

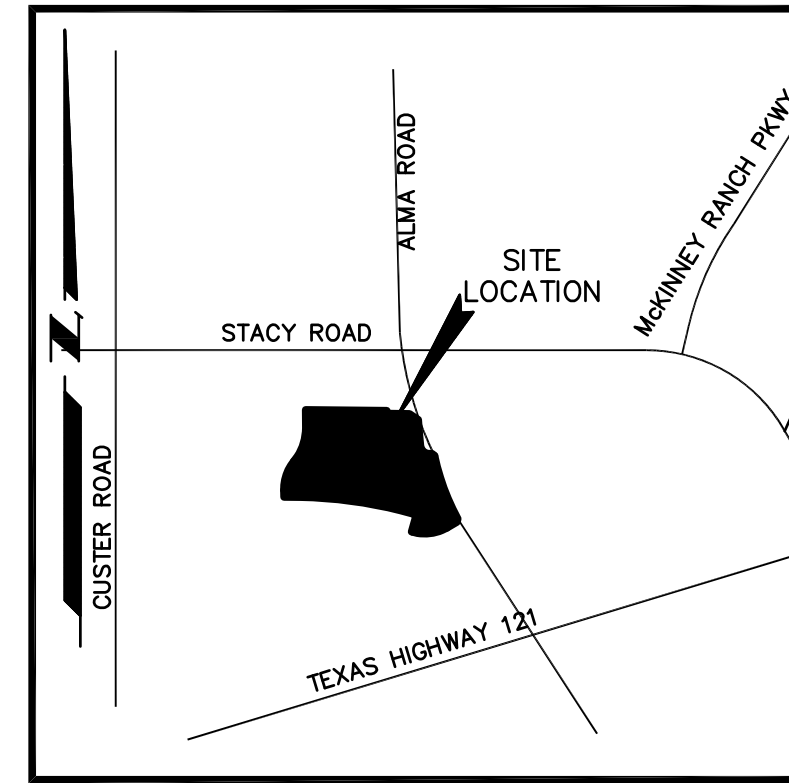
BOUNDARY CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	28°24'07"	1460.00'	723.73'	S14°53'35"E	716.34'
C2	46°13'09"	276.00'	222.64'	S82°38'19"W	216.66'
C3	00°07'40"	2700.73'	6.02'	N74°18'56"W	6.02'
C4	17°04'25"	2810.73'	837.57'	N82°54'59"W	834.48'
C5	40°52'26"	274.00'	195.47'	N18°26'35"E	191.35'
C6	39°26'35"	326.00'	224.42'	N19°09'30"E	220.02'
C7	04°21'38"	2156.01'	164.08'	S05°21'36"E	164.04'
C8	86°00'45"	55.50'	83.32'	S50°32'47"E	75.71'

BOUNDARY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S15°12'43"W	21.03'
L2	S59°23'09"W	72.98'
L3	N15°37'14"E	110.00'
L4	N01°59'38"W	42.95'
L5	S00°02'07"E	18.43'
L6	S56°36'58"E	67.23'
L7	N86°26'51"E	11.80'
L8	S70°33'45"E	4.48'
L9	S50°14'48"E	17.80'

CENETRLINE OF ROAD CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C10	21°54'46"	350.00'	133.86'	S84°02'16"W	133.04'
C11	22°42'21"	350.00'	138.70'	S84°26'04"W	137.80'
C12	7°01'12"	2000.00'	245.04'	N80°42'10"W	244.89'
C14	15°26'48"	546.42'	147.31'	N24°28'19"W	146.87'
C15	13°41'59"	546.42'	130.65'	N25°20'44"W	130.34'
C16	35°13'59"	350.00'	215.23'	N0°52'46"W	211.85'
C17	29°48'57"	350.00'	182.14'	N86°30'06"E	180.09'
C18	8°02'27"	2955.13'	414.72'	S82°36'39"E	414.38'
C19	22°56'06"	371.38'	148.66'	N81°54'04"E	147.67'
C20	15°23'49"	366.44'	98.47'	N78°07'56"E	98.18'
C21	60°26'39"	50.00'	52.75'	N46°58'15"W	50.34'

LOT LINE TABLE		
LINE #	DIRECTION	LENGTH
L10	S43°44'00"W	22.09'
L11	N40°19'52"W	16.44'
L12	S54°34'29"W	22.87'
L13	N41°31'32"W	21.08'
L14	S34°24'40"E	12.76'
L15	S60°25'28"E	14.52'
L16	S26°30'33"W	12.67'

LOT CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C23	36°53'09"	13.50'	8.69'	S83°51'30"W	8.54'
C24	42°00'22"	52.00'	38.12'	S86°25'07"W	37.28'
C25	43°21'35"	52.00'	39.35'	N50°53'54"W	38.42'
C26	28°44'08"	52.00'	26.08'	N14°51'03"W	25.81'
C27	21°14'06"	52.00'	19.27'	N10°08'05"E	19.16'
C28	39°38'29"	13.50'	9.34'	N0°55'53"E	9.16'
C29	60°26'39"	25.00'	26.37'	N46°58'15"W	25.17'
C30	8°24'15"	274.00'	40.19'	N4°41'58"E	40.16'
C31	8°32'46"	274.00'	40.87'	N13°10'26"E	40.83'
C32	7°01'57"	326.00'	40.01'	N12°37'22"E	39.99'
C33	7°00'52"	326.00'	39.91'	N5°35'58"E	39.89'
C34	7°13'35"	286.92'	36.19'	N81°41'38"W	36.16'
C35	3°58'20"	256.12'	17.76'	N76°05'41"W	17.75'



LOCATION MAP
N.T.S.

LEGEND	
1/2" I.R.S.	IRON ROD SET WITH YELLOW CAP STAMPED "VOTEX R.P.L.S. #4813"
1/2" I.R.F.	IRON ROD FOUND
"X" FND.	"X" CUT FOUND IN CONCRETE

Home Owners Association Notes

All common areas shall be owned and maintained by the Homeowners' Association.

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 and the requirements of the subdivision ordinance.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Westminster at Craig Ranch LLC, a Texas limited liability company and CABEN CAPITAL GROUP LLC, a Texas limited liability Company, its duly authorized agents do hereby adopt this Record Plat, designating the herein described property as **WESTMINSTER AT CRAIG RANCH ADDITION**, an addition to the City of McKinney, Collin County, Texas, Lots 1-22, Block A, Lots 1-14, Block B, Lot 1-21, Block C, and do hereby dedicate to the public use forever the streets and alleys, the easements as shown for mutual use and accommodation of the City of McKinney and all public utilities desiring to use the 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 buildings, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS my hand this the ___ day of _____, 2015.

SHANE JORDAN - PRESIDENT
Westminster at Craig Ranch LLC, a Texas limited liability company

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Shane Jordan, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2015.

Notary Public in and for _____ County

My Commission Expires: _____

JAMES P. BENSON - MANAGING MEMBER
CABEN CAPITAL GROUP LLC a Texas limited liability Company

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James P. Benson, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2015.

Notary Public in and for _____ County

My Commission Expires: _____

- COORDINATES BASED ON: TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
- PRIVATE WATER LINE EASEMENT TO BE MAINTAINED BY THE HOA

SURVEYOR'S STATEMENT

I, DENNIS D. VOTE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLIES WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, AND THE PLATTING RULES AND REGULATIONS OF THE CITY OF MCKINNEY.

DATED THIS THE _____ DAY OF _____, 2015.

PRELIMINARY

RELEASED AUGUST 27, 2015 FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DENNIS D. VOTE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4813

STATE OF TEXAS:
COUNTY OF COLLIN:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DENNIS D. VOTE, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS Westminster at Craig Ranch, LLC, and Cabben Capital Group, LLC are the owner's of a 17.5494 acre tract of land situated in the G. Baccus Survey Abstract No. 95, and the George F. Lucas Survey Abstract No. 540, in the City of McKinney, Collin County, Texas, being a portion of a tract of land described in a deed to Westminster at Craig Ranch, LLC recorded in Instrument No. 20150824001068920, Official Public Records Collin County, Texas, and all of a tract of land described in a deed to Cabben Capital Group, LLC recorded in Instrument No. 20150824001069240 Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch capped iron rod found for corner at the intersection of the south right-of-way line of Stacy Road (FM 720) (a variable width right of way) and the west line of Alma Road (a 120 foot wide right of way);

THENCE S 00°41'30" E, along the west right-of-way line of said Alma Road, a distance of 259.24 feet to a 5/8 inch capped iron rod found for the beginning of a curve to the left having a radius of 1460.00 feet a chord bearing and distance of S 14°53'35" E, 716.34 feet;

THENCE along said west right-of-way line and along said curve to the left through a central angle of 28°24'07", an arc length of 723.73 feet to an "X" cut in concrete found for corner at the north end of a corner cut-off line located at the intersection of the west right-of-way line of Alma Road and the north line of Chief Spotted Trail Drive (a 52 feet wide right of way);

THENCE S 15°12'43" W, along said corner cut-off line, a distance of 21.03 feet to a 5/8 inch capped iron rod found for corner;

THENCE S 59°23'09" W, continuing along the north line of said Chief Spotted Trail Drive, a distance of 72.98 feet to a 5/8 inch capped iron rod found for the beginning of a curve to the right having a radius of 276.00 feet a chord bearing and distance of S 82°38'19" W, 216.66 feet;

THENCE continuing along said north line and along said curve to the right through a central angle of 46°13'09", an arc length of 222.64 feet to a 5/8 inch capped iron rod found for the beginning of a reverse curve to the left having a radius of 2700.73 feet, a chord bearing and distance of N 74°18'56" W, 6.02 feet;

THENCE continuing along said north line through a central angle of 00°07'40", an arc length of 6.02 feet to a 5/8 inch capped iron rod found for corner at the southeast corner of Lot 16, Block T of The Settlement at Craig Ranch an addition to the City of McKinney according to the plat recorded in Volume Q, Page 587 Official Plat Records Collin County Texas;

THENCE N 15°37'14" E, along the east line of said Lot 16, a distance of 110.00 feet to a 1/2 inch iron rod found for corner for the beginning of a curve to the left having a radius of 2810.73 feet a chord bearing and distance of N 82°54'59" W, 834.48 feet;

THENCE along the north line of said Block T and said curve to the left through a central angle of 17°04'25", an arc length of 837.57 feet to a 5/8 inch capped iron rod found for corner in the east right-of-way line of Rowlett Creek Way (a 52 foot wide right of way);

THENCE along the east line of said Rowlett Creek Way as follows:

N 01°59'38" W, a distance of 42.95 feet to a 5/8 inch capped iron rod found for the beginning of a curve to the right having a radius of 274.00 feet a chord bearing and distance of N 18°26'35" E, 191.35 feet;
Along said curve to the right through a central angle of 40°52'26", an arc length of 195.47 feet to a 5/8 inch capped iron rod found for the beginning of a reverse curve to the left having a radius of 326.00 feet a chord bearing and distance of N 19°09'30" E, 220.02 feet;
Along said reverse curve to the left through a central angle of 39°26'35", an arc length of 224.42 feet to a 5/8 inch capped iron rod found for corner;
N 00°33'47" W, a distance of 386.98 feet to a 5/8 inch capped iron rod found for corner in the south right-of-way line of said Stacy Road (FM 720);

THENCE N 89°28'50" E, along the south right-of-way line of said Stacy Road (FM 720), a distance of 772.83 feet to the POINT OF BEGINNING and Containing 764,451 square feet of 17.5494 acres of land more or less.

PRELIMINARY FINAL PLAT
WESTMINSTER AT CRAIG RANCH ADDITION

LOTS 1-22, BLOCK A
LOTS 1-14, BLOCK B
LOT 1-21, BLOCK C
LOT 1-2, BLOCK D,

BEING A REPLAT OF
LOT 1, 2, & 3, BLOCK A
McKINNEY SEVEN 17 ADDITION
AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

BEING
17.5494 ACRES
OUT OF THE

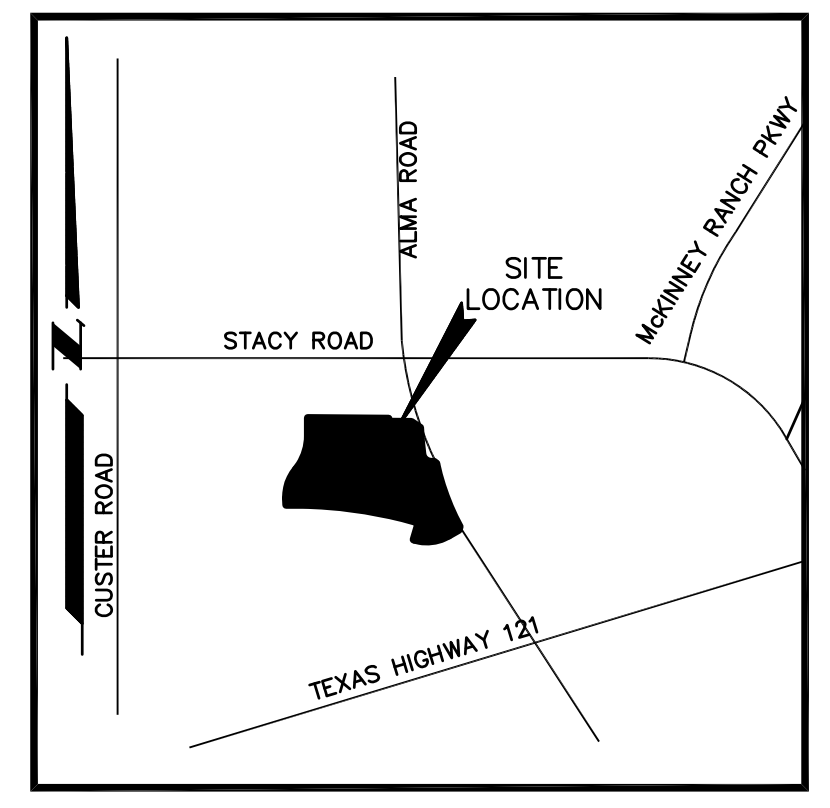
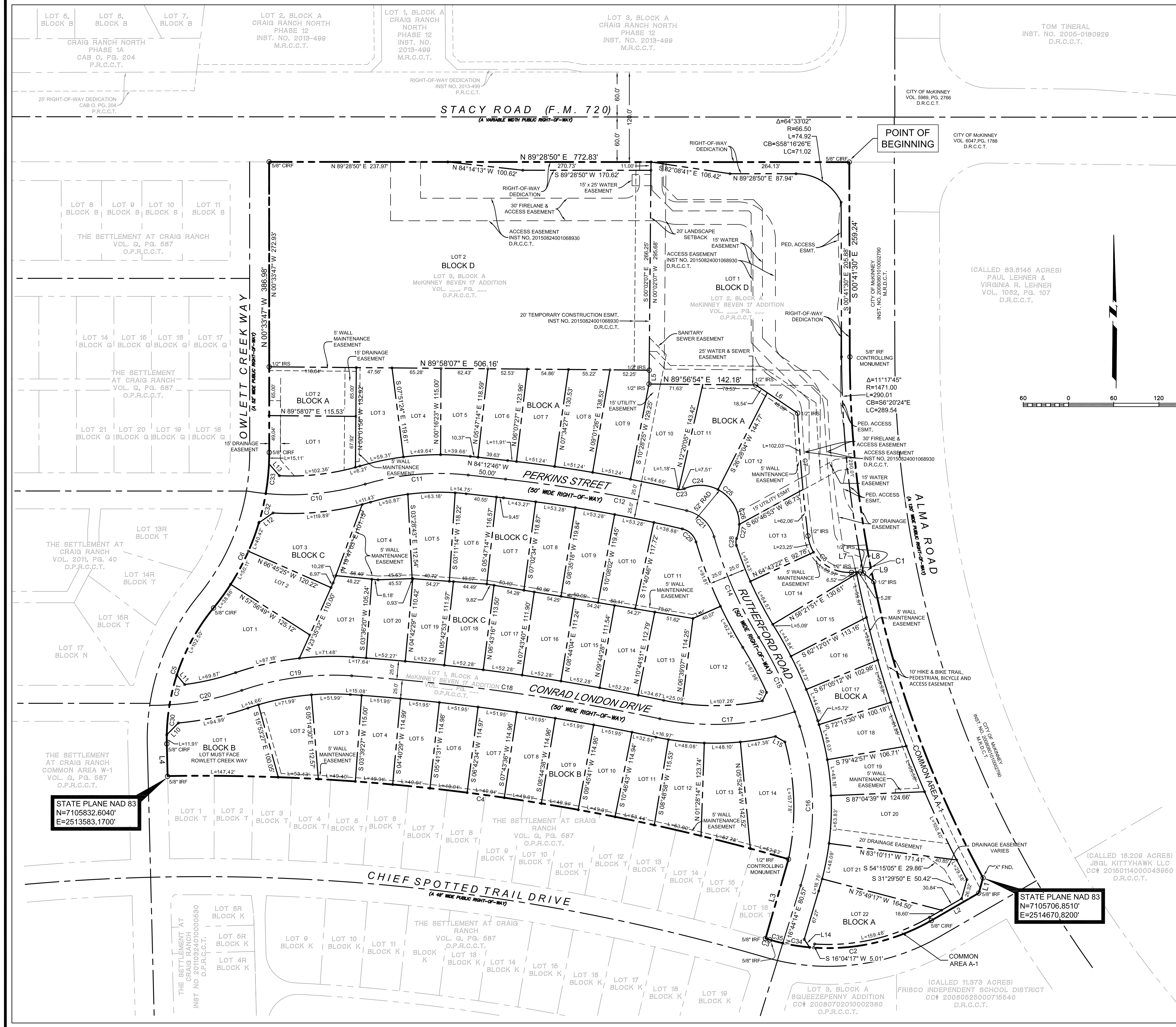
G BACCUS SURVEY, ABSTRACT NO. 95
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SCALE: 1"=60' DATE: AUGUST 27, 2015
SHEET 2 OF 3

57 RESIDENTIAL LOTS
2 COMMERCIAL LOTS
AND 1 COMMON AREA

PROJECT NO. 2015-019-C

OWNER'S
Westminster at Craig Ranch LLC, a Texas limited liability company
By: Jorparks, Inc., a Texas Corporation
Managed By: Shane Jordan, President
927.231.8600
16475 Dallas Parkway, Suite 540,
Addison, Texas 75001
shane@jordanrealtvadisvitors.com
CABEN CAPITAL GROUP LLC, a Texas limited liability Company
5956 Sherry Lane Suite 504
Dallas TX 75225
James P. Benson, Managing Member
972.332.4097

SURVEYOR
VOTEX SURVEYING COMPANY
CONTACT: DENNIS VOTE
12305 CAPELLA TRAIL
AUSTIN, TEXAS 78732-1940
PH. (214) 908-9137



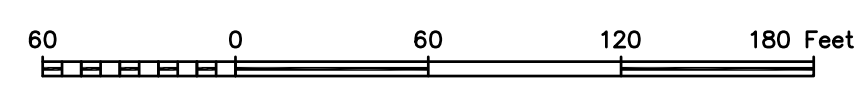
LOCATION MAP
N.T.S.

LEGEND

1/2" I.R.S.	IRON ROD SET WITH YELLOW CAP STAMPED "VOTEX R.P.L.S. #4813"
1/2" I.R.F.	IRON ROD FOUND
"X" FND.	"X" CUT FOUND IN CONCRETE

Home Owners Association Notes
All common areas shall be owned and maintained by the Homeowners' Association.

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 and the requirements of the subdivision ordinance.



**PRELIMINARY FINAL PLAT
WESTMINSTER AT CRAIG RANCH ADDITION**

LOTS 1-22, BLOCK A
LOTS 1-14, BLOCK B
LOT 1-21, BLOCK C
LOT 1-2, BLOCK D,

BEING A REPLAT OF
LOT 1, 2, & 3, BLOCK A
MCKINNEY SEVEN 17 ADDITION
AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

BEING
17.5494 ACRES
OUT OF THE
G BACCUS SURVEY, ABSTRACT NO. 95
GEORGE F. LUCAS SURVEY, ABSTRACT NO. 540
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SCALE: 1"=60' DATE: AUGUST 27, 2015
SHEET 1 OF 3

57 RESIDENTIAL LOTS
2 COMMERCIAL LOTS
AND 1 COMMON AREA

OWNERS
Westminster at Craig Ranch LLC, a Texas limited liability company
By: Jorjaks, Inc., a Texas Corporation
Managed By: Shane Jordan, President
927.231.8600
16475 Dallas Parkway, Suite 540,
Addicks, Texas 75001
shane@jordanrealtyadvisors.com

SURVEYOR
VOTEX SURVEYING COMPANY
CONTACT: DENNIS VOTE
12305 CAPELLA TRAIL
AUSTIN, TEXAS 78732-1940
PH. (214) 908-9137

PROJECT NO. 2015-019-C

STATE PLANE NAD 83
N=7105832.6040'
E=2513583.1700'

STATE PLANE NAD 83
N=7105706.8510'
E=2514670.8200'