



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

Legend

- 1/2" IR Iron Rod Set
- 1/2" RF Iron Rod Found
- R.O.W. Right of Way
- U.E. Utility Easement
- S.S.E. Sanitary Sewer Easement
- D.E. Drainage Easement

NOTES:

1. A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat, minor plat, or minor replat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the City's Code of Ordinances and state law.
2. All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
3. 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)

CONVEYANCE PLAT
CRAIG RANCH NORTH PHASE 3
 LOTS 1-3 BLOCK A
 3 CONVEYANCE LOTS
 19.146 ACRES
 SITUATED IN THE
 R. C. INGRAHAM SURVEY ~ ABSTRACT NO. 461
 IN THE
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

<p>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</p>	<p>Engineer / Surveyor Spiars 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</p>
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**CONVEYANCE PLAT ONLY:
 NOT FOR REDEVELOPMENT**