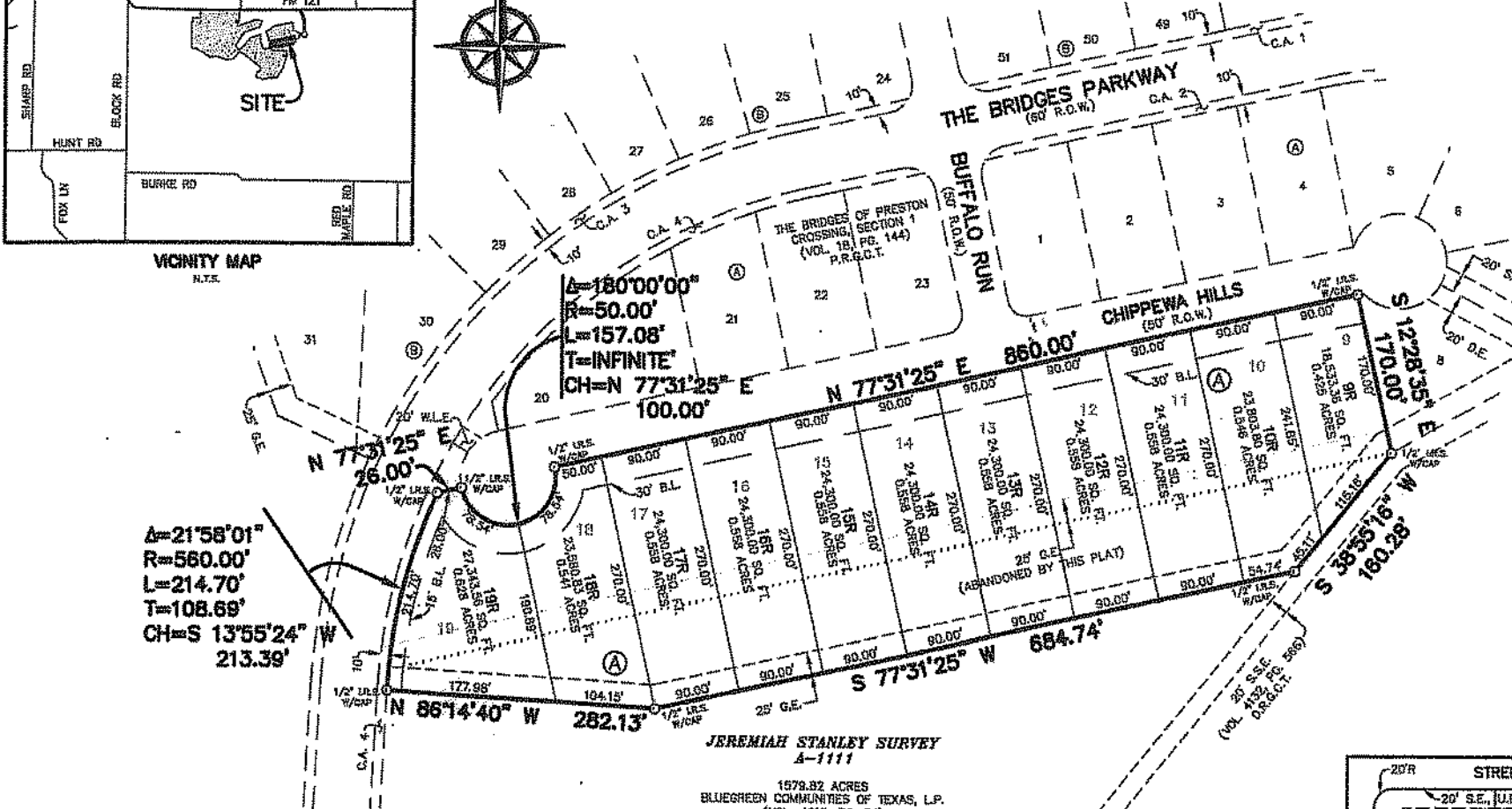
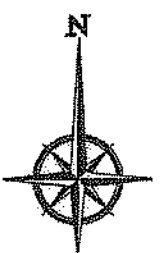


VICINITY MAP
N.T.S.



OWNER'S CERTIFICATION AND DEDICATION

WHEREAS BLUEGREEN COMMUNITIES OF TEXAS, L.P., BEING THE OWNER of Lots 9-19, BLOCK A, of The Bridges at Preston Crossings, Section 1, as Recorded in Volume 18, Page 144, Plat Records Grayson County, Texas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BLUEGREEN COMMUNITIES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, does hereby adopt this plat designating the herein above described property as THE BRIDGES AT PRESTON CROSSINGS, SECTION 1, LOTS 9R-19R, BLOCK A, an addition to Grayson County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The streets are dedicated for street purposes. The easements, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. Any public utility entity shall have the 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 their respective systems in said easements. Any public utility entity shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

WITNESS, my hand, this the 25th day of April, 2008.

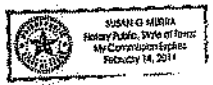
BY: BLUEGREEN COMMUNITIES OF TEXAS, L.P.
BY AND THROUGH ITS GENERAL PARTNER, BLUEGREEN SOUTHWEST LAND, INC. at
Stephen Davis
Stephen Davis, Vice President

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25TH DAY OF APRIL, 2008.

Susan G. Merida
Notary Public in and for the State of Texas
My Commission Expires On: 02/14/2011

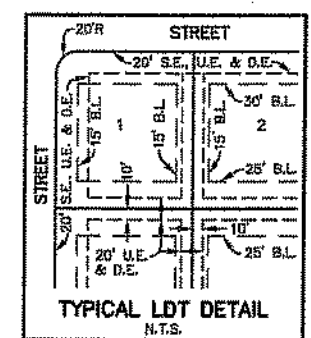


JEREMIAH STANLEY SURVEY
A-1111
1579.82 ACRES
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
(VOL. 4015, PG. 74)
D.R.G.C.T.

LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
B.L.	BUILDING LINE
G.E.	GOLF COURSE EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY TEXAS

NOTES:

- Bearings based on Plat to The Bridges of Preston Crossings, Section 1, as recorded in Vol. 18, Pg.144, P.R.G.C.T.
- All monuments are 1/2" Iron Rod Set 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.
- A 10' Utility Easement and Drainage Easement is hereby dedicated adjacent to all side and rear lot lines.
- A Drainage Easement is hereby dedicated 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.
- 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.



THE BRIDGES
AT PRESTON CROSSINGS
A Bluegreen Communities®

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 280
ARLINGTON, TX 76006
(817) 588-3063
FAX (817) 303-2174

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.

GIVEN UNDER MY SEAL OF OFFICE THIS THE 24TH DAY OF APRIL, 2008.

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

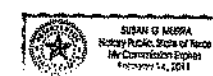


STATE OF TEXAS
COUNTY OF COLLIN

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 THE 24TH DAY OF APRIL, 2008.

Susan G. Merida
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 20th day of March, 2008.

ATTEST:
Carla Jordan
City Secretary

APPROVED BY THE CITY OF GUNTER, TEXAS on the 14th day of April, 2008.

ATTEST:
Carla Jordan
City Secretary

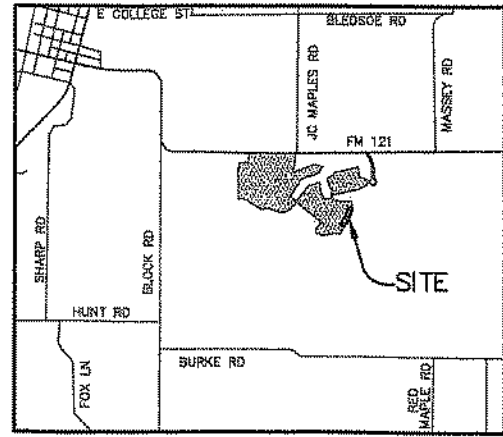
PURPOSE STATEMENT:
REVISE LAYOUT OF LOTS 9-19, BLOCK A,
OF THE BRIDGES AT PRESTON CROSSINGS, SEC. 1
AND RELOCATE 25' G.E.

REPLAT
OF

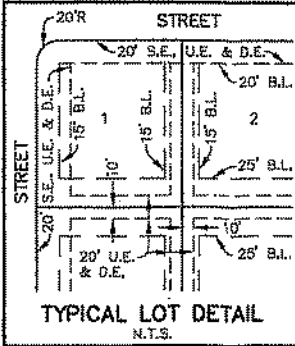
THE BRIDGES
AT PRESTON CROSSINGS
SECTION 1
LOTS 9R - 19R, BLOCK A

BEING A REPLAT OF
LOTS 9-19, BLOCK A
THE BRIDGES OF PRESTON CROSSING, SECTION 1
(VOLUME 18, PAGE 144, P.R.G.C.T.)
AND BEING
6.046 ACRES
SITUATED IN THE
JEREMIAH STANLEY SURVEY A-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



VICINITY MAP
N.T.S.



LINE	DIRECTION	DISTANCE
L1	N 29°13'11" E	118.27'
L2	N 43°07'59" E	62.42'
L3	S 83°41'33" E	57.91'
L4	N 14°00'09" E	107.63'
L5	N 37°42'18" E	40.70'
L6	S 85°54'49" E	47.26'
L7	N 34°05'11" E	55.00'
L8	N 18°25'34" E	100.79'
L9	N 17°30'01" W	31.41'
L10	N 28°39'30" E	74.63'
L11	N 23°20'13" E	92.80'
L12	N 68°39'47" W	87.15'
L13	S 71°00'10" E	30.00'
L14	N 86°41'18" E	59.56'
L15	S 77°27'54" E	25.00'
L16	N 12°32'06" E	73.00'
L17	N 22°04'16" W	19.79'
L18	N 18°52'31" E	164.72'
L19	N 12°32'06" E	90.00'

NOTES:

- Basis of Bearings being N51°15'25"W for the SBL of Lot 69 of Plat, recorded in Vol. 18, Pg. 144, P.R.G.C.T.
- All monuments are 1/2" I.R.S. W/CAP unless otherwise indicated.
- A 20' Slope, Utility and Drainage Easement is hereby dedicated adjacent to all right-of-way dedications.
- A 10' Utility Easement and Drainage Easement is hereby dedicated adjacent to all side and rear lot lines.
- A Drainage Easement is hereby dedicated 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.
- Front Building Setbacks are 20' on all lots, as shown. Side and Rear Building Setbacks are in accordance with the approved PD ordinance for the subject property.
- All easements and setbacks described by The Bridges at Preston Crossings, Section 1, which are within the subject property are hereby abandoned by this plat and replaced with the easements and setbacks shown and noted on this plat.

OWNER'S CERTIFICATION AND DEDICATION

WHEREAS BLUEGREEN COMMUNITIES OF TEXAS, L.P., BEING THE OWNER of Lots 59-69, BLOCK C, of The Bridges at Preston Crossings, Section 1, as Recorded in Volume 18, Page 144, Plat Records Grayson County, Texas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That BLUEGREEN COMMUNITIES OF TEXAS, L.P., does hereby adopt this plat designating the herein above described property as THE BRIDGES AT PRESTON CROSSINGS, SECTION 1, LOTS 59R-69R, BLOCK C, an addition to the City of Gunter, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The streets are dedicated for street purposes. The easements, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. Any public utility entity shall have the 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 their respective systems in said easements. Any public utility entity shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

WITNESS, my hand, this the 3rd day of July, 2008.

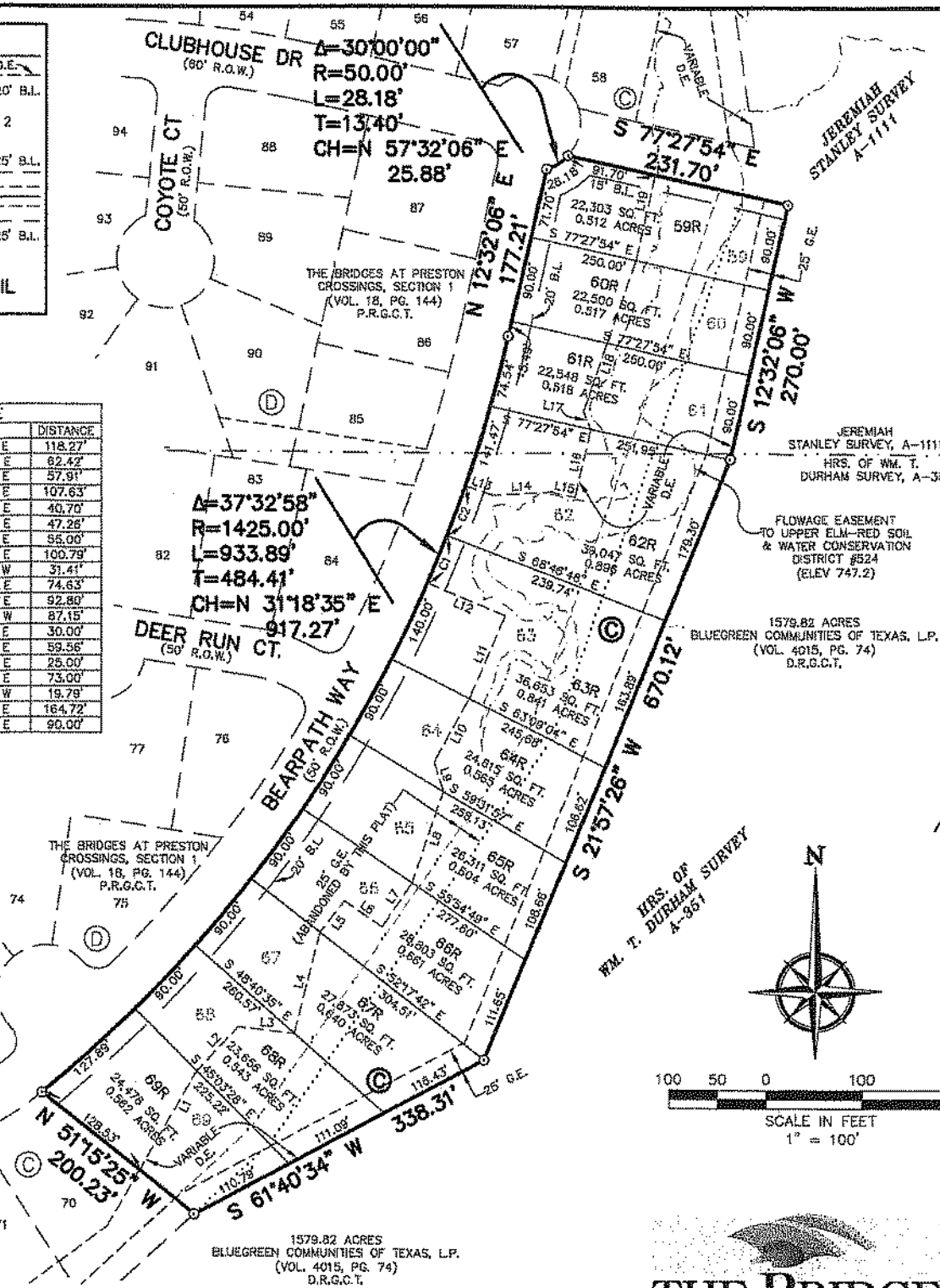
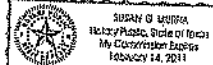
BY: BLUEGREEN COMMUNITIES OF TEXAS, L.P.
BY AND THROUGH ITS GENERAL PARTNER, BLUEGREEN SOUTHWEST LAND, INC.

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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.

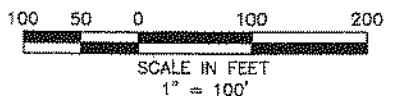
Given under my hand and seal of office, this the 3rd day of July, 2008.

Notary Public in and for the State of Texas
My Commission Expires On: 02/14/2011



LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4948"
B.L.	BUILDING LINE
G.E.	GOLF COURSE EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SLOPE EASEMENT
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY TEXAS

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	2°07'02"	1425.00'	26.33'	52.65'	N 22°16'42" E 52.65'
C2	2°13'21"	1425.00'	27.64'	55.28'	N 20°08'31" E 55.28'



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) 588-3053
FAX (817) 303-2174

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.

GIVEN UNDER MY SEAL OF OFFICE THIS 2ND DAY OF JULY, 2008.

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

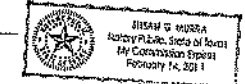


STATE OF TEXAS
COUNTY OF COLLIN

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 2ND DAY OF JULY, 2008.

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 ___ day of _____, 2008.

ATTEST:

City Secretary

APPROVED BY THE CITY OF GUNTER, TEXAS on the 26th day of June, 2008.

ATTEST:

Mayor

PURPOSE STATEMENT:
REVISE LAYOUT OF LOTS 59-69, BLOCK C, OF THE BRIDGES AT PRESTON CROSSINGS, SEC. 1 RELOCATE 25' G.E. AND REDUCE FRONT BUILDING LINE FROM 30' TO 20'

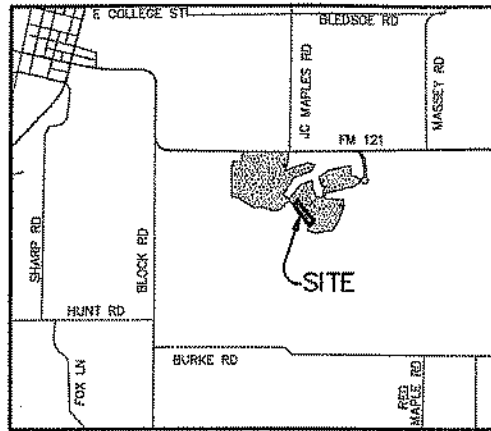
AMENDING PLAT

OF
THE BRIDGES
AT PRESTON CROSSINGS
SECTION 1
LOTS 59R-69R, BLOCK C

BEING AN AMENDING PLAT OF
LOTS 59-69, BLOCK C
THE BRIDGES AT PRESTON CROSSINGS, SECTION 1
(VOLUME 18, PAGE 144, P.R.G.C.T.)

AND BEING
6.859 ACRES
SITUATED IN THE
JEREMIAH STANLEY SURVEY, A-1111, AND
HRS. OF WM. T. DURHAM SURVEY, A-361
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



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATION AND DEDICATION

WHEREAS BLUEGREEN COMMUNITIES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF LOTS 145, 147, AND 150-155; JANET KARIN FURNISS BEING THE OWNER OF LOT 146, AND WILLIE E. ABSTON, BEING THE OWNER OF LOT 149, OF THE BRIDGES AT PRESTON CROSSINGS, SECTION 1, AS RECORDED IN VOLUME 18, PAGE 144, PLAT RECORDS GRAYSON COUNTY, TEXAS;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BLUEGREEN COMMUNITIES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, JANET KARIN FURNISS and WILLIE E. ABSTON, do hereby adopt this plat designating the herein above described property as THE BRIDGES AT PRESTON CROSSINGS, SECTION 1, LOTS 145R-155R, BLOCK F, an addition to Grayson County, Texas, and do hereby dedicate to the public use forever, the streets and easements shown hereon. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. Any public utility entity shall have the 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 their respective systems in said easements. Any public utility entity shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

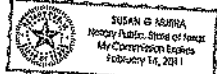
Janet Karin Furniss Date: 10/24/08
Willie E. Abston Date: 10/20/08
Stephen Davis Date: 5-22-09
 Stephen Davis, Vice President

STATE OF TEXAS
 COUNTY OF Tarrant

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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.

Given under my hand and seal of office, this the 22nd day of MAY, 2008.

Susan G. Morda
 Notary Public in and for the State of Texas
 My Commission Expires On: 02/14/2011

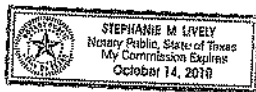


STATE OF TEXAS
 COUNTY OF Dallas

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Janet Karin Furniss, 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.

Given under my hand and seal of office, this the 24th day of October, 2008.

Stephanie M. Lively
 Notary Public in and for the State of Texas
 My Commission Expires On: 10/14/2010

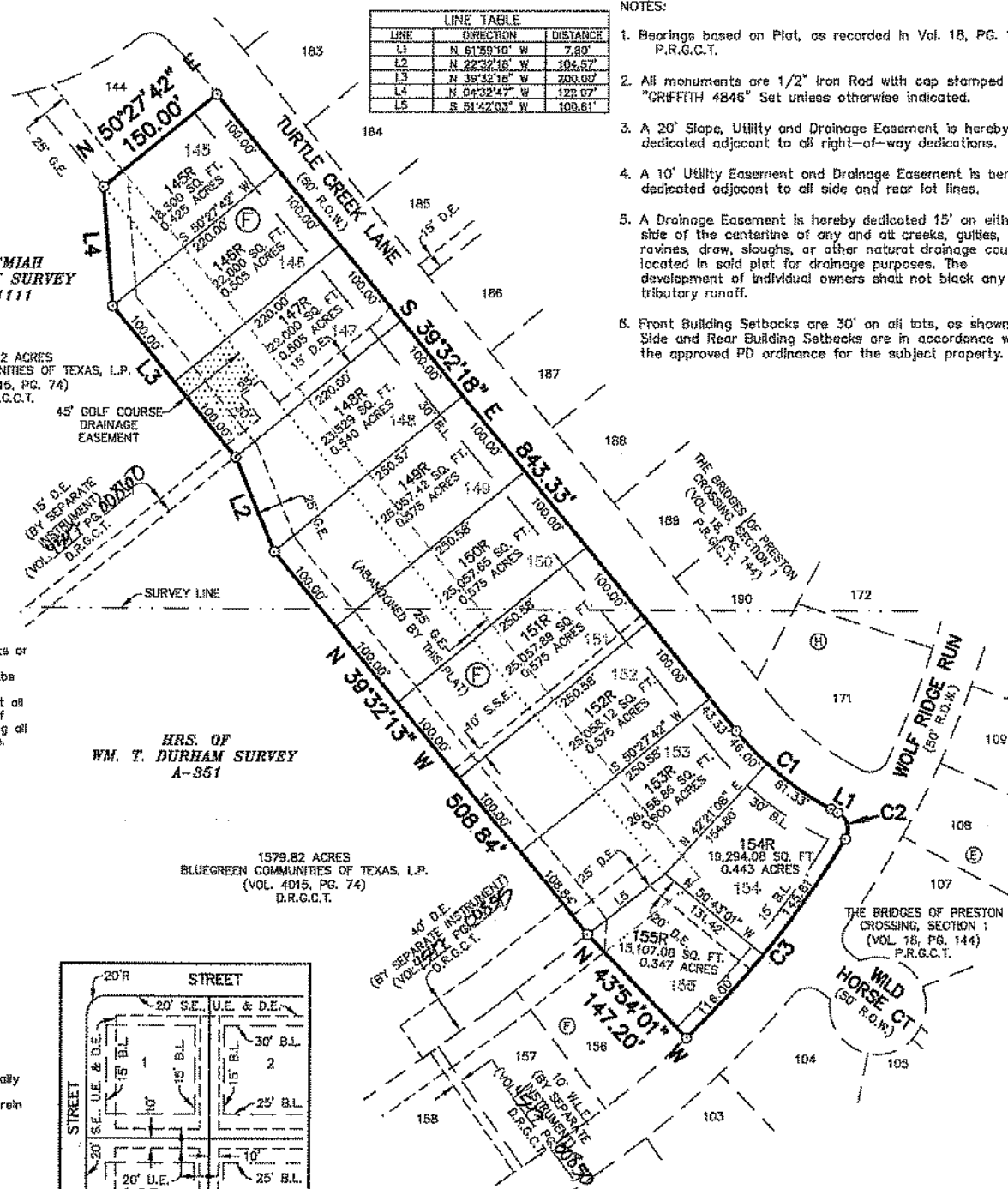
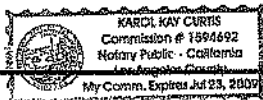


STATE OF TEXAS
 COUNTY OF LOS ANGELES

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Willie E. Abston, 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.

Given under my hand and seal of office, this the 20th day of OCTOBER, 2008.

Karol Kay Curtis
 Notary Public in and for the State of Texas
 My Commission Expires On: July 23, 2009



- NOTES:
- Bearings based on Plat, as recorded in Vol. 18, PG. 144, P.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 right-of-way dedications.
 - A 10' Utility Easement and Drainage Easement is hereby dedicated adjacent to all side and rear lot lines.
 - A Drainage Easement is hereby dedicated 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.
 - 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.

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

GIVEN UNDER MY SEAL OF OFFICE THIS 21st DAY OF MAY, 2008.

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

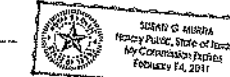


STATE OF TEXAS
 COUNTY OF COLLIN

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 21st DAY OF MAY, 2008.

Adrian G. Morda
 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 11th day of April, 2008.

ATTEST:
Carla Jordan
 City Secretary

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

ATTEST:
Carla Jordan
 City Secretary

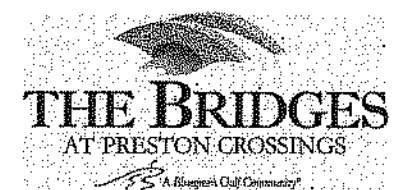
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
B.L.	BUILDING LINE
G.E.	GOLF COURSE EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY TEXAS
W.L.E.	WATER LINE EASEMENT

PURPOSE STATEMENT:
 REVISE LAYOUT OF LOTS 145-155, BLOCK F, OF THE BRIDGES AT PRESTON CROSSINGS, SEC. 1 AND RELOCATE 25' G.E.

REPLAT
 OF
**THE BRIDGES
 AT PRESTON CROSSINGS
 SECTION 1
 LOTS 145R - 155R, BLOCK F**

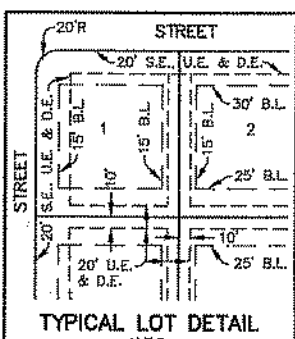
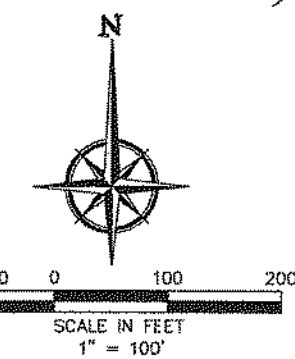
BEING A REPLAT OF
 LOTS 145-155, BLOCK F
 THE BRIDGES OF PRESTON CROSSING, SECTION 1
 (VOLUME 18, PAGE 144, P.R.G.C.T.)

AND BEING
 5.666 ACRES
 SITUATED IN THE
 JEREMIAH STANLEY SURVEY A-1111 &
 HRS. OF WM. T. DURHAM SURVEY A-351
 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



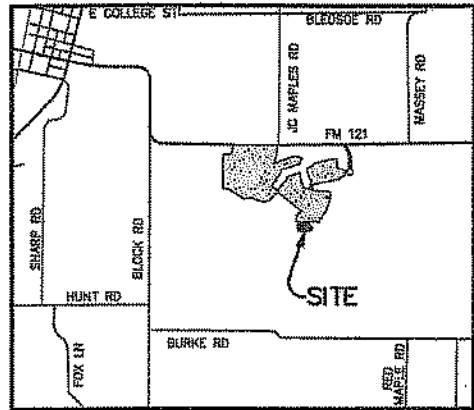
LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
 2801 CAPITAL ST.
 WYLIE, TX 75098
 (972) 941-8408
 FAX (972) 941-8401

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



25978
 FILED FOR RECORD
 at 2:39 PM on 10-24-08
 Recorded in Vol. 20, Page 45
 WILMA BLACK-SHEAR BUSH
 County Clerk, Grayson County, Texas
 Deputy

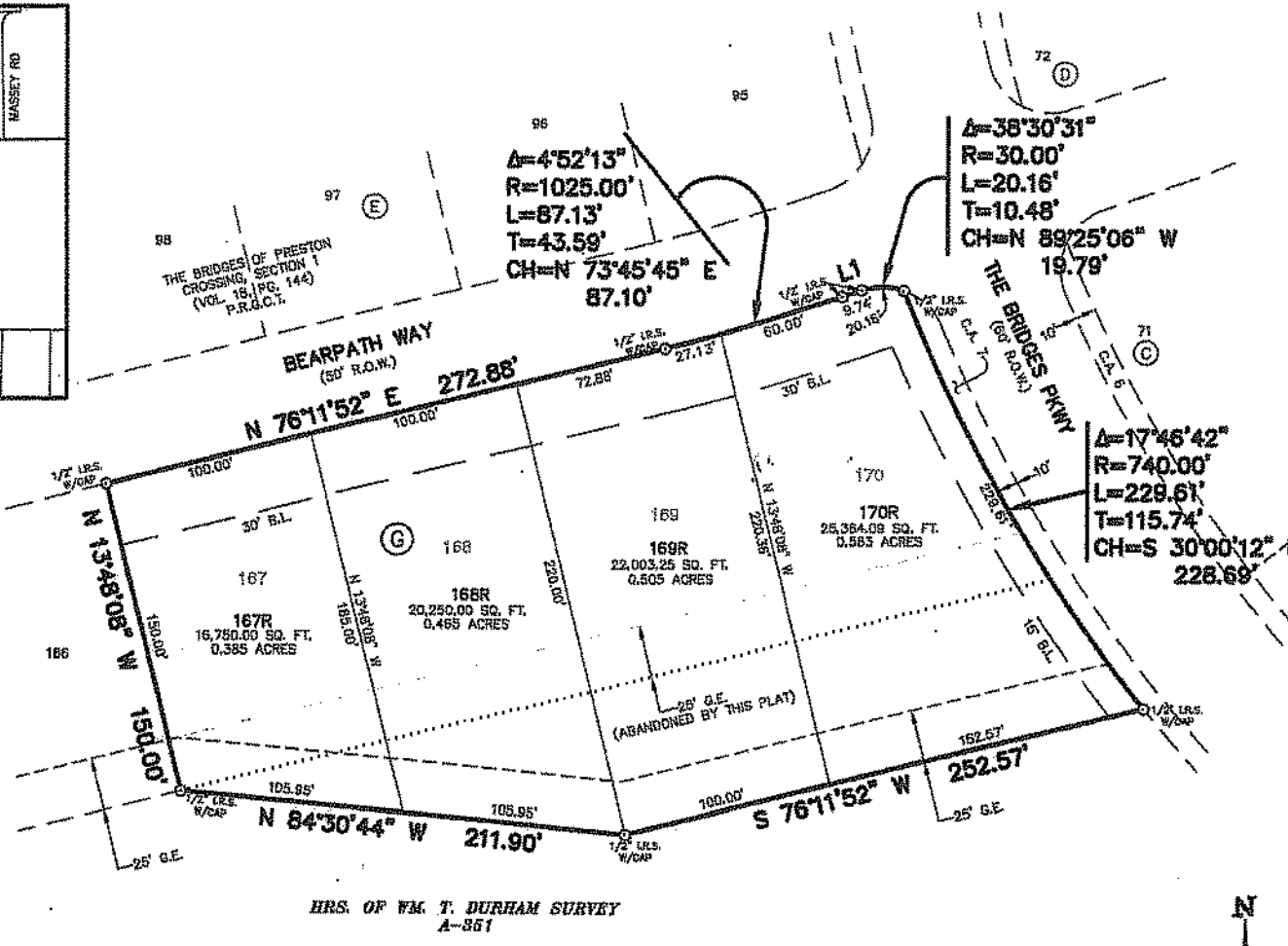
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	22°26'52"	325.00'	84.49'	127.35'	S 50°45'44" E	126.52'
C2	92°42'03"	20.00'	20.97'	32.36'	S 15°38'09" E	28.94'
C3	15°23'07"	975.00'	131.70'	261.91'	S 35°24'26" W	261.02'



VICINITY MAP
N.T.S.

NOTES:

- Bearings based on Plat to The Bridges of Preston Crossings, Section 1, as recorded in Vol. 18, Pg. 144, P.R.G.C.T.
- All monuments are 1/2" Iron Rod Set 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.
- A 10' Utility Easement and Drainage Easement is hereby dedicated adjacent to all side and rear lot lines.
- A Drainage Easement is hereby dedicated 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.
- 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.



HRS. OF WM. T. DURHAM SURVEY
A-351

1579.82 ACRES
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
(VOL. 4015, PG. 74)
D.R.G.C.T.

OWNER'S CERTIFICATION AND DEDICATION

WHEREAS BLUEGREEN COMMUNITIES OF TEXAS, L.P., BEING THE OWNER of Lots 167-170, BLOCK G, of The Bridges at Preston Crossings, Section 1, as Recorded in Volume 18, Page 144, Plat Records Grayson County, Texas:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BLUEGREEN COMMUNITIES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, does hereby adopt this plat designating the herein above described property as THE BRIDGES AT PRESTON CROSSINGS, SECTION 1, LOTS 167R-170R, BLOCK G, on addition to Grayson County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The streets are dedicated for street purposes. The easements, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. Any public utility entity shall have the 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 their respective systems in said easements. Any public utility entity shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

WITNESS, my hand, this the 25th day of April, 2008.

BY: BLUEGREEN COMMUNITIES OF TEXAS, L.P.
BY AND THROUGH ITS GENERAL PARTNER, BLUEGREEN SOUTHWEST LAND,

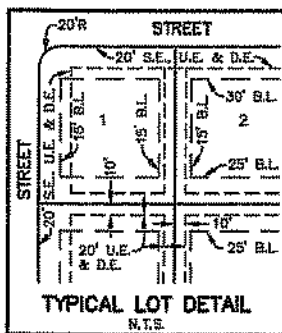
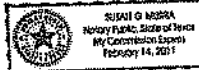
Stephen Davis
Stephen Davis, Vice President

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 25TH DAY OF APRIL, 2008.

Aaron A. Munna
Notary Public in and for the State of Texas
My Commission Expires On: 02/14/2011



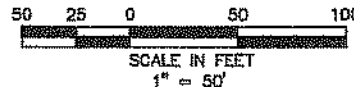
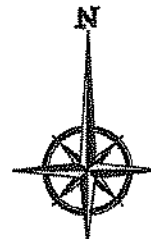
LEGEND

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
B.L.	BUILDING LINE
G.E.	GOLF COURSE EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY TEXAS

THE BRIDGES
AT PRESTON CROSSINGS

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL ST.
WYLIE, TX 75096
(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



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.

GIVEN UNDER MY SEAL OF OFFICE THIS THE 24TH DAY OF APRIL, 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 THE 24TH DAY OF APRIL, 2008.

Aaron A. 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 20th day of March, 2008.

ATTEST:
Carol Jordan
Carol Jordan
City Secretary

APPROVED BY THE CITY OF GUNTER, TEXAS on the 14th day of April, 2008.

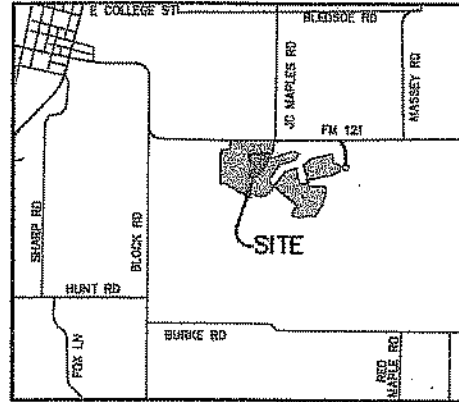
ATTEST:
Michael A. Williams
Michael A. Williams
Mayor

LINE	DIRECTION	DISTANCE
L1	N 71°18'30" E	8.74'

PURPOSE STATEMENT:
REVISE LAYOUT OF LOTS 167-170, BLOCK G,
OF THE BRIDGES AT PRESTON CROSSINGS, SEC. 1
AND RELOCATE 25' G.E.

REPLAT
OF
THE BRIDGES
AT PRESTON CROSSINGS
SECTION 1
LOTS 167R - 170R, BLOCK G

BEING A REPLAT OF
LOTS 167-170, BLOCK G
THE BRIDGES OF PRESTON CROSSING, SECTION 1
(VOLUME 18, PAGE 144, P.R.G.C.T.)
AND BEING
1.937 ACRES
SITUATED IN THE
HRS. OF WM. T. DURHAM SURVEY A-351
CITY OF GUNTER, GRAYSON COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLIE, TEXAS 75096
(972) 941-8408 (972) 941-8401 FAX



VICINITY MAP
N.T.S.

NOTES:

- Bearings based on Plat to The Bridges at Preston Crossing, Section 1, as recorded in Vol. 18, Pg. 144, P.R.G.C.T.
- All monuments are 1/2" Iron Rod Set 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.
- A 10' Utility Easement and Drainage Easement is hereby dedicated adjacent to all side and rear lot lines.
- A Drainage Easement is hereby dedicated 15' on either side of the centerline of any and all creeks, gullies, ravines, draw, sloughs, or other natural drainage courses located in said plot 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 Preston Crossings Drive.

OWNER'S CERTIFICATION AND DEDICATION

WHEREAS BLUEGREEN COMMUNITIES OF TEXAS, L.P., BEING THE OWNER of Lots 256-261, BLOCK M, Lots 262-271, Block N, and Lots 324-325, Block Q of The Bridges at Preston Crossings, Section 1, as Recorded in Volume 18, Page 144, Plat Records Grayson County, Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BLUEGREEN COMMUNITIES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, does hereby adopt this plat designating the herein above described property as THE BRIDGES AT PRESTON CROSSINGS, SECTION 1, LOTS 256R-271R, BLOCK N and LOTS 324R-325R, BLOCK Q, in addition to Grayson County, Texas, and does hereby dedicate to the public use forever, the streets and easements shown hereon. The streets are dedicated for street purposes. The easements, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. Any public utility entity shall have the 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 their respective systems in said easements. Any public utility entity shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

WITNESS, my hand, this the 27 day of June, 2007.

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

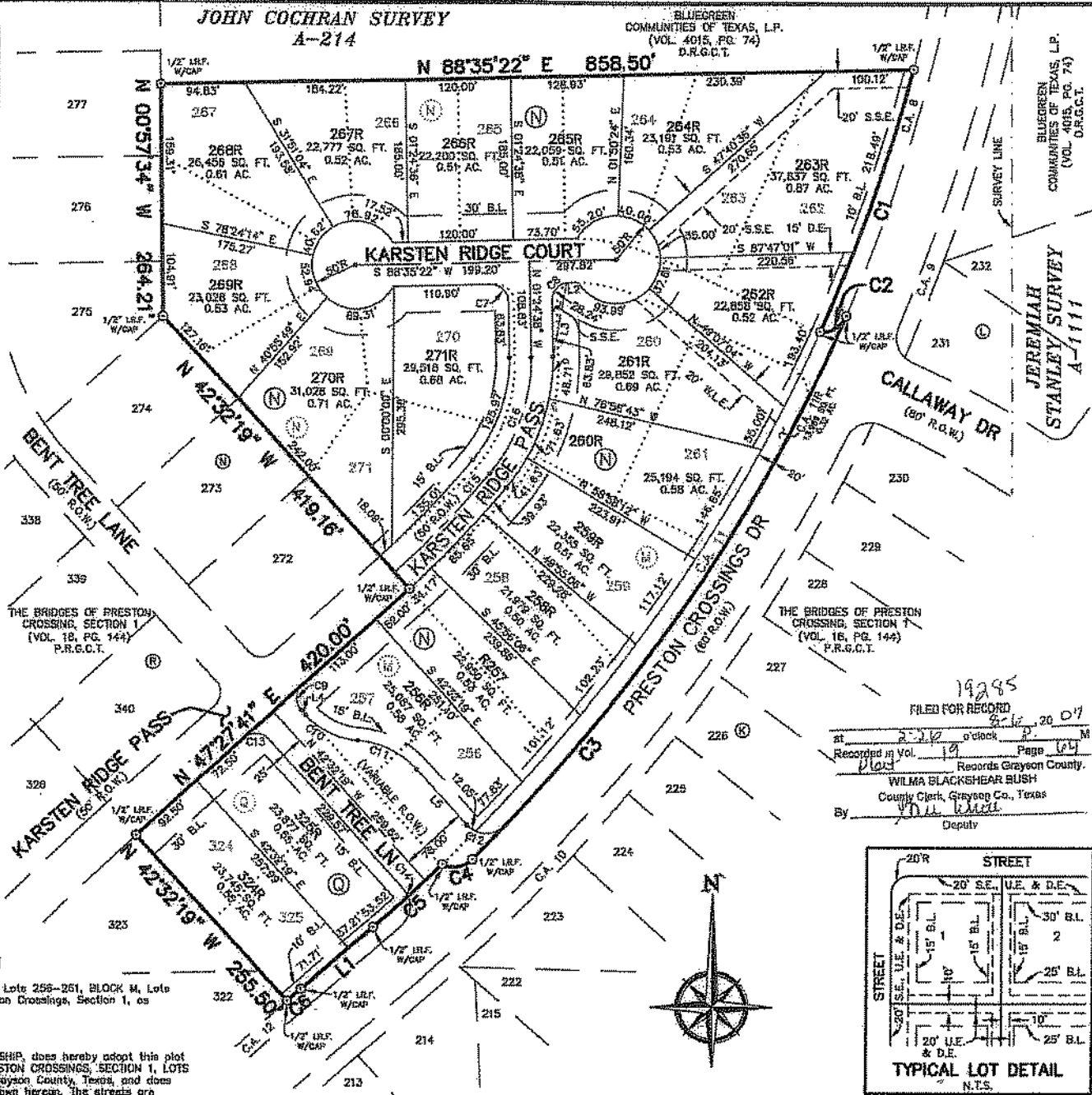
Stephen Davis
Stephen Davis, Vice President

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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.

Given under my hand and seal of office, this the 27 day of June, 2007.

Susan G. Morra
Notary Public in and for the State of Texas
My Commission Expires On: 02/14/2011

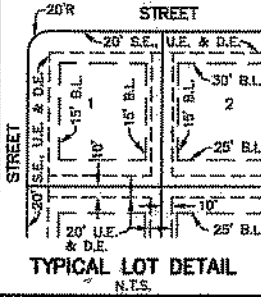
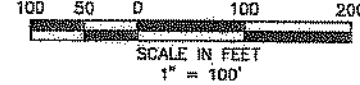


LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 48°33'34" W	109.62
L2	S 88°35'22" E	10.37
L3	N 08°35'53" E	85.26
L4	S 42°32'19" E	7.60
L5	S 42°32'19" E	86.91

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	97°18'45"	1850.00	156.82	316.89	S 39°10'44" W	316.60
C2	70°55'45"	30.00	21.36	37.15	N 88°35'22" E	34.82
C3	21°36'08"	1970.00	382.67	785.83	S 34°04'41" W	781.30
C4	70°55'45"	30.00	21.36	37.15	S 80°32'37" W	34.82
C5	308°20"	1850.00	53.71	107.40	S 47°28'54" W	107.38
C6	0°28'04"	2550.00	10.41	20.82	S 48°35'32" W	20.82
C7	80°00'00"	20.00	20.00	31.42	N 46°24'38" W	28.28
C8	90°00'00"	20.00	20.00	31.42	N 43°32'22" E	28.28
C9	90°00'00"	20.00	20.00	31.42	S 02°27'41" W	28.28
C10	44°02'30"	88.50	35.78	68.03	S 64°33'34" E	56.37
C11	44°02'32"	100.00	40.45	76.87	N 64°33'34" E	74.89
C12	93°57'30"	30.00	32.15	48.20	S 89°31'04" E	43.87
C13	90°00'00"	20.00	20.00	31.42	N 87°32'18" W	28.28
C14	18°34'47"	30.00	5.27	10.43	N 32°34'58" W	10.37
C15	7°37'38"	1125.00	76.33	156.42	N 43°28'51" E	156.31
C16	41°14'38"	200.00	25.86	44.92	N 10°12'42" E	44.88



LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
2801 CAPITAL ST.
WYLE, TX 75058
(972) 941-8408
FAX (972) 941-8401

OWNER/DEVELOPER
BLUEGREEN COMMUNITIES OF TEXAS, L.P.
2000 E. LAMAR BOULEVARD, SUITE 280
ARLINGTON, TX 76005
(617) 388-3063
FAX (617) 303-2174

THE BRIDGES
AT PRESTON CROSSINGS

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.

GIVEN UNDER MY SEAL OF OFFICE THIS 27TH DAY OF JUNE, 2007.

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

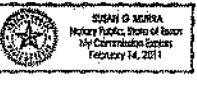


STATE OF TEXAS
COUNTY OF COLLIN

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 27TH DAY OF JUNE, 2007.

Susan G. Morra
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 25th day of March, 2007.

ATTEST:
Carl Jordan
City Secretary

APPROVED BY THE CITY OF GUNTER, TEXAS on the 27th day of April, 2007.

ATTEST:
Carl Jordan
City Secretary

LEGEND

1/2" I.R.F. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
1/2" I.R.F. W/CAP	1/2" IRON ROD FOUND WITH CAP STAMPED "GRIFFITH 4846"
B.L.	BUILDING LINE
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
C.A.	COMMON AREA
P.R.G.C.T.	PLAT RECORDS GRAYSON COUNTY TEXAS
D.R.G.C.T.	DEED RECORDS GRAYSON COUNTY TEXAS
D.E.	DRAINAGE EASEMENT

PURPOSE STATEMENT:
REPLAT LOTS 256-261, BLOCK M, 262-271, BLOCK N, LOTS 324 & 325, BLOCK Q OF THE BRIDGES AT PRESTON CROSSING, SEC. 1 INTO LOTS 256R-271R, BLOCK N, LOTS 324R & 325R, BLOCK Q

REPLAT OF
THE BRIDGES
AT PRESTON CROSSINGS
SECTION 1
LOTS 256R - 271R, BLOCK N
LOTS 324R - 325R, BLOCK Q

BEING A REPLAT OF
LOTS 256-261, BLOCK M
LOTS 262-271, BLOCK N
LOTS 324 & 325, BLOCK Q
THE BRIDGES AT PRESTON CROSSING, SECTION 1
(VOLUME 18, PAGE 144, P.R.G.C.T.)

AND BEING
12.356 ACRES
SITUATED IN THE
JOHN COCHRAN SURVEY, ABST. NO. 214
CITY OF GUNTER, GRAYSON COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING / PRODUCT MANAGEMENT / CONSTRUCTION SERVICES
2801 CAPITAL STREET, WYLE, TEXAS 75058
(972) 941-8400 (972) 941-8401 FAX