



| LINE TABLE | | | LINE TABLE | | |
|------------|-------------|--------|------------|-------------|--------|
| NO. | BEARING | LENGTH | NO. | BEARING | LENGTH |
| L1 | S31°48'45"E | 10.00 | L21 | S45°30'55"E | 14.14 |
| L2 | N76°48'45"W | 14.14 | L22 | N71°19'03"E | 16.02 |
| L3 | N13°38'43"W | 16.02 | L23 | S02°01'46"W | 17.52 |
| L4 | S31°48'45"E | 18.56 | L24 | N03°03'36"W | 17.52 |
| L5 | S49°58'47"E | 16.02 | L25 | N72°19'54"W | 16.02 |
| L6 | S13°11'15"W | 14.14 | L26 | N58°11'15"E | 33.97 |
| L7 | N23°15'36"W | 50.00 | L27 | S00°30'55"E | 17.00 |
| L8 | S87°33'19"W | 17.41 | L28 | N44°29'05"E | 14.14 |
| L9 | N34°21'35"W | 17.50 | L29 | S45°30'55"E | 14.14 |
| L10 | N29°16'04"W | 17.52 | L30 | N17°39'07"E | 16.02 |
| L11 | S40°01'13"W | 16.02 | L31 | S86°56'24"W | 17.52 |
| L12 | N31°48'45"W | 50.00 | L32 | S87°58'14"E | 17.52 |
| L13 | N77°20'35"W | 14.27 | L33 | S18°40'57"E | 16.02 |
| L14 | N31°48'45"W | 6.82 | L34 | N44°29'05"E | 14.14 |
| L15 | N13°38'43"W | 16.02 | L35 | N60°43'56"E | 17.52 |
| L16 | S55°38'34"W | 7.99 | L36 | S55°38'34"W | 17.31 |
| L17 | S87°58'14"E | 17.52 | | | |
| L18 | S18°40'57"E | 16.02 | | | |
| L19 | N89°29'05"E | 10.00 | | | |
| L20 | N44°29'05"E | 14.14 | | | |

| CURVE TABLE | | | | | | |
|-------------|--------|-----------|--------|---------|---------------|--------|
| NO. | LENGTH | DELTA | RADIUS | TANGENT | CHORD BEARING | CHORD |
| C1 | 44.18 | 8°33'09" | 296.00 | 22.13 | S62°27'49"W | 44.14 |
| C2 | 28.41 | 6°01'42" | 270.00 | 14.22 | N36°56'56"W | 28.39 |
| C3 | 32.01 | 8°09'02" | 225.00 | 16.03 | S35°53'16"E | 31.98 |
| C4 | 154.66 | 31°17'50" | 283.50 | 79.41 | S73°50'10"W | 152.94 |
| C5 | 206.48 | 31°17'50" | 378.00 | 105.88 | S73°50'10"W | 203.92 |
| C6 | 57.85 | 82°51'38" | 40.00 | 35.31 | S73°14'56"E | 52.94 |
| C7 | 53.38 | 76°28'04" | 40.00 | 31.52 | S28°45'11"W | 49.51 |
| C8 | 137.82 | 20°29'00" | 385.50 | 69.65 | S75°33'23"W | 137.60 |
| C9 | 143.52 | 22°29'53" | 365.50 | 72.70 | S78°14'09"W | 142.60 |
| C10 | 60.26 | 86°18'48" | 40.00 | 37.51 | N42°38'29"E | 54.72 |
| C11 | 31.42 | 90°00'00" | 20.00 | 20.00 | S45°30'55"E | 28.28 |
| C12 | 127.43 | 22°44'42" | 321.00 | 64.56 | S78°06'44"W | 126.59 |
| C13 | 141.20 | 31°17'50" | 258.50 | 72.41 | S73°50'10"W | 139.45 |
| C14 | 131.92 | 31°17'50" | 241.50 | 67.65 | S73°50'10"W | 130.28 |

- LEGEND**
- IRF 1/2" IRON ROD FOUND
 - IRS 1/2" IRON ROD SET
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - ROW RIGHT-OF-WAY
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - DME DRAINAGE & MAINTENANCE EASEMENT
 - DUE DRAINAGE & UTILITY EASEMENT
 - WE WATER EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - SVE SIGHT VISIBILITY EASEMENT
 - SFME SCREENING FENCE MAINTENANCE EASEMENT
 - PAE PEDESTRIAN ACCESS EASEMENT
 - CA COMMON AREA
 - ◀ ZERO LOT LINE
 - ▨ COMMON AREAS

CASE NO 16-295PF

PRELIMINARY-FINAL PLAT
SPICEWOOD AT CRAIG RANCH
PHASE 2
 62 RESIDENTIAL LOTS & 4 COMMON AREAS

6.874 ACRES OUT OF
 THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CONTOUR LAND PARTNERS 6, LTD. OWNER
 14275 Midway Road, Suite 215
 Addison, Texas 75001 (214) 986-5009

SPICEWOOD LAND HOLDINGS, LTD. OWNER
 14275 Midway Road, Suite 215
 Addison, Texas 75001 (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: OCTOBER 10, 2016
 SUBMITTED: SEPTEMBER 26, 2016 Sheet 1 of 4

- NOTES:**
- ALL CORNERS ARE ONE-HALF INCH IRON RODS SET WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
 - 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.
 - ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL PROPOSED LOTS SHALL HAVE A 5 FOOT UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAYS.
 - LOTS 12-23, BLOCK F WILL BE REQUIRED TO HAVE RESIDENTIAL FIRE SPRINKLE SYSTEM.

FLOOD STATEMENT:

According to Community Panel No. 480850265 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.

RECEIVED
 By Planning Department at 1:25 pm, Oct 10, 2016

Plotted by: psnyder Plot Date: 10/5/2016 11:04 AM
 Saved By: psnyder Save Time: 10/5/2016 9:24 AM
 Drawing: H:\Projects\CTR014-Craig Ranch\dwg\PRELIM-Phase 2\CTR014-PreFinal Pl-Phase 2.dwg

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 in the City of McKinney, Collin County, Texas and being a part 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 (LRCTT), and being a part 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 (LRCTT), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner in the west line of Meyer Way (a 48 feet wide right of way) as recorded in Cabinet Q, Page 527 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 Volume 2009, Page 328 (PRCCT);

THENCE along the north line of Van Tuyl Parkway as follows:

South 89 degrees 29 minutes 05 seconds West, 140.78 feet to a one-half inch iron rod found for corner; South 58 degrees 11 minutes 15 seconds West, 90.75 feet to a one-half inch iron rod found at the southeast corner of Tract A of Spicewood at Craig Ranch Phase 1B, an addition to the City of McKinney as recorded in Volume 2016, Page 323 (PRCCT), said corner being in the northeasterly right-of-way line of Exeter Avenue (a variable width right-of-way);

THENCE along the northeasterly line of said Tract A and along the northeasterly right-of-way line of Exeter Avenue as follows:

North 31 degrees 48 minutes 45 seconds West, 10.00 feet to a one-half inch iron rod found for corner; North 76 degrees 48 minutes 45 seconds West, 14.14 feet to a one-half inch iron rod found for corner; North 31 degrees 48 minutes 45 seconds West, 67.00 feet to a one-half inch iron rod found for corner; North 13 degrees 38 minutes 43 seconds West, 16.02 feet to a one-half inch iron rod found for corner; North 31 degrees 48 minutes 45 seconds West, 18.56 feet to a one-half inch iron rod found for corner; North 49 degrees 58 minutes 47 seconds West, 16.02 feet to a one-half inch iron rod found for corner; North 31 degrees 48 minutes 45 seconds West, 67.00 feet to a one-half inch iron rod found for corner; North 13 degrees 11 minutes 15 seconds East, 14.14 feet to a one-half inch iron rod found for corner in the southeasterly right-of-way line of Caladium Drive (a 50 foot wide right-of-way);

THENCE along the northeasterly line of said Tract A and along the southeasterly right-of-way line of Caladium Drive as follows:

North 58 degrees 11 minutes 15 seconds East, 67.50 feet to a one-half inch iron rod found for corner; Northeasterly, 44.18 feet along a curve to the right which has a central of 08 degrees 33 minutes 09 seconds, a radius of 296.00 feet, a tangent of 22.13 feet, and whose chord bears North 62 degrees 27 minutes 49 seconds East, 44.14 feet to a one-half inch iron rod found for corner;

THENCE North 23 degrees 15 minutes 36 seconds West, 50.00 feet along the northeasterly line of said Tract A to a one-half inch iron rod found for corner in the northwesterly right-of-way line of Caladium Drive;

THENCE South 87 degrees 33 minutes 19 seconds West, 17.41 feet along the northeasterly line of said Tract A and along the northwesterly right-of-way line of Caladium Drive to a one-half inch iron rod found for corner in the northeasterly line of a 20 foot wide alley;

THENCE along the northeasterly line of said Tract A and along the northeasterly line of said 20 foot wide alley as follows:

North 34 degrees 21 minutes 35 seconds West, 17.50 feet to a one-half inch iron rod found for corner; North 31 degrees 48 minutes 45 seconds West, 329.33 feet to a one-half inch iron rod found for corner; North 29 degrees 16 minutes 04 seconds West, 17.52 feet to a one-half inch iron rod found for corner in the southeasterly right-of-way line of San Saba Drive (a 50 foot wide right-of-way);

THENCE North 40 degrees 01 minutes 13 seconds East, 16.02 feet along the northeasterly line of said Tract A and along the southeasterly right-of-way line of San Saba Drive to a one-half inch iron rod found for corner;

THENCE North 31 degrees 48 minutes 45 seconds West, 50.00 feet along the northeasterly line of said Tract A to a one-half inch iron rod found for corner in the northwesterly line of San Saba Drive;

THENCE South 58 degrees 11 minutes 15 seconds West, 119.00 feet along the northeasterly line of said Tract A and along the northwesterly line of San Saba Drive to a one-half inch iron rod found for corner in the northeasterly right-of-way line of Exeter Avenue as follows:

THENCE along the northeasterly line of said Tract A and along the northeasterly right-of-way line of Exeter Avenue as follows:

North 77 degrees 20 minutes 35 seconds West, 14.27 feet to a one-half inch iron rod found for corner; Northwesterly, 28.41 feet along a curve to the left which has a central angle of 06 degrees 01 minutes 42 seconds, a radius of 270.00 feet, a tangent of 14.22 feet, and whose chord bears North 36 degrees 56 minutes 56 seconds West, 28.39 feet to a one-half inch iron rod found for corner; Northwesterly, 32.01 feet along a curve to the right which has a central angle of 08 degrees 09 minutes 02 seconds, a radius of 225.00 feet, a tangent of 16.03 feet and whose chord bears North 35 degrees 53 minutes 16 seconds West, 31.98 feet to a one-half inch iron rod found for corner; North 31 degrees 48 minutes 45 seconds West, 6.82 feet to a one-half inch iron rod found for corner; North 13 degrees 38 minutes 43 seconds West, 16.02 feet to a one-half inch iron rod found for corner in the southerly line of Tract B of said of Spicewood at Craig Ranch Phase 1B and in the southerly line of a 17 foot wide alley;

THENCE along the southerly line of said Tract B and along the southerly line of said 17 foot wide alley as follows:

North 55 degrees 38 minutes 34 seconds East, 17.52 feet to a one-half inch iron rod found for corner; North 58 degrees 11 minutes 15 seconds East, 205.00 feet to a one-half inch iron rod found for corner; Northeasterly, 154.86 feet along a curve to the right which has a central angle of 31 degrees 17 minutes 50 seconds, a radius of 283.50 feet, a tangent of 79.41 feet and whose chord bears North 73 degrees 50 minutes 10 seconds East, 152.94 feet to a one-half inch iron rod found for corner; North 89 degrees 29 minutes 05 seconds East, 262.17 feet to a one-half inch iron rod found for corner; South 87 degrees 58 minutes 14 seconds East, 17.52 feet to a one-half inch iron rod found for corner in the west right-of-way line of Meyer Way;

THENCE along the west right-of-way line of Meyer Way as follows:

South 18 degrees 40 minutes 57 seconds East, 16.02 feet to a one-half inch iron rod found for corner; North 89 degrees 29 minutes 05 seconds East, 10.00 feet to a one-half inch iron rod found for corner in the west line of Meyer Way; South 00 degrees 30 minutes 55 seconds East, 755.00 feet to the POINT OF BEGINNING and containing 299,450 square feet or 6.874 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, PHASE 2, 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 _____, 2016.

By: Jim Tchoukaleff, Manager of General Partner for Contour Land Partners 6, Ltd.

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Jim Tchoukaleff 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 _____, 2016.

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, PHASE 2, 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 _____, 2016.

By: Jim Tchoukaleff, Manager of General Partner for Spicewood Land Holdings, Ltd.

STATE OF

COUNTY OF

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Jim Tchoukaleff 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 _____, 2016.

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 _____, 2016.

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.

CASE NO 16-295PF

PRELIMINARY-FINAL PLAT

SPICEWOOD AT CRAIG RANCH PHASE 2

62 RESIDENTIAL LOTS & 4 COMMON AREAS

6.874 ACRES OUT OF THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 717

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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14275 Midway Road, Suite 215 (214) 986-5009 Addison, Texas 75001

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JBI PARTNERS, INC. SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200 B (972) 248-7676 Addison, Texas 75001 TBPE No. F-438 TBPLS No. 10076000

RESUBMITTED: OCTOBER 10, 2016 SUBMITTED: SEPTEMBER 26, 2016

Plotted by: psnider Plot Date: 10/5/2016 11:05 AM Drawing: H:\Projects\CTR014-Craig Ranch\dwg\PRELIM-PHASE 2\CTR014-Prefinal PT-PH2.dwg Saved By: psnider Save Time: 10/5/2016 9:24 AM