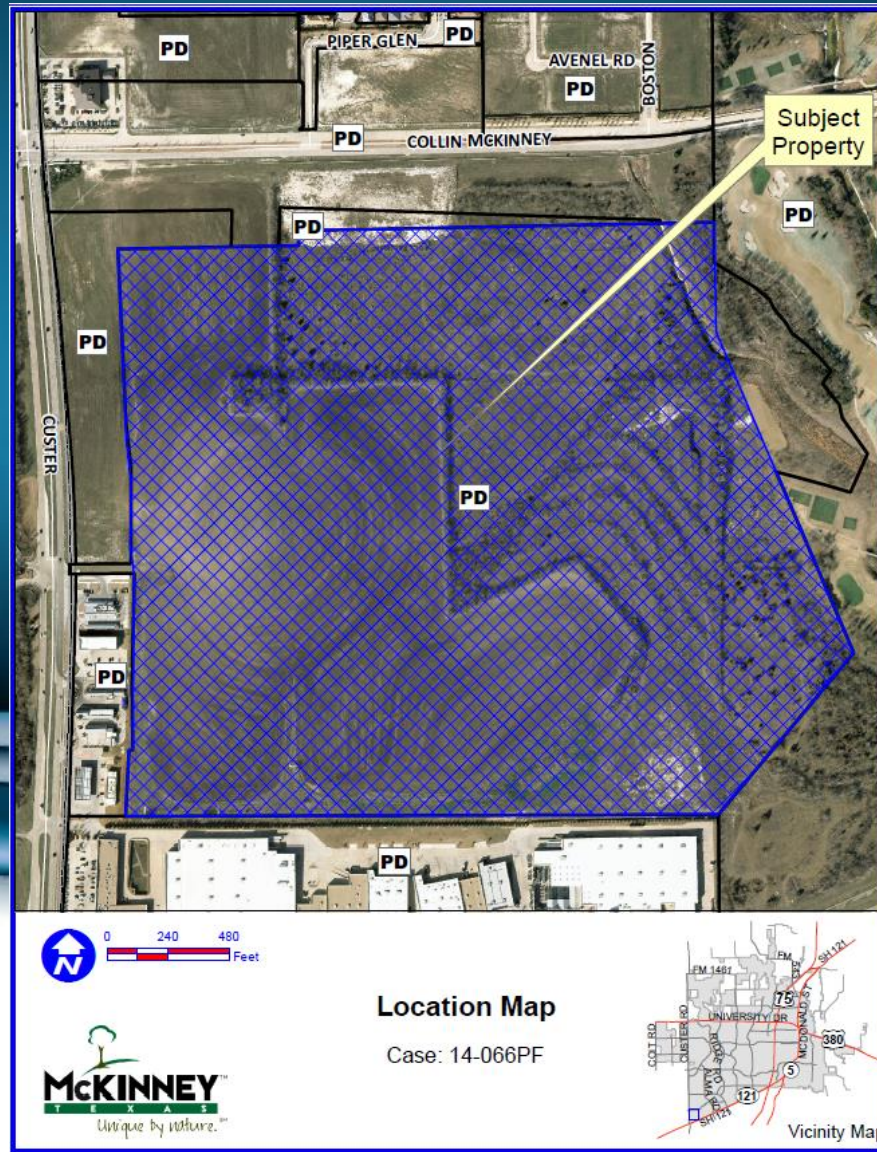


Case No. 14-066PF

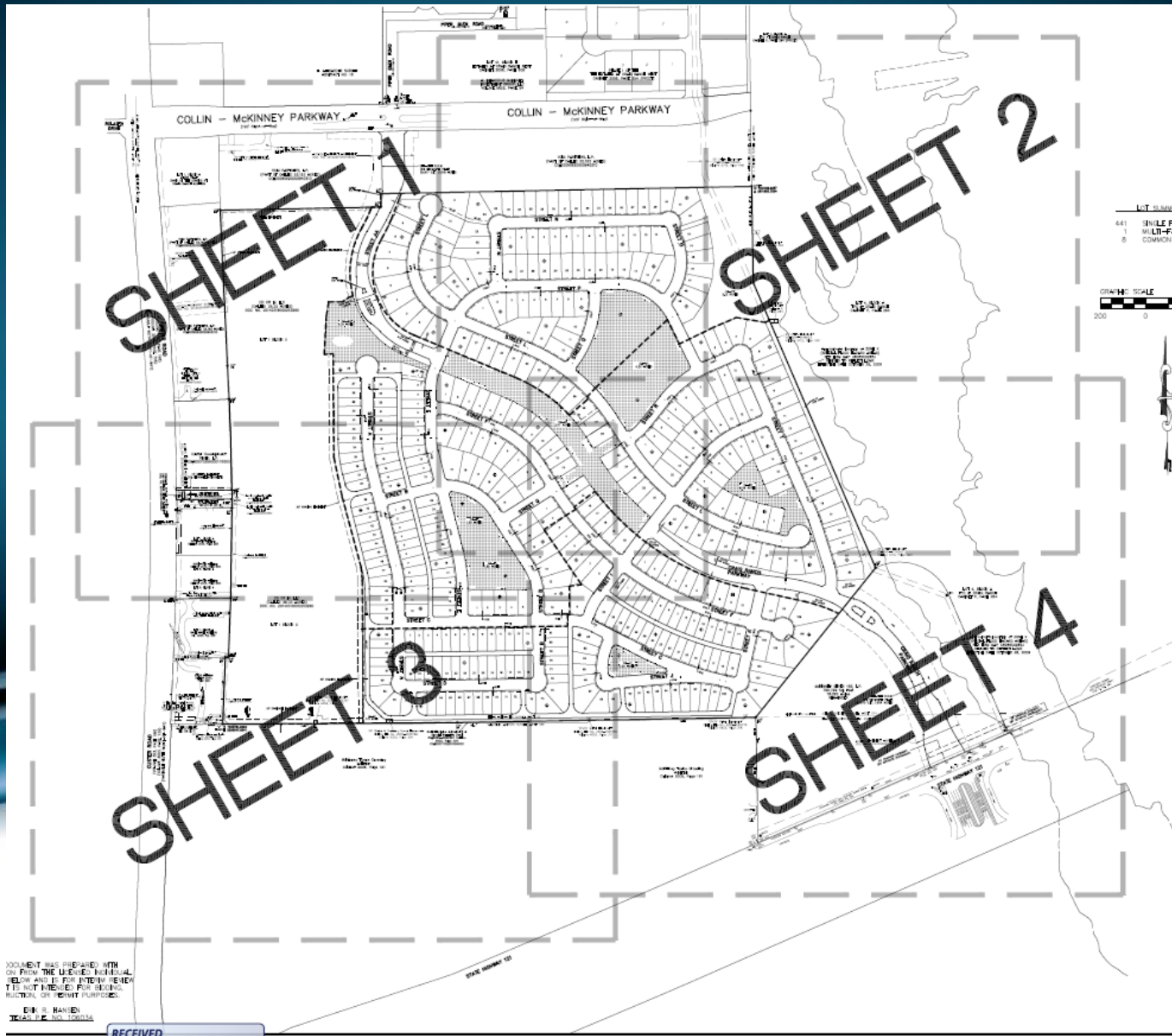
Southern Hills at Craig Ranch



Aerial Exhibit



Proposed Preliminary-Final Plat



Concept Plan – Informational Only



CONCEPT 6A

SOUTHERN HILLS at CRAIG RANCH McKinney, TX

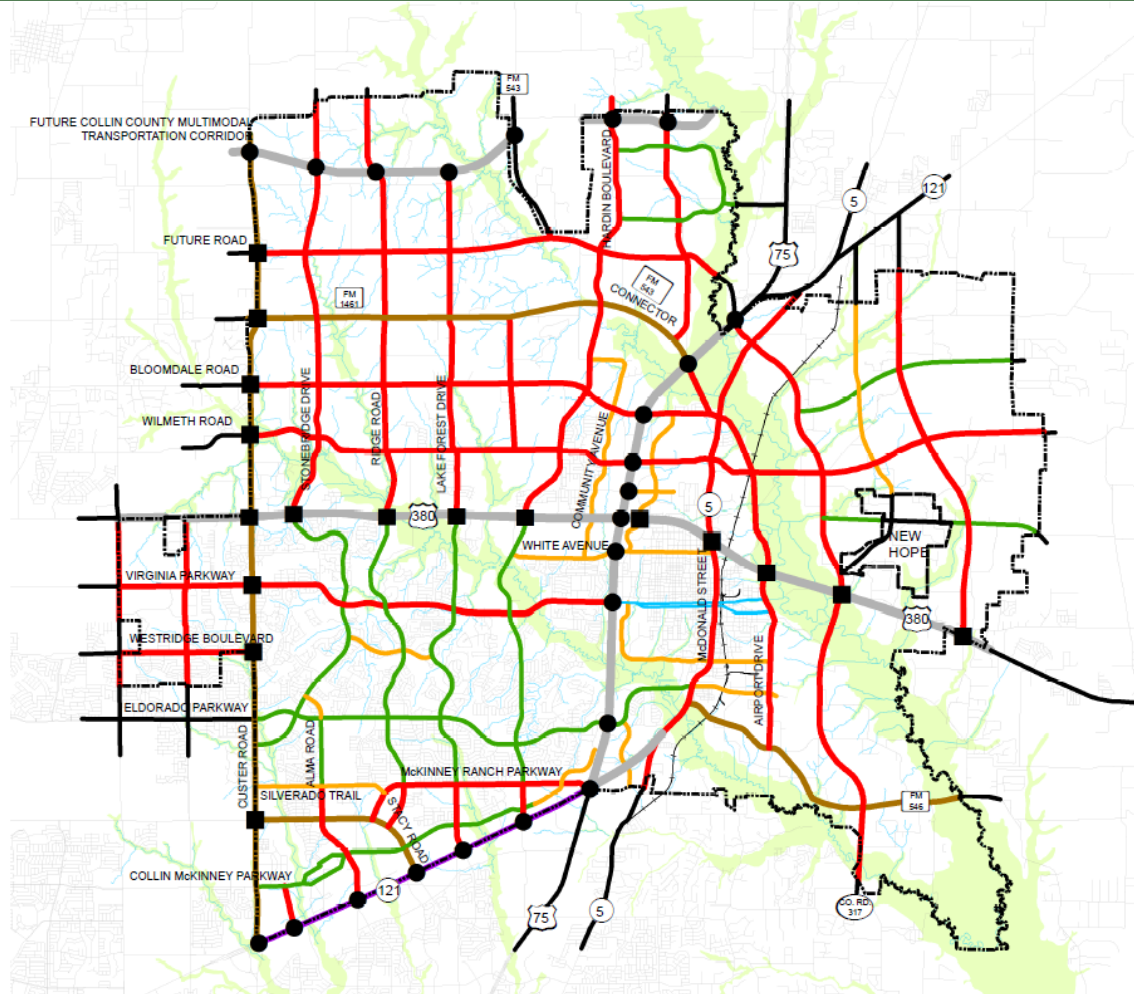
ENGINEERING, PLANNING, AND LANDSCAPE ARCHITECTURE

Master Thoroughfare Plan



CITY OF MCKINNEY COMPREHENSIVE PLAN

MASTER THOROUGHFARE PLAN

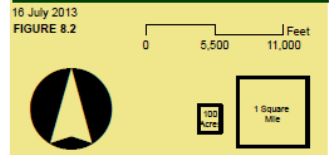


- High Capacity at Grade Intersections
- Grade Separated Intersections
- Extraterritorial Jurisdiction (ETJ)
- Rail Lines
- Floodplain

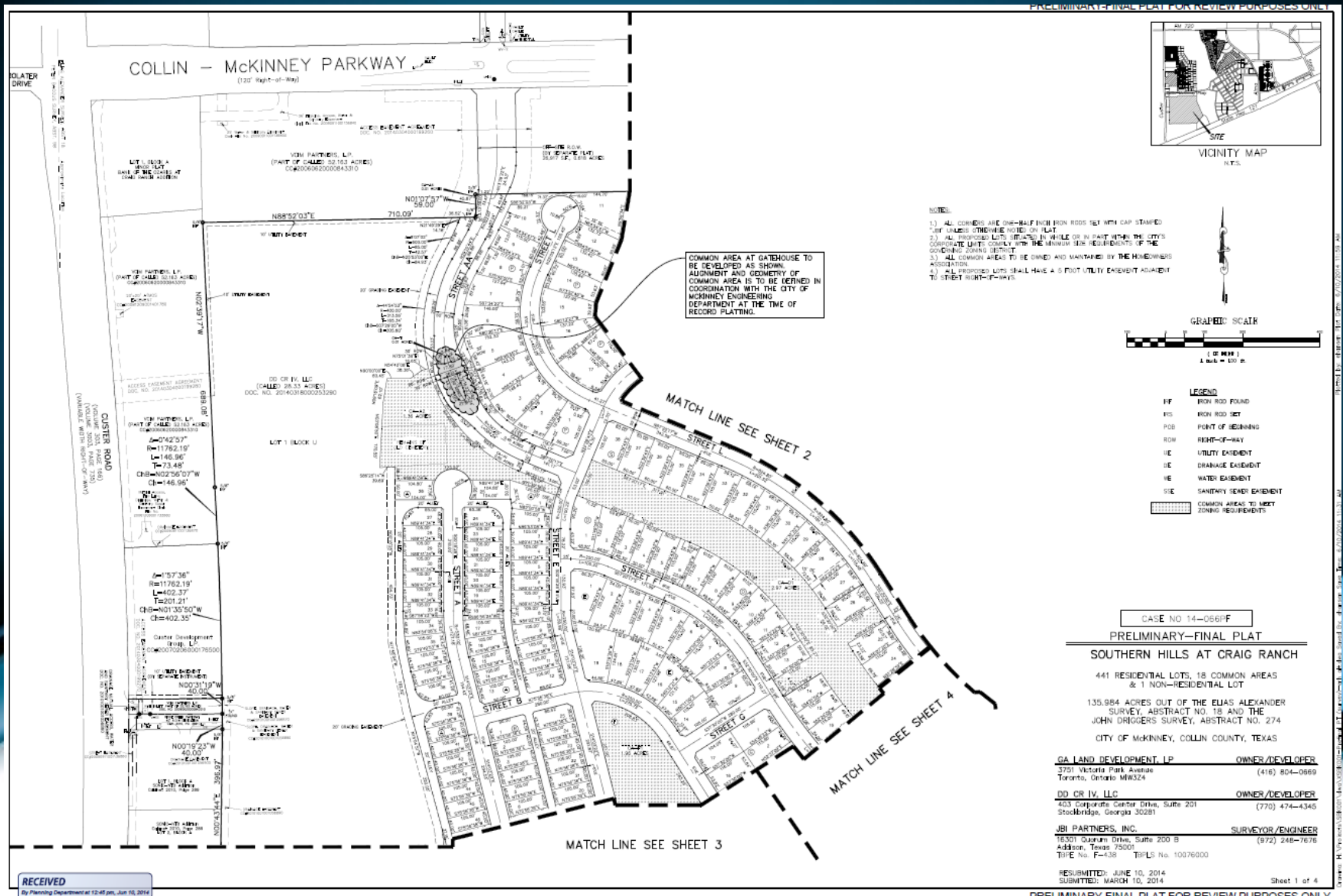
- #### Roadway Classifications
- Major Regional Highway / Multi-Modal
 - Tollway
 - Principal Arterial - 130' ROW (6 lanes)
 - Major Arterial (6 lanes)
 - Minor Arterial (4 lanes)
 - Greenway Arterial (4 lanes)
 - Town Thoroughfare
 - Road By Others

* Original Adoption (Ordinance No. 2004-03-035)
 * Amendment #1 (Ordinance No. 2005-10-133) Revised to reflect changes to Ridge Road and Stonebridge Drive north of Bloomdale Road.
 * Amendment #2 (Ordinance No. 2010-01-001) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, assorted roadway classification changes, and boundary changes between McKinney, Fairview and Princeton.
 * Amendment #3 (Ordinance No. 2012-11-160) Revised to reflect new Custer Rd./Wilmeth Rd. Alignment.
 * Amendment #4 (Ordinance No. 2013-07-070) Revised to reflect actual alignments of recently built roads, the Future Collin County Multimodal Transportation Corridor alignment, the Trinity Falls Municipal Utility District, Custer Rd. north of U.S. 380, Stonebridge Dr. north of U.S. 380, Hardin Blvd. north of U.S. 380, FM 540, and assorted roadway classification changes.

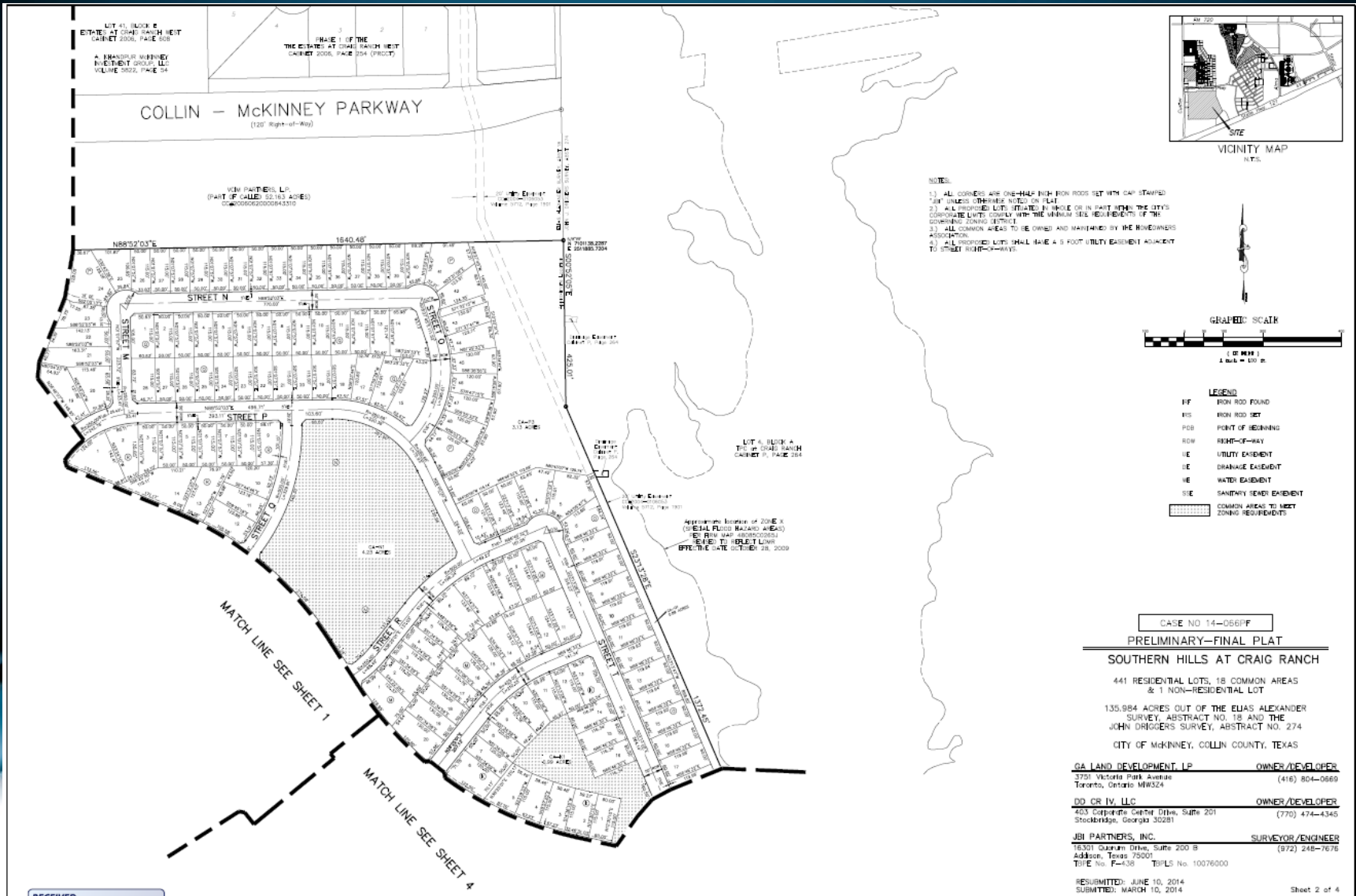
Source: City of McKinney GIS Department Data



Proposed Preliminary-Final Plat (1)



Proposed Preliminary-Final Plat (2)



CASE NO 14-0561F

PRELIMINARY-FINAL PLAT

SOUTHERN HILLS AT CRAIG RANCH

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

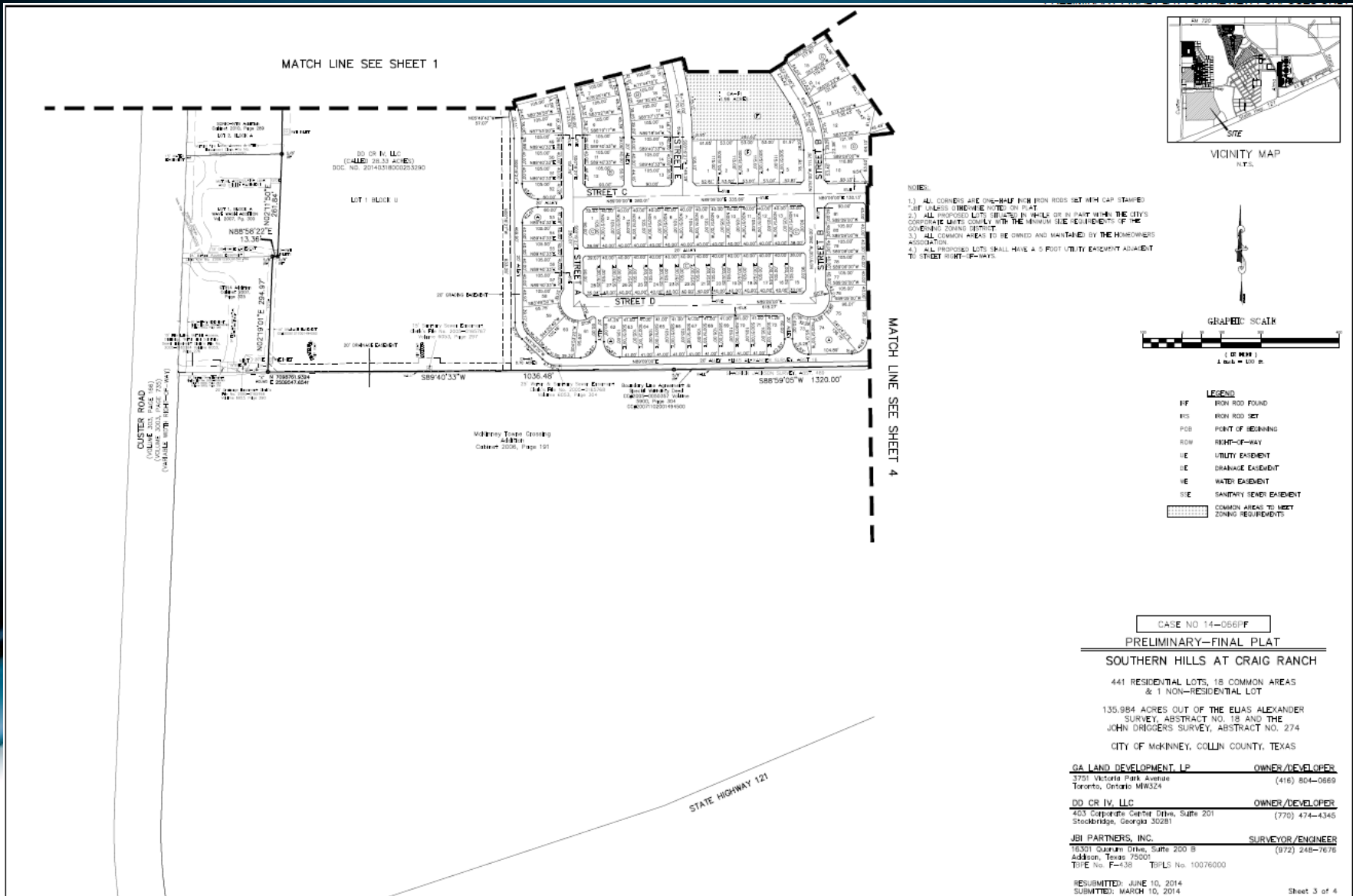
135,984 ACRES OUT OF THE ELIAS ALEXANDER
SURVEY, ABSTRACT NO. 18 AND THE
JOHN DRIGGERS SURVEY, ABSTRACT NO. 274
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

GA LAND DEVELOPMENT, LP 3751 Victoria Park Avenue Toronto, Ontario M4W3Z4	OWNER/DEVELOPER (416) 804-0569
DD CR IV, LLC 403 Corporate Center Drive, Suite 201 Stockbridge, Georgia 30281	OWNER/DEVELOPER (770) 474-4345
JBI PARTNERS, INC. 18301 Duxman Drive, Suite 200 B Addicks, Texas 75001 PHONE No. F-138 TPLS No. 10076000	SURVEYOR/ENGINEER (972) 248-7676

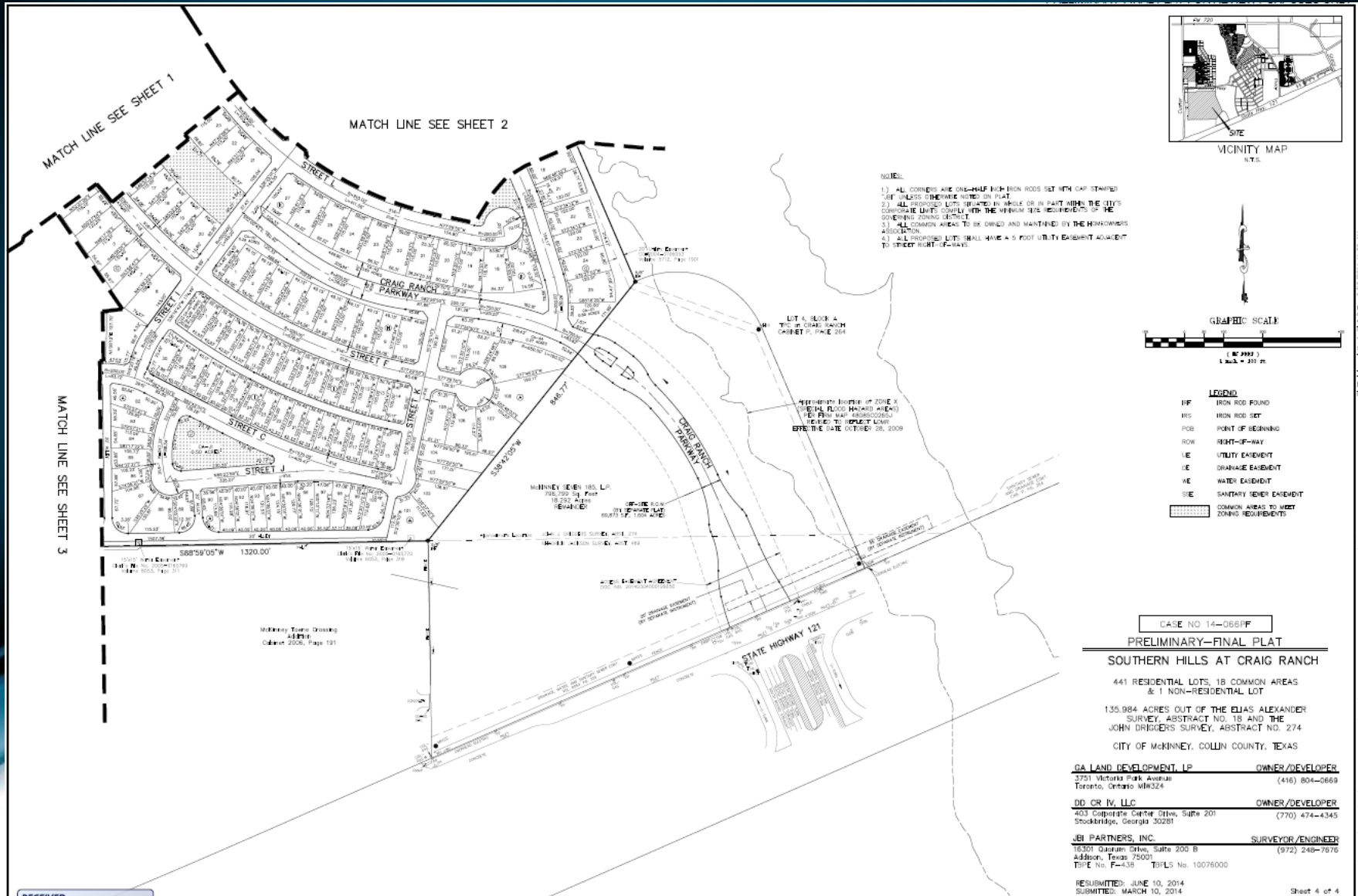
RESUBMITTED: JUNE 10, 2014
SUBMITTED: MARCH 10, 2014

Sheet 2 of 4

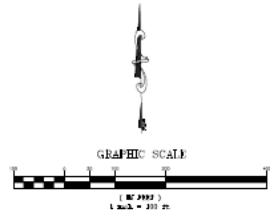
Proposed Preliminary-Final Plat (3)



Proposed Preliminary-Final Plat (4)



VICINITY MAP
N.T.S.



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

NOTICE:

- 1.) ALL CORNERS ARE ONE- HALF INCH IRON RODS SET WITH CAP STAMPED "IRF" UNLESS OTHERWISE NOTED ON PLAT.
- 2.) ALL PROPOSED LOTS OBJECTED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS, SHALL 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.

REVISIONS NORTH OF ZONE X
(SPECIAL FLOOD HAZARD AREAS)
(SEE FIRM MAP HRO050002)
REQUIRED TO COMPLETE LOTS
DATE: THE DATE OCTOBER 28, 2009

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 3781 Victoria Park Avenue Toronto, Ontario M4W3Z4	OWNER/DEVELOPER (416) 804-0669
DD CR IV, LLC 403 Corporate Center Drive, Suite 201 Stockbridge, Georgia 30281	OWNER/DEVELOPER (770) 474-4345
JEI PARTNERS, INC. 16301 Daparin Drive, Suite 200 B Addicks, Texas 75001 TDFE No. F-436 TDFLS No. 10076000	SURVEYOR/ENGINEER (972) 248-7676

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

RECEIVED