

Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

| Boundary Curve Table | | | | | | |
|----------------------|---------|----------|---------|---------|---------------|-----------|
| Curve # | Length | Radius | Tangent | Chord | Chord Bearing | Delta |
| C1 | 33.57' | 277.00' | 16.81' | 33.55' | S87°04'11"E | 6°56'38" |
| C2 | 200.48' | 1583.00' | 100.37' | 200.35' | S87°13'34"E | 7°15'23" |
| C3 | 104.12' | 65.84' | 66.55' | 93.61' | S44°29'00"W | 90°37'08" |

- Legend**
- 1/2" RS Iron Rod Set
 - 1/2" RF Iron Rod Found
 - BL Building Line Setback
 - R.O.W. Right Of Way
 - D.E. Drainage Easement
 - S.S.E. Sanitary Sewer Easement
 - W.E. Water Easement
 - H.O.A. Home Owners Association
 - State Plane Coordinates
 - W.M.E. Wall Maintenance Easement
 - U.A.E. Utility and Access Easement
 - P.U.D.S.E. Public Utility, Drainage and Street Easement
 - A.E. Access Easement
 - S.V.E. Sight Visibility Easement
 - C.A. Common Area
 - Street Name Change

- NOTES:**
- All proposed lots in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district.
 - A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the homeowner's association shall be reviewed for approval by the City of McKinney.
 - All home owners shall maintain floodplain area within their platted lot.
 - All common areas shall be dedicated as pedestrian and bicycle access easement per this plat.
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
 - Common Areas "C.A. 1" Block B, Block C, Block D, Block E, and Block X are to be owned and maintained by the H.O.A. These lots are "non-buildable" and are for landscape and screening wall purposes only.
 - The screening wall shall be owned and maintained by the H.O.A..
 - No part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48085C065J, dated June 2, 2009. The property is located in Zone "X" (areas determined to be outside the 500-year floodplain)
 - No Trees exist on subject property.

PRELIMINARY—FINAL PLAT
CRAIG RANCH NORTH PHASE 3
LOTS 1-8 BLOCK A, LOTS 1-27 BLOCK B, LOTS 1-6 BLOCK C
LOTS 1-10 BLOCK D, LOTS 1-12 BLOCK E, & LOTS 1-13 BLOCK F
74 SF RESIDENTIAL LOTS, 2 LOTS, AND 5 COMMON AREAS
19.146 ACRES
SITUATED IN THE
R. C. INGRAHAM SURVEY ~ ABSTRACT NO. 461
IN THE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Owner
McKinney 18, L.P.
6850 T.P.C. Drive, Suite 210
McKinney, Texas 75070
Phone (214) 544-4002
Fax (214) 544-4040
Contact: Richard Abernathy

Engineer / Surveyor
Sparks Engineering, Inc. TBPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Phone (972) 422-0077 ext. 126
Fax (972) 422-0075
Contact: Matt Dorsett

RECEIVED
By Kathy Wright at 2:34 pm, Sep 24, 2013

PRELIMINARY—FINAL PLAT
FOR REVIEW PURPOSES ONLY

STATE OF TEXAS §

COUNTY OF COLLIN §

OWNERS CERTIFICATE

WHEREAS WE, Megatel Homes, are the owners of all that tract of land situated in the R.C. Ingraham Survey, Abstract No. 461, City of McKinney, Collin County, Texas, the subject tract, being a portion of a tract of land conveyed to McKinney 18, LP according to the deed recorded in Volume 5139, Page 6321 of the Deed Records, Collin County, Texas (DRCCT), a portion of a tract of land conveyed to McKinney 18, LP according to the deed recorded in Volume 5139, Page 6348 DRCCT, and a portion of a tract of land conveyed to McKinney 18, LP, recorded in Document 2013--0624000870070, DRCCT, the subject tract being more particularly described as follows;

BEGINNING at 1/2" iron rod found on the south line of Heritage Palms Trail (a 46 foot public right-of-way) for the northeast corner of Block G, Craig Ranch North, Phase 1B, an addition recorded in Cabinet O, Page 214, Plat Records, Collin County, Texas (PRCCT);

THENCE N 89°27'30" E, 314.39 feet along the south line of Heritage Palms Trail, passing the common corner between Craig Ranch North, Phase 1B and Craig Ranch North, Phase 2B, an addition recorded in Cabinet P, Page 259 PRCCT, to a 5/8" iron rod found;

THENCE continuing along the south line of Heritage Palms Trail, around a tangent curve to the right having a central angle of 06°56'38", a radius of 277.00 feet, a chord of S 87°04'11" E – 33.55 feet, an arc length of 33.57 feet to a 5/8" iron rod found;

THENCE S 83°35'52" E, 387.37 feet continuing along the south line of Heritage Palms Trail to a 5/8" iron rod found;

THENCE continuing along the south line of Heritage Palms Trail, around a tangent curve to the left having a central angle of 07°15'23", a radius of 1583.00 feet, a chord of S 87°13'34" E – 200.35 feet, an arc length of 200.48 feet to a 5/8" iron rod found, from which an "X" found in concrete bears N 00°51'15" W, 23.00 feet;

THENCE N 89°08'45" E, 54.26 feet continuing along the south line of Heritage Palms Trail to an "X" set in concrete for the southeast corner of Craig Ranch North, Phase 2B, and being on the west line of Alma Road (a variable width public right-of-way, recorded in Cabinet P, Page 732 PRCCT);

THENCE S 00°52'17" E, 568.02 feet along the west line of Alma Road to a 5/8" iron rod found;

THENCE S 02°59'22" W, 150.27 feet continuing along the west line of Alma Road to a 5/8" iron rod found;

THENCE S 00°49'34" E, 135.38 feet continuing along the west line of Alma Road to a 5/8" iron rod found for the northeast end of a corner clip at the intersection of the west line of Alma Road with the north line of Farm to Market Road 720 (a variable width public right-of-way, also known as Stacy Road);

THENCE along said corner clip, around a non-tangent curve to the right having a central angle of 90°19'48", a radius of 66.00 feet, a chord of S 44°29'00" W – 93.61 feet, an arc length of 104.05 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 89°38'54" W, 799.46 feet along the north line of F.M. 720 to an "X" set in concrete for the southeast corner of Craig Ranch North, Phase 1A, an addition recorded in Cabinet O, Page 204 PRCCT, from which an "X" found in concrete bears N 23°18'27" W, 250.60 feet;

THENCE N 06°24'08" E, 610.51 feet along the east line of Craig Ranch North, Phase 1A to a 1/2" iron rod found for the northeast corner thereof;

THENCE S 89°27'30" W, 117.99 feet along the north line of Craig Ranch North, Phase 1A to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line of Rancho Bernardo Trail (a 46 foot public right-of-way), and being the southeast corner of Craig Ranch North, Phase 1B;

THENCE N 03°59'24" E, 167.52 feet along the east line of Rancho Bernardo Trail and Craig Ranch North, Phase 1B, to a 1/2" iron rod found, said rod being the intersection of the east line of Rancho Bernardo Trail and the north line of Desert Dunes Trail (a 46 foot public right-of-way);

THENCE S 89°27'30" W, 84.74 feet along the north line of Desert Dunes Trail to the southeast corner of said Block G, Craig Ranch North, Phase 1B;

THENCE N 00°32'30" W, 204.00 feet along the east line thereof to the POINT OF BEGINNING with the subject tract containing 833,978 square feet or 19.146 acres of land.

STATE OF TEXAS §

COUNTY OF COLLIN §

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WE, Megatel Homes, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Craig Ranch North Phase 3, an addition to the City of McKinney, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. Megatel Homes, does herein certify the following:

- The streets and alleys are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City Of McKinney.
- The City Of McKinney is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City Of McKinney's use thereof.
- The City Of McKinney and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City Of McKinney and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City Of McKinney.
- Open Space designations may include areas reserved for use only by Home Owners Assosication members and residents.

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 _____, 2013

Megatel Homes,
Authorized Representative

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, 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 _____, 2013

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Darren K. Brown, 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, Texas.

Dated this the _____day of _____, 2013

DARREN K. BROWN, R.P.L.S. NO. 5252

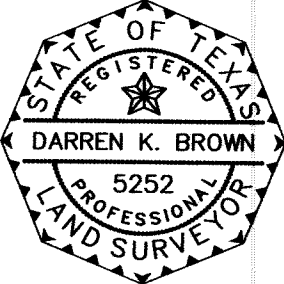
STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, 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 _____, 2013

Notary Public, State of Texas



| Lot Area Table | | | |
|----------------|---------|-------------|---------|
| Parcel # | Block # | Square Feet | Acreage |
| 1 | A | 5879.29 | 0.13 |
| 2 | A | 5879.29 | 0.13 |
| 3 | A | 5879.29 | 0.13 |
| 4 | A | 6092.93 | 0.14 |
| 5 | A | 6562.93 | 0.15 |
| 6 | A | 5879.29 | 0.13 |
| 7 | A | 5879.29 | 0.13 |
| 8 | A | 5879.29 | 0.13 |

| Lot Area Table | | | |
|----------------|---------|-------------|---------|
| Parcel # | Block # | Square Feet | Acreage |
| 1 | B | 6383.75 | 0.15 |
| 2 | B | 6153.27 | 0.14 |
| 3 | B | 5354.44 | 0.12 |
| 4 | B | 5100.00 | 0.12 |
| 5 | B | 5100.00 | 0.12 |
| 6 | B | 5100.00 | 0.12 |
| 7 | B | 5100.00 | 0.12 |
| 8 | B | 5100.00 | 0.12 |
| 9 | B | 5171.42 | 0.12 |
| 10 | B | 5242.00 | 0.12 |
| 11 | B | 5242.00 | 0.12 |
| 12 | B | 5242.00 | 0.12 |
| 13 | B | 6229.34 | 0.14 |
| 14 | B | 6487.50 | 0.15 |
| 15 | B | 5520.25 | 0.13 |
| 16 | B | 10742.72 | 0.25 |
| 17 | B | 8038.86 | 0.18 |
| 18 | B | 5291.81 | 0.12 |
| 19 | B | 5177.68 | 0.12 |
| 20 | B | 5180.89 | 0.12 |
| 21 | B | 5156.28 | 0.12 |
| 22 | B | 5100.00 | 0.12 |
| 23 | B | 5100.00 | 0.12 |
| 24 | B | 5100.00 | 0.12 |
| 25 | B | 5100.00 | 0.12 |
| 26 | B | 6418.19 | 0.15 |
| 27 | B | 6808.55 | 0.16 |

| Lot Area Table | | | |
|----------------|---------|-------------|---------|
| Parcel # | Block # | Square Feet | Acreage |
| 1 | C | 7087.50 | 0.16 |
| 2 | C | 6000.00 | 0.14 |
| 3 | C | 6000.00 | 0.14 |
| 4 | C | 5944.70 | 0.14 |
| 5 | C | 5779.04 | 0.13 |
| 6 | C | 132488.37 | 3.04 |

| Lot Area Table | | | |
|----------------|---------|-------------|---------|
| Parcel # | Block # | Square Feet | Acreage |
| 1 | D | 7840.21 | 0.18 |
| 2 | D | 6050.00 | 0.14 |
| 3 | D | 8617.72 | 0.20 |
| 4 | D | 8524.62 | 0.20 |
| 5 | D | 5463.94 | 0.13 |
| 6 | D | 5500.00 | 0.13 |
| 7 | D | 5500.00 | 0.13 |
| 8 | D | 5500.00 | 0.13 |
| 9 | D | 6272.20 | 0.14 |
| 10 | D | 59316.55 | 1.36 |

| Lot Area Table | | | |
|----------------|---------|-------------|---------|
| Parcel # | Block # | Square Feet | Acreage |
| 1 | E | 5623.09 | 0.13 |
| 2 | E | 5386.32 | 0.12 |
| 3 | E | 5403.26 | 0.12 |
| 4 | E | 5651.28 | 0.13 |
| 5 | E | 5970.08 | 0.14 |
| 6 | E | 7473.71 | 0.17 |
| 7 | E | 6310.08 | 0.14 |
| 8 | E | 5352.15 | 0.12 |
| 9 | E | 5352.15 | 0.12 |
| 10 | E | 5352.15 | 0.12 |
| 11 | E | 5352.15 | 0.12 |
| 12 | E | 5352.15 | 0.12 |

| Lot Area Table | | | |
|----------------|---------|-------------|---------|
| Parcel # | Block # | Square Feet | Acreage |
| 1 | F | 6625.88 | 0.15 |
| 2 | F | 5250.00 | 0.12 |
| 3 | F | 5250.00 | 0.12 |
| 4 | F | 5250.00 | 0.12 |
| 5 | F | 5250.00 | 0.12 |
| 6 | F | 5250.00 | 0.12 |
| 7 | F | 6674.54 | 0.15 |
| 8 | F | 6187.50 | 0.14 |
| 9 | F | 6207.49 | 0.14 |
| 10 | F | 6207.49 | 0.14 |
| 11 | F | 6207.49 | 0.14 |
| 12 | F | 6207.49 | 0.14 |
| 13 | F | 7411.82 | 0.17 |

| Common Area Table | | | |
|-------------------|---------|-------------|---------|
| Parcel # | Block # | Square Feet | Acreage |
| C.A. 1 | B | 6749.56 | 0.15 |
| C.A. 1 | C | 13241.59 | 0.30 |
| C.A. 1 | D | 3285.96 | 0.08 |
| C.A. 1 | E | 21259.27 | 0.49 |
| C.A. 1 | X | 626.27 | 0.01 |

| Centerline Curve Table | | | | | | |
|------------------------|---------|----------|---------|---------|---------------|-----------|
| Curve # | Length | Radius | Tangent | Chord | Chord Bearing | Delta |
| C1 | 103.02' | 1000.00' | 51.55' | 102.97' | S03°29'35"E | 5°54'09" |
| C2 | 54.21' | 227.00' | 27.24' | 54.08' | S13°17'10"E | 13°41'00" |
| C3 | 219.02' | 473.00' | 111.51' | 217.07' | N06°51'46"W | 26°31'49" |
| C4 | 65.36' | 38.50' | 43.73' | 57.79' | S42°14'05"E | 97°16'25" |
| C5 | 26.63' | 230.00' | 13.33' | 26.62' | N87°33'16"W | 6°38'02" |
| C6 | 26.63' | 230.00' | 13.33' | 26.62' | S87°33'16"E | 6°38'02" |
| C7 | 60.48' | 38.50' | 38.50' | 54.45' | N44°07'43"E | 90°00'00" |
| C8 | 42.59' | 973.00' | 21.30' | 42.59' | N82°20'38"W | 2°30'30" |
| C9 | 96.96' | 800.00' | 48.54' | 96.90' | N87°04'11"W | 6°56'38" |

| Lot Curve Table | | | | | | |
|-----------------|--------|---------|---------|--------|---------------|------------|
| Curve # | Length | Radius | Tangent | Chord | Chord Bearing | Delta |
| C10 | 23.97' | 207.00' | 12.00' | 23.95' | N87°33'16"W | 6°38'01" |
| C11 | 29.29' | 253.00' | 14.66' | 29.28' | S87°33'16"E | 6°38'02" |
| C12 | 50.13' | 200.00' | 25.20' | 50.00' | N06°18'33"E | 14°21'41" |
| C13 | 50.13' | 200.00' | 25.20' | 50.00' | S06°18'33"W | 14°21'41" |
| C14 | 50.13' | 200.00' | 25.20' | 50.00' | N08°03'08"W | 14°21'41" |
| C15 | 50.13' | 200.00' | 25.20' | 50.00' | S08°03'08"E | 14°21'41" |
| C16 | 12.57' | 4.00' | — | 8.00' | S89°07'43"W | 180°00'00" |
| C17 | 12.57' | 4.00' | — | 8.00' | N89°07'43"E | 180°00'00" |

| Centerline Line Table | | |
|-----------------------|--------|-------------|
| Line # | Length | Direction |
| L1 | 50.00' | S00°32'30"E |
| L2 | 16.06' | N06°26'39"W |
| L3 | 8.81' | S89°07'43"W |
| L4 | 16.72' | S49°57°05"W |

| Lot Line Table | | |
|----------------|--------|---------------|
| Line # | Length | Direction |
| L5 | 14.14' | S45° 32' 28"E |
| L6 | 14.14' | N44° 27' 30"E |
| L7 | 20.09' | S41° 30' 25"W |
| L8 | 22.65' | N47° 24' 22"W |
| L9 | 19.59' | S42° 59' 53"W |
| L10 | 22.28' | N48° 29' 35"W |
| L11 | 19.82' | N42° 14' 05"W |
| L12 | 21.21' | S45° 52' 17"E |
| L13 | 21.21' | S44° 07' 43"W |
| L14 | 21.12' | S44° 23' 31"W |
| L15 | 21.28' | N45° 42' 08"W |
| L16 | 21.04' | S79° 49' 43"E |
| L17 | 21.21' | N44° 07' 43"E |
| L18 | 23.92' | N45° 52' 17"W |
| L19 | 21.21' | S44° 07' 43"W |
| L20 | 21.21' | S44° 07' 43"W |
| L21 | 21.21' | S45° 52' 17"E |
| L22 | 21.21' | S45° 52' 17"E |
| L23 | 21.21' | S44° 07' 43"W |
| L24 | 21.22' | S45° 51' 46"E |

- NOTES:
- All proposed lots 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.
 - For Review Purposes Only.

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CRAIG RANCH NORTH PHASE 3
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