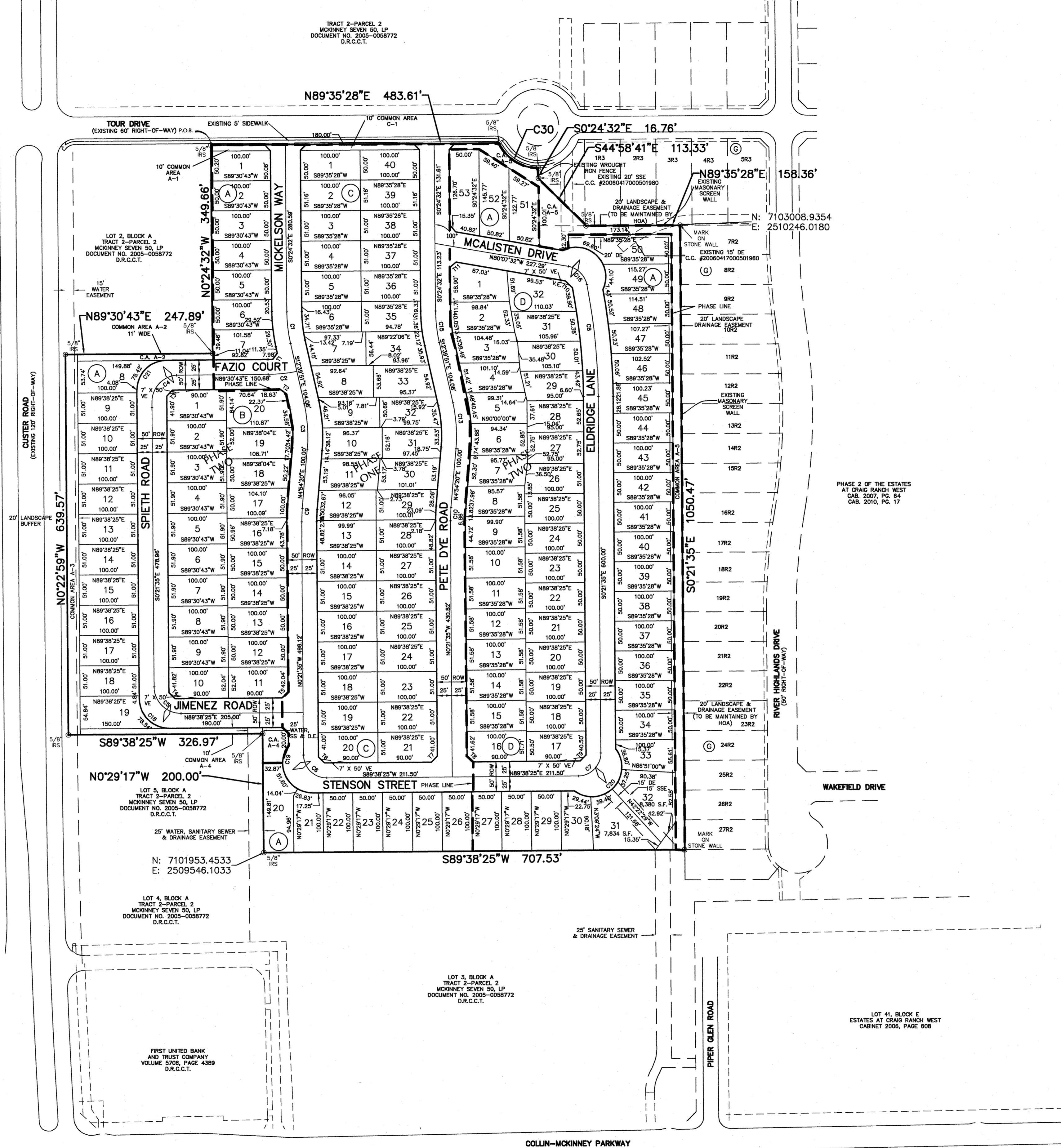
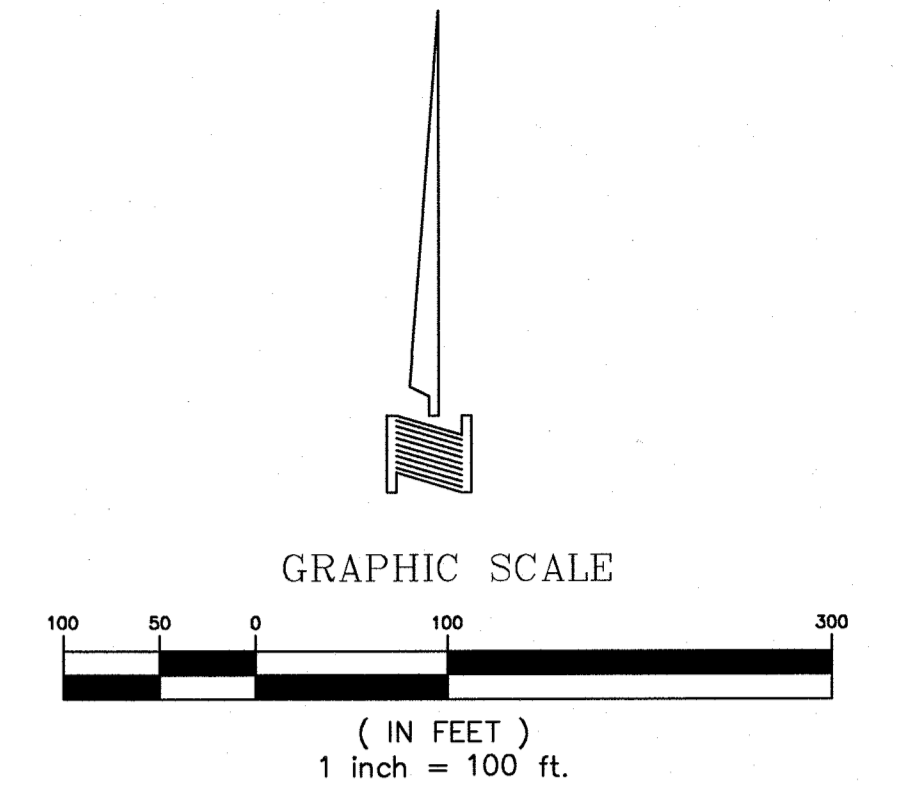


LOCATION MAP  
NOT TO SCALE



- LEGEND**
- CA = COMMON AREA
  - BL = BUILDING LINE
  - VAME = VISIBILITY ACCESS AND MAINTENANCE EASEMENT
  - SSE = SANITARY SEWER EASEMENT
  - PAE = PEDESTRIAN ACCESS EASEMENT
  - WE = WATER EASEMENT
  - DE = DRAINAGE EASEMENT
  - HOA = HOME OWNERS ASSOCIATION
  - IRF = IRON ROD FOUND
  - UE = UTILITY EASEMENT
  - VE = VISIBILITY EASEMENT
  - <CM> = CONTROL MONUMENT
  - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
  - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
  - CCF = COUNTY CLERK'S FILE NUMBER
  - ⊙ = 5/8" IRON ROD SET
  - ◇ = DENOTES STREET NAME CHANGE
  - = PHASE LINE

- GENERAL NOTES:**
- 1) ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
  - 2) PARKLAND DEDICATION OR FEE EXEMPTED BY PREVIOUS CRAIG RANCH DEDICATIONS.
  - 3) ALL PROPOSED LOTS ARE LOCATED WITHIN THE CITY'S CORPORATE LIMITS, WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
  - 4) OFFSITE DRAINAGE CHANNELS AND SWALES (DEDICATED BY SEPARATE INSTRUMENT) USED TO SERVE THIS PROPERTY, SHALL BE PERPETUALLY MAINTAINED BY THE H.O.A.
  - 5) ALL LOTS TO BE SINGLE FAMILY DETACHED STANDARD LOT WITH FRONT ACCESS

13-180PF  
**PRELIMINARY-FINAL PLAT**  
**THE FAIRWAYS AT CRAIG RANCH**  
 24.049 ACRES  
 AN ADDITION TO THE CITY OF MCKINNEY  
 E. ALEXANDER SURVEY, ABST. 18  
 COLLIN COUNTY, TEXAS

AUGUST 2013 SCALE: 1"=100'  
 145 RESIDENTIAL LOTS  
 5 COMMON AREA LOTS  
 OWNER: MCKINNEY SEVEN 50 LP  
 6850 TPC DRIVE, SUITE 104  
 MCKINNEY, TX 75070  
 972-529-5700  
 DEVELOPER: LANDON DEVELOPMENT CO. LLC.  
 4050 W. PARK BLVD.  
 PLANO, TX 75093  
 214-619-2930  
 CONTACT: DAVID CRAIG CONTACT: JOHN LANDON

**RECEIVED**  
 By Kathy Wright at 7:52 am, Sep 30, 2013

ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
 STATE REGISTRATION NUMBER: F-399  
 CONTACT: MICHAEL DOWDEY P.E.

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

LEGAL DESCRIPTION

BEING a 24.049 acre tract of land situated in the E. ALEXANDER SURVEY, ABSTRACT NO. 18, in the City of McKinney, Collin County, Texas and being part of a 36.434 acre tract of land described as Tract 2 of McKinney Seven 50, LP recorded in Clerk File #2005-0058772 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set in the south line of Tour Drive (60' wide) and being located North 44°36'14" East - 35.35' and North 89°35'28" East - 222.74' from the east line of Custer Road (120' wide);

THENCE with the south line of said Tour Drive, NORTH 89°35'28" EAST a distance of 483.61 feet to a 5/8 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 72.50 feet and a chord bearing of South 57°37'50" East;

THENCE continuing with the south line of said Tour Drive with said non-tangent curve to the left through a central angle of 65°33'24" for an arc length of 82.95 feet to a 5/8 inch iron rod set in the west line of Phase 2 of The Estates at Craig Ranch West according to the plat recorded in Cabinet 2007, Page 64 & Cabinet 2010, Page 17 of the Plat Records of Collin County, Texas;

THENCE departing the south line of said Tour Drive and following the west line of said Phase 2, SOUTH 00°24'32" EAST a distance of 16.76 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said west line, SOUTH 44°58'41" EAST a distance of 113.33 feet to a 5/8 inch iron rod set for corner;

THENCE continuing with said west line, NORTH 89°35'28" EAST a distance of 158.36 feet to a mark on the top of a stone wall;

THENCE continuing with said west line, SOUTH 00°21'35" EAST a distance of 1,050.47 feet to a mark on the top of a stone wall;

THENCE departing the west line of said Phase 2, SOUTH 89°38'25" WEST a distance of 707.53 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 00°29'17" WEST a distance of 200.00 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 89°38'25" WEST a distance of 326.97 feet to a 5/8 inch iron rod set in the east line of said Custer Road;

THENCE along the east line of said Custer Road, NORTH 00°22'59" WEST a distance of 639.57 feet to a 5/8 inch iron rod set for corner;

THENCE departing the east line of said Custer Road, NORTH 89°30'43" EAST a distance of 247.89 feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 00°24'32" WEST a distance of 349.66 feet to the POINT OF BEGINNING;

CONTAINING 24.049 acres or 1,047,565 square feet of land more or less all according to that survey prepared by A.J. Bedford Group, Inc.

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT:

THAT MCKINNEY SEVEN 50 LP., do hereby adopt this preliminary-final plat designating the herein above described property as 35 ACRE COMMUNITY AVE. TRACT, 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 or efficiency of its 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 its respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

EROSION HAZARD SETBACK EASEMENT

We do hereby dedicate for the public use forever, the Erosion Hazard Setback Easements shown herewith. The Erosion Hazard Setback Easements shown are hereby dedicated for the purpose of keeping from harm any person, animals, or man-made structure. No pools, decks, or any other man-made structure or improvement may be located within the Erosion Hazard Setback Easement.

The City of McKinney shall have the right to remove and keep removed all parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way interfere with said easements. The City of McKinney shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone. The City of McKinney may also modify the channel shape within this easement if it is determined necessary for the public benefit. This may include, but is not limited to, the removal of trees or the addition of rock or concrete.

WELLS FARGO BANK, N.A.

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE me the undersigned, a Notary Public, 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 she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, 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 property placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.

"PRELIMINARY - FOR REVIEW ONLY"

SEAN PATTON  
Registered Professional Land Surveyor No. 5660

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 Sean Patton, 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 purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	12°15'19"	250.00'	26.84'	53.47'	S6°32'12"E 53.37'
C2	11°05'17"	250.00'	24.27'	48.38'	N83°58'04"E 48.31'
C3	17°34'12"	250.00'	38.63'	76.66'	N3°52'46"W 76.36'
C4	89°52'17"	45.00'	44.90'	70.58'	S44°34'34"W 63.57'
C5	90°00'00"	45.00'	45.00'	70.69'	S45°21'35"E 63.64'
C6	90°00'00"	38.50'	38.50'	60.48'	S45°21'35"E 54.45'
C7	90°00'00"	38.50'	38.50'	60.48'	N44°38'25"E 54.45'
C8	10°50'14"	1000.00'	94.85'	189.14'	N5°46'42"W 188.86'
C9	5°15'55"	250.00'	11.50'	22.97'	S21°6'23"W 22.97'
C10	5°15'55"	250.00'	11.50'	22.97'	S21°6'23"W 22.97'
C13	17°34'12"	250.00'	38.63'	76.66'	N3°52'46"W 76.36'
C15	12°15'19"	250.00'	26.84'	53.47'	S6°32'12"E 53.37'
C16	88°55'44"	38.50'	26.43'	46.32'	N45°39'40"W 43.57'
C18	90°00'00"	50.00'	50.00'	78.54'	S45°21'35"E 70.71'
C19	126°52'12"	50.00'	100.00'	110.71'	S26°55'29"E 89.44'
C20	163°44'23"	50.00'	350.00'	142.89'	N44°38'25"E 98.99'
C21	89°52'17"	50.00'	49.89'	78.43'	S44°34'34"W 70.63'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	S36°46'16"W	13.01'
T2	S54°02'18"E	15.01'
T3	N44°34'34"E	14.16'
T4	N45°21'35"W	14.14'
T5	S44°38'25"W	14.14'
T6	N45°21'35"W	14.14'
T7	S44°38'25"W	14.14'
T8	N45°21'35"W	14.14'
T9	S44°38'25"W	14.14'
T10	S45°47'14"E	16.51'
T11	N49°43'58"E	12.82'

13-180PF  
PRELIMINARY-FINAL PLAT  
THE FAIRWAYS AT CRAIG RANCH

24.049 ACRES

AN ADDITION TO THE CITY OF MCKINNEY

E. ALEXANDER SURVEY, ABST. 18  
COLLIN COUNTY, TEXAS

AUGUST 2013

SCALE: 1"=100'

145 RESIDENTIAL LOTS  
5 COMMON AREA LOTS

OWNER DEVELOPER  
MCKINNEY SEVEN 50 LP LONDON DEVELOPMENT CO. LLC.  
6850 TPC DRIVE, SUITE 104 4050 W. PARK BLVD.  
MCKINNEY, TX 75070 PLANO, TX 75093  
972-529-5700 214-619-2930

CONTACT: DAVID CRAIG

CONTACT: JOHN LONDON

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