



PROPERTY DESCRIPTION:
 Being a tract of land out of the Elías Alexander Survey, Abstract No. 18 and situated in the City of McKinney, Collin County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in November 2015, said tract being the same tract of land described in the deed to DD CR IV, Ltd. recorded as Document No. 20140318000253290 in the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch steel rod found for the southwest corner of said DD tract, said rod being the southeast corner of Lot 1, Block A, OT14 Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Cabinet 2007, Page 325 of the Plat Records of said County;

Thence North 02 degrees 19 minutes 01 seconds East with the westerly boundary line of said DD tract and the easterly boundary line of said Lot 1 a distance of 294.97 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set for the northeast corner of said Lot 1;

Thence North 88 degrees 58 minutes 22 seconds East continuing with said westerly boundary line a distance of 13.36 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set;

Thence North 02 degrees 11 minutes 50 seconds East continuing with said westerly boundary line a distance of 261.84 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set;

Thence North 00 degrees 43 minutes 44 seconds East continuing with said westerly boundary line a distance of 396.97 feet to a 1/2 inch capped steel rod found;

Thence North 00 degrees 19 minutes 23 seconds West continuing with said westerly boundary line a distance of 40.00 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set;

Thence North 00 degrees 31 minutes 19 seconds West continuing with said westerly boundary line a distance of 40.00 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set for the beginning of a curve to the left with a radius of 11762.19 feet and whose chord bears North 01 degrees 57 minutes 19 seconds West at 549.28 feet;

Thence northerly continuing with said westerly boundary line and with said curve through a central angle of 02 degrees 40 minutes 33 seconds and an arc length of 549.33 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set for the end of said curve;

Thence North 02 degrees 39 minutes 17 seconds West continuing with said westerly boundary line a distance of 699.08 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set for the northwest corner of said DD tract;

Thence North 88 degrees 52 minutes 03 seconds East with the northerly boundary line of said DD tract a distance of 669.21 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set for the northeast corner of said DD tract;

Thence South 21 degrees 49 minutes 29 seconds West with the easterly boundary line of said DD tract a distance of 14.16 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set for the beginning of a curve to the right with a radius of 600.00 feet and whose chord bears South 25 degrees 53 minutes 00 seconds West at 84.93 feet;

Thence southerly continuing with said easterly boundary line and with said curve through a central angle of 08 degrees 07 minutes 01 seconds and an arc length of 85.00 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set for the beginning of a curve to the left with a radius of 400.00 feet and whose chord bears South 04 degrees 03 minutes 26 seconds East at 447.34 feet;

Thence southerly continuing with said easterly boundary line and with said curve through a central angle of 67 degrees 59 minutes 55 seconds and an arc length of 474.72 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set for the end of said curve;

Thence South 87 degrees 39 minutes 35 seconds West continuing with said easterly boundary line a distance of 192.95 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set;

Thence South 03 degrees 08 minutes 50 seconds West continuing with said easterly boundary line a distance of 107.10 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set;

Thence North 86 degrees 25 minutes 14 seconds East a distance of 39.69 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set;

Thence South 00 degrees 18 minutes 26 seconds East continuing with said easterly boundary line a distance of 454.73 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set;

Thence South 11 degrees 48 minutes 54 seconds East continuing with said easterly boundary line a distance of 182.52 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set;

Thence South 15 degrees 04 minutes 51 seconds East continuing with said easterly boundary line a distance of 320.05 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set;

Thence South 05 degrees 49 minutes 42 seconds East continuing with said easterly boundary line a distance of 57.07 feet to a 1/2 inch capped steel rod stamped "MILLER 5665" set;

Thence South 00 degrees 19 minutes 27 seconds East continuing with said easterly boundary line a distance of 633.28 feet to a 5/8 inch steel rod found for the southeast corner of said DD tract;

Thence South 89 degrees 40 minutes 33 seconds West with the southerly boundary line of said DD tract a distance of 620.92 feet to the point of beginning and containing 28.33 acres of land, more or less.

- NOTES:**
- ALL FIRELANE EASEMENTS SHOWN HEREON HAVE A MINIMUM INSIDE TURNING RADIUS AS FOLLOWS:
 - 30' RADIUS FOR 24'-26' WIDE EASEMENTS
 - 20' RADIUS FOR 30'-36' WIDE EASEMENTS
 - WATER EASEMENTS SHOWN HEREON NOT DIMENSIONED ARE FOR PRELIMINARY LOCATION PURPOSES OF FIRE HYDRANTS AND WATER METERS, FINAL PLAT AND CIVIL PLANS WILL CONTAIN EASEMENT DIMENSIONS AND MEET MINIMUM CITY STANDARDS.
 - ADJACENT PROPERTY PAVEMENT, BUILDINGS, AND EASEMENTS MAY BE A GRAPHICAL REPRESENTATION BASED ON FILES PROVIDED BY THE CITY OF MCKINNEY.
 - 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 FOR REVIEW PURPOSES ONLY.
 - THE OWNER OF BLOCK A, LOT 1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FOR ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.
 - THE OWNER OF BLOCK A, LOT 2 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FOR ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

FLOOD STATEMENT:
 ACCORDING TO PANEL NO. 48085C0265J DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE PROGRAM MAP, THE ENTIRE PROPERTY IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANGE FLOODPLAIN.

STATE OF TEXAS §
 COUNTY OF COLLIN §

That we, DD CR IV, LLC, does hereby adapt this record plat designation the herein described property as CRAIG RANCH IV, LOT 1 & 2, BLOCK A, an addition to the CITY OF MCKINNEY, COLLIN COUNTY, TEXAS and hereby dedicate to the public use forever their streets, alley and public use areas as shown hereon, the easements and rights-of-way, as shown hereon, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using the same. All and any public utility and the City of McKinney shall have the right to remove and keep removed parts of any building, fences, shrubs, trees or other improvements of 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 system, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules regulations and resolution of the City of McKinney, Texas.

Executed this _____ day of _____, 2016
 DD CR IV, LLC
 By: Fred S. Hazel
 Title: Vice President

Executed this _____ day of _____, 2016
 DD CR IV, LLC
 By: _____
 Fred S. Hazel

STATE OF GEORGIA
 COUNTY OF HENRY

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Georgia on this day personally appeared Fred S. Hazel of DD CR IV, 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 and in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this _____ day of _____, 2016.

 Notary Public in and for the State of Georgia

My commission expires: _____

This document is released for the purpose of preliminary review under the authority of

JOSEPH T. REUE P.E.
 86358
 JANUARY 26, 2016

It is not to be used for construction/bidding purposes

OWNER:
 DD CR IV, LLC
 403 CORPORATE CENTER DR, STE. 201
 STOCKBRIDGE, GEORGIA 30281
 (770) 474-4345
 FAX: (770) 474-5213
 CONTACT: FRED HAZEL

SURVEYOR:
 MILLER SURVEYING, INC.
 430 MID CITIES BLVD
 HURST, TEXAS 76054
 (817) 577-1052
 FAX: (817) 577-0972
 CONTACT: JASON RAWLINGS, R.P.L.S.

BURGESS & NIPLE
 10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
 PHONE: (281) 980-7705
 TBP FIRM REGISTRATION NO. 10834
 ENGINEER: JOSEPH T. REUE, P.E. 86358

PRELIMINARY FINAL PLAT
CRAIG RANCH IV
LOT 1 & 2, BLOCK A
 28.33 ACRE TOTAL
 ELIAS ALEXANDER SURVEY, SURVEY,
 ABSTRACT NO. 18

CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

RECEIVED
 By Planning Department at 8:05 am, Jan 27, 2016