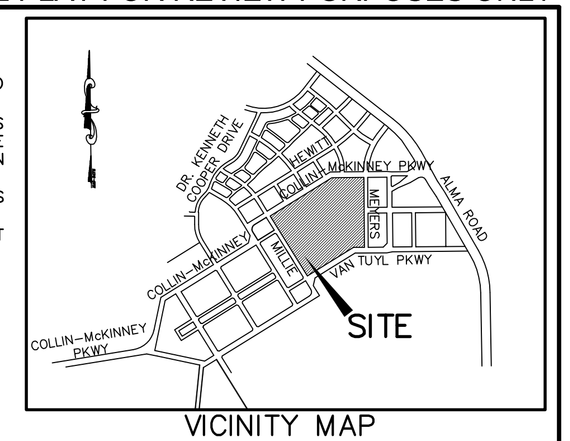
NOTES:

1.) ALL CORNERS ARE ONE-HALF INCH IRON RODS SET WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
2.) 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.
3.) ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4.) ALL PROPOSED LOTS SHALL HAVE A 5 FOOT UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAYS.



VICINITY MAP
N.T.S.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
VAM	VISIBILITY, ACCESS AND MAINTENANCE EASEMENT
SSE	SANITARY SEWER EASEMENT
	COMMON AREAS

FLOOD STATEMENT:

According to Community Panel No. 48085C0265 J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is shown within an area identified as Zone "X". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

PRELIMINARY-FINAL PLAT

SPICEWOOD AT CRAIG RANCH

193 RESIDENTIAL LOTS & 12 COMMON AREAS

22.327 ACRES OUT OF
THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
AND
THE WILLIAM H. HOLIDAY SURVEY, ABSTRACT NO. 385

CITY OF McKINNEY, COLLIN COUNTY, TEXAS

CONTOUR LAND PARTNERS 6, LTD. — OWNER
PO BOX 670023
Dallas, Texas 75367
(214) 986-5009

SPICEWOOD LAND HOLDINGS, LTD. — OWNER
PO BOX 670023
Dallas, Texas 75367
(214) 986-5009

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

RESUBMITTED: JANUARY 20, 2015
SUBMITTED: DECEMBER 15, 2014

RECEIVED
By Matt Robinson at 10:57 am, Jan 20, 2015

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

Plotted by: psnider Plot Date: 1/20/2015 10:51 AM
Drawing: H:\Projects\CTR014-Craig Ranch\dwg\CTR014-Prefinal PT.dwg Saved By: psnider Save Time: 1/20/2015 10:51 AM

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

OWNER'S DEDICATION §

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, Contour Land Partners 6, Ltd., and Spicewood Land Holdings, LTD., are the owners of a 22.327 acre tract of land situated in the Thomas Phillips Survey Abstract No. 717 and the William H. Holiday Survey Abstract No. 385 in the City of McKinney, Collin County, Texas and being all of a called 15.365 acre tract of land described in a special warranty deed to Contour Land Partners 6, Ltd., as recorded in Document Number 20141121001276030 of the Land Records, Collin County, Texas (LRCCT), and being all of a called 6.963 acre tract of land described in a special warranty deed to Spicewood Land Holdings, Ltd., as recorded in Document Number 20141121001276040 of the Land Records, Collin County, Texas (LRCCT), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner in the east line of Millie Way (a 52 feet wide right of way) as recorded in Cabinet 2009, Page 331 of the Plat Records of Collin County, Texas (PRCCT) and in the north line of Van Tuyl Parkway (a variable width right of way) as recorded in Cabinet 2009, Page 328 (PRCCT);

THENCE North 31 degrees 48 minutes 45 seconds West, 900.00 feet along the east line of said Millie Way to a 5/8 inch iron rod found for corner in the south line of Collin McKinney Parkway (a 73 feet wide right of way) as recorded in Cabinet Q, Page 527 (PRCCT);

THENCE along the south line of Collin McKinney Parkway as follows:
North 58 degrees 11 minutes 15 seconds East, 926.53 feet to a 5/8 inch iron rod found for corner;
North 89 degrees 29 minutes 05 seconds East, 407.70 feet to a 5/8 inch iron rod found for corner in the west line of Meyer Way (a 48 feet wide right of way) recorded in Cabinet Q, Page 527 (PRCCT);

THENCE South 00 degrees 30 minutes 55 seconds East, 891.00 feet along the west line of Meyer Way to a 5/8 inch iron rod found for corner in the north line of Van Tuyl Parkway;

THENCE along the north line of Van Tuyl Parkway as follows:
South 89 degrees 29 minutes 05 seconds West, 140.78 feet to a 5/8 inch iron rod found for corner;
South 58 degrees 11 minutes 15 seconds West, 691.75 feet to the POINT OF BEGINNING and containing 972,572 square feet or 22.327 acres of land.

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, CONTOUR LAND PARTNERS 6, LTD. does hereby adopt this plat designating the herein above described property as preliminary–final plat of **SPICEWOOD AT CRAIG RANCH**, 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 of efficiency of its respective systems on 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 plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, _____, this ___ day of _____, 2015.

By: _____

STATE OF

COUNTY OF

BEFORE ME, the undersigned authority in and for the State of _____, on this day personally appeared _____ 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 _____, _____, this ___ day of _____, 2015.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, SPICEWOOD LAND HOLDINGS, LTD. does hereby adopt this plat designating the herein above described property as preliminary–final plat of **SPICEWOOD AT CRAIG RANCH**, 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 of efficiency of its respective systems on 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 plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at _____, _____, this ___ day of _____, 2015.

By: _____

STATE OF

COUNTY OF

BEFORE ME, the undersigned authority in and for the State of _____, on this day personally appeared _____ 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 _____, _____, this ___ day of _____, 2015.

_____
Notary Public in and for the State of Texas

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 _____, 2015.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be 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 _____, 2015.

_____
Notary Public, State of Texas

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.

PRELIMINARY–FINAL PLAT

SPICEWOOD AT CRAIG RANCH

193 RESIDENTIAL LOTS & 12 COMMON AREAS

22.327 ACRES OUT OF
THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
AND
THE WILLIAM H. HOLIDAY SURVEY, ABSTRACT NO. 385

CITY OF McKINNEY, COLLIN COUNTY, TEXAS

CONTOUR LAND PARTNERS 6, LTD. — **OWNER**
PO BOX 670023
Dallas, Texas 75367
(214) 986–5009

SPICEWOOD LAND HOLDINGS, LTD. — **OWNER**
PO BOX 670023
Dallas, Texas 75367
(214) 986–5009

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

RECEIVED
By Matt Robinson at 10:57 am, Jan 20, 2015

RESUBMITTED: JANUARY 20, 2015
SUBMITTED: DECEMBER 15, 2014

Plotted by: psnider Plot Date: 1/20/2015 10:52 AM
Drawing: H:\Projects\CTR014–Craig Ranch\dwg\xCTR014–Prefinal PT.dwg Saved By: psnider Save Time: 1/20/2015 10:51 AM

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY