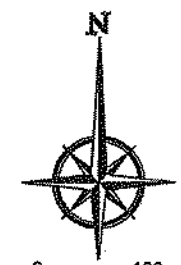


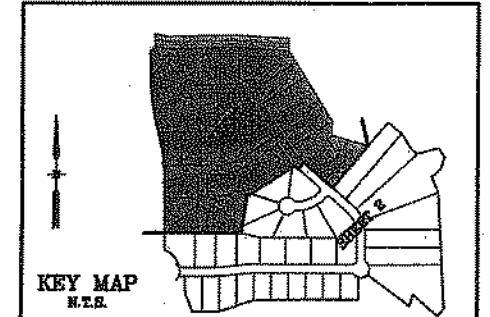
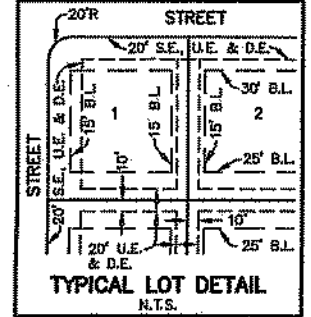
LOT TYPE	TOTAL THIS SECTION	TOTAL PROJECT TO DATE
PD-SH	0	0
PD-TI	0	0
PD-15	10	267
PD-22	54	159
PD-E	0	0
TOTAL	64	426



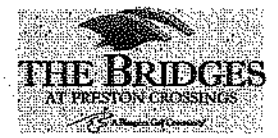
- NOTES:
- Basis of Bearings being N 88°43'39" E for the NBL of deed recorded in Volume 4015, Page 74, D.R.G.C.T.
 - All monuments are 1/2" iron rod with cap stamped "GRIFFITH 4846" set unless otherwise indicated.
 - A 20' Slope, Utility and Drainage Easement is hereby dedicated adjacent to all R.O.W.
 - 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, draws, sloughs, or other natural drainage courses located within this subdivision for drainage purposes. The development of individual owners shall not block any tributary runoff.
 - The common area tract shown on this plat is hereby dedicated to the Property Owner's Association(s). An Access, Drainage, Utility, Landscape, Screening and Maintenance Easement is hereby dedicated over the common area tract.
 - TBM = The 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. Elevation=724.86
 - Portions of the subject property are shown to be within "Zone A" (Special Flood Hazard Area) as indicated on FIRM (Flood Insurance Rate Map) Panel No. 48181C0280-D.
 - 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, and The Bridges Parkway from any lot or tract in this subdivision.
 - Refer to PD Ordinance for variances to subdivision ordinances.
 - The 100-year Water Surface Elevation (WSE) shown is based on the flood study performed by Aqua Terra Engineering Consultants, L.L.C., dated February 8, 2006.

LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
▲	INDICATES POINT WITHIN CREEK
A.E.	ACCESS EASEMENT
S.E.	SLOPE EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
U.E.	UTILITY EASEMENT
M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
G.E.	GOLF COURSE EASEMENT
P.O.A.L.E.	PROPERTY OWNERS ASSOCIATION LANDSCAPE EASEMENT
Ⓐ	INDICATES BLOCK DESIGNATION



BENCHMARK "X" cut on east end of a concrete headwall in Stanley Creek, on the south side of FM 121, about 1700 feet west of an electric transmission line.
 ELEV=724.86



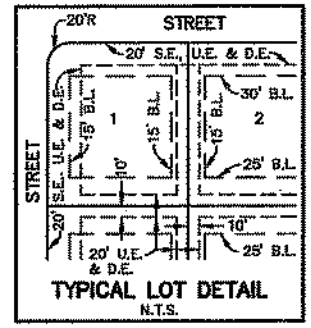
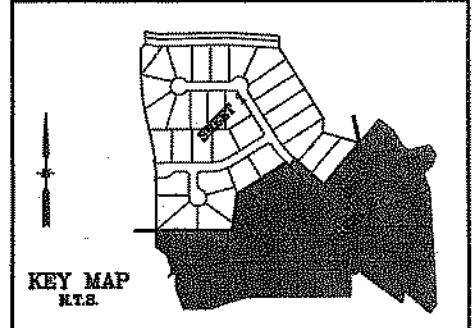
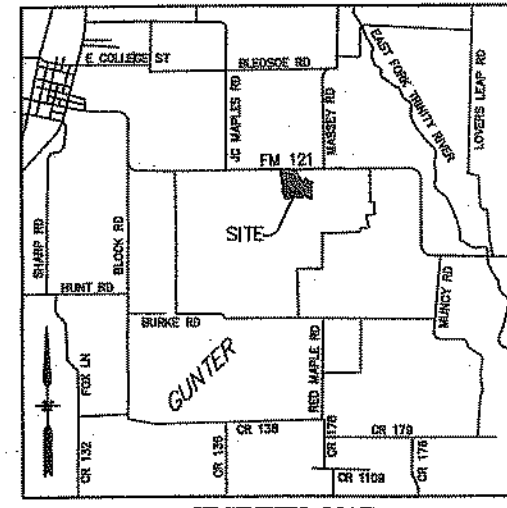
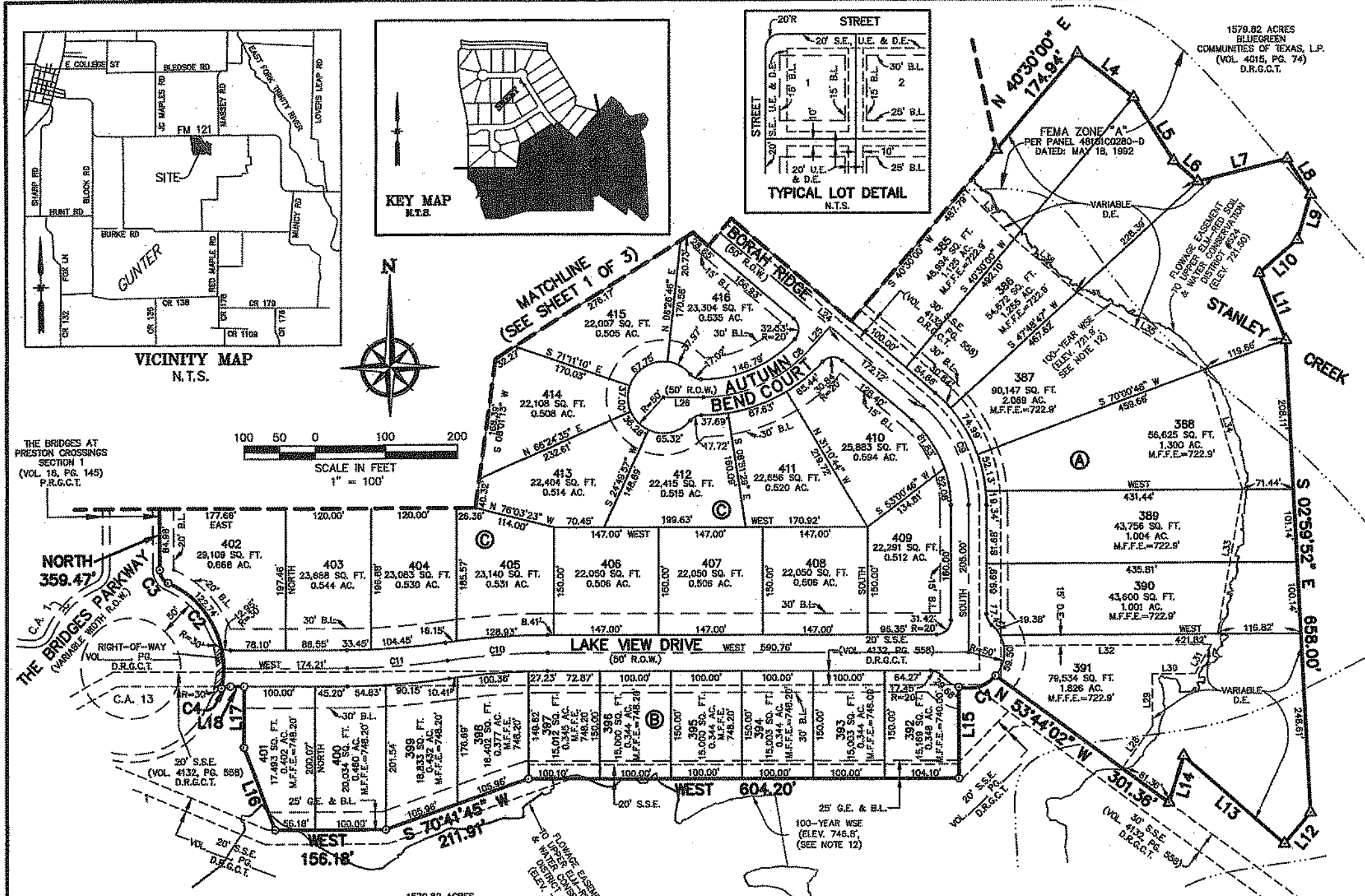
LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
 2801 CAPITAL STREET
 WYLLIE, TX 75088
 (972) 941-8408
 FAX (972) 941-8401

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

64 SINGLE FAMILY LOTS
 1 COMMON AREA TRACT
 1 RESERVE TRACT

FINAL PLAT
 OF
THE BRIDGES
AT PRESTON CROSSINGS
SECTION 2A
 BEING
45.199 ACRES
 SITUATED IN THE
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 75096
 (972) 941-8400 (972) 941-8401 FAX



- NOTES:
1. Basis of Bearings being N 88°43'39" E for the NE1/4 of deed recorded in Volume 4015, Page 74, D.R.G.C.T.
 2. All monuments are 1/2" iron rod with cap stamped "GRIFFITH 4846" set unless otherwise indicated.
 3. A 20' Slope, Utility and Drainage Easement is hereby dedicated adjacent to all R.O.W.
 4. A 10' Utility Easement and Drainage Easement is hereby dedicated adjacent to all side and rear lot lines.
 5. A Drainage Easement is hereby dedicated from 15' on either side of the centerline of any and all creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located within this subdivision for drainage purposes. The development of individual owners shall not block any tributary runoff.
 6. The common area tract shown on this plat is hereby dedicated to the Property Owner's Association(s). An Access, Drainage, Utility, Landscape, Screening and Maintenance Easement is hereby dedicated over the common area tract.
 7. TBM = The 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. Elevation=724.95
 8. Portions of the subject property are shown to be within "Zone A" (Special Flood Hazard Area) as indicated on FIRM (Flood Insurance Rate Map) Panel No. 481BIC0280-D.
 9. 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.
 10. Direct driveway access is prohibited to FM 121, and The Bridges Parkway from any lot or tract in this subdivision.
 11. Refer to PD Ordinance for variances to subdivision ordinances.
 12. The 100-year Water Surface Elevation (WSE) shown is based on the flood study performed by Aqua Terra Engineering Consultants, LLC., dated February 6, 2006.

64 SINGLE FAMILY LOTS
 1 COMMON AREA TRACT
 1 RESERVE TRACT



LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
△	INDICATES POINT WITHIN CREEK
A.E.	ACCESS EASEMENT
S.E.	SLOPE EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
U.E.	UTILITY EASEMENT
M.F.F.E.	MINIMUM FINISH FLOOR ELEVATION
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
G.E.	GOLF COURSE EASEMENT
P.O.A.L.E.	PROPERTY OWNERS ASSOCIATION LANDSCAPE EASEMENT
(A)	INDICATES BLOCK DESIGNATION

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	60°18'03"	50.00'	32.25'	57.28'	N 73°11'34" E	54.20'
C2	78°44'51"	130.00'	108.68'	178.67'	N 27°02'53" W	184.94'
C3	68°25'36"	20.00'	13.89'	23.19'	N 33°12'30" W	21.91'
C4	24°43'20"	30.00'	6.57'	12.94'	S 77°38'20" W	12.84'
C5	448°11'	500.00'	20.75'	41.48'	S 87°37'24" E	41.47'
C6	32°27'20"	250.00'	72.78'	141.61'	N 73°48'20" E	139.73'
C7	17°02'40"	570.00'	85.41'	169.56'	S 40°58'40" E	168.84'
C8	47°50'28"	200.00'	88.71'	187.00'	N 66°04'46" E	182.19'
C9	49°30'00"	180.00'	82.98'	159.91'	N 24°48'00" W	150.72'
C10	8°36'24"	1000.00'	70.86'	141.49'	S 85°56'48" W	141.37'
C11	8°36'24"	1000.00'	70.86'	141.49'	N 85°56'48" E	141.37'
C12	32°31'41"	32.50'	8.48'	18.45'	S 73°43'26" W	18.20'
C13	31°39'22"	47.50'	13.47'	28.24'	N 73°17'15" E	28.91'
C14	32°23'41"	32.50'	8.44'	18.38'	S 73°48'54" E	18.13'
C15	33°18'35"	47.50'	14.19'	27.59'	N 74°15'21" W	27.20'

LINE TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S 78°37'37" E	78.00'	L26	EAST	58.80'
L2	S 00°40'23" E	70.23'	L27	SOUTH	172.10'
L3	S 02°00'00" W	82.84'	L28	N 36°15'58" E	72.05'
L4	S 51°57'58" E	100.00'	L29	NORTH	72.76'
L5	S 32°30'17" E	104.57'	L30	EAST	89.00'
L6	S 49°30'00" E	44.71'	L31	N 28°31'23" E	45.97'
L7	N 76°50'13" E	128.75'	L32	EAST	281.43'
L8	S 33°08'18" E	80.00'	L33	N 09°20'15" E	204.00'
L9	S 16°28'21" W	64.80'	L34	N 17°16'14" W	174.81'
L10	S 48°41'20" W	70.85'	L35	N 58°52'27" W	210.38'
L11	S 21°44'34" E	109.88'	L36	N 49°30'00" E	115.64'
L12	S 39°48'52" W	95.80'	L37	N 45°14'58" W	102.28'
L13	N 49°58'54" W	187.00'	L38	N 67°28'08" W	105.13'
L14	S 17°37'32" W	69.15'	L39	N 78°18'23" W	118.88'
L15	N 20°54'16" W	122.82'	L40	N 65°24'11" E	180.10'
L16	N 20°54'16" W	122.82'	L41	N 88°02'25" W	77.92'
L17	NORTH	85.32'	L42	N 38°48'45" W	185.14'
L18	WEST	18.47'	L43	N 57°32'40" E	190.53'
L19	N 48°22'58" E	38.04'	L44	N 57°32'40" E	128.00'
L20	N 01°16'28" W	71.35'	L45	N 32°27'20" W	19.00'
L21	S 85°14'49" W	28.09'	L46	N 57°32'40" E	85.00'
L22	EAST	28.00'	L47	N 32°27'20" W	75.00'
L23	S 28°22'15" W	4.57'	L48	N 43°24'26" W	88.67'
L24	S 48°20'00" E	375.40'	L49	N 19°58'49" W	127.80'
L25	S 42°09'51" W	43.70'			

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
 2801 CAPITAL STREET
 WYLE, TX 75086
 (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) 588-3083
 FAX (817) 303-2174

FINAL PLAT
 OF
THE BRIDGES AT PRESTON CROSSINGS
 SECTION 2A
 BEING
45.199 ACRES
 SITUATED IN THE

LOT TYPE	TOTAL THIS SECTION	TOTAL PROJECT TO DATE
PD-01	0	0
PD-02	0	0
PD-03	0	0
PD-04	10	287
PD-05	84	159
PD-06	0	0
TOTAL	94	446

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, WYLE TEXAS 75086
 (972) 941-8408 (972) 941-8401 FAX

Recorded 4/14/09 as Doc# 2009-0011235
VL20 Pg 112 - Grayson County Clerk
pg 373

OWNERS CERTIFICATE & DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, BLUEGREEN COMMUNITIES OF TEXAS, LP, BEING the owner of a 45.199 acre tract of land situated in the Jeremiah Stanley Survey, Abstract 1111, City of Gunter, Grayson County, Texas and being part of a 1579.82 acre tract of land described in deed to Bluegreen Communities of Texas, L.P., as recorded in Volumes 4015, Page 74, Deed Records Grayson County, Texas, said 45.199 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap set for the northeast corner of The Bridges at Preston Crossing, Section 1, an addition to the City at Gunter, as recorded in Volume 18, Page 145, Plat Records Grayson County, Texas, said corner being in the south right-of-way line of Farm to Market Road 121, a variable right-of-way, said corner being in the north boundary line of said 1579.82 acre tract;

THENCE South 78 degrees 57 minutes 37 seconds East, with the south right-of-way of said F.M. 121 and the north boundary line of said 1579.82 acre tract, a distance of 79.05 feet to a concrete monument found for corner;

THENCE North 88 degrees 43 minutes 39 seconds East, with the south right-of-way line of said F.M. 121, and the north boundary line of said 1579.82 acre tract, a distance of 399.18 feet to a concrete monument found for corner;

THENCE South 86 degrees 15 minutes 08 seconds East, with the south right-of-way line of said F.M. 121, and the north boundary line of said 1579.82 acre tract, a distance of 297.25 feet to a 1/2 inch iron rod with cap stamped "GRIFFITH 4846" (hereinafter referred to as "with cap") set for corner within Stanley Creek;

THENCE Southerly, along said Stanley Creek and a tributary of Stanley Creek, the following courses and distances:

- South 00 degrees 40 minutes 23 seconds East, a distance of 70.23 feet to a point for corner;
- South 32 degrees 27 minutes 20 seconds East, a distance of 475.44 feet to a point for corner;
- South 02 degrees 00 minutes 00 seconds West, a distance of 82.64 feet to a point for corner;
- South 74 degrees 30 minutes 24 seconds East, a distance of 219.11 feet to a point for corner;
- North 40 degrees 30 minutes 00 seconds East, a distance of 174.94 feet to a point for corner;
- South 51 degrees 57 minutes 58 seconds East, a distance of 100.09 feet to a point for corner;
- South 32 degrees 30 minutes 17 seconds East, a distance of 104. feet to a point for corner;
- South 49 degrees 30 minutes 00 seconds East, a distance of 44.71 feet to a point for corner;
- North 75 degrees 50 minutes 13 seconds East, a distance of 128.75 feet to a point for corner;
- South 33 degrees 06 minutes 16 seconds East, a distance of 60.00 feet to a point for corner;
- South 16 degrees 26 minutes 21 seconds West, a distance of 64.90 feet to a point for corner;
- South 48 degrees 41 minutes 20 seconds West, a distance of 70.85 feet to a point for corner;
- South 21 degrees 44 minutes 34 seconds East, a distance of 100.58 feet to a point for corner;
- South 02 degrees 59 minutes 52 seconds East, a distance of 658.00 feet to a point for corner;
- South 39 degrees 48 minutes 52 seconds West, a distance of 56.60 feet to a point for corner;
- North 48 degrees 58 minutes 54 seconds West, a distance of 187.00 feet to a point for corner;
- South 17 degrees 37 minutes 39 seconds West, a distance of 68.16 feet to a point for corner;

THENCE North 53 degrees 44 minutes 02 seconds West, a distance of 301.36 feet to a 1/2 inch iron rod with cap set for the beginning of a non-tangent curve to the right having a radius 50 feet, a chord bearing of South 73 degrees 11 minutes 34 seconds West, a chord distance of 54.20 feet;

THENCE Southwesterly, with said curve to the right, through a central angle of 65 degrees 38 minutes 03 seconds, an arc distance of 57.28 feet to a 1/2 inch iron rod with cap set for the end of said curve;

THENCE South, a distance of 126.94 feet to a 1/2 inch iron rod with cap set for corner;

THENCE West, a distance of 604.20 feet to a 1/2 inch iron rod with cap set for corner;

THENCE South 70 degrees 41 minutes 45 seconds West, a distance of 211.91 feet to a 1/2 inch iron rod with cap set for corner;

THENCE West, a distance of 156.18 feet to a 1/2 inch iron rod with cap set for corner;

THENCE North 20 degrees 54 minutes 16 seconds West, a distance of 122.82 feet to a 1/2 inch iron rod with cap set for corner;

THENCE North, a distance of 85.32 feet to a 1/2 inch iron rod with cap set for corner;

THENCE West, a distance of 19.47 feet to a 1/2 inch iron rod with cap set for the beginning of a curve to the left having a radius of 30 feet, a chord bearing of South 77 degrees 38 minutes 20 seconds West, and a chord distance of 12.84 feet;

THENCE Southwesterly, with said curve to the left, through a central angle of 24 degrees 43 minutes 20 seconds, an arc distance of 12.94 feet to a 1/2 inch iron rod with cap set for the beginning of a non-tangent curve to the left having a radius of 130.00 feet, a chord bearing of North 27 degrees 02 minutes 53 seconds West, a chord distance of 164.94 feet, said corner being in the east boundary line of the aforementioned Phase 1;

THENCE Northerly, with the easterly boundary lines of said Phase 1, the following courses and distances:

Northwesterly, with said curve to the left, through a central angle 78 degrees 44 minutes 51 seconds, an arc distance of 178.67 feet to a 1/2 inch iron rod with cap set for the beginning of a reverse curve to the right having a radius of 20.00 feet, a chord bearing of North 33 degrees 12 minutes 30 seconds West, a chord distance 21.91 feet;

Northwesterly, with said curve to the right, through a central angle of 66 degrees 25 minutes 36 seconds, an arc distance of 23.19 feet to a 1/2 inch iron rod with cap set for the end of said curve;

North, a distance of 359.47 feet to a 1/2 inch iron rod with cap set for the beginning of curve to the left having a radius of 1040.00 feet, a chord bearing of North 06 degrees 25 minutes 07 seconds West, a chord distance of 232.55 feet;

Northwesterly, with said curve to the left, through a central of 12 degrees 50 minutes 18 seconds, an arc distance of 233.03 feet to a 1/2 inch iron rod with cap set for the end of said curve;

North 12 degrees 50 minutes 15 seconds West, a distance of 155.62 feet to a 1/2 inch iron rod with cap set for the beginning of curve to the right having a radius of 1000.00 feet, a chord bearing of North 07 degrees 03 minutes 21 seconds West, a chord distance of 201.47 feet;

Northwesterly, with said curve to the right, through a central angle of 11 degrees 33 minutes 47 seconds, an arc distance of 201.81 feet to a 1/2 inch iron rod with cap set for the end of said curve;

North 01 degrees 16 minutes 28 West, a distance of 180.27 feet to a 1/2 inch iron rod with cap set for corner;

North 49 degrees 22 minutes 58 seconds East, a distance of 38.04 feet to a 1/2 inch iron rod with cap set for corner;

North 01 degrees 16 minutes 28 seconds West, a distance of 71.39 feet to the POINT OF BEGINNING and CONTAINING 1,968,847 square feet or 45.199 acres 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 2A, 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 hereon. 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 easements 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 easements 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 29TH DAY OF MAY, 2008.

By: BLUEGREEN COMMUNITIES OF TEXAS, LP
BY AND THROUGH ITS GENERAL PARTNER, BLUEGREEN SOUTHWEST LAND, INC.

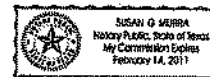
Stephen Davis
Stephen Davis, Vice-President

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 in the capacity therein stated.

GIVEN under my hand and seal of office, this the 29th day of May, 2008.

Amanda S. Munna
Notary Public, State of Texas
My Commission Expires: 02/14/2011



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 platting rules and regulations of the City of Gunter, Texas.

DATED THIS 28TH DAY OF MAY, 2008.

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 28TH DAY OF MAY, 2008.

Amanda S. Munna
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 02/14/2011



APPROVAL CERTIFICATE

RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION OF GUNTER, TEXAS, on the 17th day of April, 2008.

ATTEST:

Carlota Jordan
Chairman

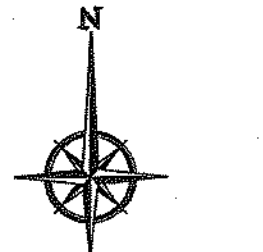
Carlota Jordan
City Secretary

APPROVED BY THE CITY COUNCIL OF GUNTER, TEXAS on the 12th day of May, 2008.

ATTEST:

Mark A. Witt
Mayor

Carlota Jordan
City Secretary



100 50 0 100 200
SCALE IN FEET
1" = 100'



FINAL PLAT
OF

THE BRIDGES
AT PRESTON CROSSINGS
SECTION 2A

BEING
45.199 ACRES

SITUATED IN THE

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 220
ARLINGTON, TX 76010
(817) 588-3063
FAX (817) 303-2174

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLIE, TEXAS 75086
(972) 941-8400 (972) 941-8401 FAX

DATE: MAY 28, 2008

SHEET 3 OF 3