



LOCATION MAP
SCALE: NTS

Line #	Direction	Length
L1	N11° 20' 38"E	20.50'
L2	S78° 48' 08"E	21.21'
L3	S13° 11' 52"W	21.21'
L4	N76° 46' 34"W	21.21'
L5	N13° 12' 21"E	21.21'
L6	S77° 37' 51"E	20.89'
L7	S10° 52' 21"W	21.80'
L8	S0° 29' 46"E	22.20'
L9	S45° 30' 55"E	21.14'
L10	S89° 30' 11"W	81.90'
L11	S44° 30' 11"W	21.21'
L12	S0° 29' 49"E	22.20'
L13	S89° 30' 11"W	121.01'
L14	N58° 12' 21"E	122.92'
L15	N76° 47' 39"W	21.21'

APPROVED

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE: _____

ATTEST

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE: _____

LEGEND OF SYMBOLS & ABBREVIATIONS

5/8" CIRF = 5/8" CAPPED IRON ROD FOUND
 5/8" CIRS = 5/8" CAPPED IRON ROD SET
 5/8" IRF = 5/8" IRON ROD FOUND
 1/2" IRF = 1/2" IRON ROD FOUND
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
 P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
 C.C.F.# = COLLIN COUNTY FILING #
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
 DNG = DRAINAGE EASEMENT
 S.S. = SANITARY SEWER EASEMENT
 WTR. = WATER EASEMENT
 V.E. = VISIBILITY EASEMENT
 INS. NO. = INSTRUMENT NUMBER

OWNER:
MAHANTRAJ CR LLC
1981 N. CENTRAL EXPRESS WAY
RICHARDSON, TX 75080
(817) 944-9151
ATTN: ANANT PATEL

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
2000 N. McDONALD STREET, STE 100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: KIMBERLY D. SANCHEZ, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
2000 N. McDONALD STREET, STE 100
MCKINNEY, TEXAS 75071
(469) 424-5900
ATTN: KIMBERLY D. SANCHEZ, PE

PRELIMINARY FINAL REPLAT
THE DANIELLE AT CRAIG RANCH
64 RESIDENTIAL LOTS
1 COMMON AREA
6.01 ACRES

BEING A REPLAT OF LOT 1, BLOCK W OF COOPER LIVING CENTER ADDITION AS RECORDED IN INSTRUMENT NO. 20060818010003490 LOTS 1-2, BLOCK A & LOTS 1-2, BLOCK B, AND PARTIAL OF LOT 3, & 4 OF WHOLELIFE AT CRAIG RANCH ADDITION A RECORDED IN INSTRUMENT NO. 20170214010000690 AND LOTS 1, BLOCK W COOPER LIVING CENTER ADDITION RECORDED IN INSTRUMENT NO. 20091028010002730 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS IN THE W.H. HOLIDAY SURVEY, ABSTRACT NO. 0385 THOMAS PHILLIPS SURVEY, ABSTRACT NO. 0717 GEORGE LUCAS SURVEY, ABSTRACT NO. 0540 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNERS DEDICATION

STATE OF TEXAS)

COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, Mahantraj CR LLC, do hereby adopts this final replat designating the herein above described property as Lots 1 through 32 of Block A and Lots 1 through 32 of Block B and Common Area B-1 of the THE DANIELLE AT CRAIG RANCH, being a Replat of Lot 1, Block W of the Wholelife At Craig Ranch an addition to the City of McKinney, Collin County, Texas recorded in deed by Instrument Number 20091028010002730 Official Public Records of Collin County, Texas (O.P.R.C.C.T.), Lots 1, and 2 of Block A, Lots 1, 2, and partial of Lots 3, 4, of Block B of the Wholelife At Craig Ranch an Addition to the City of McKinney, Collin County, Texas recorded in deed by Instrument Number 2017021410000690 (O.P.R.C.C.T.) and do hereby dedicate to public use forever, their streets, alleys, and public use area shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use of 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 anyway may interfere with the construction, maintenance, or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, 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 _____, Texas, this ____ day of _____, 2020.

Anant Patel
Mahantraj CR LLC

STATE OF TEXAS)

COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Roy Oliver, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

I, _____, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the ____ day of _____, 2019.

Print Name:

Texas Registered Professional Land Surveyor No. 6233

STATE OF TEXAS)

COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2020.

Notary Public in and for the Sate of Texas

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

Whereas Mahantraj CR LLC is the owner of Lot 1, Block W of the Wholelife At Craig Ranch an Addition to the City of McKinney, Collin County, Texas recorded in deed by Instrument Number 20091028010002730 Official Public Records of Collin County, Texas (O.P.R.C.C.T.), Lots 1, 2, and partial of Lots 3, 4, of Block A, of the Wholelife At Craig Ranch an Addition to the City of McKinney, Collin County, Texas recorded in deed by Instrument Number 2017021410000690 (O.P.R.C.C.T.), said Lots are situated in the W.H. Holiday Survey, Abstract No. 0385, Thomas Phillips Survey Abstract No. 0717, and George Lucas Survey, Abstract No. 0540, City of McKinney, Collin County, Texas. and being more particularly described as follows:

BEGINNING at an iron-rod-found at the intersection of the southeast corner of Hewitt Drive (52' Right of Way) and Millie Way (52' Right of Way);

THENCE along the Southwesterly right of way line of said Hewitt Drive North 58 degrees 13 minutes 26 seconds East a distance of 216.55 feet to an iron-rod-found;

North 58 degrees 10 minutes 16 seconds East, a distance of 77.90 feet to an iron-rod-found;

North 58 degrees 11 minutes 52 seconds East, a distance of 214.00 feet to an iron-rod-found at the intersection of the southeast corner of said Hewitt Drive and Exeter Avenue (52' Right of Way);

THENCE departing the southeasterly right of way line of said Hewitt Drive, along the southwesterly right of way line of said Exeter Avenue South 76 degrees 48 minutes 08 seconds East, a distance of 21.21 feet to an iron-rod-found;

South 31 degrees 48 minutes 08 seconds East, a distance of 193.66 feet to an iron-rod-found;

South 13 degrees 11 minutes 52 seconds West, a distance of 21.21 feet to an iron-rod-found at the intersection of the southwest corner of said Exeter Avenue and Collin McKinney Parkway (Variable Width Right of Way);

Thence departing the southwesterly right of way line of said Exeter Avenue, along the northwesterly right of way line of said Collin McKinney Parkway South 58 degrees 11 minutes 52 seconds West a distance of 214.00 feet to an iron-rod-found;

South 58 degrees 16 minutes 10 seconds West, a distance of 78.00 feet to an iron-rod-found;

South 58 degrees 13 minutes 26 seconds West, a distance of 214.00 feet to an iron-rod-found at the southeasterly corner of the intersection of said Collin McKinney Parkway and said Millie Way;

THENCE departing the northwesterly right of way line of said Collin McKinney along the northeasterly right of way line of said Millie Way North 76 degrees 46 minutes 34 seconds West, a distance of 21.21 feet to an iron-rod-found;

North 31 degrees 46 minutes 34 seconds West, a distance of 154.47 feet to an iron-rod-found at the beginning of a curve to the left with a radius of 941.00 feet through a central angle of 02 degrees 23 minutes 25 seconds;

Along said curve to the left with a chord bearing of North 34 degrees 03 minutes 39 seconds West, with a length of 39.26 feet to the POINT OF BEGINNING containing with in these metes and bounds 119,472 square feet or 2.74 acres of land.

OWNERS DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Mahantraj CR LLC is the owner of Lots 1, 2, and partial of Lots 3, 4, of Block B off the Wholelife At Craig Ranch an Addition to the City of McKinney, Collin County, Texas recorded in deed by Instrument Number 2017021410000690 (O.P.R.C.C.T.), said Lots are situated in the W.H. Holiday Survey, Abstract No. 0385, Thomas Phillips Survey Abstract No. 0717, and George Lucas Survey, Abstract No. 0540, City of McKinney, Collin County, Texas. and being more particularly described as follows:

BEGINNING at an iron-rod-found at the intersection of southeast of Hewitt Drive (52' Right of Way) and Exeter Avenue (52' Right of Way);

THENCE departing said Exeter Avenue right of way line along the southeasterly right of way line of said Hewitt Drive North 58 degrees 12 minutes 21 East, a distance of 480.34 feet to an iron-rod-found at the beginning of a curve to the left with a radius of 1776.00 through a central angle of 01 degree 27 minutes 26 seconds;

Along said curve to the left with a chord bearing of North 57 degrees 28 minutes 38 seconds East, a length of 45.17 feet to an iron-rod-found at the southwest corner of said Hewitt Drive and proposed dedicated Upland Drive (52' Right of Way), said iron is beginning of a curve to the left with a radius of 1776.00 feet through a central angle of 04 degrees 05 minutes 47 seconds;

Along said curve to the left with a chord bearing North 56 degrees 09 minutes 27 seconds East, a length of 126.98 feet to an iron-rod-found;

THENCE departing the southeasterly right of way line of said Hewitt Drive along the easterly right of way line of said proposed Upland Drive South 10 degrees 52 minutes 21 seconds West, a distance of 21.80 feet to an iron-rod-found the beginning of a curve to the right with a radius 526.01 through a central angle of 30 degrees 59 minutes 16 seconds;

Along said curve to the right with a chord bearing of South 15 degrees 59 minutes 29 seconds East, a length of 256.36 feet to an iron-rod-found; South 0 degrees 29 minutes 46 seconds East, a distance of 22.20 feet to an iron-rod-found;

South 45 degrees 30 minutes 55 seconds East, a distance of 21.14 feet to an iron-rod-found at the northeast intersection of Collin McKinney Parkway (52' Variable Right of Way) and said proposed Upland Drive;

THENCE departing said proposed Upland Drive right of way line along the northerly right line of said Collin McKinney Parkway South 89 degrees 30 minutes 11 seconds West, a distance of 81.90 feet to an iron-rod-found at the northwest intersection of said Collin McKinney Parkway and the said proposed Upland Drive;

Departing said proposed Upland Drive along the northerly right of way line of said Collin McKinney Parkway South 89 degrees 30 minutes 11 seconds West, a distance of 111.65 feet to an iron-rod-found;

South 58 degrees 12 minutes 21 seconds West, a distance of 343.98 feet to an iron-rod-found at the southeast intersection of said Exeter Avenue and said Collin Parkway;

THENCE departing said Collin McKinney Parkway along the northeasterly right of way line of said Exeter Way Avenue North 76 degrees 47 minutes 39 seconds West a distance of 21.21 feet to an iron-rod-found;

North 31 degrees 47 minutes 39 seconds West, a distance of 193.66 feet to an iron-rod-found;

North 13 degrees 12 minutes 21 seconds East, a distance of 21.21 feet to the POINT OF BEGGING containing within these metes and bounds are 142,465 square feet or 3.27 acres of land.

- 1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE 4202, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND.
2. ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "SANCHEZ & ASSOC TBPLS 10194352" UNLESS OTHERWISE NOTED ON SAID SURVEY.
3. ACCORDING TO MAP NO. 48085C0265 J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGE
4. MENT AGENCY, THIS PROPERTY IS IN ZONE "X" THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD PLAIN. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
5. 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

NOTES

- 1. 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
2. THIS PROPERTY IS SUBJECT TO A PROPERTY ASSOCIATION AGREEMENT. DATED 7/8/2009 (INST. NO. 20090708000855710).
3. THE OWNERS OF BLOCK B, LOT 2 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

LEGEND OF SYMBOLS & ABBREVIATIONS

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APPROVED

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE:

ATTEST

PLANNING AND ZONING COMMISSION CHAIRMAN
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PRELIMINARY FINAL REPLAT
THE DANIELLE AT CRAIG RANCH

64 RESIDENTIAL LOTS
1 COMMON AREA
6.01 ACRES

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ATTN: ANANT PATEL

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04/01/2020 SHEET 2 OF 2