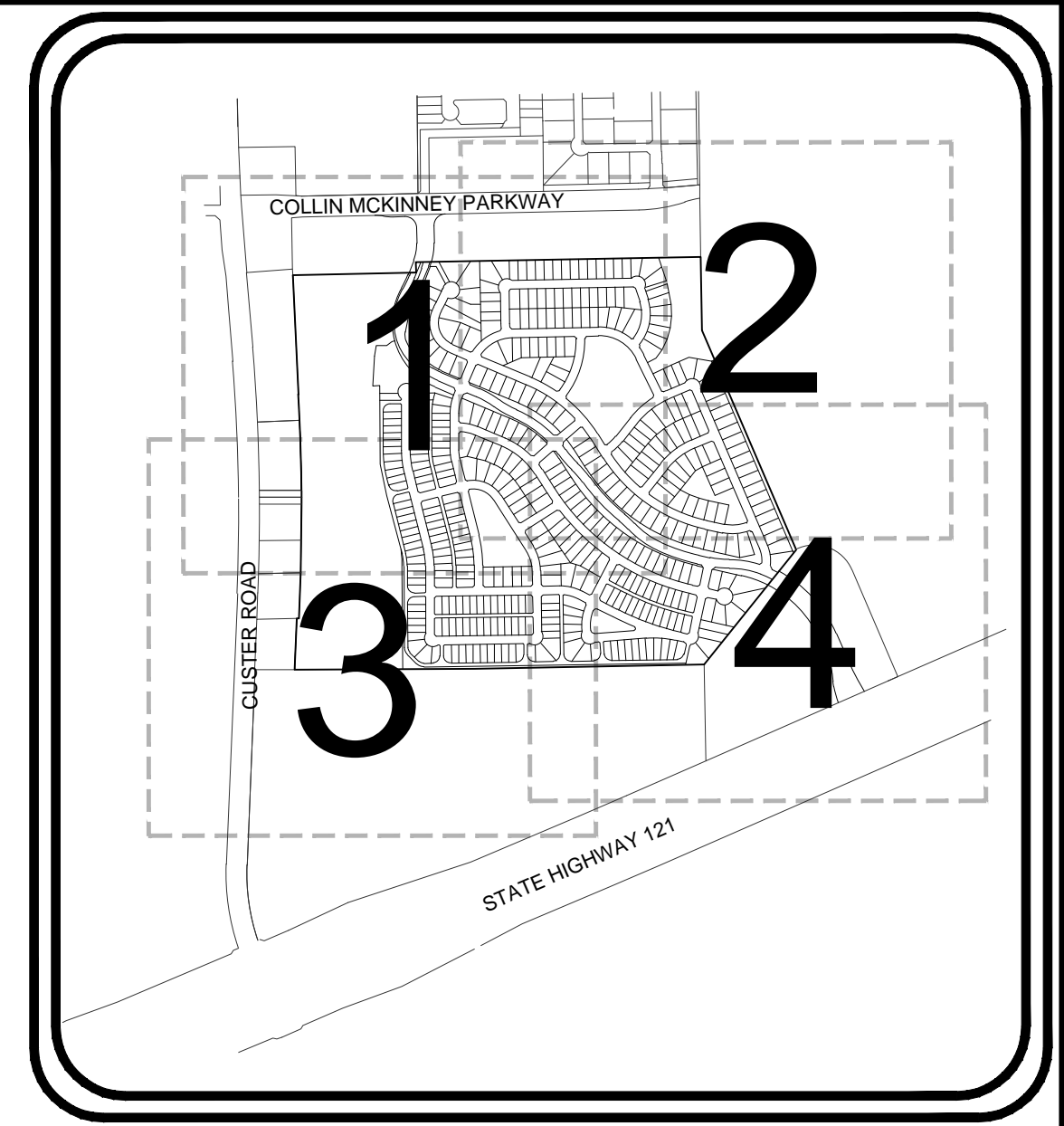


SHEET 1

SHEET 2

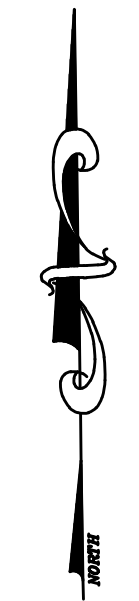
SHEET 3

SHEET 4



LOT SUMMARY

441	SINGLE FAMILY LOTS
1	MULTI-FAMILY LOT
8	COMMON AREAS



LOCATION MAP
N.T.S.

INDEX	
SHEET NO.	DESCRIPTION
COVER	COVER SHEET [SHEET INDEX]
1-4	PRELIMINARY FINAL PLAT
5-8	TOPOGRAPHY
9	LOT DETAILS ("SETBACK" AND "BUILD TO" LINES)
10-13	SETBACK PLAN
14-17	WATER PLAN
18-21	SANITARY SEWER PLAN
22-23	BASIN MAPS
24-27	DRAINAGE PLAN
28-30	PAVING SECTIONS
31-34	PAVING PLAN

COVER SHEET [SHEET INDEX]

CASE NO 14-066PF

PRELIMINARY-FINAL PLAT

SOUTHERN HILLS AT CRAIG RANCH

441 RESIDENTIAL LOTS, 18 COMMON AREAS
& 1 NON-RESIDENTIAL LOT

135.984 ACRES OUT OF THE ELIAS ALEXANDER
SURVEY, ABSTRACT NO. 18 AND THE
JOHN DRIGGERS SURVEY, ABSTRACT NO. 274

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

GA LAND DEVELOPMENT, LP OWNER/DEVELOPER
3751 Victoria Park Avenue
Toronto, Ontario M1W3Z4

DD CR IV, LLC OWNER/DEVELOPER
403 Corporate Center Drive, Suite 201
Stockbridge, Georgia 30281
(416) 804-0669

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

RESUBMITTED: JUNE 10, 2014
SUBMITTED: MARCH 10, 2014

Sheet COVER of 34

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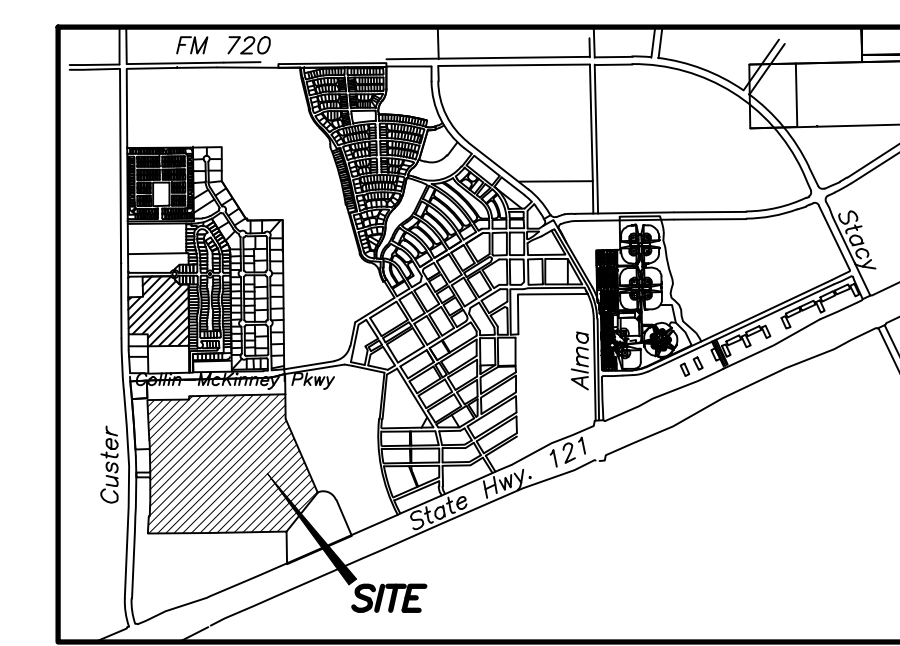
ERIK R. HANSEN
TEXAS P.E. NO. 106034



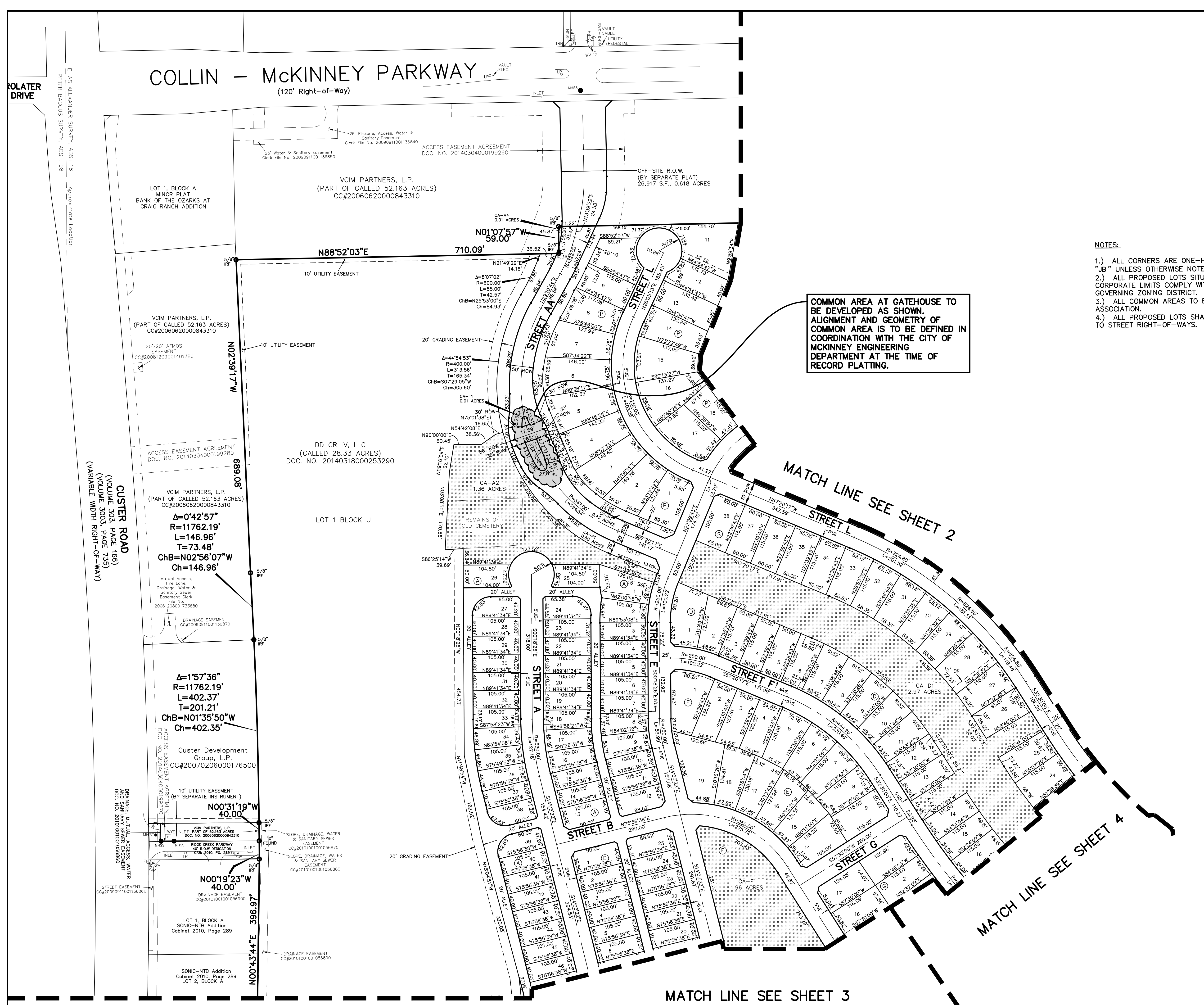
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COLLIN - MCKINNEY PARKWAY

(120' Right-of-Way)



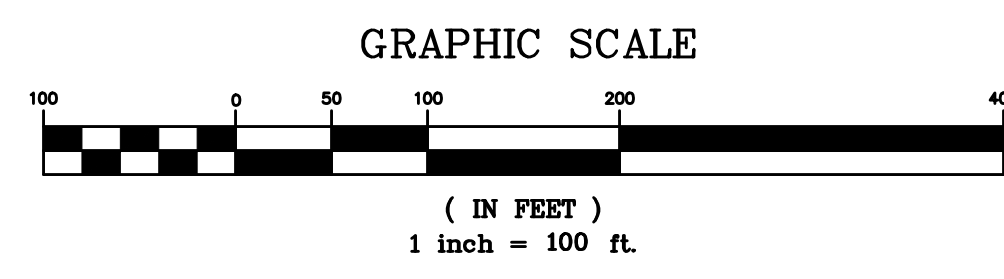
VICINITY MAP
N.T.S.



COMMON AREA AT GATEHOUSE TO BE DEVELOPED AS SHOWN. ALIGNMENT AND GEOMETRY OF COMMON AREA IS TO BE DEFINED IN COORDINATION WITH THE CITY OF MCKINNEY ENGINEERING DEPARTMENT AT THE TIME OF RECORD PLATTING.

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.
- 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.



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
SSE	SANITARY SEWER EASEMENT
[Pattern]	COMMON AREAS TO MEET ZONING REQUIREMENTS

CASE NO 14-066PF

PRELIMINARY-FINAL PLAT SOUTHERN HILLS AT CRAIG RANCH

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Addison, Texas 75001 (972) 248-7676
TBPE No. F-438 TBPLS No. 10076000

RESUBMITTED: JUNE 10, 2014
SUBMITTED: MARCH 10, 2014

RECEIVED
By Planning Department at 12:45 pm, Jun 10, 2014

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Saved By: ehansen Save Time: 6/10/2014 11:31 AM
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LOT 41, BLOCK E
ESTATES AT CRAIG RANCH WEST
CABINET 2006, PAGE 608

A. KHANDPUR MCKINNEY
INVESTMENT GROUP, LLC
VOLUME 5822, PAGE 54

PHASE 1 OF THE
THE ESTATES AT CRAIG RANCH WEST
CABINET 2006, PAGE 254 (PRCCT)

COLLIN - MCKINNEY PARKWAY

(120' Right-of-Way)

VCIM PARTNERS, L.P.
(PART OF CALLED 52.163 ACRES)
CC#20060620000843310

20' Utility Easement
CC#2004-0106053
Volume 5712, Page 1901

ELIAS ALEXANDER SURVEY, ABST. 18
JOHN J. DRIGGERS SURVEY, ABST. 274

Approximate Location
S00°57'05"E
N 7101138.2287
E 2511885.7204

425.01'

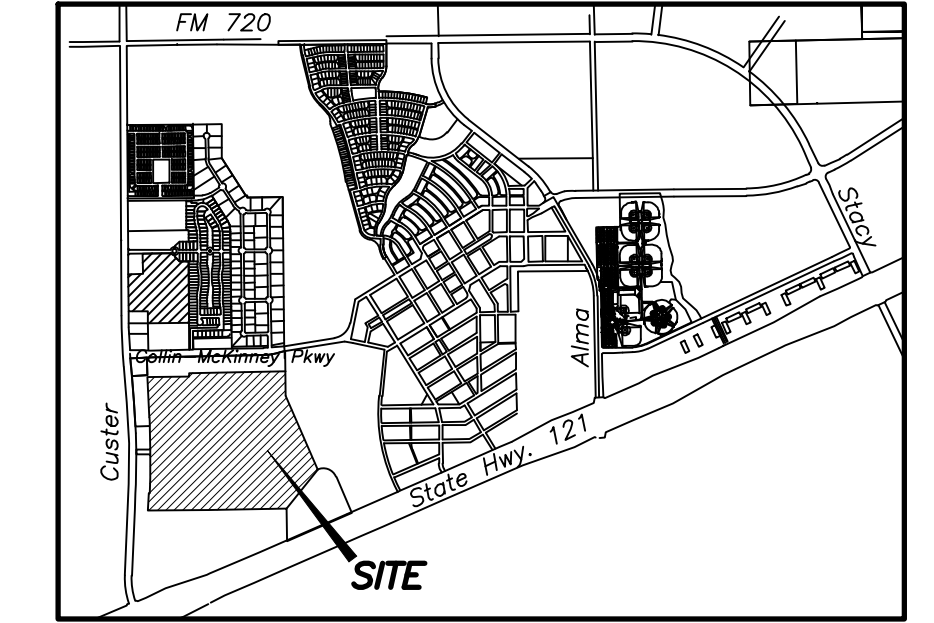
CA-P3
3.13 ACRES

LOT 4, BLOCK A
TPC at CRAIG RANCH
CABINET P, PAGE 264

Drainage Easement
Cabinet P, Page 264

Drainage Easement
Cabinet P, Page 264

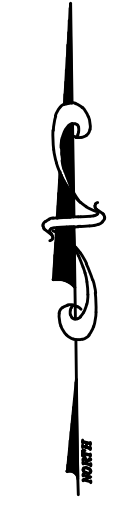
Approximate location of ZONE X
(SPECIAL FLOOD HAZARD AREAS)
PER FIRM MAP 48085C0265J
REVISED TO REFLECT LOMR
EFFECTIVE DATE OCTOBER 28, 2009



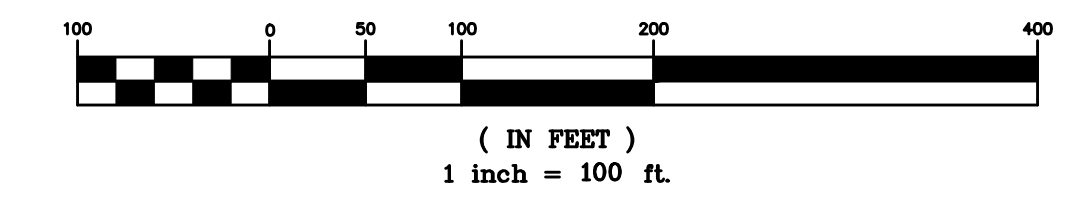
VICINITY MAP
N.T.S.

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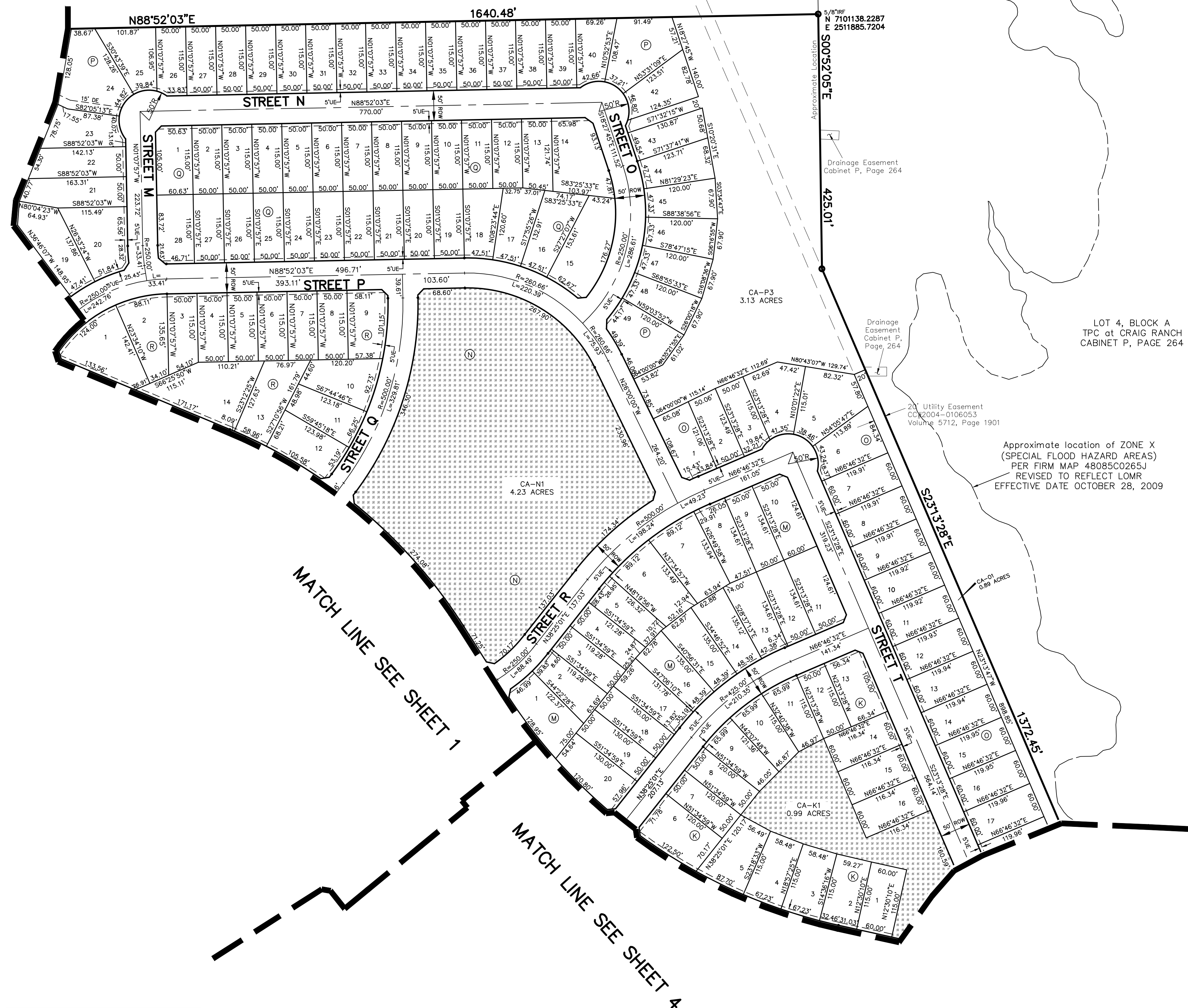


GRAPHIC SCALE



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
- SSE SANITARY SEWER EASEMENT
- COMMON AREAS TO MEET ZONING REQUIREMENTS



MATCH LINE SEE SHEET 1

MATCH LINE SEE SHEET 4

CASE NO 14-066PF

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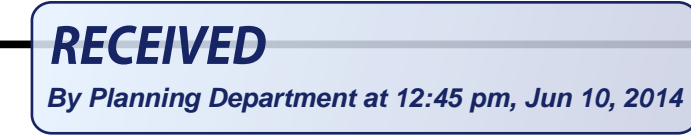
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

GA LAND DEVELOPMENT, LP	OWNER/DEVELOPER
3751 Victoria Park Avenue Toronto, Ontario M1W3Z4	(416) 804-0669

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403 Corporate Center Drive, Suite 201 Stockbridge, Georgia 30281	(770) 474-4345

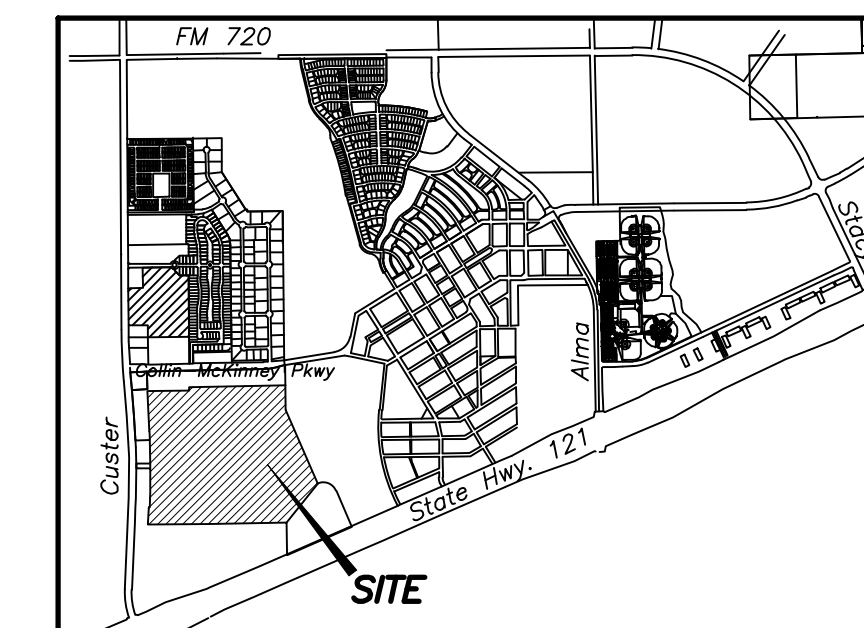
JBI PARTNERS, INC.	SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B Addison, Texas 75001 TBPE No. F-438 TBPLS No. 10076000	(972) 248-7676

RESUBMITTED: JUNE 10, 2014
SUBMITTED: MARCH 10, 2014



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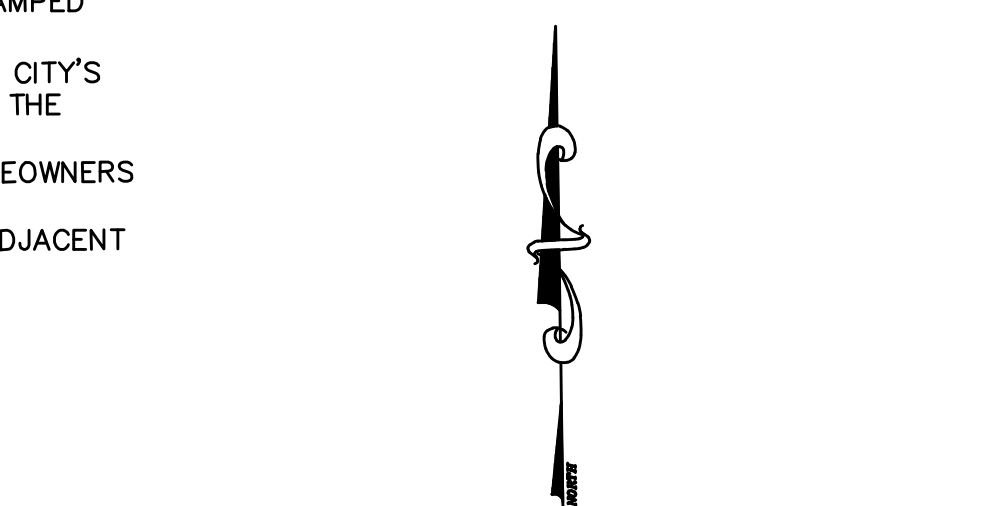
MATCH LINE SEE SHEET 1



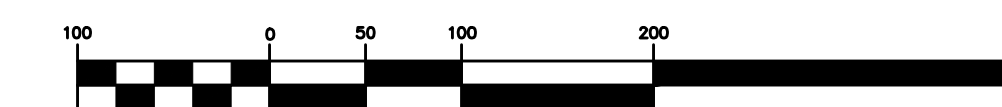
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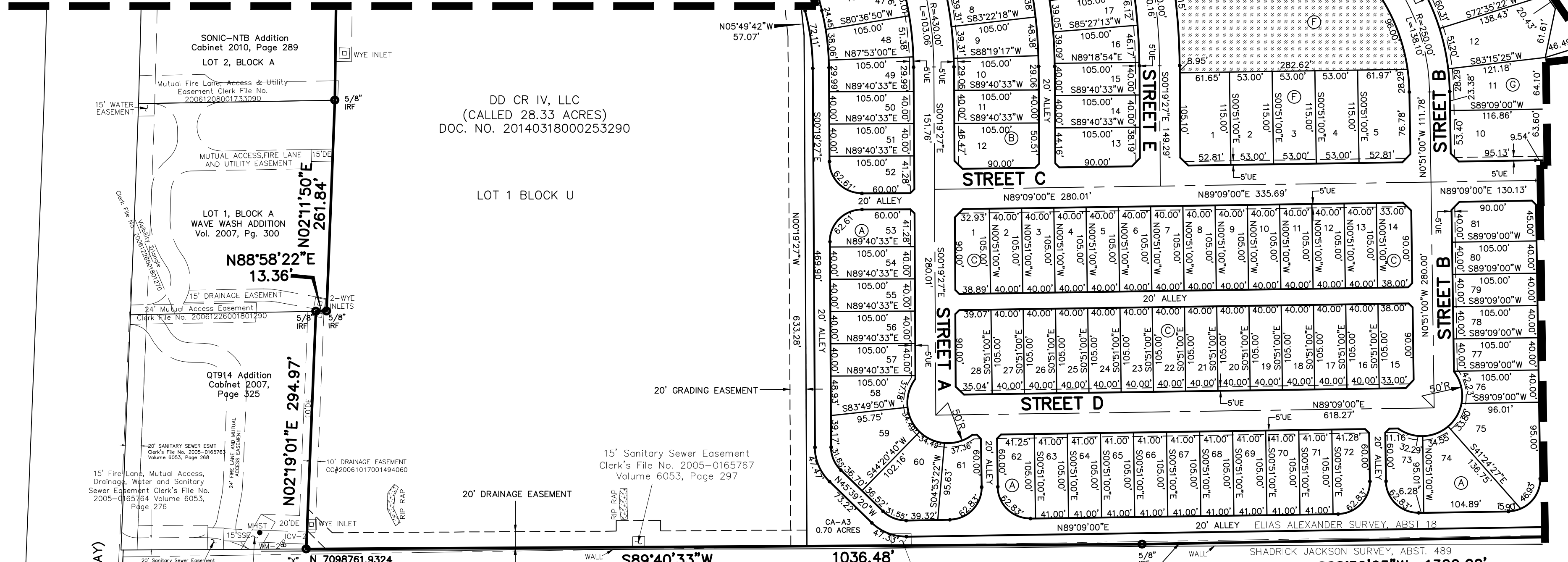
(IN FEET)
1 inch = 100 ft.

LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- UE UTILITY EASEMENT
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- WE WATER EASEMENT
- SSE SANITARY SEWER EASEMENT
- COMMON AREAS TO MEET ZONING REQUIREMENTS

CUSTER ROAD
(VOLUME 303, PAGE 166)
(VOLUME 3003, PAGE 735)
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCH LINE SEE SHEET 4



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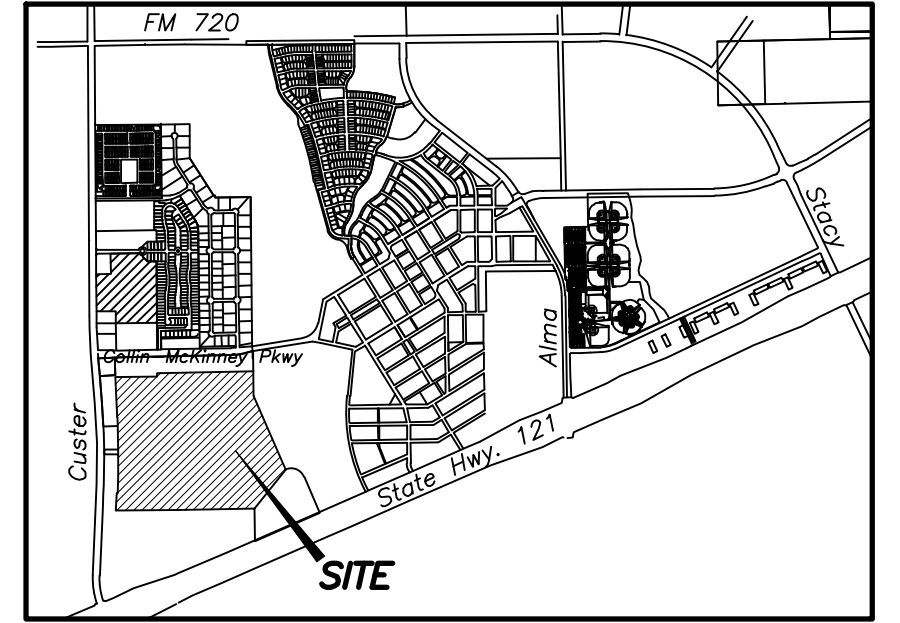
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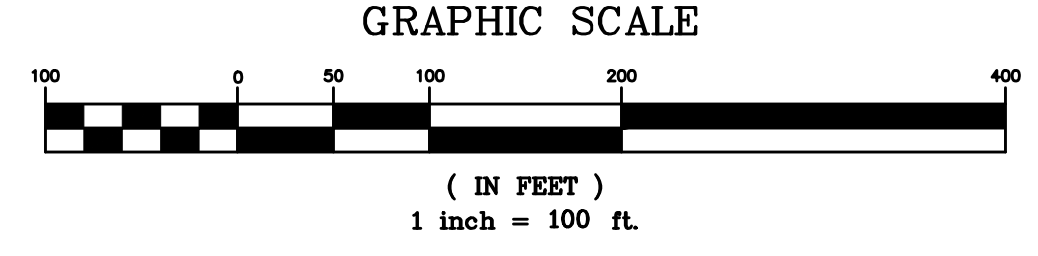
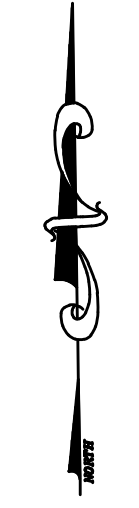
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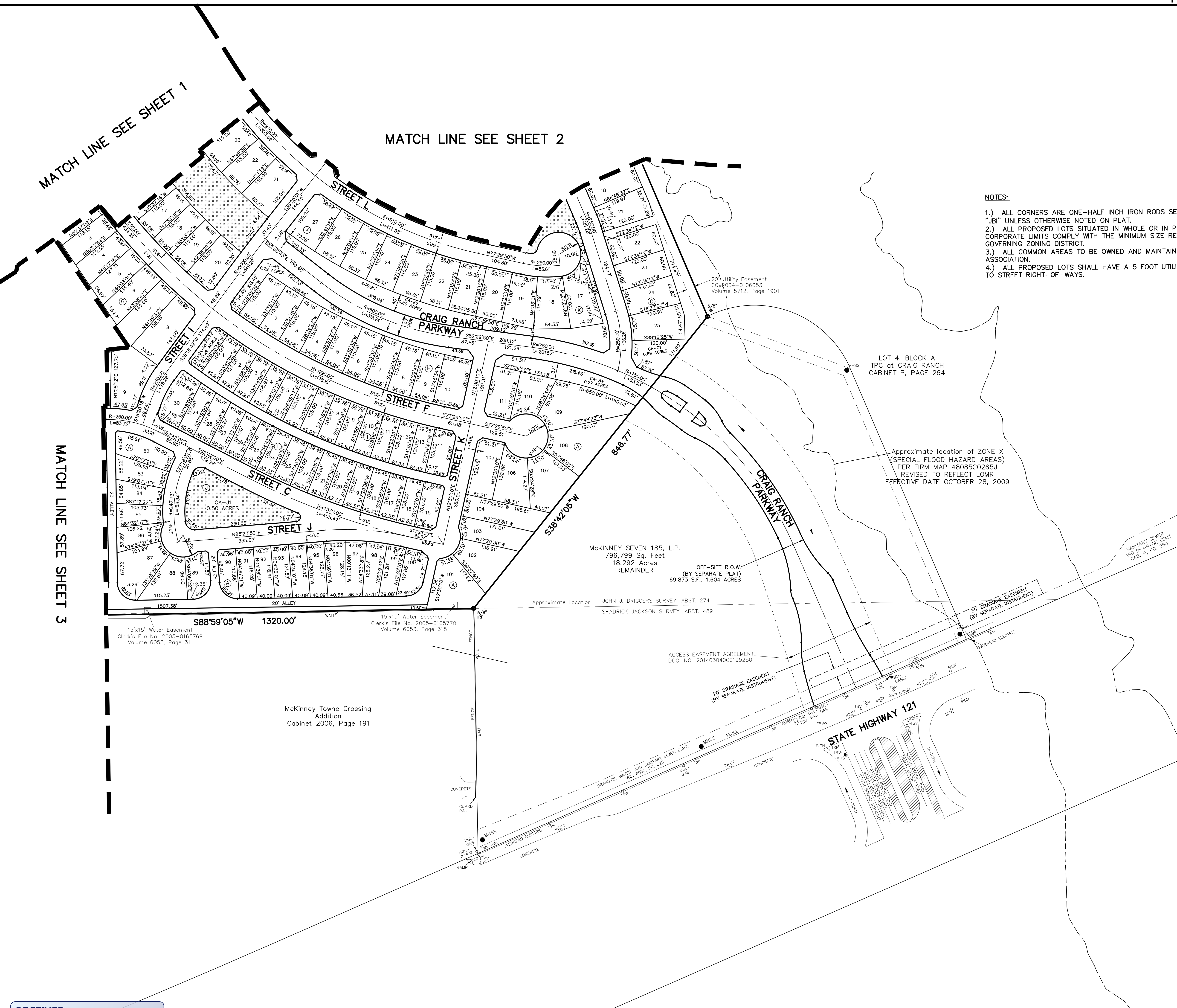
VICINITY MAP N.T.S.



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MATCH LINE SEE SHEET 1

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