

Park Tour

July 22, 2017





- \$2,425,000 Budget
- Design Development in progress
- Construction anticipated to begin spring 2018



Prestwyck Neighborhood Park



Vicinity Map
NO SCALE



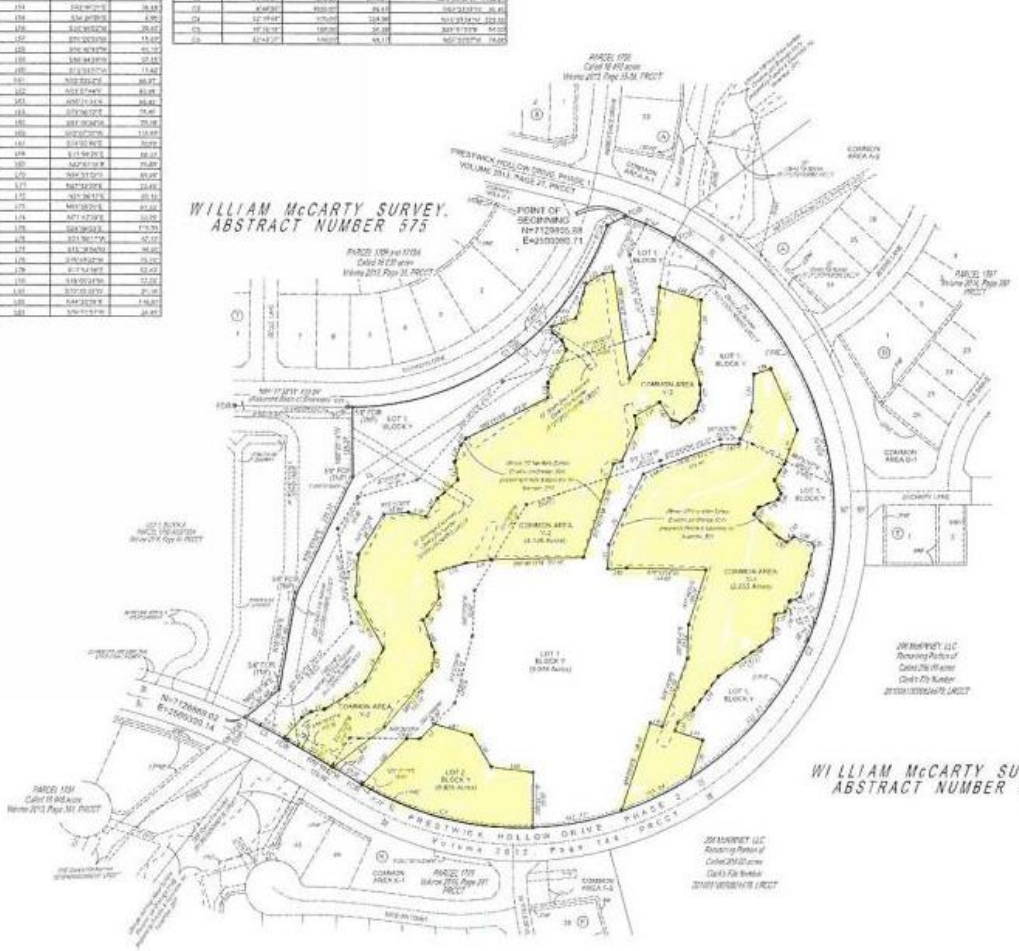
LINE TABLE

LINE #	BEARING	DISTANCE
1.1	N00°13'10"W	35.41
1.2	N00°13'10"W	24.16
1.3	N00°13'10"W	31.57
1.4	N00°13'10"W	39.22
1.5	N00°13'10"W	39.22
1.6	N00°13'10"W	39.22
1.7	N00°13'10"W	39.22
1.8	N00°13'10"W	39.22
1.9	N00°13'10"W	39.22
1.10	N00°13'10"W	39.22
1.11	N00°13'10"W	39.22
1.12	N00°13'10"W	39.22
1.13	N00°13'10"W	39.22
1.14	N00°13'10"W	39.22
1.15	N00°13'10"W	39.22
1.16	N00°13'10"W	39.22
1.17	N00°13'10"W	39.22
1.18	N00°13'10"W	39.22
1.19	N00°13'10"W	39.22
1.20	N00°13'10"W	39.22
1.21	N00°13'10"W	39.22
1.22	N00°13'10"W	39.22
1.23	N00°13'10"W	39.22
1.24	N00°13'10"W	39.22
1.25	N00°13'10"W	39.22
1.26	N00°13'10"W	39.22
1.27	N00°13'10"W	39.22
1.28	N00°13'10"W	39.22
1.29	N00°13'10"W	39.22
1.30	N00°13'10"W	39.22
1.31	N00°13'10"W	39.22
1.32	N00°13'10"W	39.22
1.33	N00°13'10"W	39.22
1.34	N00°13'10"W	39.22
1.35	N00°13'10"W	39.22
1.36	N00°13'10"W	39.22
1.37	N00°13'10"W	39.22
1.38	N00°13'10"W	39.22
1.39	N00°13'10"W	39.22
1.40	N00°13'10"W	39.22
1.41	N00°13'10"W	39.22
1.42	N00°13'10"W	39.22
1.43	N00°13'10"W	39.22
1.44	N00°13'10"W	39.22
1.45	N00°13'10"W	39.22
1.46	N00°13'10"W	39.22
1.47	N00°13'10"W	39.22
1.48	N00°13'10"W	39.22
1.49	N00°13'10"W	39.22
1.50	N00°13'10"W	39.22

CURVE TABLE

CURVE #	BEARING	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
1.1	N00°13'10"W	35.41	35.41	N00°13'10"W	35.41
1.2	N00°13'10"W	24.16	24.16	N00°13'10"W	24.16
1.3	N00°13'10"W	31.57	31.57	N00°13'10"W	31.57
1.4	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.5	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.6	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.7	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.8	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.9	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.10	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.11	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.12	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.13	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.14	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.15	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.16	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.17	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.18	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.19	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.20	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.21	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.22	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.23	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.24	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.25	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.26	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.27	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.28	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.29	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.30	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.31	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.32	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.33	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.34	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.35	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.36	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.37	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.38	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.39	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.40	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.41	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.42	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.43	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.44	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.45	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.46	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.47	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.48	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.49	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22
1.50	N00°13'10"W	39.22	39.22	N00°13'10"W	39.22

WILLIAM McCARTY SURVEY. ABSTRACT NUMBER 575



Legend

- PARCEL BOUNDARY
- SET BY CARPENTERS UNION PETSCH & ASSOC., INC.
- FOUND (S) CARPENTERS UNION PETSCH & ASSOC., INC. OR AS NOTED
- FOUND NON-SEAN (AS NOTED)
- SET NAME IN BRASS DISC PETSCH & ASSOC., INC.
- COMMON AREA
- R RADIUS OF CURVE
- L ARC LENGTH OF CURVE
- SHEDD SHEDD HAZARD SETBACK EASEMENT LINE
- SHOCT LAND RECORDS OF COLLIN COUNTY, TEXAS
- PIGOT PLAT RECORDS OF COLLIN COUNTY, TEXAS
- AMM 5' WALL MAINTENANCE EASEMENT
- LOPFE 5' HOA LANDSCAPE AND SCREENING FENCIBLE MAINTENANCE EASEMENT
- UE UTILITY EASEMENT
- EL DRAINAGE EASEMENT
- DRND DRAINAGE & POSITIVE OVERFLOW EASEMENT
- NOE SANITARY SEWER EASEMENT
- WLE 3' PEDESTALIAN ACCESSED EASEMENT
- WLE WATER LINE EASEMENT
- UTL UTILITY EASEMENT
- TE TEMPORARY TURNAROUNDS ACCESS EASEMENT
- TAA TEMPORARY ACCESS EASEMENT
- N: 1160091.95 E: 1109908.89 STATE PLANE COORDINATES
- ROAD NAME CHANGE

WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575

"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."

- BORROWER NOTES:
- 1) Subject property within Zones "N" and "C" as noted from Flood Insurance Rate Map (FIRM), AB0010-C016-McKinney June 2, 2006, published by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA).
 - 2) All lot corner points of corners and bearings and changes in direction are set 10' except from stations PETSCH & ASSOC., INC. where impacted by action notes, tabs in text of PETSCH & ASSOC., INC. are set in concrete.
 - 3) Property subject to MEMORANDUM OF UNDERSTANDING AGREEMENT recorded in Volume 1035, Page 2712, and BENCH AGREEMENT AGREEMENT recorded in Volume 1035, Page 2712 of the Last Records of Collin County, Texas.
 - 4) All lots situated in whole or in part within the City of McKinney's corporate limits comply with the minimum site requirements of the governing zoning district.
 - 5) State Plane Coordinates for selected corners shown hereon are in U.S. feet North American Datum of 1983, Texas North Central Zone, and were obtained from a Public Land Survey System adjustment on March 14, 2005, using City of McKinney's Monument CMT01 and CMT 12 as control, as furnished to PETSCH & ASSOC., INC. by the City of McKinney Engineering Department on November 30, 2005.
 - 6) Subject to the terms, conditions, provisions and stipulations of SECOND AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MCKINNEY, TEXAS, D.B. HOUSTON-TEGAS, LTD. (as Franchise of CLUSTER WEST PARTNERSHIP, L.P.), BLUE STAR COAT CO, LLC, AND 380 MANAGEMENT, L.P. FOR THE WEST OF QUARTER PORTION OF THE OVERALL PLANNED DEVELOPMENT KNOWN AS THUNDERBOLT BENCH COV'G THE PLANNED 10' BENCH PLANNED DEVELOPMENT dated October 28, 2011, as recorded in Clerk's File Number 201108031564183 of the Last Records of Collin County, Texas.
 - 7) Subject to Easement Agreement for Irrigating Water granted to Collin County Soil Conservation District, recorded in Volume 921, Page 12 of the Last Records of Collin County, Texas, Approved by District Commissioner Dale Hooper of the USDA Natural Resources Conservation Service, (92-542-001). This easement is in the area below the "C" corner.
 - 8) All Common Areas are heavily detailed as Public Utility, Drainage and Non-Easement Landscaping and Paved, Hike & Bike Areas Easements, and shall be owned and maintained by the Home Owners' Association.
 - 9) The Homeowner Association shall be solely responsible for the maintenance of the storm water discharge system and storm drainage system in common areas. The Homeowner Association shall let the City of McKinney harmless from any damages to its works, to the extent, for or any let asking from such maintenance responsibility. The disclaimer occurs when the contractor shall not create any alteration to the City's regular, ordinary or correct any condition that exists or arises due to the natural flow of storm water runoff including but not limited to, storm water runoff, tree strikes and damage, loss of vegetation and trees, tree existence, and interference with structures. The City retains the right to enter upon the property for public purposes.

RECEIVED
By Planning Department at 10:50 a.m. Apr 22, 2016

RECORD PLAT PARCEL 1703 ADDITION

AN ADDITION TO THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
2 LOTS AND 2 COMMON AREAS
BEING 17.589 ACRES SITUATED IN THE
WILLIAM McCARTY SURVEY, ABSTRACT NUMBER 575,
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PREPARED BY
PETSCH & ASSOCIATES, INC.
2001 Brandon Parkway, Suite 200
McKinney, Texas 75069
972.949.9585

VERIFIED/REVIEWED BY
JIM MCCARTY, L.L.C.
400 Columbia Avenue (Development Office)
12217A, W. 300, Suite 200
Garland, Texas 75042
972.609.2200

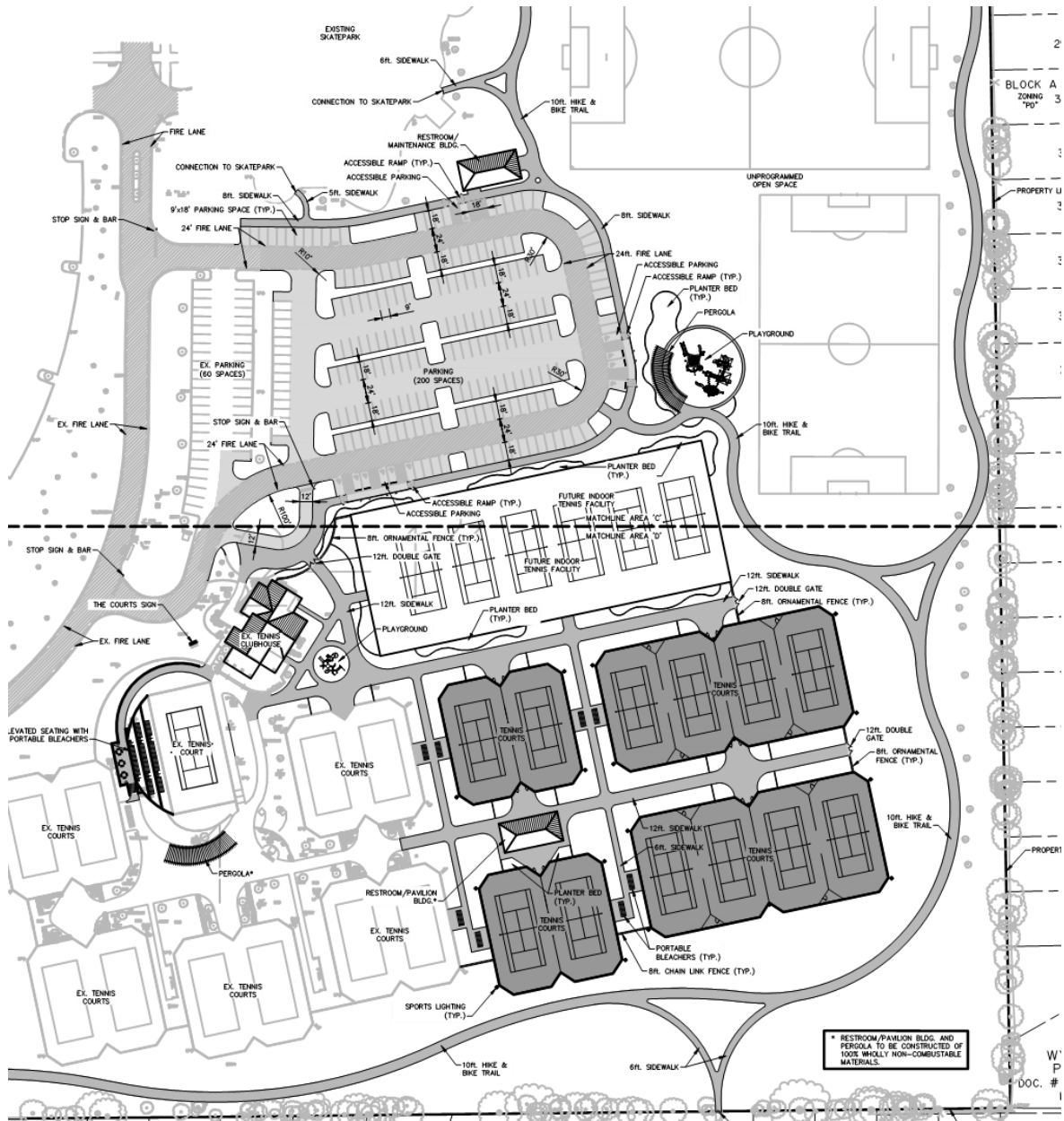
PETSCH & ASSOCIATES, INC.
Professional Engineer - Collin County's Registered Geomatics
Total Station Engineering Inc. (LTD)
Topographic Boundary Surveying (LTD)
2267 (Moffett) Hwy. SAb 201,000490, East 1000, (75)500000

Date	Job No.	Sheet No.	Total Sheets	Scale	Notes
	1703	1	1	1" = 100'	14.202

Gray Branch Tract – 212 Acres



Gabe Nesbitt Tennis Court Expansion



- \$7,000,000 Budget
- Design Completed
- Summer Bidding
- Construction anticipated to early fall

Cottonwood Park – 3.2 Acres



Finch Park – 32.4 Acres



Wilson Creek and Comegys Creek Trails



Wilson Creek Trails

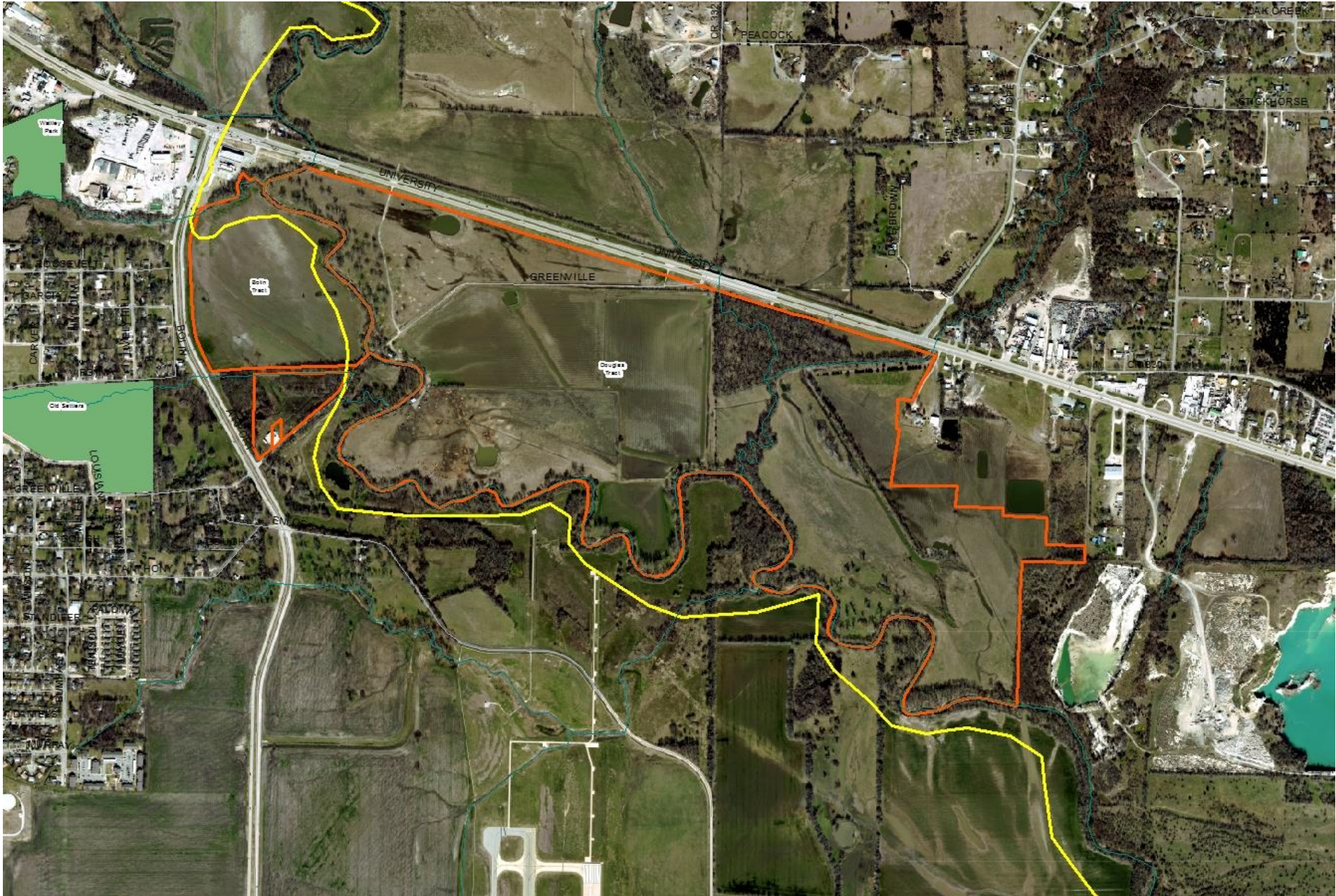
- - - - Proposed Trail
- Constructed Trail
- Proposed Project
- Constructed sidewalk



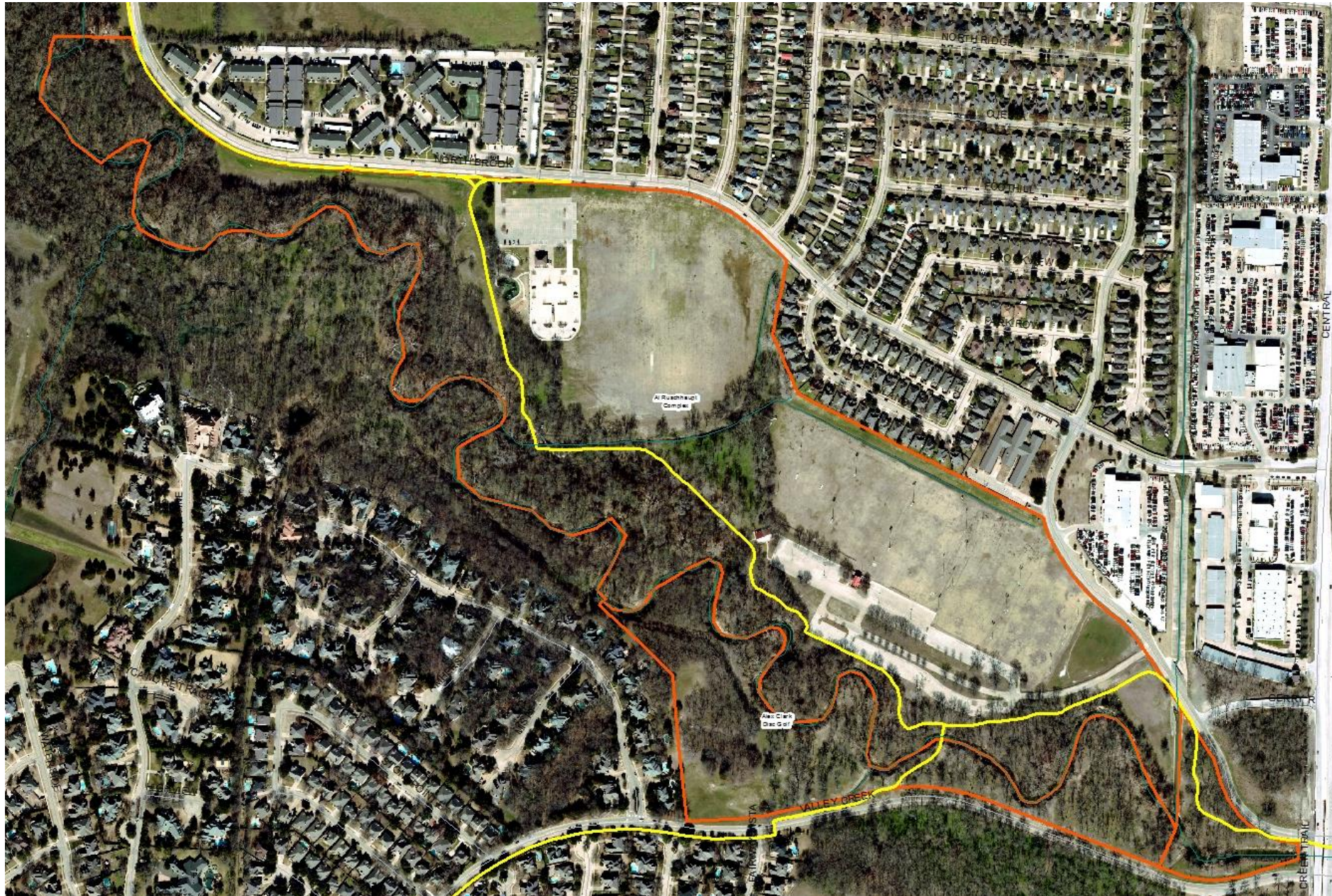
Douglas Tract – 298 Acres

Bolin Tract – 52 Acres

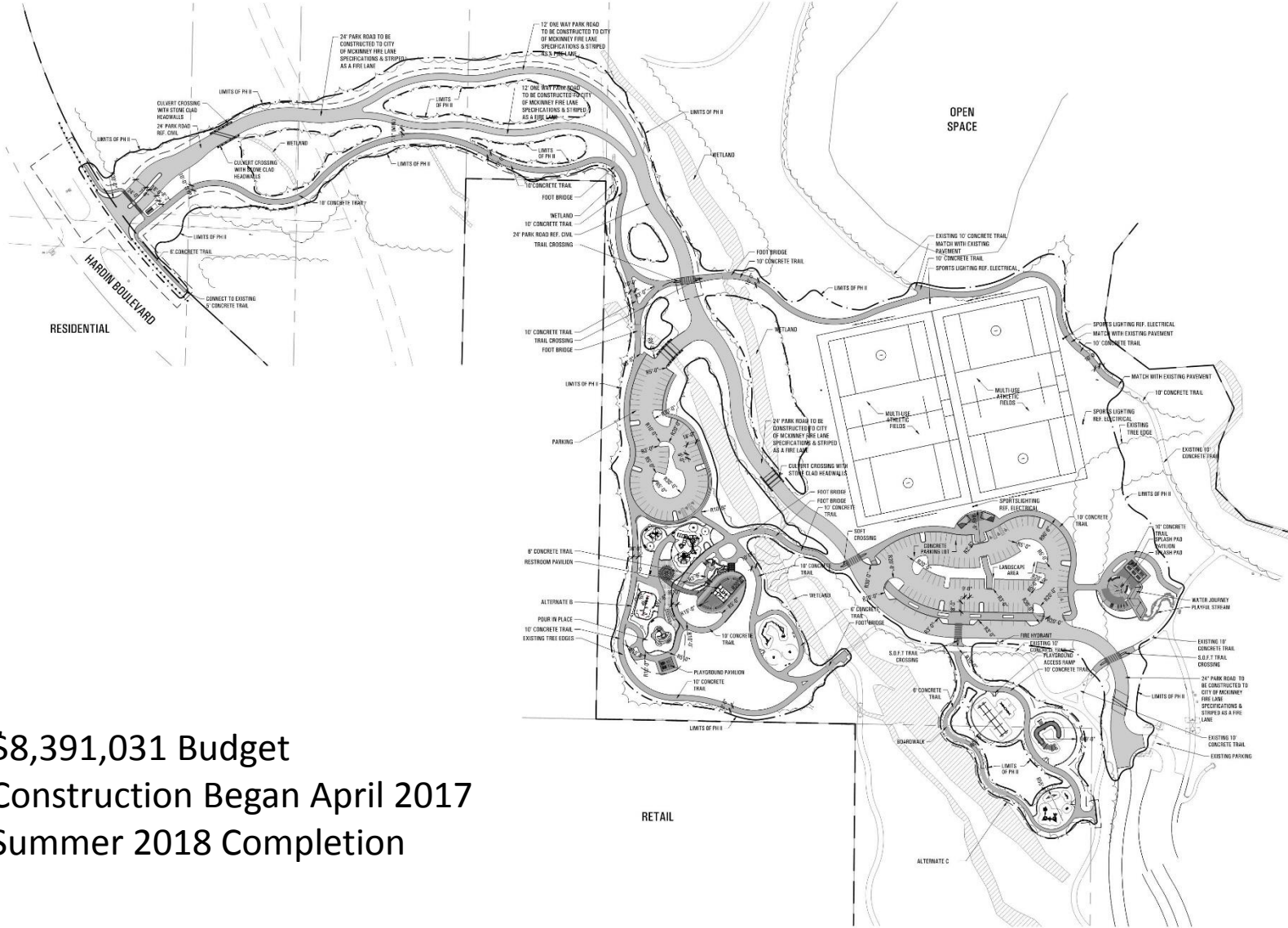
Johnson Tract – 8.2 Acres



Al Ruschhaupt Soccer Complex – 114 Acres



Bonnie Wenk Park Phase 2



\$8,391,031 Budget
Construction Began April 2017
Summer 2018 Completion

2017/2018: PROS 5-YR CIP

PROJ NO	PROJECT NAME	FUNDING														TOTAL BA/16ADJ/ 17-21		
		THRU 17	S	FY17 BA	S	FY18	S	FY18 adj	S	FY19	S	FY20	S	FY21	S		FY22	S
PK0228	AUTOMATIC IRRIGATION SYSTEM - (UMBRELLA)	-																-
PK1211	FINCH PARK PHASE IV	750,000						MC	1,250,000									2,000,000
PK1213	HIKE AND BIKE TRAIL CONSTRUCTION	480,000	MC	(460,000)	MC	2,700,000	MC	(1,700,000)		MC	500,000			MC	500,000			2,020,000
PK1643	PROSPER ISD NEIGHBORHOOD PARK	705,000						PL	1,295,000									2,000,000
PK1644	GOLD STAR FAMILY MEMORIAL (VETERANS PK)	145,000	MC	20,000														165,000
PK1701	PARK LAND ACQUISITION FY17	2,300,166						MC	500,000									2,800,166
PK2206	GRAY BRANCH COMMUNITY PARK PHASE I	935,333			MC	480,000	MC	20,000	MC	3,000,000								4,435,333
PK2260	BOTANICAL COLLECTION	50,000																50,000
PK3222	BONNIE WENK PARK PHASE II	7,429,775	GR	461,256														7,891,031
PK3224	FRISCO ISD NEIGHBORHOOD PARK (WESTRIDGE 3)	2,425,000																2,425,000
PK4252	COMMUNITY CENTER PATIO AND PLAYGROUND	1,070,000																1,070,000
PK4269	MEDIAN ESCROW LANDSCAPING PROJECTS	351,691																351,691
PK4324	2015 PARKS, RECREATION AND OPEN SPACE MASTER PLAN	280,000																280,000
PK4325	PARKS ACCESSIBILITY	400,000		-	MC	250,000		-	MC	250,000	MC	250,000	MC	250,000	MC	250,000		1,650,000
PK4326	COMEY'S CREEK TRAIL	1,043,000	MC	90,000														1,133,000
PK4390	DOUGLAS TRACT CONSTRUCTION (300 AC)	-								MC	700,000	MC	2,719,000	MC	3,000,000			6,419,000
PK4391	NEIGHBORHOOD PARK CONSTRUCTION (4-10 AC SITES)	-								MC	121,000	MC	1,210,000	MC	1,210,000			2,541,000
PK4392	RAUSCHHAUPT PK RESTROOM RENOVATION	-						MC	500,000	MC	500,000							250,000
PK4393	TOWNE LAKE PARK RESTROOM RENOVATION	-							MC	500,000								500,000
PK4394	SENIOR CENTER EXP (15K SF NEW+23K SF)	-						MC	1,500,000	MC	500,000	MC	2,179,000	MC	1,321,000			5,500,000
PK4396	GABE NESBITT TENNIS CTR EXPANSION	7,000,000																7,000,000
PK4397	COMMUNITY CENTER RENOVATION	-							MC	375,000	MC	625,000						1,000,000
PK4398	OLD SETTLER'S RENOVATION	-							MC	375,000	MC	625,000						1,000,000
PK4399	PARKS PROJECTS (UMBRELLA)	-			MC	270,000	MC	(270,000)		MC	500,000			MC	540,000			1,040,000
PK4413	ROWLETT CREEK HIKE AND BIKE TR @ 121	350,000	MC	270,000														620,000
PK4414	COMMUNITY CENTER PLAYGROUND	130,000																130,000
PK7102	AQUATIC COMPLEX DESIGN & PHASE I CONSTRUCTION	3,048,777																3,048,777
PK8062	WILSON CREEK HIKE/BIKE TRAIL	886,700	MC	100,000														986,700
PK9138	ROWLETT CREEK HIKE AND BIKE TRAIL	240,000						PL	300,000									540,000
PK9140	SONNTAG NEIGHBORHOOD/SCHOOL PARK	2,378,743																2,378,743
PK9143	ERWIN PARK DEVELOPMENT - PHASE I	200,000			MC	1,800,000		(1,800,000)										200,000
NEW	FY 17-18 Zone J Median Escrow Project							ME	90,000									90,000
NEW	FY 17-18 Zone I Median Escrow Project							ME	140,000									140,000
NEW	Cottonwood Park Redevelopment							PL	140,000	PL	850,000							990,000
		32,599,185		481,256		5,500,000		1,595,000		5,500,000	5,500,000	5,500,000	5,500,000	5,500,000	5,500,000			61,425,441