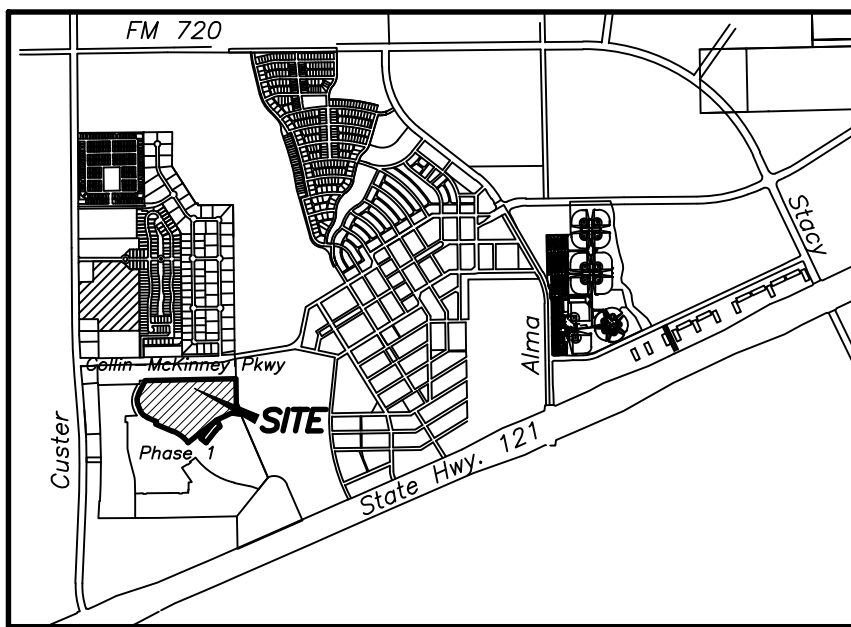


COLLIN – MCKINNEY PARKWAY
(120' Right-of-Way)

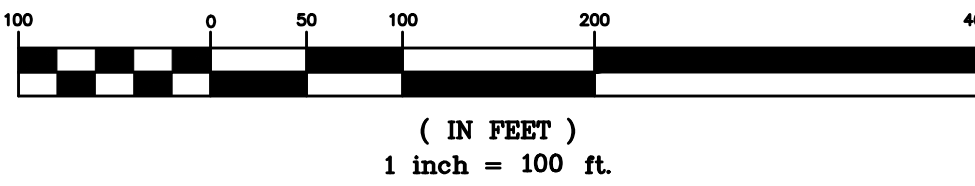
LOT 1R, BLOCK A
COLLIN MCKINNEY COMMERCIAL ADDITION
VOL. 2016, PG. 825

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



VICINITY MAP
N.T.S.

GRAPHIC SCALE



LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- PDE PRIVATE DRAINAGE EASEMENT
- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- SVE SIGHT VISIBILITY EASEMENT (20'x50')
- CA COMMON AREA
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- STREET NAME CHANGE
- COMMON AREAS TO MEET ZONING REQUIREMENTS

PRELIMINARY-FINAL PLAT

SOUTHERN HILLS AT CRAIG RANCH
PHASE 2

118 RESIDENTIAL LOTS 4 COMMON AREA LOTS

30.50 ACRES OUT OF THE
ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18
AND THE
JOHN DIGGERS 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

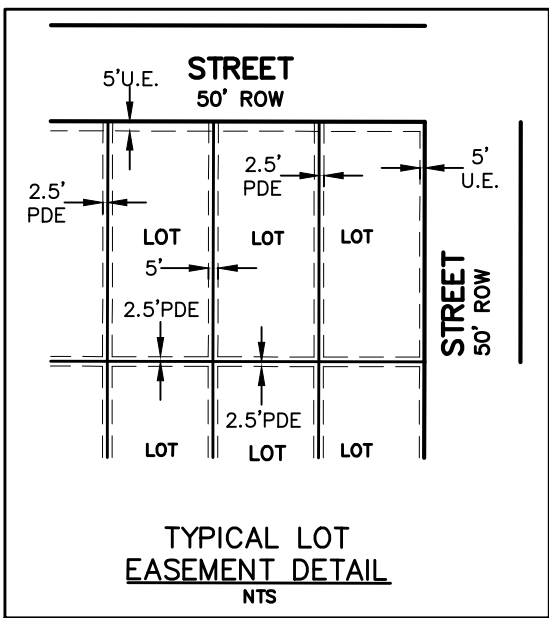
JB PARTNERS, INC. SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B (972) 248-7676
Addison, Texas 75001
TBPE No. F-438 TBPLS No. 10076000

REVISED: MARCH 20, 2017
DATE: FEBRUARY 27, 2017

Sheet 1 of 2

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L58	N28°00'54"E	54.27	L78	N35°12'09"E	18.62	L98	N14°09'38"E	47.48
L59	N25°05'13"E	104.05	L79	N23°17'55"W	70.47	L99	N80°56'54"W	90.14
L60	N14°02'34"E	15.31	L80	N18°27'45"W	76.01	L100	N88°52'03"E	50.00
L61	N48°32'12"E	105.68	L81	S71°32'15"W	125.00	L101	S65°54'01"E	48.90
L62	S27°49'21"W	30.00	L82	S71°32'15"W	120.00	L102	S61°52'02"E	48.77
L63	S64°54'47"E	25.00	L83	S18°27'45"E	50.00	L103	S57°47'10"E	48.77
L64	N01°07'57"W	77.66	L84	S13°31'24"E	68.02	L104	S53°42'19"E	48.77
L65	S05°28'26"W	56.69	L85	S03°38'41"E	68.02	L105	S47°17'28"E	102.96
L66	S11°56'44"W	115.74	L86	S06°14'02"W	68.16	L106	N78°29'13"E	126.31
L67	S06°23'44"W	106.05	L87	S16°07'56"W	67.96	L107	N38°47'05"E	86.49
L68	S72°07'20"W	15.20	L88	S26°00'08"W	67.94	L108	S30°55'52"W	50.73
L69	S22°20'17"E	14.14	L89	N47°48'54"E	64.98	L109	S37°41'56"W	62.81
L70	N67°39'43"E	14.14	L90	S64°00'00"W	45.00	L110	S28°20'38"W	67.42
L71	N16°52'44"W	12.73	L91	N02°10'15"E	15.54	L111	S18°27'55"W	67.42
L72	S08°47'21"E	25.43	L92	S85°26'54"W	13.99	L112	S08°28'09"W	67.40
L73	N33°27'09"E	14.98	L93	S83°25'33"E	154.42			
L74	N50°12'27"W	14.78	L94	N43°52'03"E	14.14			
L75	N43°52'03"E	14.14	L95	S46°07'57"E	14.14			
L76	N46°07'57"W	21.21	L96	S04°37'02"E	21.12			
L77	S54°47'51"E	16.11	L97	N84°37'42"E	14.39			

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C22	77.63	14°49'38"	300.00	39.04	N59°55'29"W
C23	90.75	29°41'27"	175.13	46.42	N37°39'56"W
C24	90.59	29°39'36"	175.00	46.33	N08°00'19"W
C25	121.04	23°07'02"	300.00	61.36	N18°23'00"E
C26	66.58	5°26'59"	700.00	33.32	N27°13'02"E
C27	235.62	27°00'00"	50.00	50.00	S70°05'13"W
C28	403.28	92°25'31"	250.00	260.81	S21°07'32"E
C29	288.88	66°12'20"	250.00	162.99	S55°45'53"W
C30	33.41	7°39'24"	250.00	16.73	S04°57'39"E
C31	142.89	163°44'23"	50.00	350.00	S43°52'03"W
C32	127.77	146°24'35"	50.00	165.66	N54°47'51"W
C33	286.52	65°39'56"	250.00	161.32	N14°22'13"E
C34	295.56	65°07'57"	260.00	166.06	N58°33'59"W
C35	182.27	41°46'21"	250.00	95.40	N19°45'13"E
C36	141.09	161°40'50"	50.00	310.09	N84°36'37"E
C37	258.80	17°58'41"	824.80	130.47	N58°20'57"W



NOTES:

- ALL CORNERS ARE ONE-HALF INCH IRON RODS SET WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
- ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S ZONING LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE..
- LOT CA-P1 IS A DRAINAGE EASEMENT IN ITS ENTIRETY AND LOT CA-P2 IS A SANITARY, WATER & DRAINAGE EASEMENT IN ITS ENTIRETY AND BOTH COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL COMMON AREAS ARE BIKE & PEDESTRIAN ACCESS AND UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE MAINTENANCE OF RETAINING WALLS IS THE RESPONSIBILITY OF THE PROPERTY OWNER WHERE THE WALL IS LOCATED.
- ALL PROPOSED LOTS SHALL HAVE A FIVE (5) FOOT UTILITY EASEMENT ADJACENT TO STREET AND ALLEY RIGHT-OF-WAYS.
- ALL PROPOSED LOTS SHALL HAVE A TWO AND ONE HALF (2.5) FOOT PRIVATE DRAINAGE EASEMENT ON THE SIDE AND REAR YARDS PER THE TYPICAL LOT EASEMENT DETAIL. THE PRIVATE DRAINAGE EASEMENTS ARE FOR PRIVATE USE OF EACH LOT OWNER AND NOT A PUBLIC DRAINAGE EASEMENT. EACH LOT OWNER MAY PARTIALLY ENCRATCH INTO THEIR OWN PRIVATE DRAINAGE EASEMENT WITH THEIR OWN PRIVATE UTILITY EQUIPMENT.

COUNTY OF COLLIN §

THENCE North 88 degrees 52 minutes 03 seconds East, 1535.81 feet along the north line of said Lot 1, Block AA, of said Southern Hills at Craig Ranch Addition and the south line of said Lot 2, Block A, of said Collin McKinney Commercial Addition to the POINT OF BEGINNING and containing 1,328,497 square feet or 30.50 acres of land.

COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GA LAND DEVELOPMENT, LP does hereby adopt this plan designating the herein above described property as record plat of **SOUTHERN HERLS AT CRAIG RANCH, PHASE 2**, 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 its respective systems, said Easements and the City of McKinney and all public utilities construction, 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 plan approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2017.

By: _____
Nick DiGiuseppe, authorized signature
GA Land Development, LP

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Nick DiGiuseppe 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.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

The owner and any subsequent owner of Lot CA-P1, Block P of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the creek or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek although it retains the right to enter upon the easement for public purposes. "The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and erosion, or any other natural occurrence. The City of McKinney shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America."

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Collin County, Texas.

Dated this the ____ day of _____, 2017.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND
SHALL NOT USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Mark W. Harp, R.P.L.S. No. 6425


STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2017.

Notary Public, State of Texas

 ROSA M. GARCIA
Notary Public, State of Texas
My Comm. Expires 04/13/20
Notary ID 12489220-5

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING ORDINANCE AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

SOUTHERN HILLS AT CRAIG RANCH
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118 RESIDENTIAL LOTS 4 COMMON AREA LOTS

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JOHN DIGGERS SURVEY, ABSTRACT NO. 274

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

GA LAND DEVELOPMENT, LP OWNER/DEVELOPER

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TBPE No. F-438 TBPLS No. 10076000

REVISED: MARCH 20, 2017
DATE: FEBRUARY 02, 2017

Sheet 2 of 2