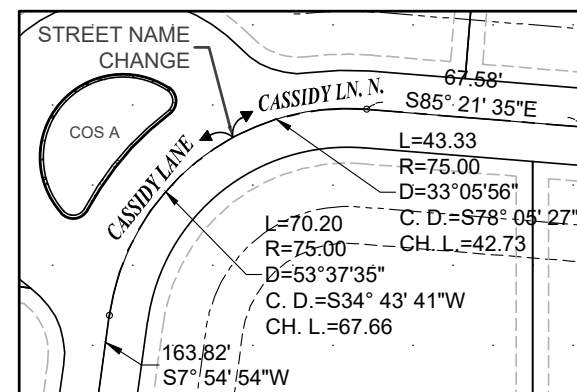
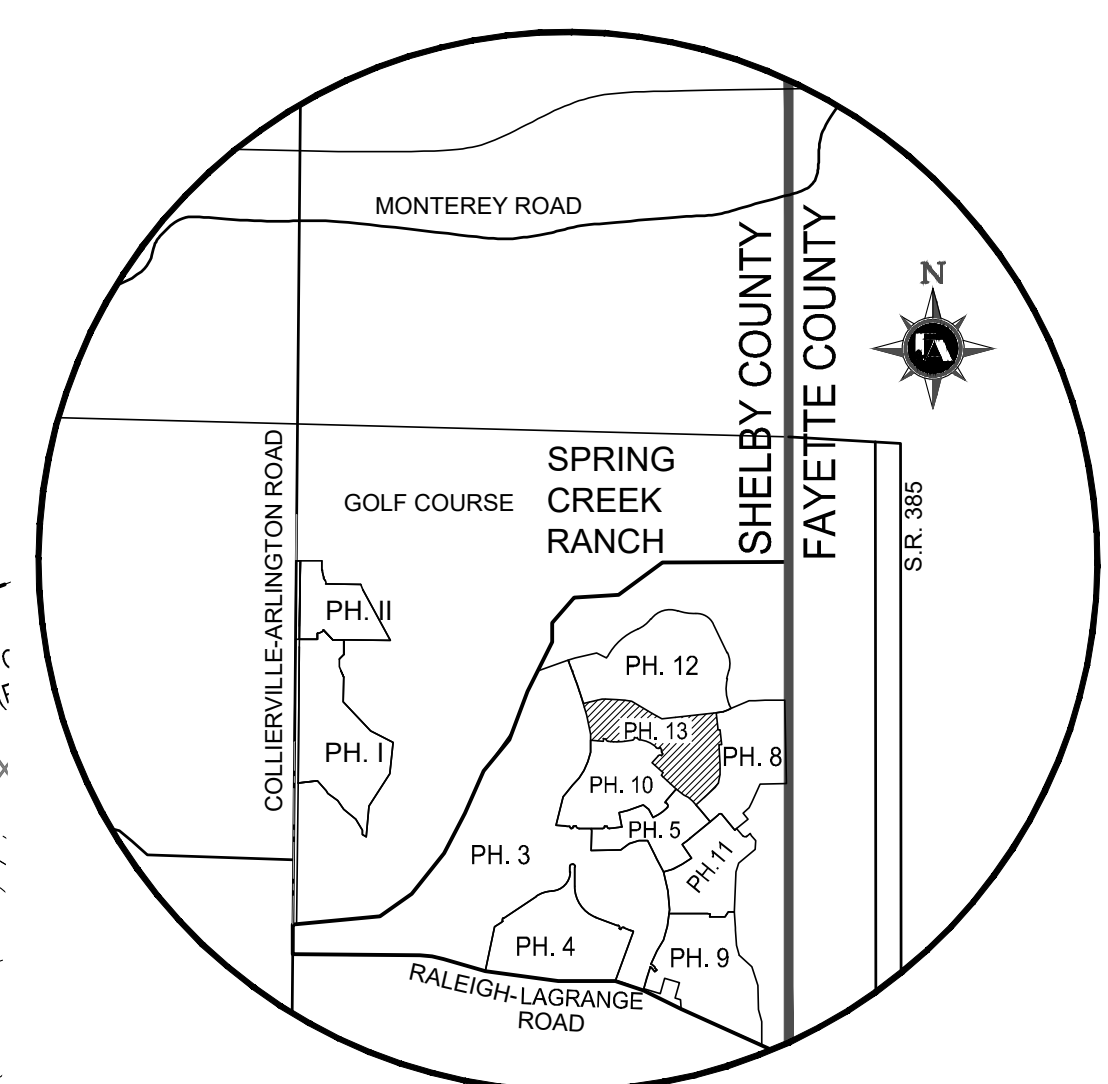


LOTS 357-394 - THE BELOW MINIMUMS WERE APPROVED BY THE LAND USE CONTROL BOARD ON MAY 12, 2005

SETBACKS:
 FRONT 40' (LOTS 357, 368-373)
 FRONT 30' (LOTS 358-367, 374-394)
 REAR 20'
 SIDE 5'
 MINIMUM LOT SIZE REQ'D - 10,000 SF



DETAIL "C"
SCALE 1" = 60'



VICINITY MAP
(NOT TO SCALE)

GRAPHIC SCALE
(IN FEET)



SEE SHEET 2 OF 4
FOR LINE & CURVE TABLES

REQUIRED SIDEWALK

STREET NAME	S/W WIDTH	SIDE	LOCATION FROM CENTERLINE
MAGS LANE	5'	SOUTH	25.5' RIGHT

FINAL PLAT
SPRING CREEK RANCH
 PLANNED DEVELOPMENT
 PHASE 13

CASE#: P.D. 13-314 CO FORMER CASE#: P.D. 99-306 CO
 PART OF AREA D
 SHELBY COUNTY, TENNESSEE

DECEMBER 2023
 TOTAL AREA: 17.265 ACRES (752,080 S.F.)
 TOTAL 38 LOTS & 3 C.O.S.
 DIST. 2 BLK. 23 PARCEL 28
 FEMA MAP PANEL 47157C 0485G, DATED FEBRUARY 6, 2013

PREPARED FOR:
 SCR BRAVO INVESTMENTS, L.L.C.
 5900 POPLAR AVE.
 MEMPHIS, TN 38119



9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
 901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com

RECORDED:

--	--

COMMON OPEN SPACE			
COS (AC.)		PRIVATE R.O.W. (AC.)	
A	0.025	MAGS LANE	0.350
B	0.025	LOCMERE COVE	0.477
C	0.406	LOCMERE LANE	0.277
		CASSIDY LANE	0.215
		CASSIDY LANE N.	0.337
TOTAL	0.456		1.657

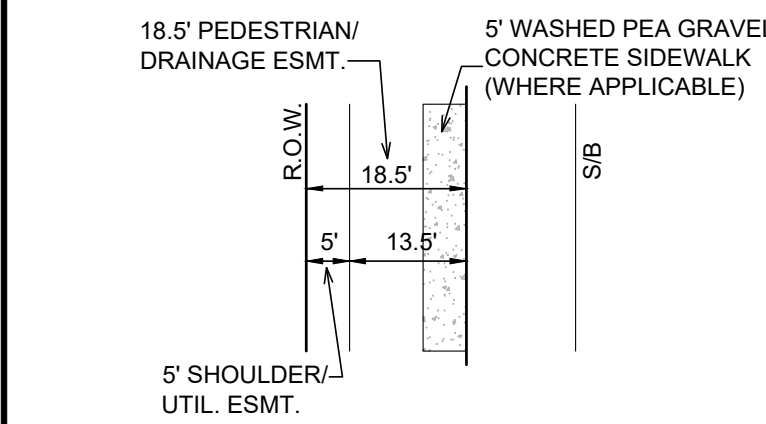
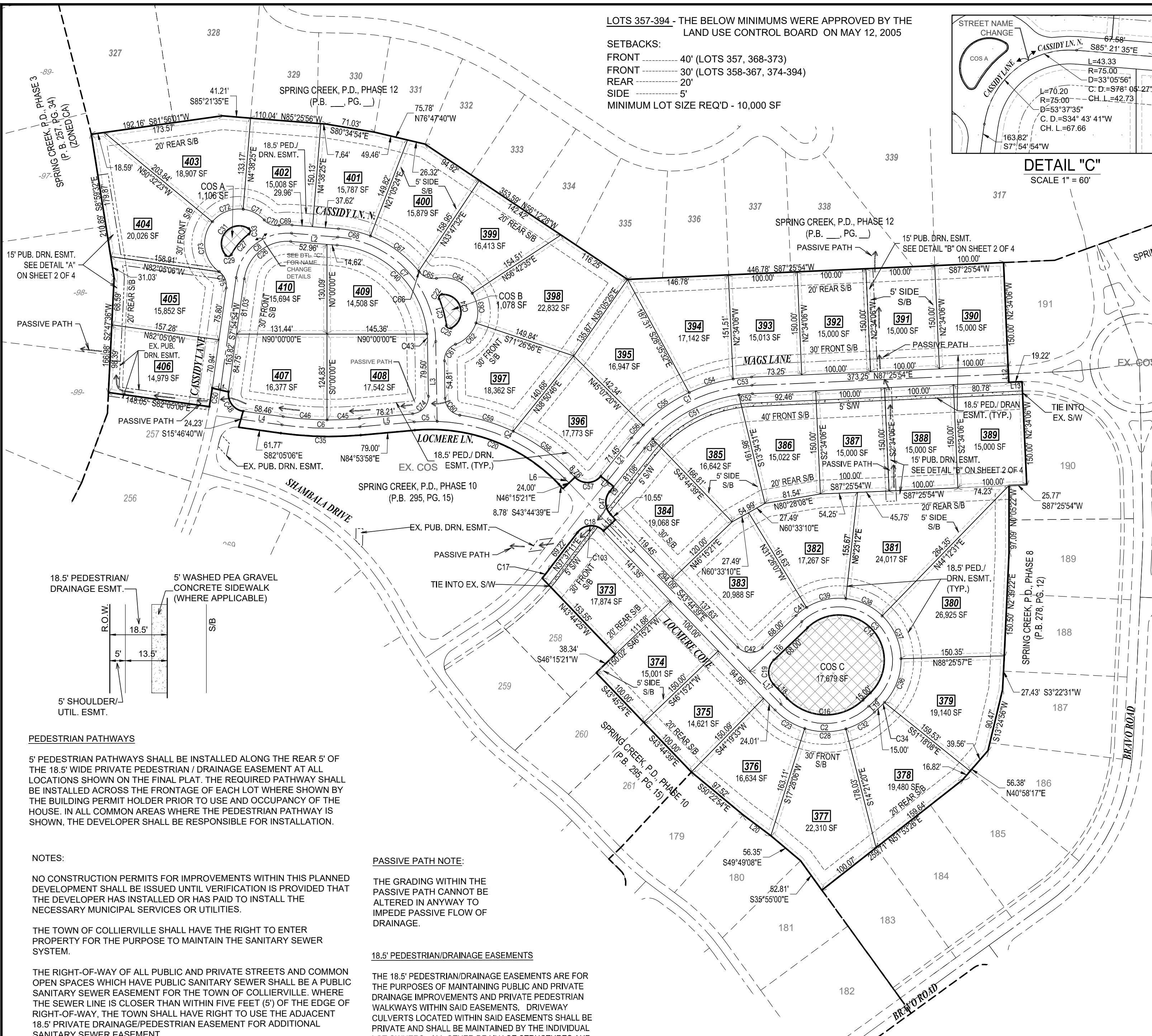
TBM: MLGW GPS 116
 LOCATED 44' NORTHWEST CORNER OF RALEIGH LaGRANGE
 ROAD AND COLD CREEK DR.
 ELEV. 328.79 (NGVD 88)

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD
 HAZARD AREA. F.E.M.A. PANEL 47157C 0485G, DATED
 FEBRUARY 6, 2013

THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR
 THE INSTALLATION AND MAINTENANCE OF ORNAMENTAL
 STREET SIGNS AND POLES.

PROPERTY / HOMEOWNERS ASSOCIATION

All common open spaces features / private facilities shall be owned and
 maintained by the SPRING CREEK RANCH RESIDENTIAL OWNERS
ASSOCIATION, INC. whose establishment, ownership, and maintenance
 responsibilities are recorded under Instrument No. 06138831
 at the Shelby County Register's office as amended by Inst. # 18050041



PEDESTRIAN PATHWAYS

5' PEDESTRIAN PATHWAYS SHALL BE INSTALLED ALONG THE REAR 5' OF THE 18.5' WIDE PRIVATE PEDESTRIAN / DRAINAGE EASEMENT AT ALL LOCATIONS SHOWN ON THE FINAL PLAT. THE REQUIRED PATHWAY SHALL BE INSTALLED ACROSS THE FRONTAGE OF EACH LOT WHERE SHOWN BY THE BUILDING PERMIT HOLDER PRIOR TO USE AND OCCUPANCY OF THE HOUSE. IN ALL COMMON AREAS WHERE THE PEDESTRIAN PATHWAY IS SHOWN, THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION.

NOTES:

NO CONSTRUCTION PERMITS FOR IMPROVEMENTS WITHIN THIS PLANNED DEVELOPMENT SHALL BE ISSUED UNTIL VERIFICATION IS PROVIDED THAT THE DEVELOPER HAS INSTALLED OR HAS PAID TO INSTALL THE NECESSARY MUNICIPAL SERVICES OR UTILITIES.

THE TOWN OF COLLIERVILLE SHALL HAVE THE RIGHT TO ENTER PROPERTY FOR THE PURPOSE TO MAINTAIN THE SANITARY SEWER SYSTEM.

THE RIGHT-OF-WAY OF ALL PUBLIC AND PRIVATE STREETS AND COMMON OPEN SPACES WHICH HAVE PUBLIC SANITARY SEWER SHALL BE A PUBLIC SANITARY SEWER EASEMENT FOR THE TOWN OF COLLIERVILLE. WHERE THE SEWER LINE IS CLOSER THAN FIVE FEET (5') OF THE EDGE OF RIGHT-OF-WAY, THE TOWN SHALL HAVE RIGHT TO USE THE ADJACENT 18.5' PRIVATE DRAINAGE/PEDESTRIAN EASEMENT FOR ADDITIONAL SANITARY SEWER EASEMENT.

WHEN THE SANITARY SEWER SYSTEM LIES WITHIN PUBLIC OR PRIVATE STREETS, THE TOWN OF COLLIERVILLE ONLY HAS THE RESPONSIBILITY TO REPAIR THE STREET WITH THE TOWN OF COLLIERVILLE'S STANDARD ASPHALT SECTION AND DOES NOT HAVE THE RESPONSIBILITY TO REPLACE ANY DECORATIVE PAVEMENT; THIS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

WHEN THE SANITARY SEWER SYSTEM LIES WITHIN COMMON OPEN SPACE (C.O.S) AND ANY AREA OUTSIDE OF THE PUBLIC AND PRIVATE STREETS, THE TOWN OF COLLIERVILLE ONLY HAS THE RESPONSIBILITY TO REPLACE THE DISTURBED AREA WITH SOD AND DOES NOT HAVE THE RESPONSIBILITY TO REMOVE, RELOCATE OR REPLACE ANY AMENITIES (I.E. LANDSCAPING, FENCES, GAZEBO'S, ETC) WITHIN THESE AREAS; THIS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

TOWN OF COLLIERVILLE SHALL ONLY MAINTAIN THE SANITARY SEWER SYSTEM LOCATED WITHIN PUBLIC RIGHT OF WAY OR PUBLIC EASEMENT.

THERE IS A 5' UTILITY EASEMENT ALONG ALL FRONT, SIDE & REAR LOT LINES.

ALL STREETS ARE PUBLIC.

PASSIVE PATH NOTE:

THE GRADING WITHIN THE PASSIVE PATH CANNOT BE ALTERED IN ANYWAY TO IMPEDE PASSIVE FLOW OF DRAINAGE.

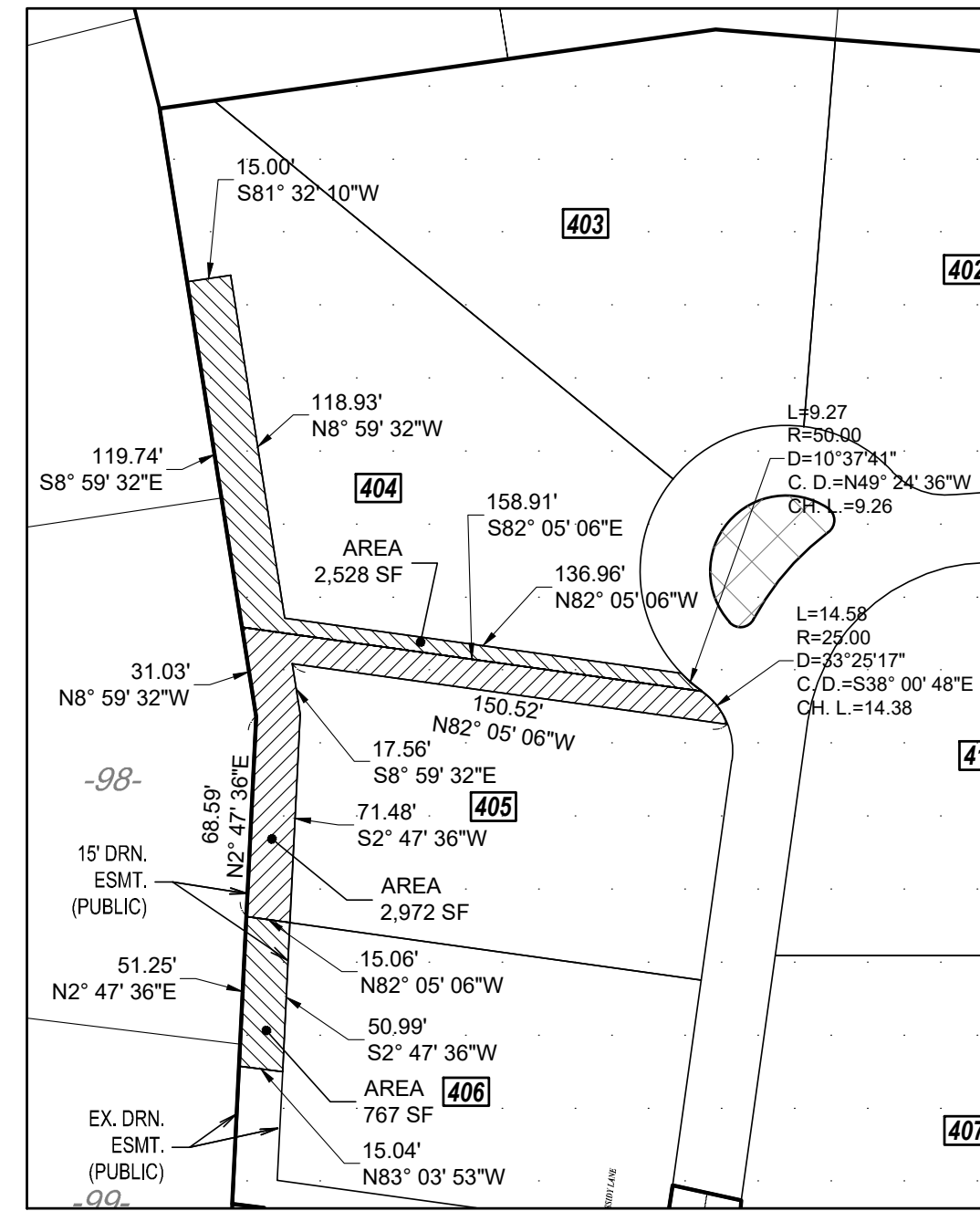
18.5' PEDESTRIAN/DRAINAGE EASEMENTS

THE 18.5' PEDESTRIAN/DRAINAGE EASEMENTS ARE FOR THE PURPOSES OF MAINTAINING PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS AND PRIVATE PEDESTRIAN WALKWAYS WITHIN SAID EASEMENTS. DRIVEWAY CULVERTS LOCATED WITHIN SAID EASEMENTS SHALL BE PRIVATE AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS. ALL OTHER DRAINAGE STRUCTURES AND PIPES WITHIN SAID EASEMENTS SHALL BE PUBLIC OWNED AND MAINTAINED BY SHELBY COUNTY. SHELBY COUNTY SHALL HAVE RIGHT TO ACCESS AND USE SAID EASEMENTS FOR PURPOSES OF MAINTAINING THE PUBLIC OWNED DRAINAGE IMPROVEMENTS, BUT SHALL NOT BE RESPONSIBLE FOR OR OBLIGATED TO MAINTAIN ANY OTHER IMPROVEMENTS WITHIN SAID EASEMENT INCLUDING BUT NOT LIMITED TO PEDESTRIAN WALKWAYS, PRIVATE DRIVEWAY CULVERTS AND SURFACE SWALES. ALL SURFACE SWALES LOCATED WITHIN SAID EASEMENT SHALL BE MAINTAINED BY INDIVIDUAL LOT OWNERS WHERE SAID SWALES ARE CONSTRUCTED ACROSS INDIVIDUAL LOTS AND BY THE HOME OWNER ASSOCIATION WHERE SAID SWALES ARE CONSTRUCTED ACROSS COMMON AREAS. THE PEDESTRIAN PATHWAY SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHERE THE PATHWAY CROSSES INDIVIDUAL LOTS, AND SHALL BE MAINTAINED BY THE HOME OWNER ASSOCIATION WHERE LOCATED IN COMMON OPEN SPACES. DRAINAGE IMPROVEMENTS, INCLUDING STRUCTURES AND PIPES, LOCATED WITHIN PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNER ASSOCIATION.

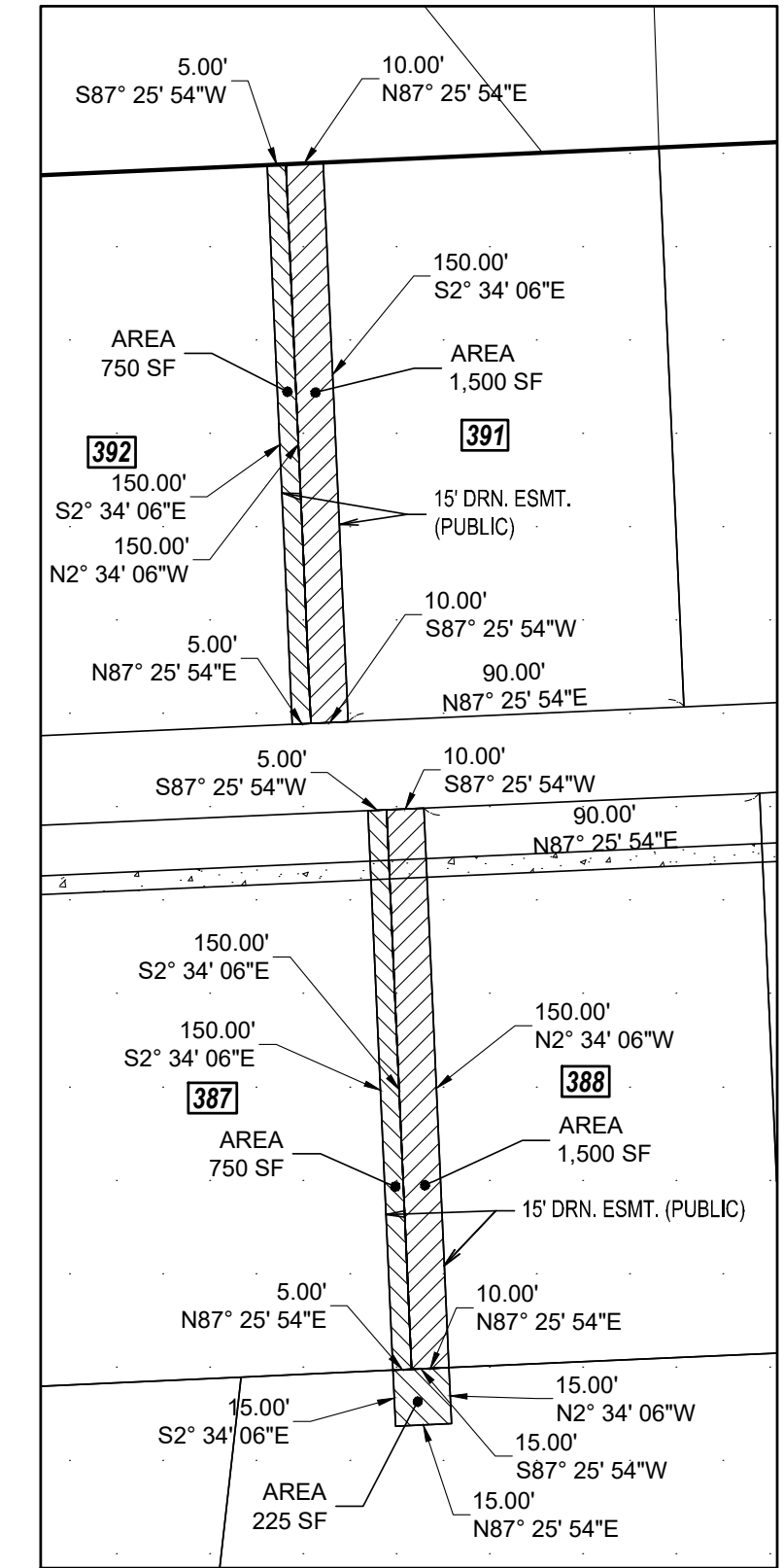
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	190.80'	225.00'	48°35'09"	N63° 08' 20"E	185.13'
C2	141.37'	90.00'	90°00'00"	S88° 44' 39"E	127.28'
C3	245.04'	78.00'	180°00'00"	N43° 44' 39"W	156.00'
C4	208.42'	270.00'	44°13'44"	N65° 51' 31"W	203.29'
C5	33.59'	270.00'	7°07'40"	S88° 27' 48"W	33.57'
C6	113.58'	500.00'	13°00'56"	N88° 35' 34"W	113.34'
C7	228.22'	155.00'	84°21'38"	N43° 10' 46"W	208.15'
C8	113.52'	75.00'	86°43'31"	S51° 16' 39"W	102.99'
C14	207.35'	66.00'	180°00'00"	S43° 44' 39"E	132.00'
C16	122.52'	78.00'	90°00'00"	N88° 44' 39"W	110.31'
C17	14.61'	362.00'	2°18'43"	N38° 46' 33"E	14.61'
C18	42.82'	25.00'	98°07'22"	N86° 40' 52"E	37.77'
C19	39.27'	25.00'	90°00'00"	N1° 15' 21"E	35.36'
C21	40.23'	172.00'	13°24'10"	N15° 16' 59"W	40.14'
C22	9.35'	5.00'	107°06'03"	N31° 33' 58"E	8.04'
C23	51.25'	102.00'	28°47'15"	S58° 08' 16"E	50.71'
C24	72.24'	26.00'	159°12'04"	S15° 16' 59"E	51.15'
C25	9.35'	5.00'	107°06'03"	N62° 07' 55"W	8.04'
C26	95.36'	63.00'	86°43'31"	N51° 16' 39"E	86.51'
C27	39.80'	92.00'	24°47'22"	S40° 29' 12"W	39.49'
C28	60.56'	102.00'	34°00'59"	S89° 32' 23"E	59.67'
C29	9.59'	5.00'	109°53'22"	S83° 02' 12"W	8.19'
C31	74.88'	26.00'	165°00'38"	N40° 29' 12"E	51.56'
C32	48.42'	102.00'	27°11'46"	N59° 51' 14"E	47.96'
C33	9.59'	5.00'	109°53'22"	S2° 03' 48"E	8.19'
C34	5.65'	90.00'	3°35'58"	N44° 27' 22"E	5.65'
C36	69.47'	90.00'	44°13'26"	N20° 32' 40"E	67.76'
C37	69.47'	90.00'	44°13'26"	N23° 40' 46"W	67.76'
C38	59.41'	90.00'	37°49'19"	N64° 42' 09"W	58.34'
C39	59.41'	90.00'	37°49'19"	S77° 28' 32"W	58.34'
C40	199.40'	143.00'	79°53'38"	S45° 24' 46"E	183.63'
C41	19.33'	90.00'	12°18'32"	S52° 24' 37"W	19.30'
C42	39.27'	25.00'	90°00'00"	N88° 44' 39"W	35.36'
C43	11.15'	143.00'	4°28'00"	S3° 13' 57"E	11.15'
C45	46.76'	488.00'	5°29'22"	S87° 38' 39"W	46.74'
C46	64.10'	488.00'	7°31'34"	N85° 50' 53"W	64.05'
C47	36.04'	25.00'	82°35'25"	N2° 26' 56"W	33.00'
C48	39.27'	25.00'	90°00'00"	N37° 05' 06"W	35.36'
C49	17.90'	213.00'	4°48'53"	N41° 15' 12"E	17.89'
C50	27.06'	823.00'	1°53'02"	S8° 51' 25"W	27.06'
C51	143.29'	213.00'	38°32'35"	N62° 55' 57"E	140.60'
C52	19.43'	213.00'	5°13'40"	N84° 49' 04"E	19.43'
C53	26.81'	237.00'	6°28'54"	S84° 11' 27"W	26.80'
C54	66.97'	237.00'	16°11'27"	S72° 51' 17"W	66.75'
C55	82.24'	237.00'	19°52'53"	S54° 49' 07"W	81.83'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C56	24.95'	237.00'	6°01'55"	S41° 51' 43"W	24.94'
C57	42.50'	25.00'	97°24'35"	S87° 33' 04"W	37.57'
C58	104.06'	282.00'	21°08'33"	N54° 18' 55"W	103.47'
C59	81.22'	282.00'	16°30'07"	N73° 08' 15"W	80.94'
C60	35.08'	25.00'	80°23'22"	N41° 11' 38"W	32.27'
C61	30.66'	25.00'	70°16'17"	N34° 08' 12"E	28.78'
C62	44.26'	50.00'	50°43'16"	N43° 54' 42"E	42.83'
C63	45.24'	50.00'	51°50'29"	N7° 22' 11"W	43.71'
C64	59.62'	50.00'	68°18'53"	N67° 26' 52"W	56.15'
C65	27.65'	25.00'	63°22'44"	N69° 54' 56"W	26.27'
C66	1.75'	167.00'	0°36'03"	N38° 31' 36"W	1.75'
C67	87.68'	167.00'	30°04'58"	N53° 52' 07"W	86.68'
C68	47.95'	167.00'	16°26'59"	N77° 08' 06"W	47.78'
C72	50.29'	50.00'	57°37'41"	S68° 16' 27"W	48.20'
C73	82.19'	50.00'	94°11'03"	S7° 37' 55"E	73.24'
C74	37.48'	25.00'	85°53'54"	S41° 57' 01"W	34.07'
C75	27.33'	25.00'	62°38'20"	S23° 24' 16"E	25.99'

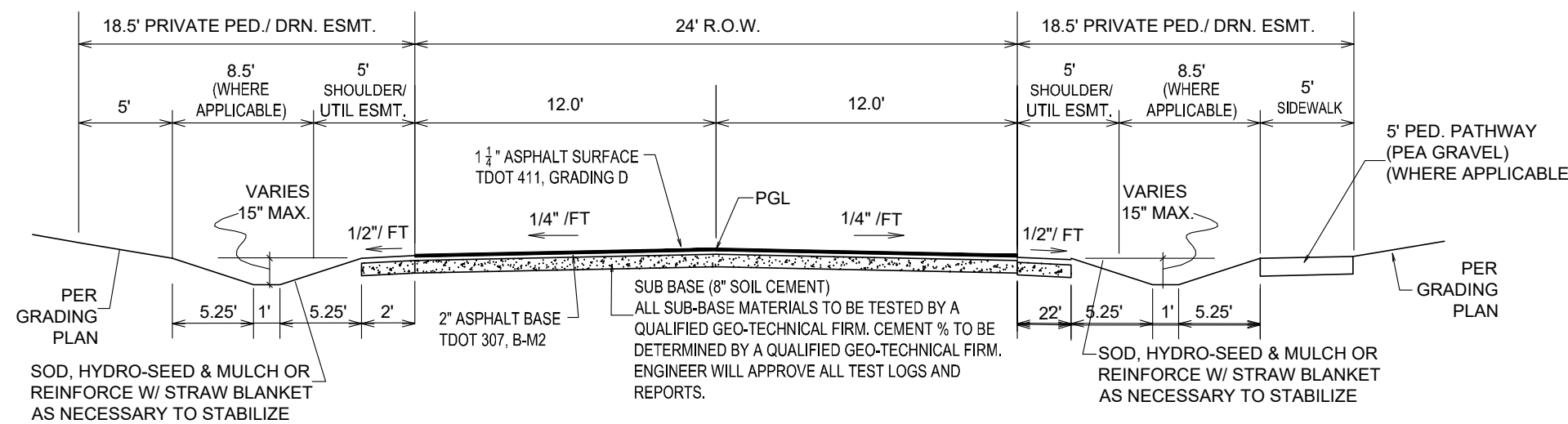
Parcel Line Table		
Line #	Length	Direction
L1	24.08'	S77° 25' 31"E
L2	67.58'	N85° 21' 35"W
L3	116.04'	N0° 59' 57"W
L4	60.12'	N82° 05' 06"W
L5	79.00'	S84° 53' 58"W
L6	8.78'	N43° 44' 39"W
L7	24.00'	S51° 09' 14"E
L9	9.62'	S38° 50' 46"W
L12	24.00'	N2° 34' 06"W
L13	19.22'	S87° 25' 54"W
L15	24.00'	S46° 38' 15"W
L16	105.00'	S46° 15' 21"W
L17	66.00'	S43° 44' 39"E
L18	29.00'	N43° 44' 39"W
L19	15.00'	N46° 15' 21"E
L20	50.46'	S53° 18' 41"E
L21	71.45'	N38° 50' 46"E



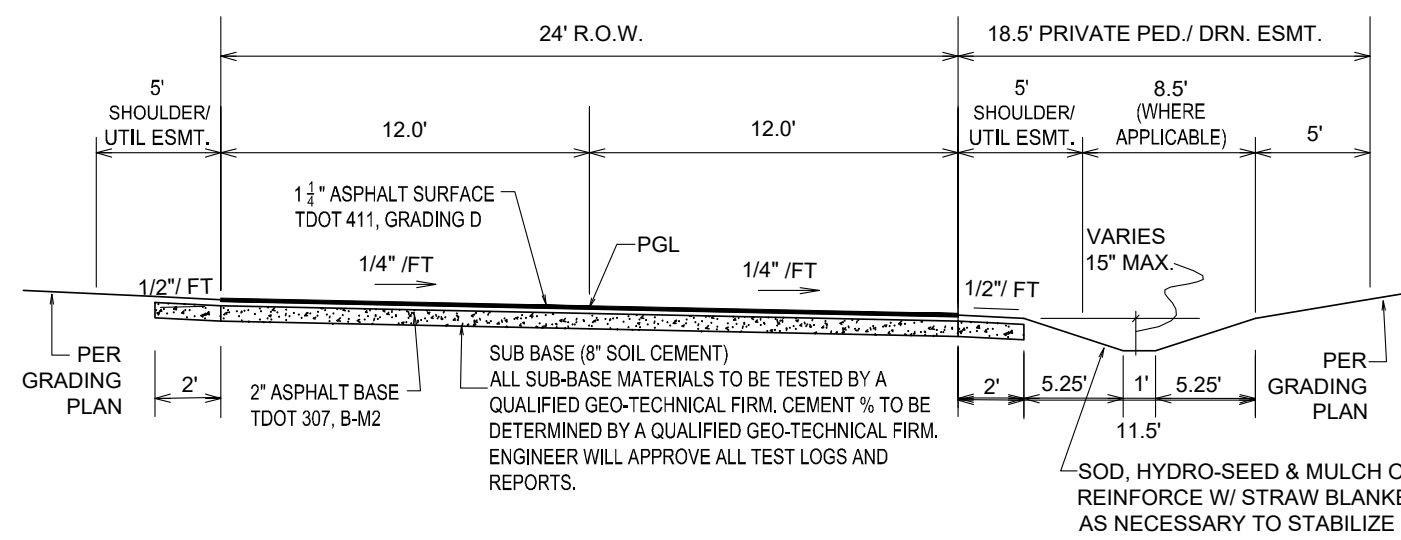
DETAIL "A"
SCALE 1" = 60'



DETAIL "B"
SCALE 1" = 60'



TYPICAL STREET SECTION
N.T.S.



SPECIAL STREET SECTION
(PORTION OF LOCMEERE COVE)
N.T.S.

FINAL PLAT SPRING CREEK RANCH PLANNED DEVELOPMENT PHASE 13

CASE#: P.D. 13-314 CO FORMER CASE#: P.D. 99-306 CO
PART OF AREA D
SHELBY COUNTY, TENNESSEE

DECEMBER 2023
TOTAL AREA: 17.265 ACRES (752,080 S.F.)
TOTAL 38 LOTS & 3 C.O.S.
DIST. 2 BLK. 23 PARCEL 28
FEMA MAP PANEL 47157C 0485G, DATED FEBRUARY 6, 2013

PREPARED FOR:
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MEMPHIS, TN 38119



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RECORDED:

OUTLINE PLAN CONDITIONS

Spring Creek Ranch Planned Development, 1st Amendment
P.D. 13-314 CO

I. Uses and Bulk Regulations:

A. Area "A" (57.7 acres)

1. Area A-1 (Approximately 34.69 Acres): A maximum of 73 lots for single-family detached units, open space, and walking trails.

a. Area A shall be regulated by the R-6 District unless specified below.

1. Minimum Residential Lot Size 6,400 sq. ft. (Typical Lot 60' x 120').

2. Front Yard Setback - 25 feet.

b. All lots in Area A-1 shall have frontage on a Private Drive with a minimum width of 31 feet. Direct access to Collierville-Arlington from any residential lot shall be prohibited. The right of access shall be conveyed to Shelby County.

c. The minimum width of any service drive shall be 20 feet.

2. Area A-2 (Approximately 10.33 Acres): Single Family Residential as governed by the R-15 District with a maximum of 4 lots.

3. Area A-3 (Approximately 12.68 acres): Single Family Residential as governed by the R-15 District, with a maximum of 13 lots and uses that are accessory to a Golf Course/Club House.

B. Area "B" (67.5 acres) A maximum 172 single family detached dwelling units.

C. Area "C" (56.7 acres) Common Open Space; Horse & Stable Uses

D. Area "D" (106.24 acres) A maximum of 208 single family detached dwelling units.

E. Area "D1" (12.96 acres) A maximum of 28 single family detached dwelling units. The front yard building setback shall be 15' and a minimum rear setback of 20' and a side yard setback of 5' and a minimum lot size of 10,000 square feet.

F. Area "E" (31.0 acres) A maximum of 32 single family detached dwelling units. The front yard setback is 30', a minimum rear setback of 20' and a side setback of 5' and a minimum lot size of 10,000 square feet.

G. Area "F" (60.3 acres) A maximum of 28 single family detached dwelling units.

H. Area "G" (16.2 acres) A maximum of 21 single family and zero lot line dwelling units. A minimum of 10 units shall be free standing and 11 may be zero lot line grouping with no more than 4 units with a common fire wall. This does not require grouping but only allows grouping, if feasible.

I. Passive recreation and environmental education uses allowed in all areas.

II. Access and Circulation:

A. Dedicate Collierville-Arlington 34 feet from the centerline and improve to rural cross-section in accordance with Subdivision Regulations and Shelby County Paving Policy.

B. Dedicate Raleigh-LaGrange 42 feet from the centerline and improve in accordance with Subdivision Regulations. A new alignment will be required.

C. Drives within areas A, B, C, D, E, and F shall be private and shall provide access to Collierville-Arlington Road, Raleigh-LaGrange Road and other areas of the Planned Development.

D. Access to area "G" shall be provided from Collierville-Arlington Road by way of a private drive through the golf course or from Monterey Road.

E. Direct access by individual (residential) lots to Collierville-Arlington Road and Raleigh-LaGrange Road is prohibited, except for lots in Area A-2 as per approved by Land Use Control Board per case No. 99-306CO on December 11, 2003.

F. Private drive widths shall be a minimum of 22 feet wide except for one way traffic which may be 14'-0" minimum and shall be governed by the County Fire Department unless modified elsewhere in these conditions.

G. The setback, queuing, requirements for gates, guardhouses, or other vehicle control devices shall be as required by Section 4.4.8 of the UDC, except as follows:

1. The gates in Area A-2 shall be set back a minimum of 50 feet from the existing edge of pavement of Collierville-Arlington Road.

2. The gate in Area A-1 shall be set back a minimum of 13 feet from the existing edge of pavement of Collierville-Arlington Road.

III. Drainage and Sanitary Sewer:

A. Drainage improvements including possible on-site detention to be provided under contract in accordance with Subdivision Regulations, and the County Engineer's office.

B. Any development within Area "G" cannot tie on to the Town of Collierville's sanitary sewer system, but must be served by an alternate sewer treatment system.

IV. The Land Use Control Board may modify the bulk, access, parking, landscaping, loading, screening, signage, and other site requirements if equivalent alternatives are presented; provided, however, any adjacent property owner who is dissatisfied with the modifications of the Land Use Control Board hereunder may, within ten days of such action, file a written appeal to the Director of Office of Planning and Development, to have such action reviewed by the appropriate governing bodies.

V. Landscaping and Screening:

A. A 50 foot landscape buffer shall be provided along Collierville-Arlington Road and Raleigh-LaGrange Road.

B. If reverse frontage is proposed along Collierville-Arlington Road or Raleigh-LaGrange Road, a detailed plan for the reverse landscape screen shall be submitted with any application for site plan review by the Land Use Control in accordance with Condition IX.

C. Additional streetscape and open space landscaping shall be illustrated on all final plans subject to site plan review by the Land Use Control Board in accordance with Condition VIII.

D. Equivalent landscaping may be substituted subject to site plan review by the Land Use Control Board.

E. All required landscaping and screening shall not conflict with any easements including overhead wires.

F. Buffer areas between the sub-sections of Area A shall be delineated and may at the direction of the OPD require supplemental planting.

G. Landscaping shall be added along the entryway and entry drive of Area A-2 to limit the view of the building, drive aisle and parking area from the direct view of the Collierville-Arlington.

VI. Signs:

A. Signs shall be permitted in accordance with the R-S District.

B. Portable and temporary signs shall be prohibited.

C. All signs shall be setback a minimum of 15 feet from the right-of-way.

D. Area A-2 and A-3: One detached sign, limited to a maximum of 12 square feet in area and six feet in height shall be permitted.

E. Signs for any area or phase of this P.D. shall comply with Unified Development Code.

VII. Site Plan Review:

A. A site plan shall be submitted for the review, comment and recommendation of the Office of Planning and Development (OPD) and appropriate City and County agencies.

B. The site plan shall include the following information:

- The location, and dimensions of all buildable areas, signs and parking areas.
- The layout of all public streets, private drives and the dimensions and area of all lots.
- Specific plans for internal and perimeter landscaping and screening including landscaping of all open space features.
- Illustrations of the design and materials of any proposed signs.

C. The site plan shall be reviewed based upon the following criteria:

- Adequacy of facilities and conformance to the Subdivision Regulations.
- Design and location of any open space features relative to the type and location of residential units.
- Conformance with the outline plan conditions.
- Compatibility with adjacent properties as judged from the final elements of site development including landscaping, screening and architectural design.

VIII. Final plans shall not be approved until the site plan for that phase is approved by the Memphis and Shelby County Office of Planning and Development. If there is a difference of opinion regarding the interpretation of any of the conditions in this Planned Development, the applicant may appeal decision of the OPD to the Land Use Control Board and the Shelby County Board of Commissioners.

IX. A final plan shall be filed within five years of the approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant.

X. All common open space features shall be given a lot number and shall be maintained by a property owners association. The first phase of development adjacent to a common open space shall include the common open space within the site plan for that phase.

XI. Any final plan shall include the following:

- The outline plan conditions.
- A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
- The location and dimensions of buildable areas, pedestrian and utility easements and required landscaping and screening areas.
- The content of all landscaping and screening to be provided.
- The location and ownership, whether public or private, of any easement.
- A statement conveying all common facilities and areas to homeowners' association or other entity, for ownership and maintenance purposes.
- The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The area denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to: removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.

**FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 13
CASE#: P.D. 13-314 CO FORMER CASE#: P.D. 99-306 CO
PART OF AREA D
SHELBY COUNTY, TENNESSEE**

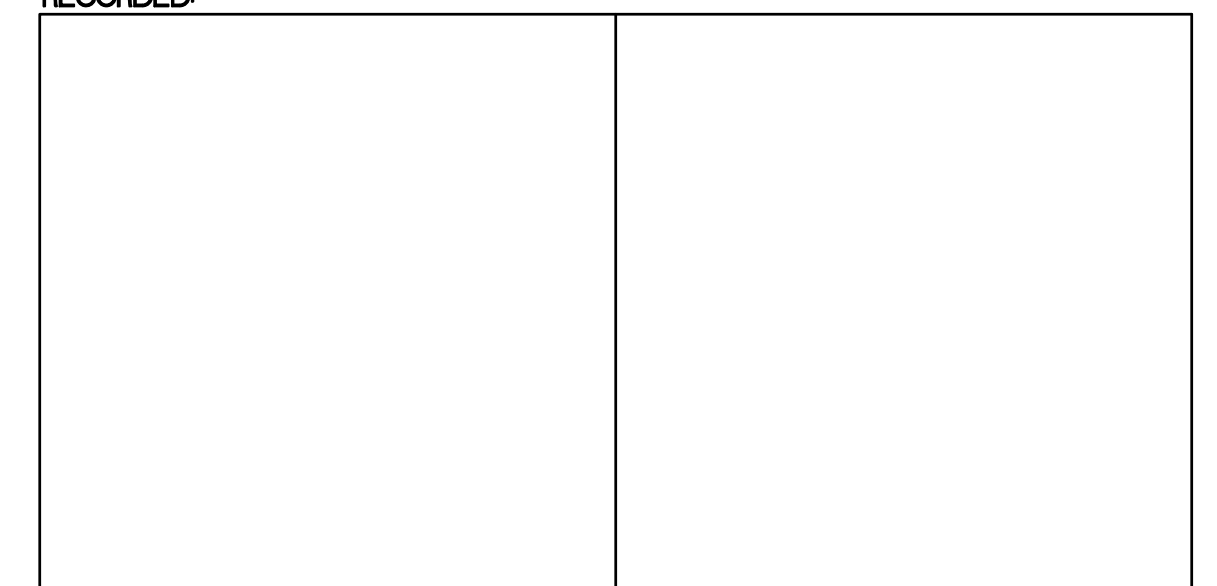
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**9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-8538
901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com**

RECORDED:



OWNER'S CERTIFICATE

We, SCR BRAVO INVESTMENTS, L.L.C., the undersigned owner of the property shown hereon, hereby adopt this plat as our plan of development and dedicate the streets, rights-of-way, and grant the easements as shown and/or described to the public use forever. We certify that we are the owner of the said property in fee simple, duly authorized to act, and that the said property is not encumbered by any taxes or mortgages which have become due and payable.

By _____
MATT HAYDEN
TREASURER

State of Tennessee
County of Shelby

Before me, the undersigned, a Notary Public in and for the said state and county at Memphis, duly commissioned and qualified, personally appeared MATT HAYDEN, with whom I am personally acquainted, and who upon his oath acknowledged himself to be TREASURER of the SCR BRAVO INVESTMENTS, L.L.C., the within named bargainer, and that he executed the foregoing instrument for the purpose therein contained. In witness whereof, I have hereunto set my hand and affixed my notarial seal at my office in Memphis, this _____ day of _____, 2022.

Notary Public _____
My commission expires _____

SURVEYOR'S CERTIFICATE

It is hereby certified that this is a Category "1" Survey and that the ratio of precision of the unadjusted survey is 1:10,000 or greater; that this plat has been prepared by me or under my individual supervision and conforms with applicable state laws and Memphis and Shelby County Unified Development Code, and the specific conditions imposed on this development relating to the practice of land surveying.

FISHER & ARNOLD, Inc

By _____
Tennessee Certificate No. _____

Date _____

ENGINEER'S CERTIFICATE

It is hereby certified that this plat is true and correct, is in conformance with the design requirements of the Memphis and Shelby County Unified Development Code, and the specific conditions imposed on this development, and takes into account all applicable Federal, State, and Local Building Laws and Regulations.

FISHER & ARNOLD, Inc

By _____
Tennessee Certificate No. _____

Date _____

LAND USE AND DEVELOPMENT SERVICES CERTIFICATE

This final plat conforms with the Outline Plan acted on by the Land Use Control Board on June 13, 2013 and approved by the Shelby County Commission on September 9, 2013 with further revisions approved by the Land Use Control Board via Major Modification Application on 02/11/21 (Case # MJR 2021-002).

By _____
Zoning Administrator _____ Date _____

LUDS _____, County Engineer _____

PROPERTY / HOMEOWNERS ASSOCIATION

All common open spaces features / private facilities shall be owned and maintained by THE SPRING CREEK RANCH RESIDENTIAL OWNERS ASSOCIATION, INC., whose establishment, ownership, and maintenance responsibilities area recorded under Instrument 06138831 at the Shelby County Register's office.

**FINAL PLAT
SPRING CREEK RANCH
PLANNED DEVELOPMENT
PHASE 13**

CASE#: P.D. 13-314 CO FORMER CASE#: P.D. 99-306 CO

**PART OF AREA D
SHELBY COUNTY, TENNESSEE**

DECEMBER 2023
TOTAL AREA: 17.265 ACRES (752,080 S.F.)
TOTAL 38 LOTS & 3 C.O.S.
DIST. 2 BLK. 23 PARCEL 28
FEMA MAP PANEL 47157C 0485G, DATED FEBRUARY 6, 2013

PREPARED FOR:
SCR BRAVO INVESTMENTS, L.L.C.
5900 POPLAR AVE.
MEMPHIS, TN 38119



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