=N 74^{\circ}41'26'' W$
 $176.57'$

BLUEGREEN COMMUNITIES OF TEXAS, L.P.
(VOL. 4015, PG. 74)
D.R.G.C.T.
SAVE & EXCEPT 81.175 AC.

BENCHMARK: "X" cut on east end of a concrete headwall for Stony Creek, on the south side of FM 121, about 1700 feet west of an electric transmission line.
ELEV=724.96

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
C.A.	COMMON AREA
G.E.	GOLF COURSE EASEMENT
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
P.O.A.L.E.	PROPERTY OWNERS ASSOCIATION LANDSCAPE EASEMENT
M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION



FINAL PLAT OF
THE BRIDGES AT PRESTON CROSSINGS SECTION 1

BEING
206.424 ACRES

SITUATED IN THE
JOHN COCHRAN SURVEY, ABST. NO. 214,
HRS. OF WM. T. DURHAM SURVEY, ABST. NO. 351,
& JEREMIAH STANLEY SURVEY, ABST. NO. 1111
CITY OF GUNTER, GRAYSON COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLIE, TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL ST.
WYLIE, TX 75098
(972) 941-8408
FAX (972) 941-8401

OWNER/DEVELOPER
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
2000 E. LAMAR BOULEVARD, SUITE 290
ARLINGTON, TX 76006
(817) 588-3063
FAX (817) 305-2174

362 SINGLE FAMILY LOTS
1 RESERVE TRACT
13 COMMON AREAS

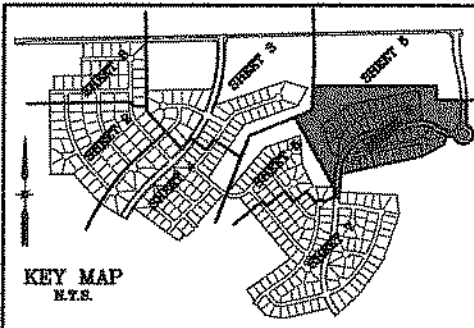
DATE: SEPTEMBER 25, 2006

SHEET 6 OF 9

BLUEGREEN COMMUNITIES OF TEXAS, L.P.
(VOL. 4015, PG. 74)
D.R.G.C.T.

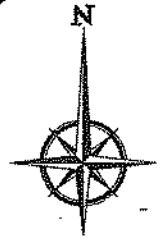
FILED FOR RECORD
10-12-2006
at 3:50 o'clock P.M.
Recorded in Vol. 14 Records Grayson County,
Wilma Blackburn Bush
County Clerk, Grayson Co., Texas
Janet Carval

THE BRIDGES
AT PRESTON CROSSINGS
A Bluegreen Communities®

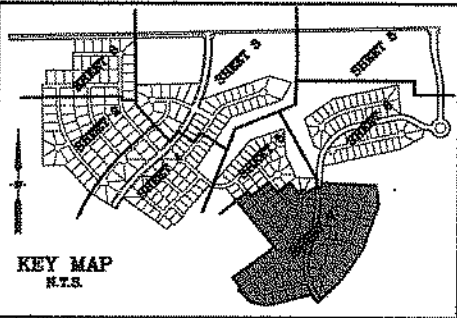


BENCHMARK: 'X' cut on east end of a concrete headwall for Stanley Creek, on the south side of FM 121, about 1700 feet west of an electric transmission line.
ELEV=724.56

MATCHLINE
(SEE SHEET 5 OF 9)



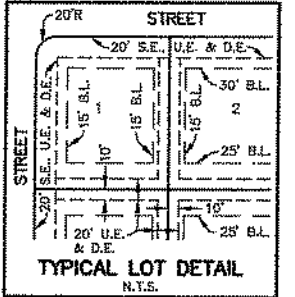
SCALE IN FEET
1" = 100'



BLUEGREEN COMMUNITIES OF TEXAS, L.P.
(VOL. 4015, PG. 74)
D.R.G.C.T.

M.F.F.E. TABLE	
LOT NO.	ELEV.
58	748.2
59	749.6
60	748.8
61	750.4
62	751.2
63	754.3
64	755.2
65	756.1
66	757.2
67	758.5
68	759.3
69	762.0
70	762.7
71	763.5

N 77°27'54" W
184.99'
S 77°27'54" E
184.99'
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
(VOL. 4015, PG. 74)
D.R.G.C.T.
FLOWAGE EASEMENT TO UPPER ELM-RED SOIL & WATER CONSERVATION DISTRICT #524 (ELEV 747.2)



LEGEND

1/2" I.R.S.	1/2" IRON ROD SET WITH CAP
W/CAP	STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
C.A.	COMMON AREA
G.E.	GOLF COURSE EASEMENT
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
P.O.A.I.E.	PROPERTY OWNERS ASSOCIATION
	LANDSCAPE EASEMENT
M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION



LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL ST.
WYLLIE, TX 75098
(972) 941-8408
FAX (972) 941-8401

FINAL PLAT
OF
THE BRIDGES
AT PRESTON CROSSINGS
SECTION 1



BEING
206.424 ACRES
SITUATED IN THE

JOHN COCHRAN SURVEY, ABST. NO. 214,
HRS. OF WM. T. DURHAM SURVEY, ABST. NO. 351,
& JEREMIAH STANLEY SURVEY, ABST. NO. 1111
CITY OF GUNTER, GRAYSON COUNTY, TEXAS

OWNER/DEVELOPER
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
2000 E. LAMAR BOULEVARD, SUITE 280
ARLINGTON, TX 76006
(817) 588-3063
FAX (817) 303-2174

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLLIE TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX

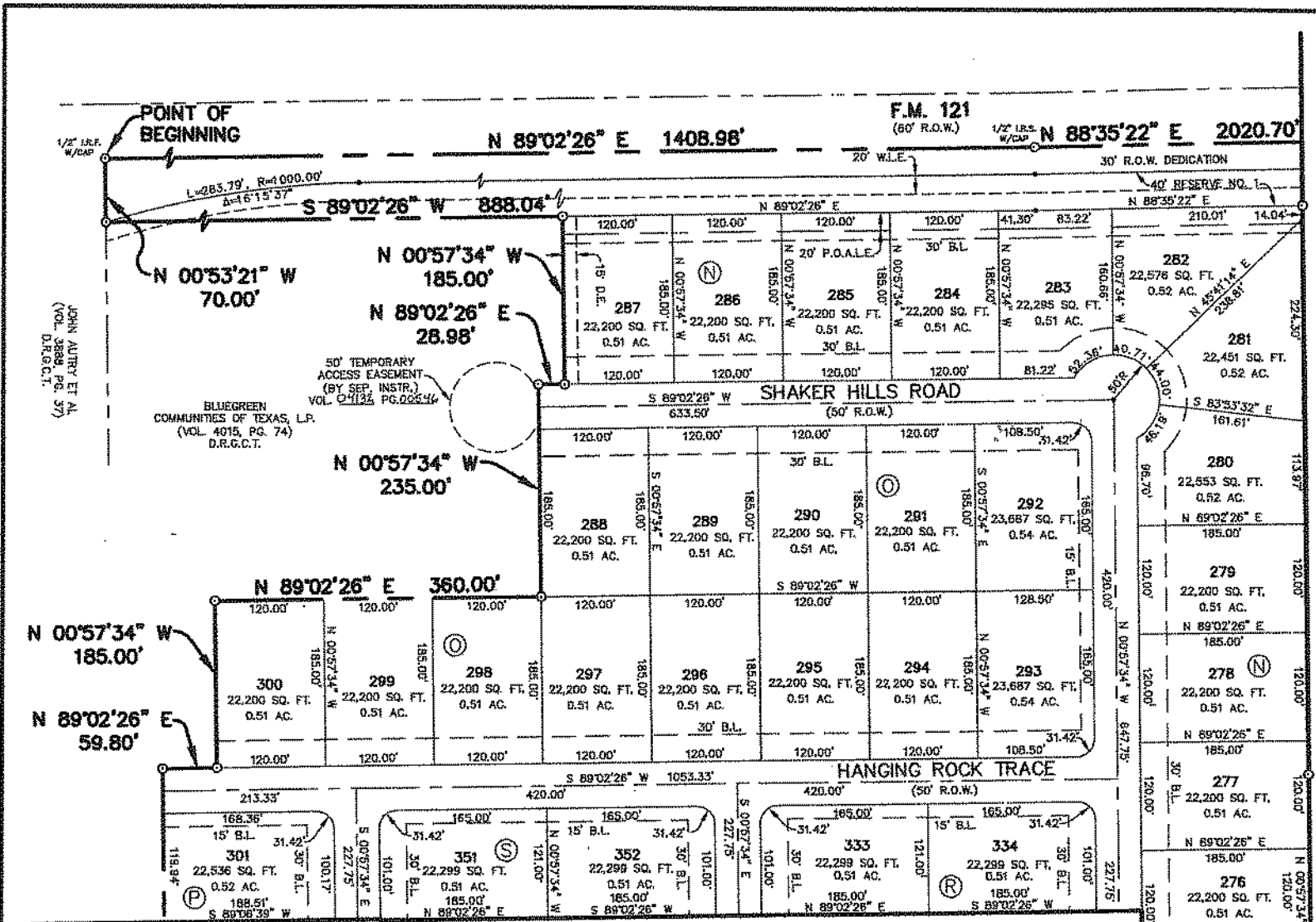
362 SINGLE FAMILY LOTS
1 RESERVE TRACT
13 COMMON AREAS

DATE: SEPTEMBER 25, 2006

SHEET 7 OF 8

BLUEGREEN COMMUNITIES OF TEXAS, L.P.
(VOL. 4015, PG. 74)
D.R.G.C.T.

FILED FOR RECORD
2006
WILMA BLACKSHEAR BUSH
County Clerk, Grayson Co., Texas
Jana Campbell
Deputy



APPROVAL CERTIFICATE

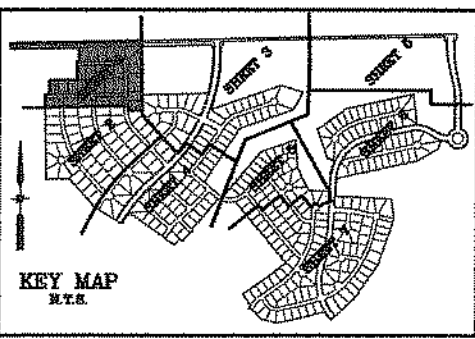
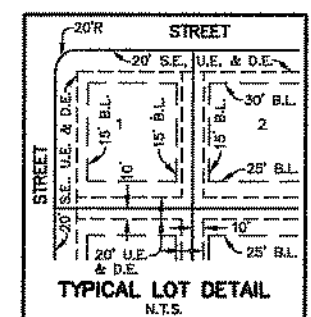
RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF GUNTER, TEXAS, on the 21st day of September, 2006.

ATTEST:
J. Babe Chairman
Carla Jordan City Secretary

APPROVED BY THE CITY OF GUNTER, TEXAS on the 25th day of September, 2006.

ATTEST:
Wanda A. Miller Mayor
Carla Jordan City Secretary

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	11°33'47"	1000.00'	101.25'	201.81'	S 07°03'21" E	201.47'
C2	12°50'15"	1000.00'	112.50'	224.06'	N 06°25'07" W	223.99'
C3	30°21'15"	300.00'	81.38'	158.93'	S 74°49'23" E	157.08'
C4	42°49'50"	300.00'	117.66'	224.26'	N 81°03'40" W	219.08'
C5	80°00'00"	50.00'	28.87'	52.36'	N 12°32'06" E	50.00'
C6	9°39'09"	1000.00'	84.43'	168.47'	N 45°44'19" E	168.27'
C7	15°04'05"	1900.00'	251.29'	499.57'	S 43°01'51" W	499.23'
C8	9°39'09"	300.00'	28.33'	56.54'	N 44°15'41" W	56.48'
C9	24°34'41"	600.00'	456.80'	780.98'	S 40°14'02" W	727.01'
C10	33°09'18"	836.00'	248.57'	483.19'	S 60°38'45" W	478.48'
C11	17°39'20"	2500.00'	388.26'	770.37'	S 40°13'54" W	767.33'
C12	50°28'12"	2000.00'	842.82'	1761.74'	N 23°49'28" E	1705.33'
C13	20°34'12"	300.00'	54.44'	107.70'	N 70°27'51" E	107.15'
C14	11°29'13"	300.00'	30.17'	60.15'	S 48°16'56" E	60.05'
C15	86°25'38"	20.00'	13.09'	23.18'	S 33°12'30" E	21.91'
C16	85°15'32"	20.00'	12.81'	22.78'	N 56°10'30" W	21.57'
C17	14°06'34"	340.00'	42.08'	83.73'	N 81°44'59" W	83.52'
C18	21°5'24"	560.00'	11.03'	22.06'	S 04°04'03" W	22.05'
C19	86°25'36"	20.00'	13.09'	23.19'	S 33°12'30" W	21.91'
C20	42°47'45"	130.00'	50.84'	97.10'	S 45°01'26" W	94.86'
C21	88°06'50"	20.00'	13.53'	23.79'	S 57°41'59" W	22.41'
C22	28°15'09"	260.00'	66.24'	128.72'	N 73°59'02" W	128.38'
C23	10°16'28"	740.00'	66.52'	132.69'	N 38°10'28" W	132.51'
C24	3°52'52"	325.00'	11.01'	22.02'	N 26°54'21" E	22.01'
C25	14°44'03"	1235.00'	159.68'	317.58'	N 10°18'42" E	318.72'
C26	80°59'24"	700.00'	412.25'	745.14'	S 12°48'59" E	710.45'
C27	9°35'26"	1000.00'	83.89'	167.38'	N 82°15'37" W	167.19'
C28	37°32'58"	1400.00'	475.91'	917.51'	N 31°18'35" E	901.18'
C29	21°14'34"	300.00'	56.26'	111.23'	N 60°42'22" E	110.59'
C30	4°52'13"	1000.00'	42.53'	85.09'	N 73°45'45" E	84.88'
C31	88°31'58"	150.00'	102.18'	179.42'	S 69°32'09" E	169.91'
C32	29°45'55"	300.00'	79.73'	155.85'	S 39°50'52" W	154.10'
C33	51°47'08"	1000.00'	485.49'	983.83'	N 28°50'15" E	873.38'
C34	47°31'01"	150.00'	86.03'	124.40'	S 53°17'49" E	120.85'
C35	10°48'16"	300.00'	28.37'	56.57'	N 44°56'26" W	56.49'
C36	27°26'52"	300.00'	89.53'	117.54'	S 50°45'44" E	116.79'
C37	72°21'04"	300.00'	16.32'	38.58'	N 43°13'20" W	38.55'
C38	19°35'23"	250.00'	43.81'	86.93'	N 59°02'39" W	86.49'
C39	31°09'34"	300.00'	83.46'	162.80'	S 55°12'13" W	160.81'
C40	91°15'18"	275.00'	261.09'	437.89'	N 85°17'05" E	393.14'
C41	10°02'51"	2245.00'	197.35'	393.88'	N 38°19'11" E	393.18'
C42	41°34'45"	1140.00'	452.81'	827.28'	S 21°44'56" E	809.26'
C43	8°38'10"	1000.00'	75.07'	148.88'	N 60°59'49" W	149.72'
C44	26°07'13"	200.00'	46.39'	91.16'	N 78°21'01" W	90.39'
C45	48°52'19"	200.00'	90.88'	170.58'	N 23°01'32" E	165.47'
C46	16°03'27"	2830.00'	389.18'	783.12'	S 39°28'58" W	780.53'
C47	41°34'45"	300.00'	113.90'	217.71'	S 21°44'56" E	212.96'
C48	41°34'45"	720.00'	273.35'	522.50'	S 21°44'56" E	511.11'
C49	37°27'14"	250.00'	84.75'	163.42'	S 52°01'23" W	160.53'
C50	22°06'53"	640.00'	125.07'	247.02'	S 12°59'49" W	245.49'



MATCHLINE (SEE SHEET 2 OF 9)

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COLLIN

THAT, I Chris E. Griffith, do hereby certify that this plat was prepared under my supervision from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the plotting rules and regulations of the City of Gunter, Texas.

DATED THIS 5th DAY OF October, 2006.

Chris E. Griffith
 CHRIS E. GRIFFITH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 4846

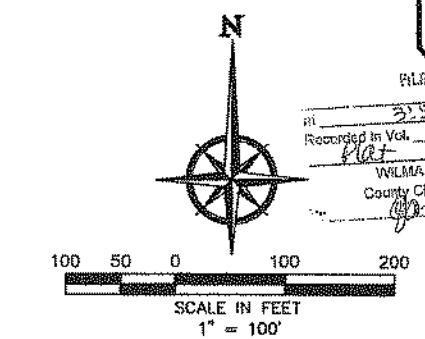
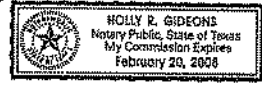


STATE OF TEXAS
 COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Chris E. Griffith, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS 5th DAY OF October, 2006.

Holly R. Gidons
 HOLLY R. GIDONS
 Notary Public, State of Texas
 My Commission Expires February 20, 2008



LEGEND

- 1/2" I.R.S. W/CAP 1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
- I.R.F. IRON ROD FOUND
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- W.L.E. WATER LINE EASEMENT
- C.A. COMMON AREA
- G.E. GOLF COURSE EASEMENT
- D.R.G.C.T. DEED RECORDS GRAYSON COUNTY TEXAS
- P.O.A.L.E. PROPERTY OWNERS ASSOCIATION LANDSCAPE EASEMENT
- M.F.F.E. MINIMUM FINISH FLOOR ELEVATION

MATCHLINE (SEE SHEET 3 OF 9)

25341
 FILED FOR RECORD 10/12/2006
 3:50 p'clock P
 Recorded in Vol. 15 Page 151
 Plat
 WILMA BLACKSHEAR BUSH
 County Clerk, Grayson Co., Texas
Anna Cayle
 Deputy

THE BRIDGES AT PRESTON CROSSINGS

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
 2801 CAPITAL ST.
 WYLLIE, TX 75098
 (972) 941-8408
 FAX (972) 941-8401

OWNER/DEVELOPER
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
 2000 E. LAMAR BOULEVARD, SUITE 290
 ARLINGTON, TX 76008
 (817) 588-3063
 FAX (817) 503-2174

362 SINGLE FAMILY LOTS
 1 RESERVE TRACT
 13 COMMON AREAS

FINAL PLAT OF THE BRIDGES AT PRESTON CROSSINGS SECTION 1

BEING
206.424 ACRES
 SITUATED IN THE
 JOHN COCHRAN SURVEY, ABST. NO. 214,
 HRS. OF WM. T. DURHAM SURVEY, ABST. NO. 351,
 & JEREMIAH STANLEY SURVEY, ABST. NO. 1111
 CITY OF GUNTER, GRAYSON COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
 2801 CAPITAL STREET, WYLLIE TEXAS 75098
 (972) 941-8400 (972) 941-8400 FAX

OWNERS CERTIFICATE & DEDICATION

WHEREAS, BLUEGREEN COMMUNITIES OF TEXAS, LP, is the sole owner of all of the following described 206.424 acre tract of land situated in the John Cochran Survey, Abstract 214, Hrs. of W.M. T. Durham Survey, Abstract 351 and the Jeremiah Stanley Survey, Abstract 1711, Grayson County, Texas, and being part of a 1579.82 acre tract described in deed to Bluegreen Communities of Texas, L.P., as recorded in Volume 4015, Page 74, Deed Records Grayson County, Texas, said 206.424 acre tract being the following described 300.755 acre tract, save and except a 13.156 acre tract and on 81.175 acre tract, said 300.755, said 13.156 acre tract and said 81.175 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap found for the Northwest corner of said 1579.82 acre tract and the northeast corner of the John Aubry, et al tract as recorded in Volume 3888, Page 37 of said deed records and being in the south right-of-way line of Farm to Market Highway 121, a 60 ft. right-of-way,

THENCE North 89°02'26" East, with the north line of said 1579.82 acre tract and the south line of said Farm Highway 121, a distance of 1408.98 feet to a 1/2-inch iron rod with cap stamped "GRIFFITH 4846" (hereinafter referred to as "with cap" set for corner;

THENCE North 88°35'22" East, continuing with said north line and said south line, a distance of 2020.70 feet to a concrete monument found for corner;

THENCE North 88°43'32" East, continuing with said north line and said south line, a distance of 2349.52 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 79°57'37" East, continuing with said north line and said south line, a distance of 22.83 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01°16'28" East, a distance of 71.39 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 49°22'58" West, a distance of 38.04 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01°16'28" East, a distance of 180.27 feet to a 1/2-inch iron rod with cap set for the point of curvature of a circular curve to the left having a radius of 1000.00 feet;

THENCE Southeasterly, with said curve to the left, through a central angle of 11°33'47", an arc distance of 201.81 feet to a 1/2-inch iron rod with cap set for the point of tangency of said curve;

THENCE South 12°50'15" East, a distance of 155.62 feet to a 1/2-inch iron rod with cap set for the point of curvature of a circular curve to the right having a radius of 1040.00 feet;

THENCE Southeasterly, with said curve to the right, through a central angle of 12°50'15", an arc distance of 233.03 feet to a 1/2-inch iron rod with cap set for the point of tangency of said curve;

THENCE South, a distance of 359.47 feet to a 1/2-inch iron rod with cap set for the point of curvature of a circular curve to the left having a radius of 20.00 feet;

THENCE Southeasterly, with said curve to the left, through a central angle of 66°25'36", an arc distance of 23.19 feet to a 1/2-inch iron rod with cap set for the point of reverse curvature of a circular curve to the right having a radius of 130.00 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 22°22'35", an arc distance of 505.59 feet to a 1/2-inch iron rod with cap set for the point of reverse curvature of a circular curve to the left having a radius of 20.00 feet;

THENCE Northwesterly, with said curve to the left, through a central angle of 85°15'32", an arc distance of 22.78 feet to a 1/2-inch iron rod with cap set for the point of reverse curvature of a circular curve to the right having a radius of 340.00 feet, a chord bearing of North 81°44'59" West, and a chord distance of 83.52 feet;

THENCE Northwesterly, with said curve to the right, through a central angle of 14°06'34", an arc distance of 83.73 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 15°18'18" West, a distance of 106.53 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 80°31'16" West, a distance of 322.56 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 77°31'25" West, a distance of 1074.69 feet to a 1/2-inch iron rod with cap set for the beginning of a non-tangent circular curve to the left having a radius of 560.01 feet, a chord bearing of South 04°04'03" West, and a chord distance of 22.05 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 02°16'24", an arc distance of 22.08 feet to a 1/2-inch iron rod with cap set for the point of tangency of said curve;

THENCE South 02°56'44" West, a distance of 209.20 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 87°03'19" East, a distance of 728.35 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 07°59'56" East, a distance of 252.07 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 77°27'54" West, a distance of 184.89 feet to a 1/2-inch iron rod with cap set for corner on a non-tangent circular curve to the right, having a radius of 59.00 feet, a chord bearing of North 12°52'06" East;

THENCE Southwesterly, with said curve to the right, through a central angle of 60°00'00", an arc distance of 52.36 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 77°27'54" East, a distance of 184.89 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 19°08'23" West, a distance of 587.41 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 34°33'29" West, a distance of 508.20 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 45°41'19" West, a distance of 434.46 feet to a 1/2-inch iron rod with cap set for the beginning of a non-tangent circular curve to the right having a radius of 740.00 feet, a chord bearing of North 38°10'28" West, and a chord distance of 132.51 feet;

THENCE Northwesterly, with said curve to the right, through a central angle of 10°16'26", an arc distance of 132.69 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 76°11'52" West, a distance of 524.06 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 82°44'57" West, a distance of 124.72 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 77°40'51" West, a distance of 200.48 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 41°06'35" West, a distance of 164.10 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 65°02'05" West, a distance of 50.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 24°57'55" East, a distance of 16.59 feet to a 1/2-inch iron rod with cap set for the point of curvature of a circular curve to the right having a radius of 325.00 feet, a chord bearing of North 26°54'21" East, and a chord distance of 22.01 feet;

THENCE Northwesterly, with said curve to the right, through a central angle of 03°52'52", an arc distance of 22.02 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 35°16'10" West, a distance of 182.60 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 54°43'50" East, a distance of 467.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 51°42'03" East, a distance of 225.01 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 39°32'18" West, a distance of 1035.99 feet to a 1/2-inch iron rod with cap set for the beginning of a non-tangent circular curve to the right having a radius of 1300.00 feet, a chord bearing of North 81°59'25" West, and a chord distance of 224.91 feet;

THENCE Northwesterly, with said curve to the right, through a central angle of 44°01'48", an arc distance of 230.54 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 40°54'45" West, a distance of 515.70 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 45°09'35" East, a distance of 20.35 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 44°50'26" West, a distance of 200.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 45°09'35" West, a distance of 47.07 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 36°24'35" West, a distance of 105.99 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 54°30'11" West, a distance of 726.32 feet to a 1/2-inch iron rod with cap set for the beginning of a non-tangent circular curve to the left having a radius of 2450.00 feet, a chord bearing of South 33°27'02" West, and a chord distance of 174.98 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 04°05'35", an arc distance of 175.02 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 58°35'46" West, a distance of 405.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 42°32'19" West, a distance of 512.40 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 89°06'39" West, a distance of 300.98 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00°53'21" West, a distance of 1098.94 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 89°02'26" East, a distance of 59.80 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00°57'34" West, a distance of 300.98 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 89°02'26" East, a distance of 28.98 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00°57'34" West, a distance of 185.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 89°02'26" East, a distance of 28.98 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 89°02'26" West, a distance of 888.04 feet to a 1/2-inch iron rod with cap set for corner in the east line of the aforementioned 1579.82 acre tract and the east line of the aforementioned John Aubry tract;

THENCE North 00°53'21" West, with the west boundary line of said 1579.82 acre tract and the east line of said Aubry tract, a distance of 70.00 feet to the POINT OF BEGINNING and containing 300.755 acres or 13,100,895 square feet of land.

SAVE AND EXCEPT the following described 13.156 acre tract:

COMMENCING at a 1/2 inch iron rod with cap found for the Northwest corner of said 1579.82 acre tract and the northeast corner of the John Aubry, et al tract as recorded in Volume 3888, Page 37 of said deed records and being in the south right-of-way line of Farm to Market Highway 121, a 60 ft. right-of-way

THENCE South 00°53'21" East, with the west boundary line of said 1579.82 acre tract and the east line of said Aubry tract, a distance of 70.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 89°02'26" East, a distance of 1409.34 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 88°35'22" East, a distance of 293.23 feet to a 1/2-inch iron rod with cap set for the POINT OF BEGINNING;

THENCE North 88°35'22" East, a distance of 899.23 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 46°24'36" East, a distance of 42.43 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01°24'38" East, a distance of 81.98 feet to a 1/2-inch iron rod with cap set for the point of curvature of a circular curve to the right having a radius of 1950.00 feet, a chord bearing of South 08°35'52" West, and a chord distance of 543.32 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 16°00'59", an arc distance of 545.10 feet to a 1/2-inch iron rod with cap set for the end of said curve;

THENCE South 88°35'22" West, a distance of 858.50 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 00°57'34" West, a distance of 630.02 feet to the POINT OF BEGINNING and containing 13.156 acres or 573,059 square feet of land.

SAVE AND EXCEPT the following described 81.175 acre tract:

COMMENCING at a 1/2 inch iron rod with cap found for the Northwest corner of said 1579.82 acre tract and the northeast corner of the John Aubry, et al tract as recorded in Volume 3888, Page 37 of said deed records and being in the south right-of-way line of Farm to Market Highway 121, a 60 ft. right-of-way

THENCE North 89°02'26" East, with the north line of said 1579.82 acre tract and the south line of said Highway 121, a distance of 1408.98 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 88°35'22" East, continuing with said north line and said south line, a distance of 1352.18 feet to a point for corner;

THENCE South 01°24'38" East, a distance of 30.00 feet to a 1/2-inch iron rod with cap set for the POINT OF BEGINNING;

THENCE North 88°35'22" East, a distance of 668.48 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 86°43'32" East, a distance of 2212.55 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01°16'28" East, a distance of 40.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 46°16'28" East, a distance of 42.43 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 01°16'28" East, a distance of 40.00 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 12°50'15" East, a distance of 263.51 feet to a 1/2-inch iron rod with cap set for the point of curvature of a circular curve to the right having a radius of 960.00 feet;

THENCE Southeasterly, with said curve to the right, through a central angle of 12°50'15", an arc distance of 215.09 feet to a 1/2-inch iron rod with cap set for the point of tangency of said curve;

THENCE South, a distance of 359.47 feet to a 1/2-inch iron rod with cap set for the point of curvature of a circular curve to the right having a radius of 20.00 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 66°25'36", an arc distance of 23.19 feet to a 1/2-inch iron rod with cap set for the point of reverse curvature of a circular curve to the left having a radius of 130.00 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 42°47'45", an arc distance of 97.10 feet to a 1/2-inch iron rod with cap set for the point of reverse curvature of a circular curve to the right having a radius of 20.00 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 68°06'50", an arc distance of 25.79 feet to a 1/2-inch iron rod with cap set for the point of compound curvature of a circular curve to the right having a radius of 280.00 feet;

THENCE Northwesterly, with said curve to the right, through a central angle of 28°35'09", an arc distance of 129.72 feet to a 1/2-inch iron rod with cap set for the point of tangency of said curve;

THENCE North 59°38'45" West, a distance of 118.44 feet to a 1/2-inch iron rod with cap set for the point of curvature of a circular curve to the left having a radius of 340.00 feet, a chord bearing of North 74°41'28" West, and a chord distance of 176.57 feet;

THENCE Northwesterly, with said curve to the left, through a central angle of 30°08'01", an arc distance of 178.82 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 08°15'56" West, a distance of 400.72 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 77°31'25" West, a distance of 894.42 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 54°07'46" West, a distance of 466.79 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 19°43'57" East, a distance of 393.03 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 64°56'45" East, a distance of 106.53 feet to a 1/2-inch iron rod with cap set for the beginning of a non-tangent circular curve to the left having a radius of 640.00 feet, a chord bearing of South 13°58'49" West, and a chord distance of 245.49 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 22°06'53", an arc distance of 247.02 feet to a 1/2-inch iron rod with cap set for the point of tangency of said curve;

THENCE South 02°56'44" West, a distance of 153.82 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 87°03'19" West, a distance of 275.42 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 25°46'50" West, a distance of 325.18 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 04°47'08" West, a distance of 266.66 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 70°45'00" West, a distance of 476.94 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 39°39'26" West, a distance of 765.20 feet to a 1/2-inch iron rod with cap set for the beginning of a non-tangent circular curve to the right having a radius of 250.00 feet, a chord bearing of North 58°02'39" West, and a chord distance of 86.49 feet;

THENCE Northwesterly, with said curve to the right, through a central angle of 19°55'23", an arc distance of 89.93 feet to a 1/2-inch iron rod with cap set for the point of tangency of said curve;

THENCE North 49°05'15" West, a distance of 223.73 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 33°17'46" East, a distance of 813.38 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 70°45'00" East, a distance of 734.09 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 28°49'54" East, a distance of 291.89 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 73°21'23" West, a distance of 298.49 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 70°45'00" West, a distance of 866.24 feet to a 1/2-inch iron rod with cap set for the beginning of a non-tangent circular curve to the right having a radius of 2050.00 feet, a chord bearing of North 09°28'30" East, and a chord distance of 770.78 feet;

THENCE Northwesterly, with said curve to the right, through a central angle of 21°40'18", an arc distance of 775.40 feet to a 1/2-inch iron rod with cap set for the point of tangency of said curve;

THENCE North 01°24'38" West, a distance of 61.96 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 43°35'22" East, a distance of 42.43 feet to a 1/2-inch iron rod with cap set for corner;

THENCE North 01°24'38" West, a distance of 40.00 feet to the POINT OF BEGINNING and containing 81.175 acres or 3,535,983 square feet of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS: THAT, BLUEGREEN COMMUNITIES OF TEXAS, LP, does hereby adopt this plat designating the above described property as THE BRIDGES AT PRESTON CROSSINGS, SECTION 1, an addition to the City of Gunter, Texas and does hereby dedicate to the public use forever the easements and rights-of-way as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growth shall be constructed or placed upon, over or across the easements and rights-of-way as shown. Said utility easement being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full 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 its respective systems on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the purpose of removing all or part of its respective systems without the necessity of any time procuring the permission of anyone.

EXECUTED THIS 5 DAY OF October, 2006, BY: BLUEGREEN COMMUNITIES OF TEXAS, LP AND THROUGH ITS GENERAL PARTNER, BLUEGREEN SOUTHWEST LAND, INC. Stephen Davis, Vice-President

STATE OF TEXAS COUNTY OF COLLIN BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Stephen Davis, 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 to the capacity therein stated.

GIVEN under my hand and seal of office, this 5 day of October, 2006. Holly R. Gideons, Notary Public, State of Texas, My Commission Expires February 20, 2008

My Commission Expires 02/20/08

FINAL PLAT OF THE BRIDGES AT PRESTON CROSSINGS SECTION 1 BEING 206.424 ACRES SITUATED IN THE JOHN COCHRAN SURVEY, ABST. NO. 214, HRS. OF WM. T. DURHAM SURVEY, ABST. NO. 351, & JEREMIAH STANLEY SURVEY, ABST. NO. 1111 CITY OF GUNTER, GRAYSON COUNTY, TEXAS ENGINEERING CONCEPTS & DESIGN, L.P. 2006 SEPTEMBER 29, 2006 SHEET D OF D