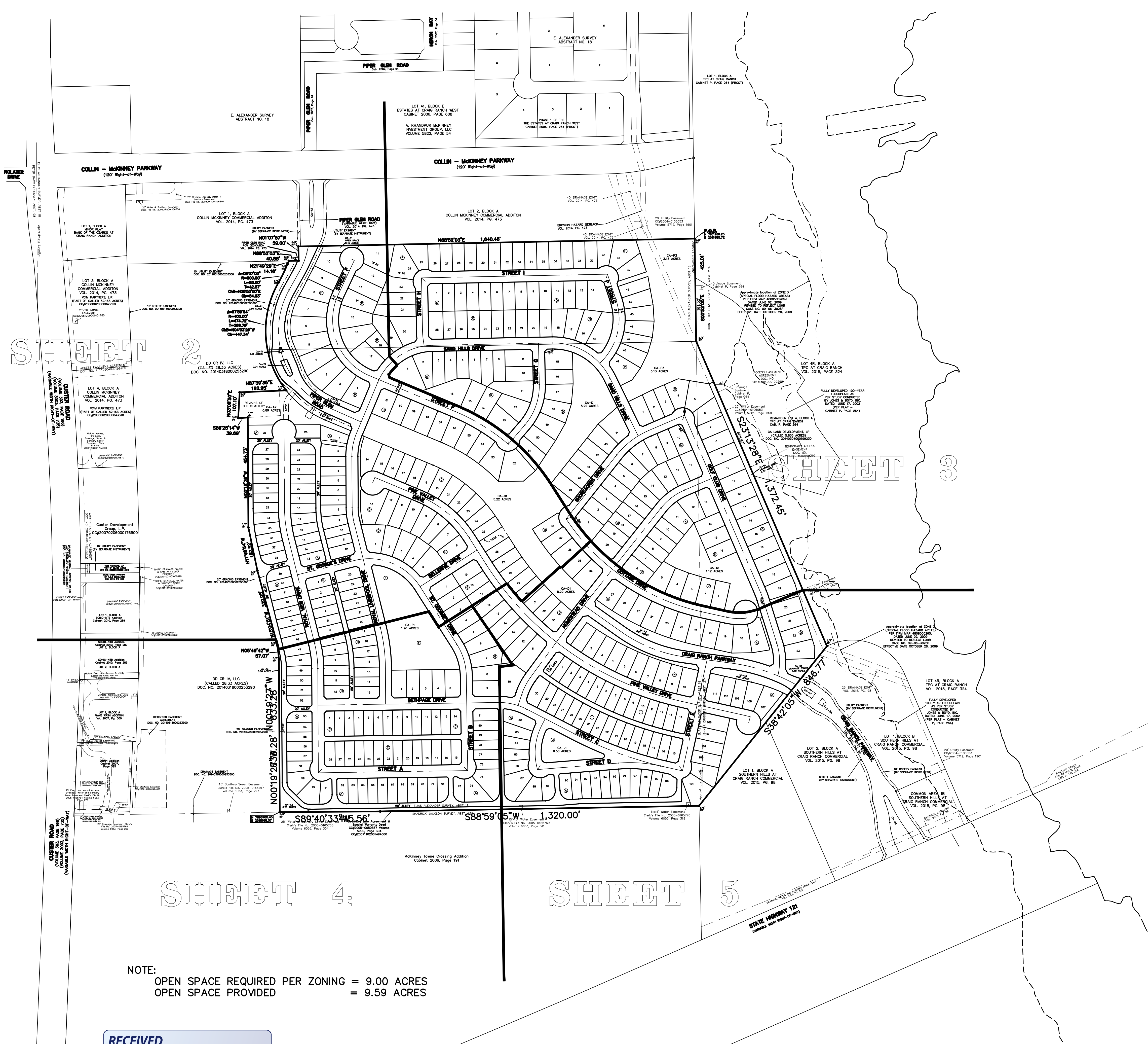
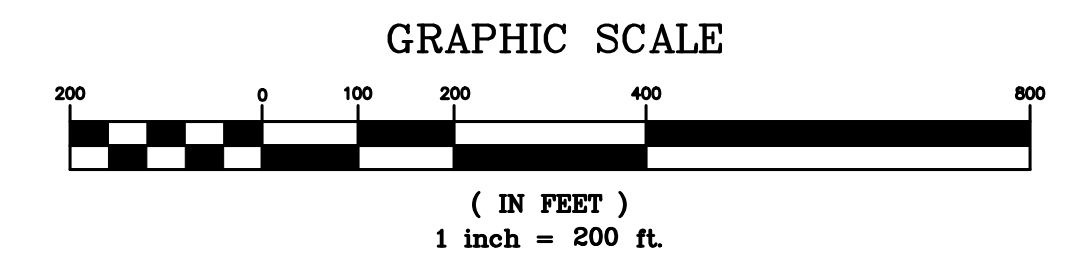
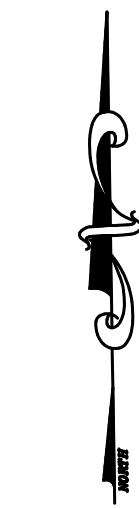


VICINITY MAP  
N.T.S.



SHEET 2

SHEET 3

SHEET 4

SHEET 5

CASE NO 16-0002PF

**PRELIMINARY-FINAL PLAT**  
**SOUTHERN HILLS AT CRAIG RANCH**

454 RESIDENTIAL LOTS, 18 COMMON AREAS  
135.984 ACRES OUT OF THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18 AND THE JOHN DRIGGERS SURVEY, ABSTRACT NO. 274  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**GA LAND DEVELOPMENT, LP** OWNER/DEVELOPER  
3751 Victoria Park Avenue  
Toronto, Ontario M1W3Z4 (416) 804-0669

**JB PARTNERS, INC.** SURVEYOR/ENGINEER  
16301 Quorum Drive, Suite 200 B  
Addison, Texas 75001 (972) 248-7676  
TBPE No. F-438 TBPLS No. 10076000

RESUBMITTED: JANUARY 28, 2016  
SUBMITTED: DECEMBER 14, 2015 Sheet 1 of 5

NOTE:  
OPEN SPACE REQUIRED PER ZONING = 9.00 ACRES  
OPEN SPACE PROVIDED = 9.59 ACRES

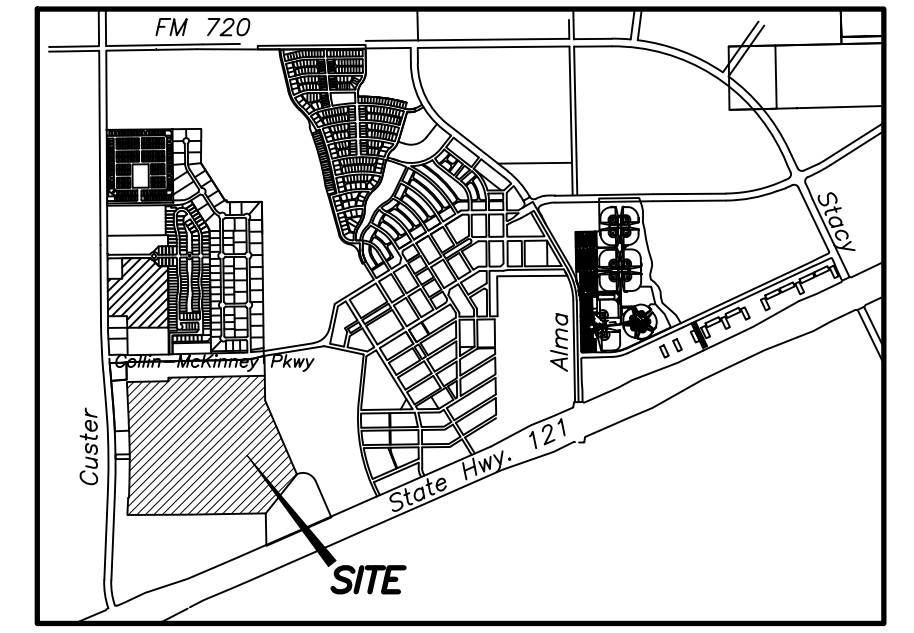
**RECEIVED**  
By Planning Department at 10:26 am, Jan 29, 2016

Drawing: H:\Projects\SBK001\dwg\Phase 1\SBK001-PreFinal PT (AMENDED).dwg Saved By: psnider Save Time: 1/28/2016 3:16 PM Plotted by: psnider Plot Date: 1/29/2016 8:07 AM



COLLATERAL DRIVE

COLLIN - MCKINNEY PARKWAY  
(120' Right-of-Way)



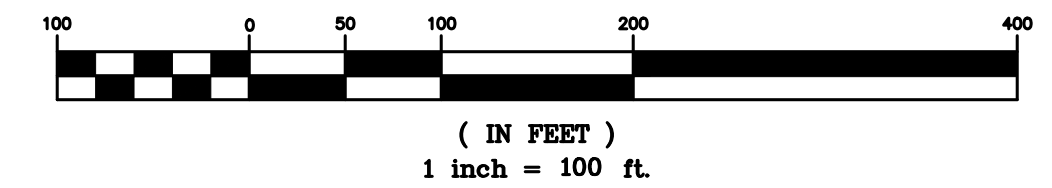
VICINITY MAP  
N.T.S.

NOTES:

- 1.) ALL CORNERS ARE ONE-HALF INCH IRON RODS SET WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
- 2.) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
- 3.) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 4.) ALL PROPOSED LOTS SHALL HAVE A 5 FOOT UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAYS.



GRAPHIC SCALE



LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- COMMON AREAS TO MEET ZONING REQUIREMENTS

CASE NO 16-0002PF

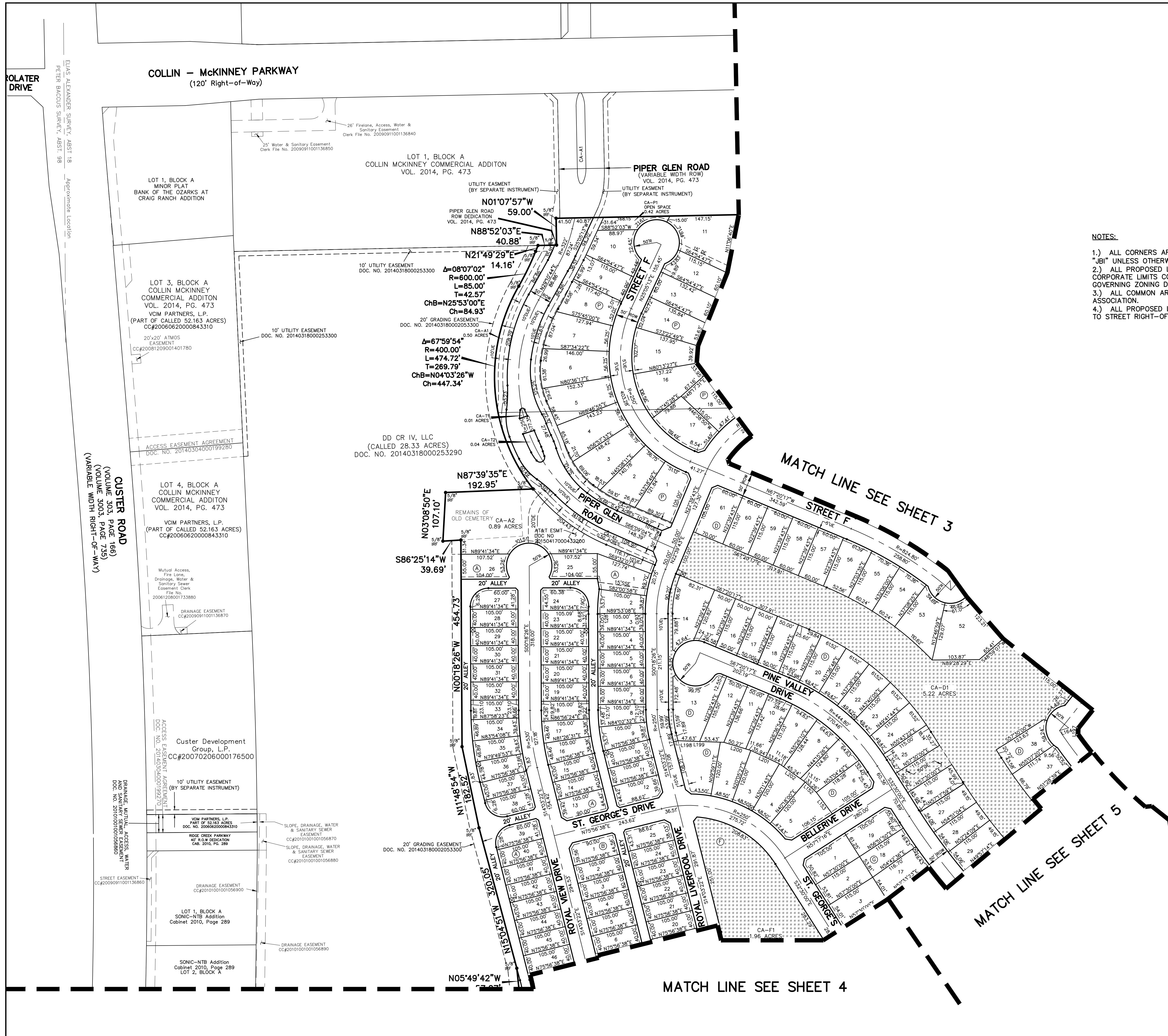
PRELIMINARY-FINAL PLAT  
SOUTHERN HILLS AT CRAIG RANCH

454 RESIDENTIAL LOTS, 18 COMMON AREAS  
 135.984 ACRES OUT OF THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18 AND THE JOHN DRIGGERS SURVEY, ABSTRACT NO. 274  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

GA LAND DEVELOPMENT, LP OWNER/DEVELOPER  
 3751 Victoria Park Avenue (416) 804-0669  
 Toronto, Ontario M1W3Z4

JBI PARTNERS, INC. SURVEYOR/ENGINEER  
 16301 Quorum Drive, Suite 200 B (972) 248-7676  
 Addison, Texas 75001  
 TBPE No. F-438 TBPLS No. 10076000

RESUBMITTED: JANUARY 28, 2016  
 SUBMITTED: DECEMBER 14, 2015  
 Sheet 2 of 5



MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 3

CUSTER ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1, BLOCK A  
 MINOR PLAT  
 BANK OF THE OZARKS AT  
 CRAIG RANCH ADDITION

LOT 3, BLOCK A  
 COLLIN MCKINNEY  
 COMMERCIAL ADDITION  
 VOL. 2014, PG. 473  
 VCM PARTNERS, L.P.  
 (PART OF CALLED 52.163 ACRES)  
 CC#20060620000843310

LOT 4, BLOCK A  
 COLLIN MCKINNEY  
 COMMERCIAL ADDITION  
 VOL. 2014, PG. 473  
 VCM PARTNERS, L.P.  
 (PART OF CALLED 52.163 ACRES)  
 CC#20060620000843310

Custer Development  
 Group, L.P.  
 CC#20070206000176500

LOT 1, BLOCK A  
 SONIC-NTB Addition  
 Cabinet 2010, Page 289

SONIC-NTB Addition  
 Cabinet 2010, Page 289  
 LOT 2, BLOCK A

DD CR IV, LLC  
 (CALLED 28.33 ACRES)  
 DOC. NO. 20140318000253290

20' GRADING EASEMENT  
 DOC. NO. 201403180002053300

26' Firelane, Access, Water &  
 Sanitary Easement  
 Clerk File No. 2009091100136840

20' Water & Sanitary Easement  
 Clerk File No. 2009091100136850

10' UTILITY EASEMENT  
 DOC. NO. 20140318000253300

20' GRADING EASEMENT  
 DOC. NO. 201403180002053300

ACCESS EASEMENT AGREEMENT  
 DOC. NO. 20140304000199280

Mutual Access,  
 Fire Lane,  
 Drainage, Water &  
 Sanitary Sewer  
 Easement Clerk  
 File No.  
 20061028001735880

DRAINAGE EASEMENT  
 CC#2009091100136870

ACCESS EASEMENT AGREEMENT  
 DOC. NO. 20140304000199270

10' UTILITY EASEMENT  
 (BY SEPARATE INSTRUMENT)

SLOPE, DRAINAGE, WATER &  
 SANITARY SEWER  
 EASEMENT  
 CC#2010101001056870

SLOPE, DRAINAGE, WATER &  
 SANITARY SEWER  
 EASEMENT  
 CC#2010101001056880

DRAINAGE EASEMENT  
 CC#2010101001056890

DRAINAGE EASEMENT  
 CC#2010101001056890



LOT 41, BLOCK E  
ESTATES AT CRAIG RANCH WEST  
CABINET 2006, PAGE 608

A. KHANDPUR MCKINNEY  
INVESTMENT GROUP, LLC  
VOLUME 5822, PAGE 54

PHASE 1 OF THE  
THE ESTATES AT CRAIG RANCH WEST  
CABINET 2006, PAGE 254 (PRCCT)

**COLLIN - MCKINNEY PARKWAY**  
(120' Right-of-Way)

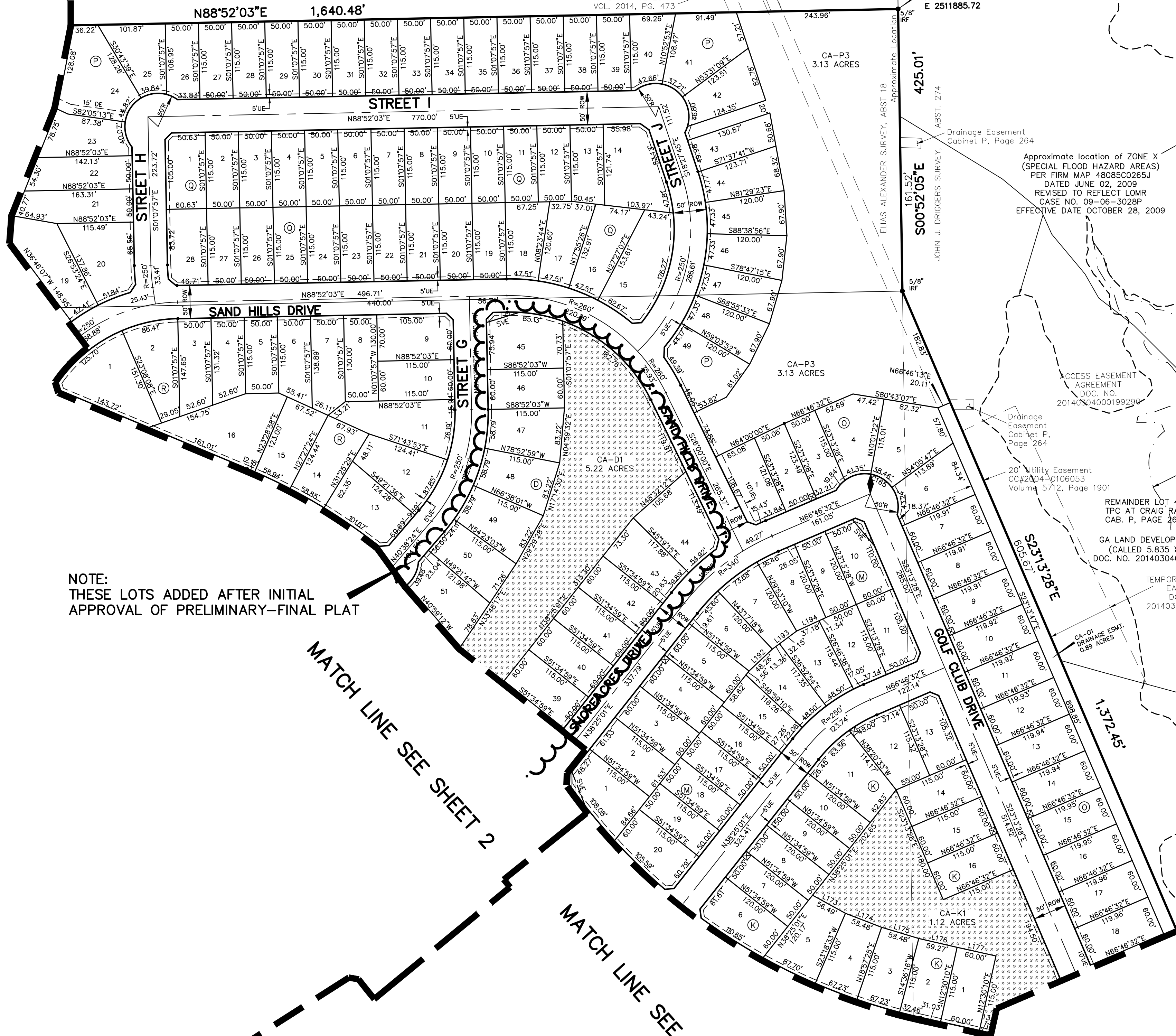
LOT 2, BLOCK A  
COLLIN MCKINNEY COMMERCIAL ADDITION  
VOL. 2014, PG. 473

EROSION HAZARD SETBACK  
VOL. 2014, PG. 473

20' Utility Easement  
CC#2004-0106053  
Volume 5712, Page 1901

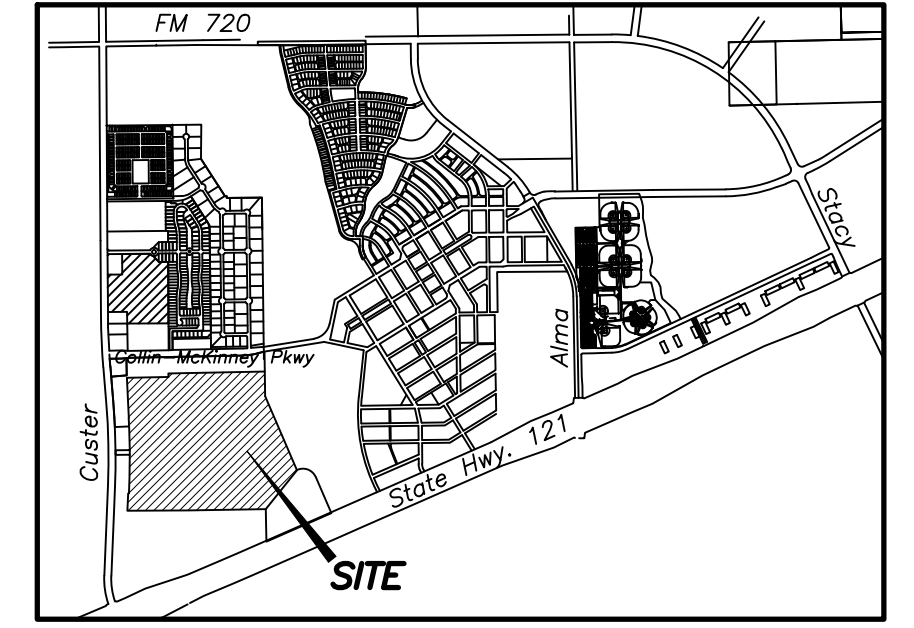
P.O.B.  
N 7101138.23  
E 2511885.72

40' DRAINAGE ESMT.  
VOL. 2014, PG. 473

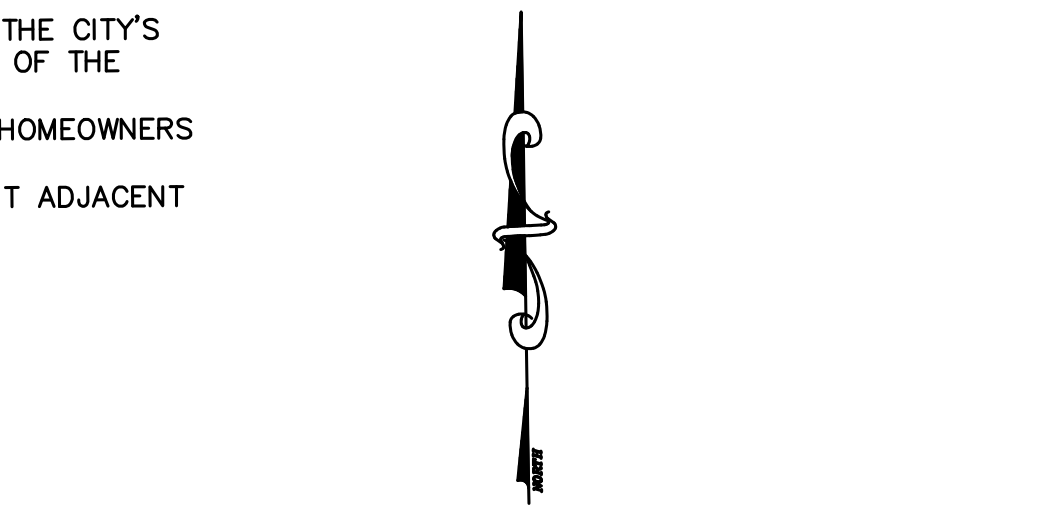


**NOTES:**

- 1.) ALL CORNERS ARE ONE-HALF INCH IRON RODS SET WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
- 2.) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
- 3.) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 4.) ALL PROPOSED LOTS SHALL HAVE A 5 FOOT UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAYS.



VICINITY MAP  
N.T.S.



GRAPHIC SCALE

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- COMMON AREAS TO MEET ZONING REQUIREMENTS

NOTE:  
THESE LOTS ADDED AFTER INITIAL  
APPROVAL OF PRELIMINARY-FINAL PLAT

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 5

CASE NO 16-0002PF

**PRELIMINARY-FINAL PLAT**  
**SOUTHERN HILLS AT CRAIG RANCH**

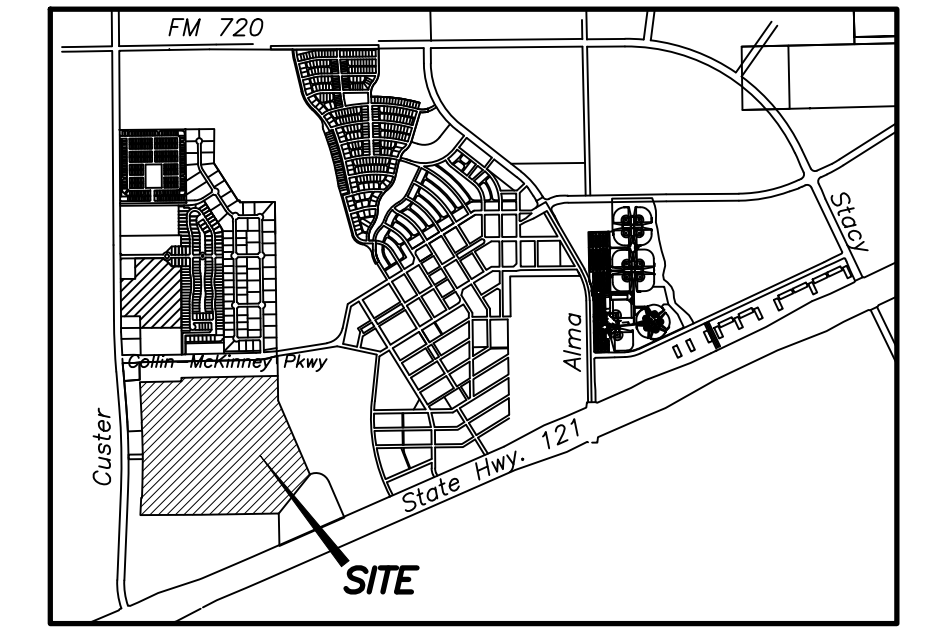
454 RESIDENTIAL LOTS, 18 COMMON AREAS  
135.984 ACRES OUT OF THE ELIAS ALEXANDER  
SURVEY, ABSTRACT NO. 18 AND THE  
JOHN DRIGGERS SURVEY, ABSTRACT NO. 274  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**GA LAND DEVELOPMENT, LP** OWNER/DEVELOPER  
3751 Victoria Park Avenue (416) 804-0669  
Toronto, Ontario M1W3Z4

**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
16301 Quorum Drive, Suite 200 B (972) 248-7676  
Addison, Texas 75001  
TBPE No. F-438 TBPLS No. 10076000

RESUBMITTED: JANUARY 28, 2016  
SUBMITTED: DECEMBER 14, 2015 Sheet 3 of 5

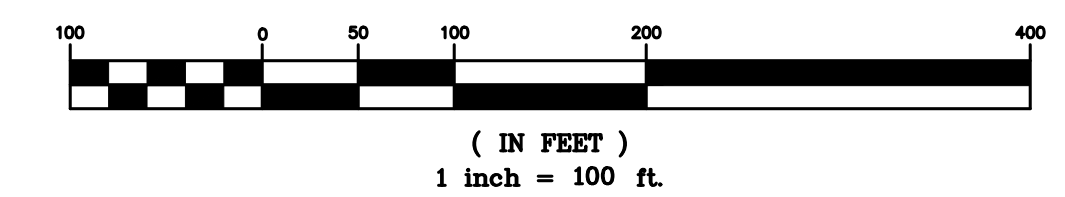
MATCH LINE SEE SHEET 2



VICINITY MAP  
N.T.S.



GRAPHIC SCALE

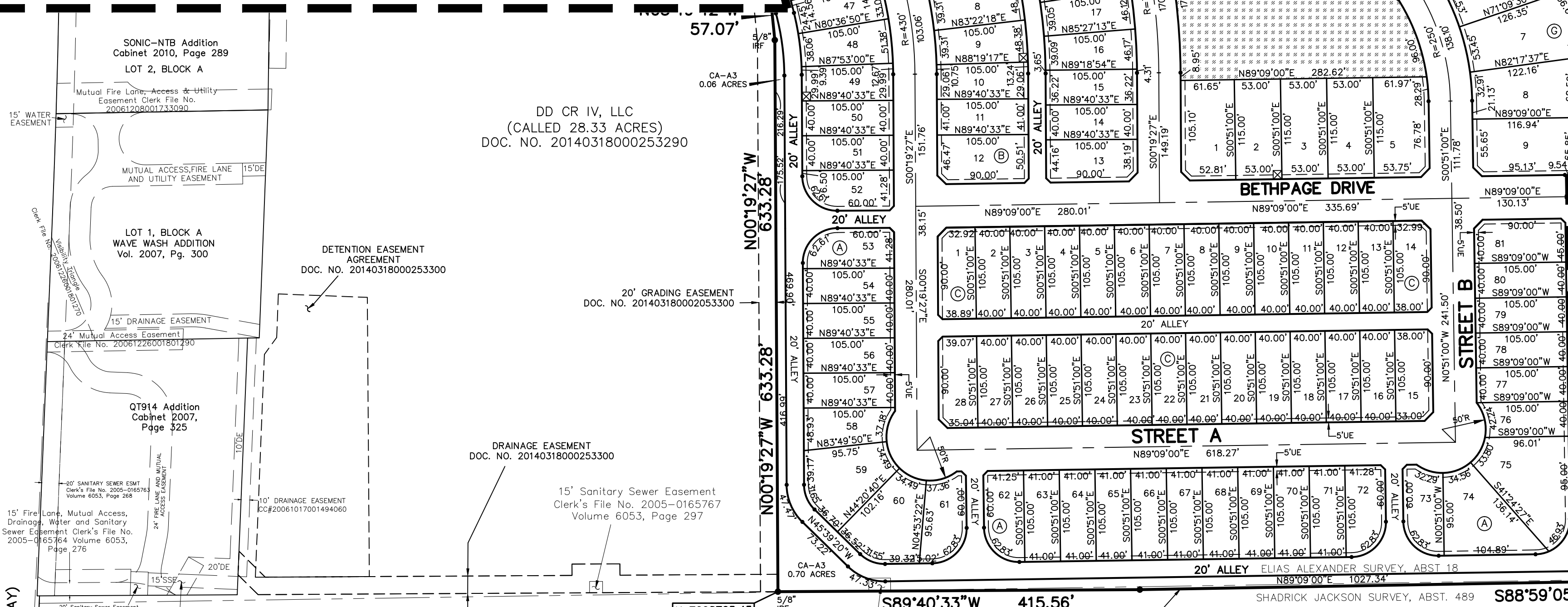


NOTES:

- 1.) ALL CORNERS ARE ONE-HALF INCH IRON RODS SET WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
- 2.) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
- 3.) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 4.) ALL PROPOSED LOTS SHALL HAVE A 5 FOOT UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAYS.

MATCH LINE SEE SHEET 5

CUSTER ROAD  
(VOLUME 303, PAGE 166)  
(VOLUME 303, PAGE 735)  
(VARIABLE WIDTH RIGHT-OF-WAY)



LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- [Pattern] COMMON AREAS TO MEET ZONING REQUIREMENTS

CASE NO 16-0002PF

PRELIMINARY-FINAL PLAT  
SOUTHERN HILLS AT CRAIG RANCH

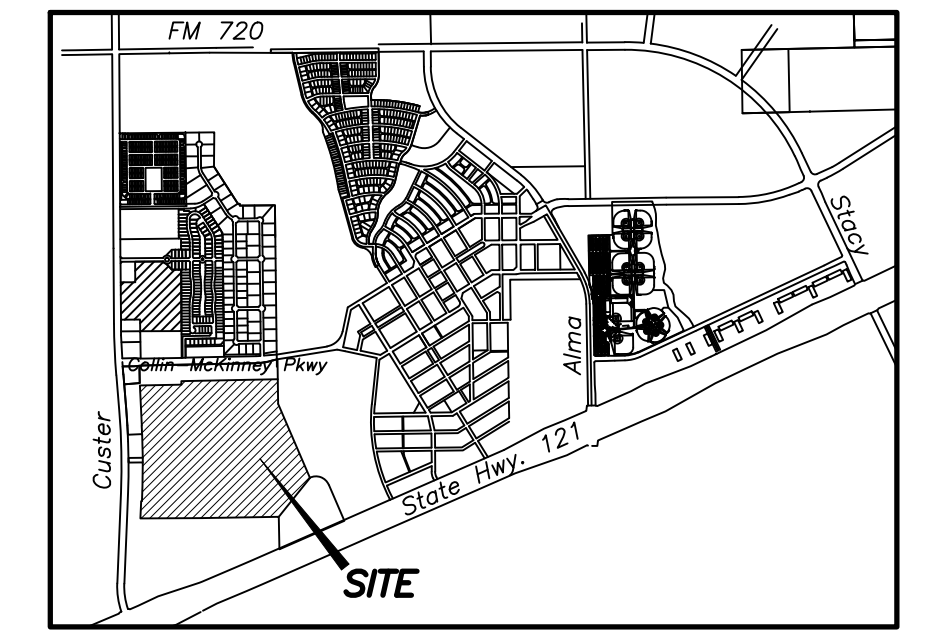
454 RESIDENTIAL LOTS, 18 COMMON AREAS  
135.984 ACRES OUT OF THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18 AND THE JOHN DRIGGERS SURVEY, ABSTRACT NO. 274  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

GA LAND DEVELOPMENT, LP OWNER/DEVELOPER  
3751 Victoria Park Avenue (416) 804-0669  
Toronto, Ontario M1W3Z4

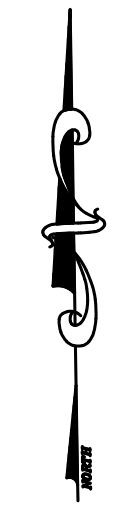
JBI PARTNERS, INC. SURVEYOR/ENGINEER  
16301 Quorum Drive, Suite 200 B (972) 248-7676  
Addison, Texas 75001  
TBPE No. F-438 TBPLS No. 10076000

RESUBMITTED: JANUARY 28, 2016  
SUBMITTED: DECEMBER 14, 2015 Sheet 4 of 5

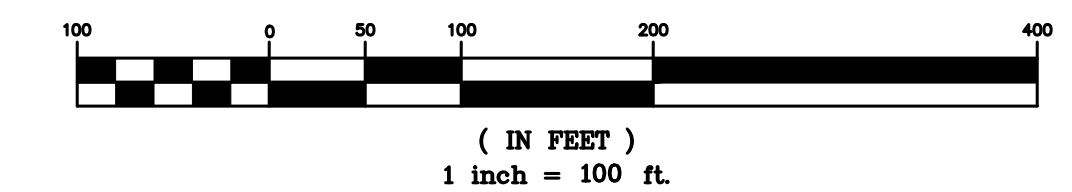




VICINITY MAP  
N.T.S.



GRAPHIC SCALE



LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- [Pattern] COMMON AREAS TO MEET ZONING REQUIREMENTS

NOTES:

- 1.) ALL CORNERS ARE ONE-HALF INCH IRON RODS SET WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
- 2.) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
- 3.) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 4.) ALL PROPOSED LOTS SHALL HAVE A 5 FOOT UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAYS.

Approximate location of ZONE X  
(SPECIAL FLOOD HAZARD AREAS)  
PER FIRM MAP 48085C0265J  
DATED JUNE 02, 2009  
REVISED TO REFLECT LOMR  
CASE NO. 09-06-3028P  
EFFECTIVE DATE OCTOBER 28, 2009

LOT 4R, BLOCK A  
TPC AT CRAIG RANCH  
VOL. 2015, PAGE 324

FULLY DEVELOPED  
100-YEAR FLOODPLAIN  
AS PER STUDY  
CONDUCTED BY  
JONES & BOYD, INC.  
DATED: JUNE 17, 2002  
(PER PLAT - CABINET  
P, PAGE 264)

LOT 1, BLOCK B  
SOUTHERN HILLS AT  
CRAIG RANCH COMMERCIAL  
VOL. 2015, PG. 98

LOT 2, BLOCK A  
SOUTHERN HILLS AT  
CRAIG RANCH COMMERCIAL  
VOL. 2015, PG. 98

LOT 1, BLOCK A  
SOUTHERN HILLS AT  
CRAIG RANCH COMMERCIAL  
VOL. 2015, PG. 98

COMMON AREA 1B  
SOUTHERN HILLS AT  
CRAIG RANCH COMMERCIAL  
VOL. 2015, PG. 98

CASE NO 16-0002PF

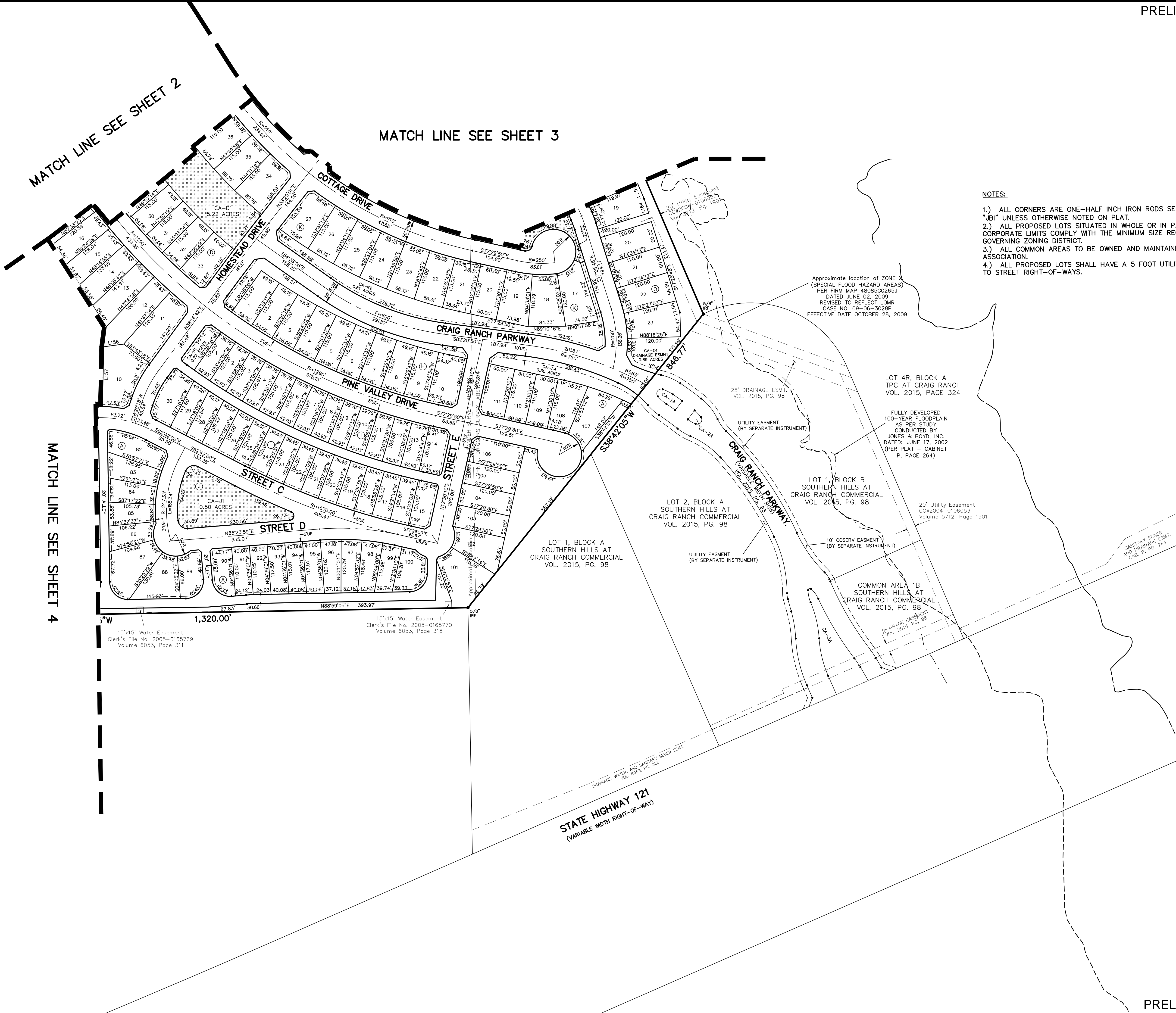
**PRELIMINARY-FINAL PLAT**  
**SOUTHERN HILLS AT CRAIG RANCH**

454 RESIDENTIAL LOTS, 18 COMMON AREAS  
135.984 ACRES OUT OF THE ELIAS ALEXANDER  
SURVEY, ABSTRACT NO. 18 AND THE  
JOHN DRIGGERS SURVEY, ABSTRACT NO. 274  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**GA LAND DEVELOPMENT, LP** OWNER/DEVELOPER  
3751 Victoria Park Avenue (416) 804-0669  
Toronto, Ontario M1W3Z4

**JBI PARTNERS, INC.** SURVEYOR/ENGINEER  
16301 Quorum Drive, Suite 200 B (972) 248-7676  
Addison, Texas 75001  
TBPE No. F-438 TBPLs No. 10076000

RESUBMITTED: JANUARY 28, 2016  
SUBMITTED: DECEMBER 14, 2015 Sheet 5 of 5



MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 4

STATE HIGHWAY 121  
(VARIABLE WIDTH RIGHT-OF-WAY)

15'x15' Water Easement  
Clerk's File No. 2005-0165769  
Volume 6053, Page 311

15'x15' Water Easement  
Clerk's File No. 2005-0165770  
Volume 6053, Page 318

Plotted by: psnlider Plot Date: 1/29/2016 8:09 AM  
Drawing: H:\Projects\SBK001\Phase 1\SBK001-PreFinal PT (AMENDED).dwg Saved By: psnlider Save Time: 1/28/2016 3:16 PM