

VAN TUYL PLAZA ADDITION AT CRAIG RANCH  
 INST. NO. 20090827010002210  
 O.P.R.C.C.T.

MILLIE WAY  
 INST. NO. 20090827010002210  
 O.P.R.C.C.T.

SPICEWOOD AT CRAIG RANCH  
 PHASE 1B  
 INST. NO. 20100510010001920  
 O.P.R.C.C.T.

EXETER AVE.

SPICEWOOD AT CRAIG RANCH  
 PHASE 2  
 INST. NO. 20171013010004840  
 O.P.R.C.C.T.

MEYER WAY

RUNDELL FIRE STATION ADDITION  
 LOT 1, BLOCK A  
 INST. NO. 20160708010002840  
 O.P.R.C.C.T.

LOT 1, BLOCK A  
 MILLIE WAY DGS PARK ADDITION  
 INST. NO. 20160708010002850  
 O.P.R.C.C.T.

SANITARY SEWER EASEMENT  
 INST. NO. 20041114001678400  
 O.P.R.C.C.T.

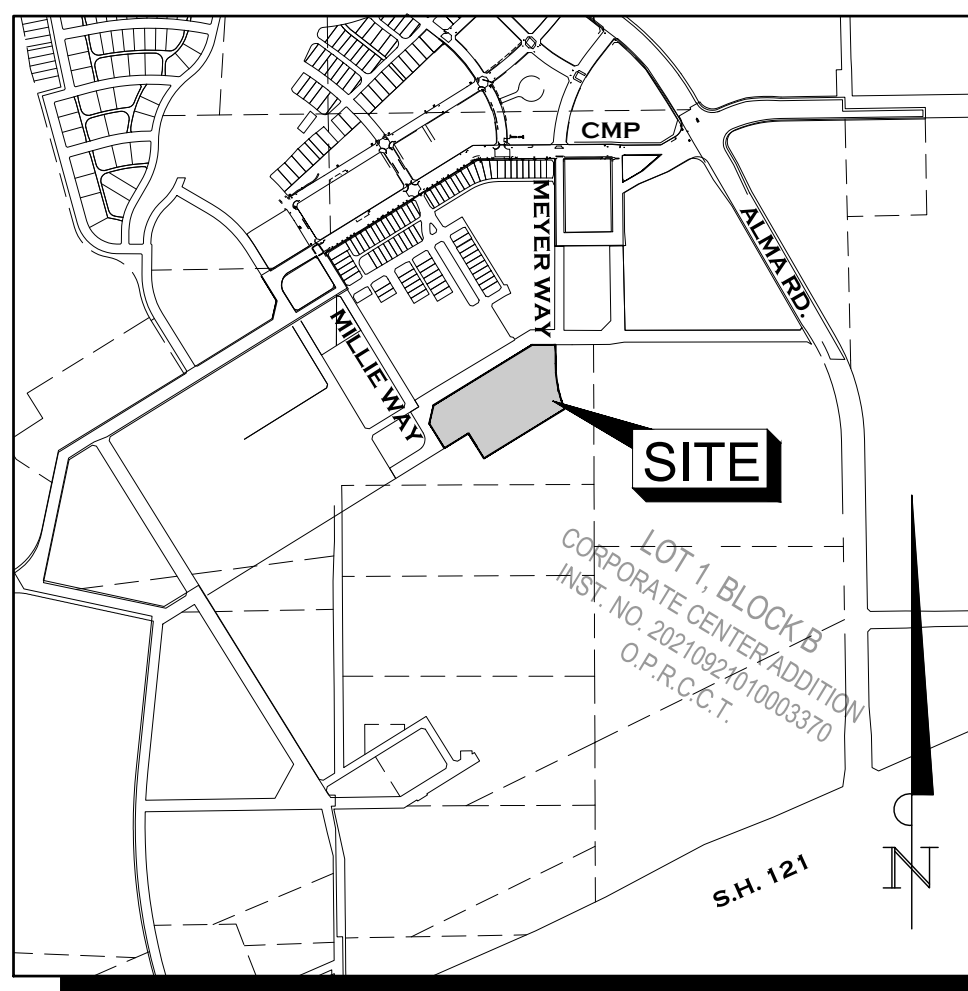
MILLIE WAY  
 INST. NO. 20090827010002180  
 O.P.R.C.C.T.

VAN TUYL PARKWAY  
 INST. NO. 20090827010002180  
 O.P.R.C.C.T.

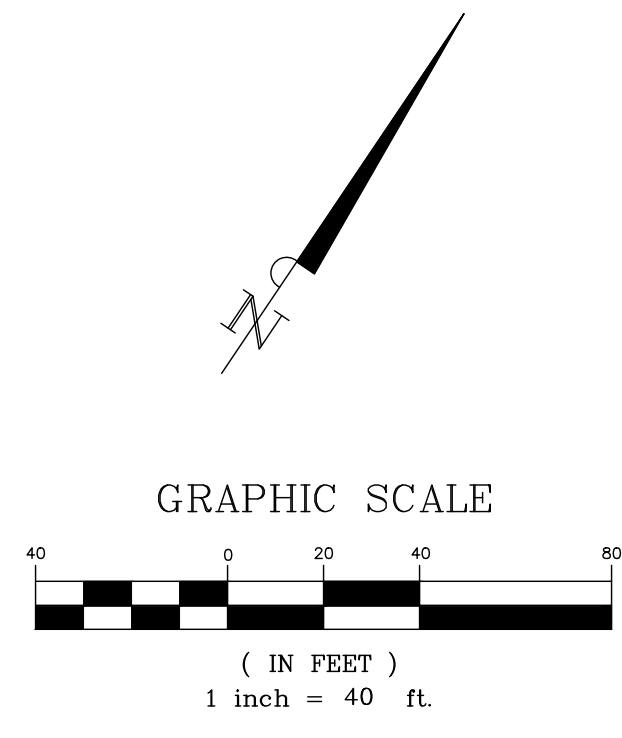
VAN TUYL PARKWAY  
 INST. NO. 20090827010002180  
 O.P.R.C.C.T.

VAN TUYL PARKWAY  
 INST. NO. 20090827010002180  
 O.P.R.C.C.T.

LOT 1R3, BLOCK A  
 PARKSIDE AT CRAIG RANCH ADDITION  
 INST. NO. 20161012010004170  
 O.P.R.C.C.T.

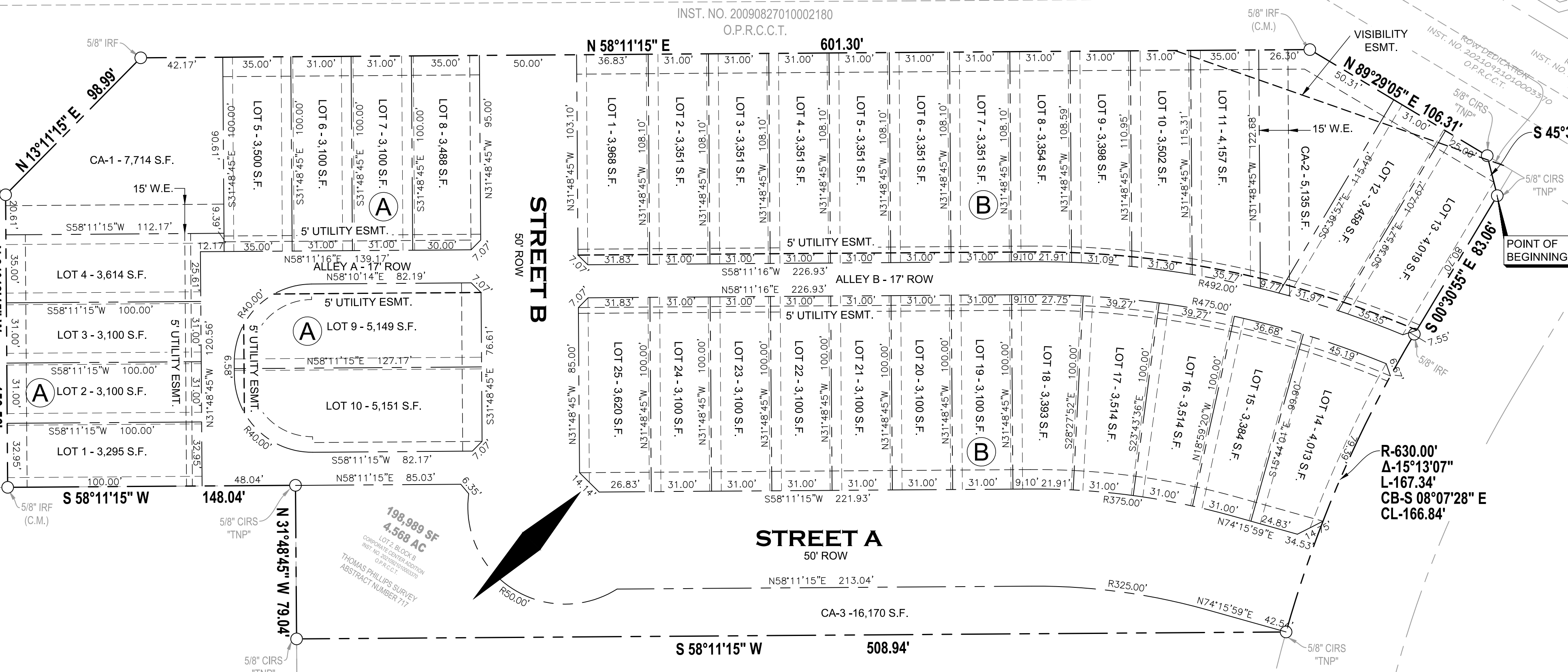


LOCATION MAP  
 SCALE: N.T.S.



LEGEND OF SYMBOLS & ABBREVIATIONS  
 5/8" ORF = 5/8" CAPPED IRON ROD FOUND  
 5/8" CIRS = 5/8" CAPPED IRON ROD SET  
 5/8" IRF = 5/8" IRON ROD FOUND  
 1/2" IRF = 1/2" IRON ROD FOUND  
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS  
 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS  
 C.C.F.# = COLLIN COUNTY FILING #  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
 DNG = DRAINAGE EASEMENT  
 S.S. = SANITARY SEWER EASEMENT  
 WTR. = WATER EASEMENT  
 V.E. = VISIBILITY EASEMENT  
 INS. NO. = INSTRUMENT NUMBER

NOTE: 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.



**PRELIMINARY FINAL PLAT  
 CRAIG RANCH CASITAS**

35 RESIDENTIAL LOTS  
 3 COMMON AREAS  
 4.568 ACRES

BEING A PRELIMINARY FINAL PLAT OF LOT 2, BLOCK B  
 CORPORATE CENTER ADDITION,  
 INST. # 20210921010003370  
 BEING 4.56 ACRES OUT OF THE THOMAS PHILLIPS SURVEY,  
 ABSTRACT NO 717  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 11/22/2021

OWNER:  
 MC22C LP  
 6850 TCR DR. #104  
 MCKINNEY, TEXAS 75071  
 (972) 529-5700  
 ATTN: DAVID H. CRAIG

ENGINEER:  
 SANCHEZ AND ASSOCIATES, LLC.  
 2000 N. McDONALD STREET, STE 100  
 MCKINNEY, TEXAS 75071  
 (469) 424-5900  
 ATTN: CASEY GREGORY, PE

APPLICANT:  
 SANCHEZ AND ASSOCIATES, LLC.  
 2000 N. McDONALD STREET, STE 100  
 MCKINNEY, TEXAS 75071  
 (469) 424-5900  
 ATTN: CASEY GREGORY, PE

OWNERS DEDICATION

STATE OF TEXAS)

COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, MC22C, LP do hereby adopt this Preliminary Final Plat designating the herein above described property as Lots 1 through 11 of Block A and Lots 1 through 24 of Block B and Common Areas CA-1 through CA-4 of the CRAIG RANCH CASITAS, City of McKinney, Collin County, Texas and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of 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 anyway may 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 anytime, 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 at \_\_\_\_\_, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2021.

David H. Craig
MC22C, LP

STATE OF TEXAS)

COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DAVID H. CRAIG, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, \_\_\_\_\_, 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.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

Print Name:

Texas Registered Professional Land Surveyor No. 6233

STATE OF TEXAS)

COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2021.

Notary Public in and for the Sate of Texas

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

Whereas MC22C LP is the owner of Lot 2, Block B of the THOMAS PHILLIPS SURVEY, ABSTRACT NO 717, Collin County, Texas recorded in deed by Cab. 2021, Pg. 539 Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at an 5/8 iron rod stamped "TNP" rod set corner for point of intersection of the southerly line of Van Tuyl Parkway (73' wide) as recorded in Inst. # 20090827010002180 (OPRCCT) and the westerly line of Meyer Way (60' wide) as recorded in Inst. # 20151029010003880 (OPRCCT);

THENCE along the westerly line of said Meyer Way as follows;

SOUTH 00°30'55" EAST a distance of 83.06 feet to a point for the beginning of a curve to the left having a radius of 630.00 feet and a chord bearing of SOUTH 08°07'26" EAST to a 5/8 iron rod found;

ALONG said curve to the left through a delta of 15°13'07" for an arc length of 163.47 feet to a 5/8 iron rod stamped Owens "TNP" rod set for corner;

THENCE SOUTH 58°11'15" WEST a distance of 508.94 feet to a 5/8 iron rod stamped Owens "TNP" rod set for corner;

THENCE NORTH 31°48'45" WEST a distance of 79.04 feet to a 5/8 iron rod stamped Owens "TNP" rod set for corner;

THENCE SOUTH 58°11'15"W a distance of 148.04 feet to a 5/8 iron rod found for corner;

THENCE NORTH 31°48'45" WEST a distance of 150.56 feet to a 5/8 iron rod found for corner;

THENCE NORTH 13°11'15" EAST a distance of 98.99 feet to a 5/8 iron rod found for corner;

THENCE NORTH 58°11'15" EAST a distance of 601.30 feet to a 5/8 iron rod found for corner;

THENCE NORTH 89°29'05" EAST a distance of 106.31 feet to a 5/8 iron rod stamped Owens "TNP" rod set for corner;

THENCE SOUTH 45°30'55" East a distance of 21.21' to the POINT OF BEGINNING containing within these metes and bounds are 198,989 square feet or 4.571 acres of land.

APPROVED
PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS
DATE:
ATTEST
PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS
DATE:

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CRAIG RANCH CASITAS

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ENGINEER: SANCHEZ AND ASSOCIATES, LLC, 2000 N. McDONALD STREET, STE 100, MCKINNEY, TEXAS 75071
APPLICANT: SANCHEZ AND ASSOCIATES, LLC, 2000 N. McDONALD STREET, STE 100, MCKINNEY, TEXAS 75071

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