

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, KAYASA FAMILY, LTD. and BBV Texas Development, LLC are the owners a tract of land situated in the William H. Hunt Survey, Abstract No. 450, in the City of McKinney, County, Texas, and being a part of that tract of land described by deed to Kayasa Family, Ltd. tract, as recorded under Document No. 20080512000566040, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and also being all of that tract of land described by deed to BBV Texas Development, LLC, as recorded under Document No. 20120803000958670, O.P.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northeastern corner of a Right-of-Way Dedication for Lake Forest Drive, to said Kayasa Family, Ltd., as recorded under Document No. 2008041000440860, D.R.C.C.T., same being the southwestern corner of Lot 1, Block A of **PHASE 1 HIGHLRIIDGE ADDITION**, as recorded in Volume L, Page 868, of the Map Records, Collin County, Texas (M.R.C.C.T.);

THENCE along the southerly line of said **PHASE 1 HIGHLRIIDGE ADDITION**, same being the northerly line of said Kayasa Family, Ltd. tract, the following courses and distances:

South 88°21'55" East, a distance of 390.35' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) at an angle point, said corner being in the southerly line of Lot 7, Block A, of said addition;

South 80°34'59" East, a distance of 354.68' to a 5/8" iron rod with a plastic cap found at an angle point, said corner being in the southerly line of Lot 14, Block A, of said addition;

South 56°41'08" East, a distance of 391.66' to a 1/2" iron rod with a plastic cap stamped "DCA" found at the southeasterly corner of said **PHASE 1 HIGHLRIIDGE ADDITION**, same being an "ell" corner of said Kayasa Family Ltd. tract;

THENCE North 18°00'46" East, continuing along a common line between said **PHASE 1 HIGHLRIIDGE ADDITION** and Kayasa Family, Ltd. tract, a distance of 109.09' to a 1/2" iron rod with a plastic cap stamped "RPLS 4050" found for corner in the westerly line of a tract of land described by deed to South 720, L.P., as recorded in Volume 4665, Page 1247, D.R.C.C.T.;

THENCE along the common line between said Kayasa Family, Ltd. and South 720, L.P. tracts, the following courses and distances:

South 72°02'56" East, a distance of 99.44' to a 1/2" iron rod with a plastic cap stamped "DCA" found for corner;

South 00°39'14" West, a distance of 146.37' to a 1/2" iron rod found for corner;

South 89°20'46" East, a distance of 550.00' to a 5/8" iron rod with a plastic cap stamped "Carter Burgess" found at the most easterly northeast corner of said Kayasa Family, Ltd. tract, same being the northwesterly corner of a tract of land described by deed to Brinkman Ranches, L.P., as recorded in Volume 6067, Page 1320, D.R.C.C.T.;

THENCE South 00°11'29" West, along the common line between said Kayasa Family, Ltd. and Brinkman Ranches, L.P. tracts, a distance of 949.07' to a 5/8" iron rod found for the southeasterly corner of said Kayasa Family, Ltd. tract, same being the southwesterly corner of said Brinkman Ranches, L.P. tract, said corner also being in the northerly monumented line of U.S. Highway No. 380;

THENCE in a westerly direction, along said northerly monumented line of U.S. Highway No. 380, the following courses and distances:

North 87°11'01" West, a distance of 91.25' to a capped iron rod set at an angle point;

South 88°08'08" West, a distance of 550.82' to a 5/8" iron rod found at an angle point;

North 88°44'47" West, a distance of 1031.83' to a capped iron rod set at the southeasterly end of a corner clip at the intersection of said U.S. Highway No. 380 and the aforementioned easterly monumented line of Lake Forest Drive;

THENCE North 48°36'41" West, along said corner clip, a distance of 94.52' to a capped iron rod set in said easterly monumented line of Lake Forest Drive;

THENCE in a northerly direction, along said easterly monumented line of Lake Forest Drive, the following courses and distances:

North 00°09'52" West, a distance of 361.18' to a capped iron rod set at an angle point;

North 00°17'02" East, a distance of 880.08' to the **POINT OF BEGINNING** and containing 45.821 acres of land, more or less.

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, KAYASA FAMILY, LTD. and BBV Texas Development, LLC, are the owners of the above described property and do hereby adopt this plat designating the hereinabove described property as **BELTERRA ADDITION LOTS 1-3, BLOCK A**, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon; the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all pitting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2012.

KAYASA FAMILY, LTD.

BBV Texas Development, LLC

Name and Position

Josh Prusak

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2012.

NOTARY PUBLIC in and for the State of Texas.

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Josh Prusak, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2012.

NOTARY PUBLIC in and for the State of Texas.

RECEIVED
By Kathy Wright at 8:13 am, Sep 19, 2012

PRELIMINARY/FINAL PLAT
BELTERRA ADDITION
LOTS 1-3 , BLOCK A

in the
William H. Hunt Survey ~ Abstract No. 450
1,995,028 Sq. Ft. / 45.821 Acres in the
City of McKinney, Collin County, Texas

Date: August, 2012

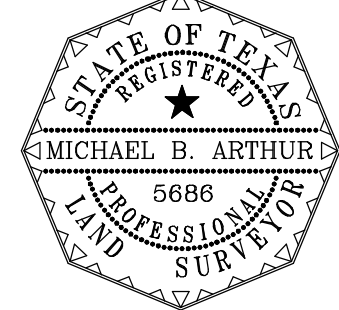
Scale: 1" = 100'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



Date: _____

STATE OF TEXAS)
COUNTY OF COLLIN)

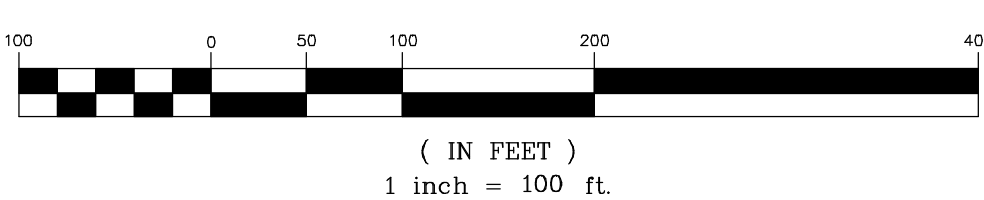
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2012.

NOTARY PUBLIC in and for the State of Texas

| Curve No. | Radius | Easement | Curve Data | Chrd. Brng. | Chrd. Dist. |
|-----------|---------|----------|------------|-------------|-------------|
| C1 | 29.50' | 17.01' | 33°01'57" | S73°46'04"W | 16.77' |
| C2 | 29.50' | 16.92' | 32°51'54" | S73°17'01"E | 16.69' |
| C3 | 99.50' | 37.43' | 21°33'21" | N79°30'22"E | 37.21' |
| C4 | 158.50' | 59.63' | 21°33'21" | N79°30'22"E | 59.28' |
| C5 | 94.50' | 28.71' | 17°24'30" | N60°01'26"E | 28.60' |
| C6 | 69.50' | 56.49' | 46°34'16" | S74°36'19"W | 54.95' |
| C7 | 94.50' | 24.62' | 14°55'38" | S76°11'30"W | 24.55' |
| C8 | 29.50' | 42.93' | 83°22'17" | N41°58'11"E | 39.24' |
| C9 | 29.50' | 42.42' | 82°23'36" | S40°54'45"E | 38.86' |
| C10 | 123.50' | 38.52' | 17°52'12" | N73°10'27"W | 38.36' |
| C11 | 96.50' | 30.10' | 17°52'12" | N73°10'27"W | 29.98' |
| C12 | 29.50' | 45.69' | 88°44'26" | N71°23'26"E | 41.26' |
| C13 | 49.50' | 39.80' | 41°50'55" | S47°56'31"W | 38.92' |
| C14 | 29.50' | 68.06' | 132°11'11" | S01°51'15"W | 53.94' |
| C15 | 127.50' | 157.98' | 70°59'36" | N32°27'02"E | 148.07' |
| C16 | 102.50' | 128.64' | 71°54'34" | N32°54'31"E | 120.36' |
| C17 | 124.50' | 57.75' | 26°34'40" | S10°14'34"W | 57.24' |
| C18 | 99.50' | 46.16' | 26°34'40" | S10°14'34"W | 45.74' |
| C19 | 74.50' | 108.61' | 83°31'55" | N18°40'33"W | 99.25' |
| C20 | 49.50' | 72.17' | 83°31'55" | N18°40'33"W | 65.94' |
| C21 | 187.50' | 67.36' | 20°34'59" | N70°17'29"W | 67.00' |
| C22 | 212.50' | 76.34' | 20°34'59" | N70°17'29"W | 75.93' |
| C23 | 29.50' | 51.04' | 99°07'59" | S49°51'02"W | 44.91' |
| C24 | 29.50' | 45.64' | 88°38'57" | N44°02'26"W | 41.22' |
| C25 | 54.50' | 86.82' | 91°16'10" | S46°00'00"W | 77.92' |
| C26 | 29.50' | 46.99' | 91°16'10" | S46°00'00"W | 42.18' |
| C27 | 54.50' | 85.61' | 90°00'00" | N45°21'55"E | 77.07' |
| C28 | 29.50' | 46.34' | 90°00'00" | N45°21'55"E | 41.72' |
| C29 | 29.50' | 16.80' | 32°38'14" | S73°18'58"E | 16.58' |
| C30 | 29.50' | 16.83' | 32°40'41" | S74°01'34"W | 16.60' |
| C31 | 512.50' | 69.61' | 07°46'56" | N84°28'27"W | 69.56' |

GRAPHIC SCALE



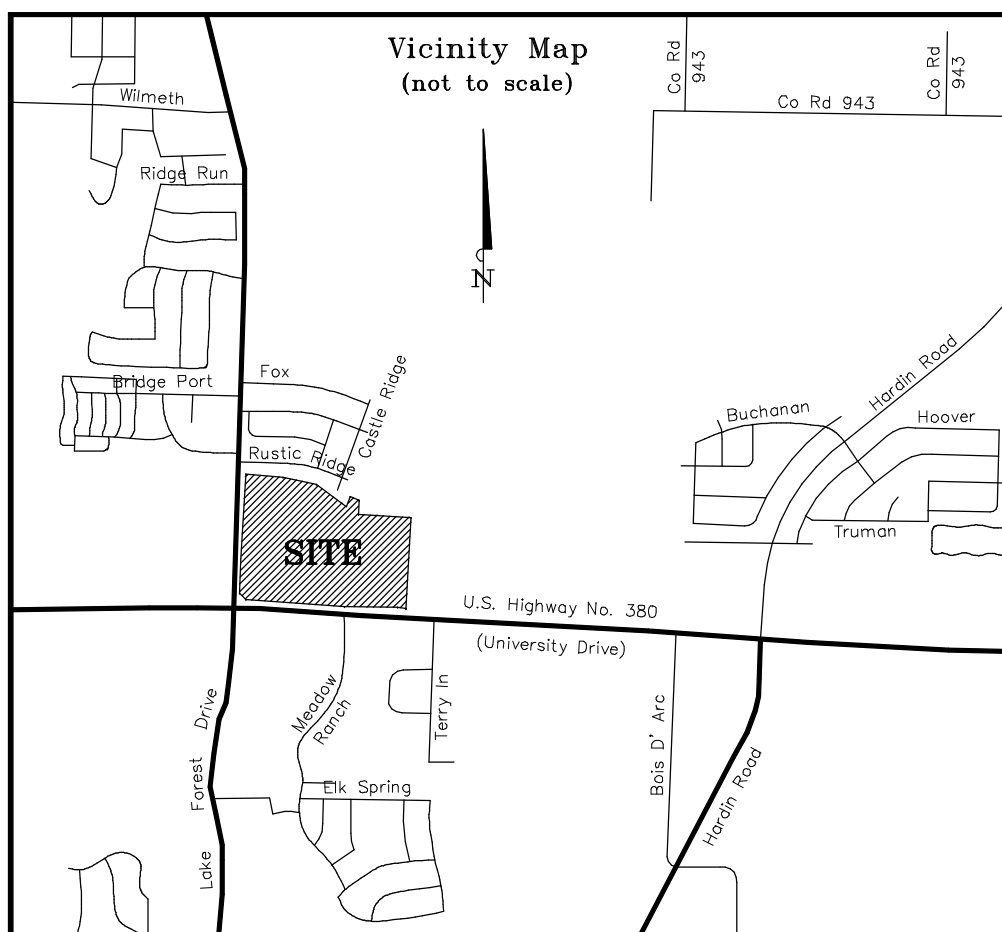
NOTES:

1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0260J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".

2. Bearings are based on the plat of **PHASE 1 HIGHLRIIDGE ADDITION**, as recorded in Volume L, Page 868, Map Records, Collin County, Texas.

3. All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements for the governing zoning district.

4. All interior lot corners are marked with a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686".



Owner:
BBV Texas Development, LLC
4664 Venetian Way
Frisco, Texas 75054

Owner:
KAYASA FAMILY LTD
670 West Arapaho Road
Suite 14
Richardson, Texas 75080-4213

Engineer:
Bannister Engineering, LLC
714 Hunters Row Court, Suite 104
Mansfield, Texas 76063
(817) 842-2094 voice
(817) 842-2095 fax

Surveyor:
North Texas Surveying, LLC
1515 South McDonald St., Suite 110
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com

| No. | Bearing | Distance |
|-----|-------------|----------|
| L1 | N18°00'46"E | 19.97' |
| L2 | N18°00'46"E | 48.46' |

LEGEND

I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
I.R.S. = 1/2" Iron Rod with Yellow Plastic Cap
Stamped "RPLS 5686" Set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

