

LOCATION MAP
NOT TO SCALE

SHEET 4

SHEET 5

SHEET 3

SHEET 2

NOTES:

- 1) FLOOD STUDY IS CURRENTLY BEING PREPARED AND EROSION HAZARD LINE IS BEING DEFINED.
- 2) ALL OPEN SPACE (COMMON) AREAS WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION (HOA). THE ESTABLISHMENT OF THE HOA SHALL BE REVIEWED AND APPROVED BY THE CITY OF MCKINNEY.
- 3) STREET CENTERLINE GEOMETRY, AS SHOWN, HAS BEEN REVIEWED AND APPROVED BY ALL CITY DEPARTMENTS.
- 4) FINAL TRAFFIC CALMING DEVICES SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO DESIGN. THESE DEVICES SHALL ONLY BE REQUIRED AT THE LOCATIONS IDENTIFIED ON THE P-F PLAT.
- 5) NON-STANDARD RIGHT-OF-WAYS HAVE BEEN REDUCED AS SHOWN ON P-F PLAT. ADDITIONAL 2' PEDESTRIAN ACCESS EASEMENTS SHALL BE REQUIRED IN THESE LOCATIONS.
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12-206PF
PRELIMINARY-FINAL PLAT
TIMBER CREEK

208.14 ACRES
AN ADDITION TO THE CITY OF MCKINNEY
H. TUCKER SURVEY ~ ABSTRACT NO. 907
W.M.B. TUCKER SURVEY ~ ABSTRACT NO 911
MEREDITH HART SURVEY ~ ABSTRACT N. 371
COLLIN COUNTY, TEXAS

FEBRUARY 2012 SCALE: 1"=200'

590 RESIDENTIAL LOTS
19 COMMON AREAS AND 2 PARK LOTS
OWNER AND DEVELOPER
FORESTAR (USA) REAL ESTATE GROUP, INC
14755 PRESTON ROAD SUITE 710
DALLAS, TEXAS 75254
PH: (972) 702-8699

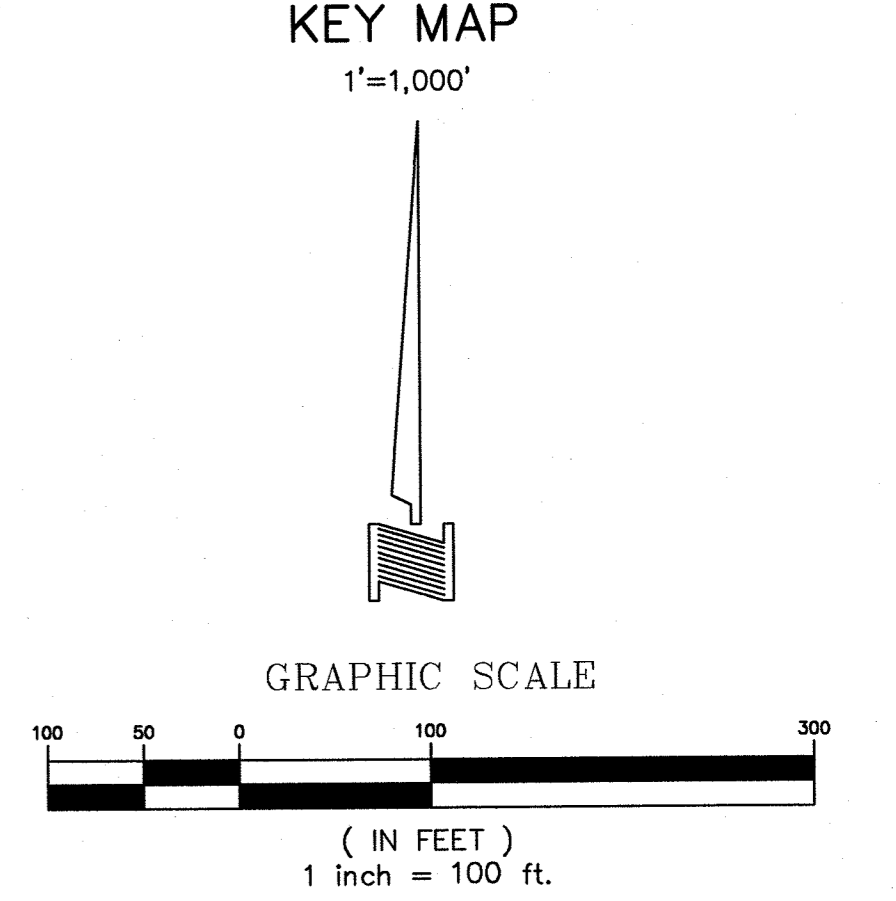
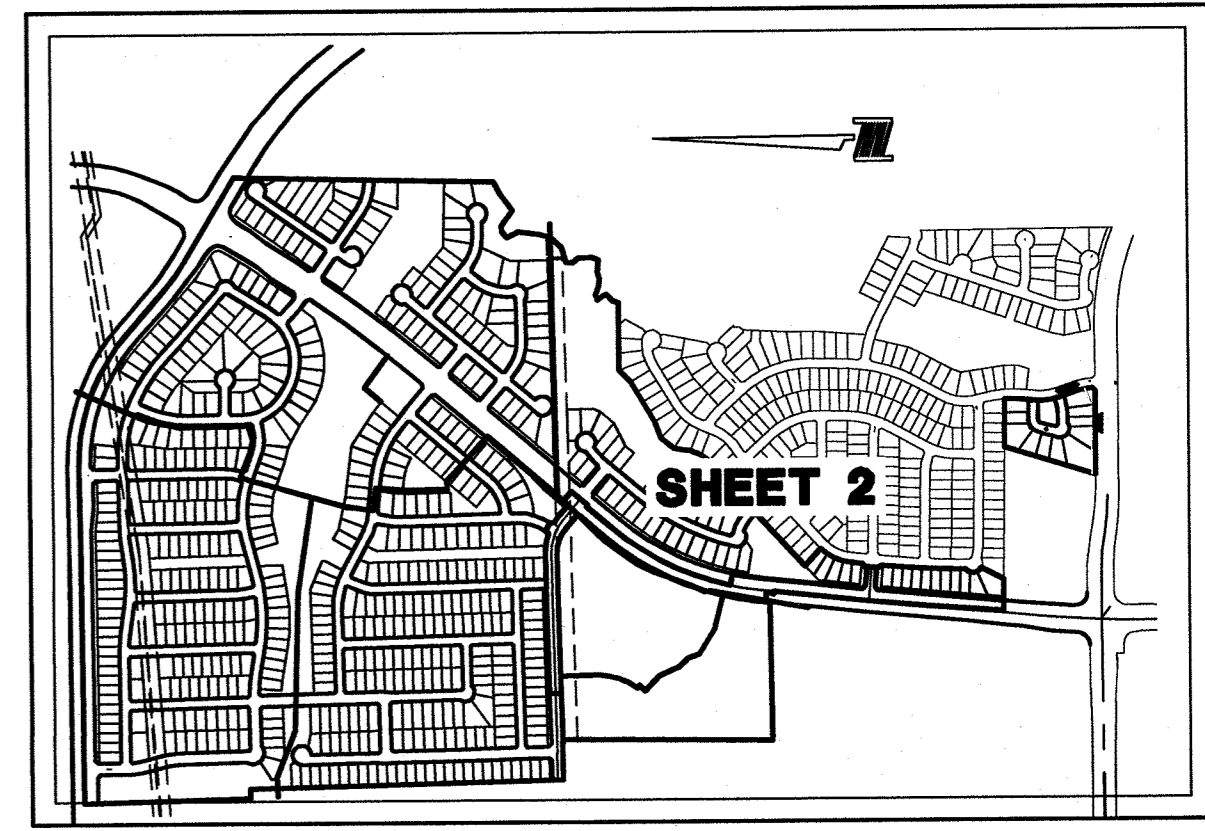
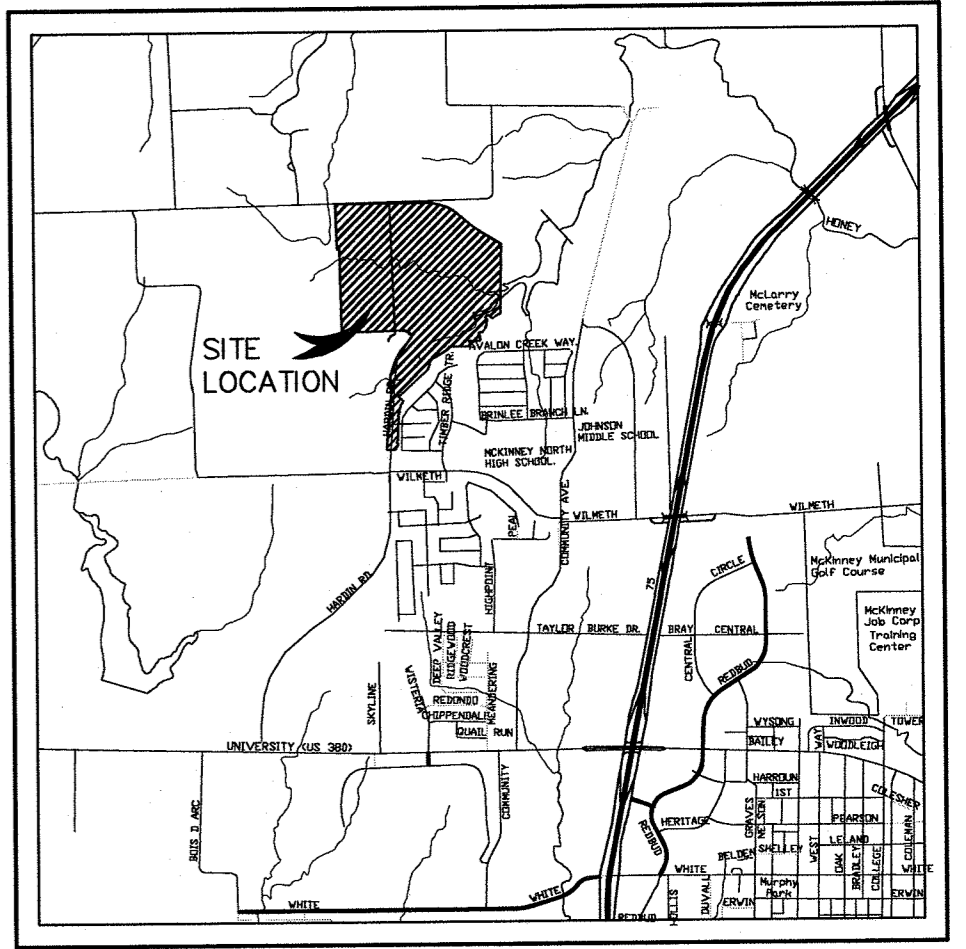
CONTACT: CHRISTI BROWNLOW

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

CONTACT : BRENT L. MURPHREE, P.E.

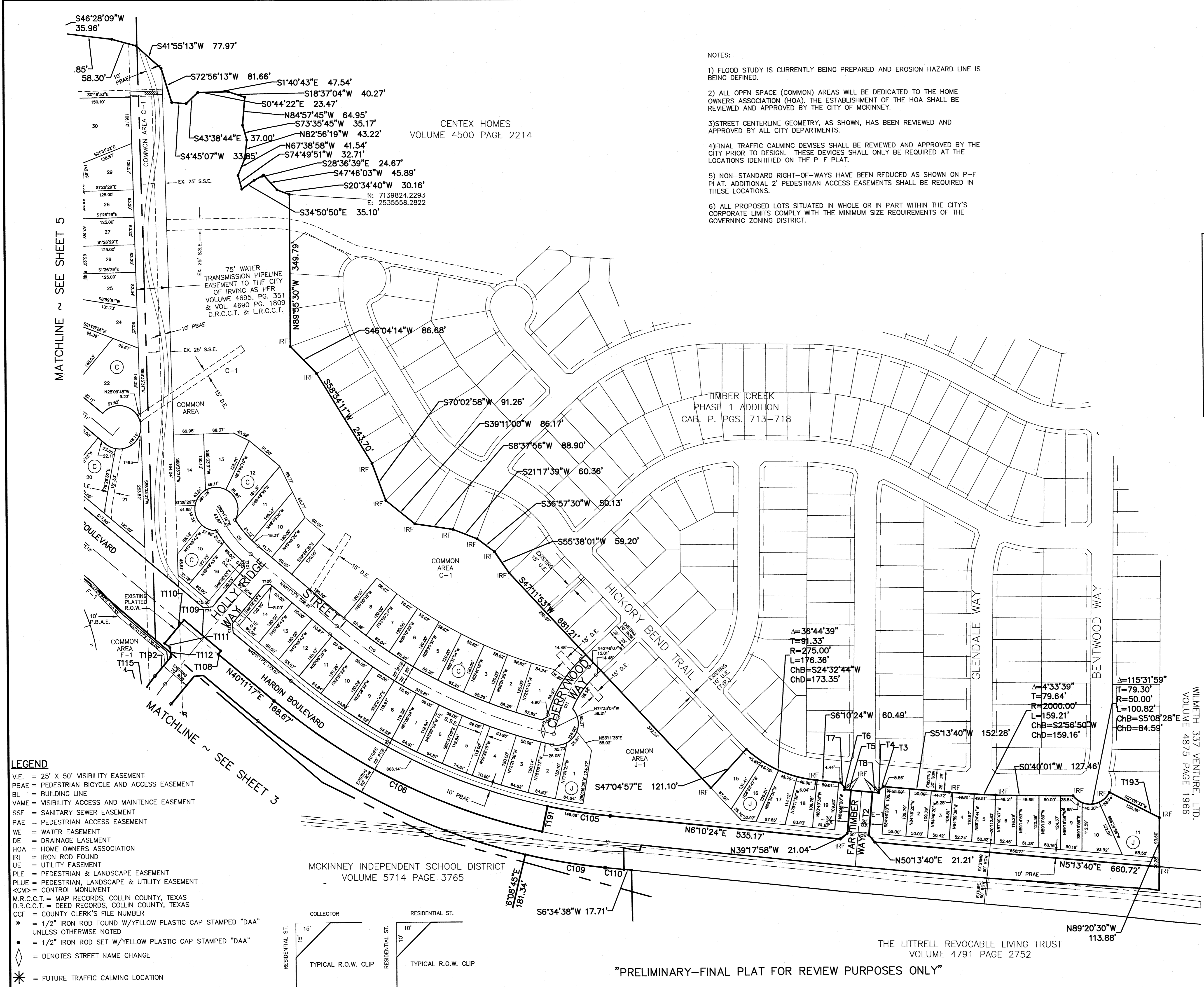
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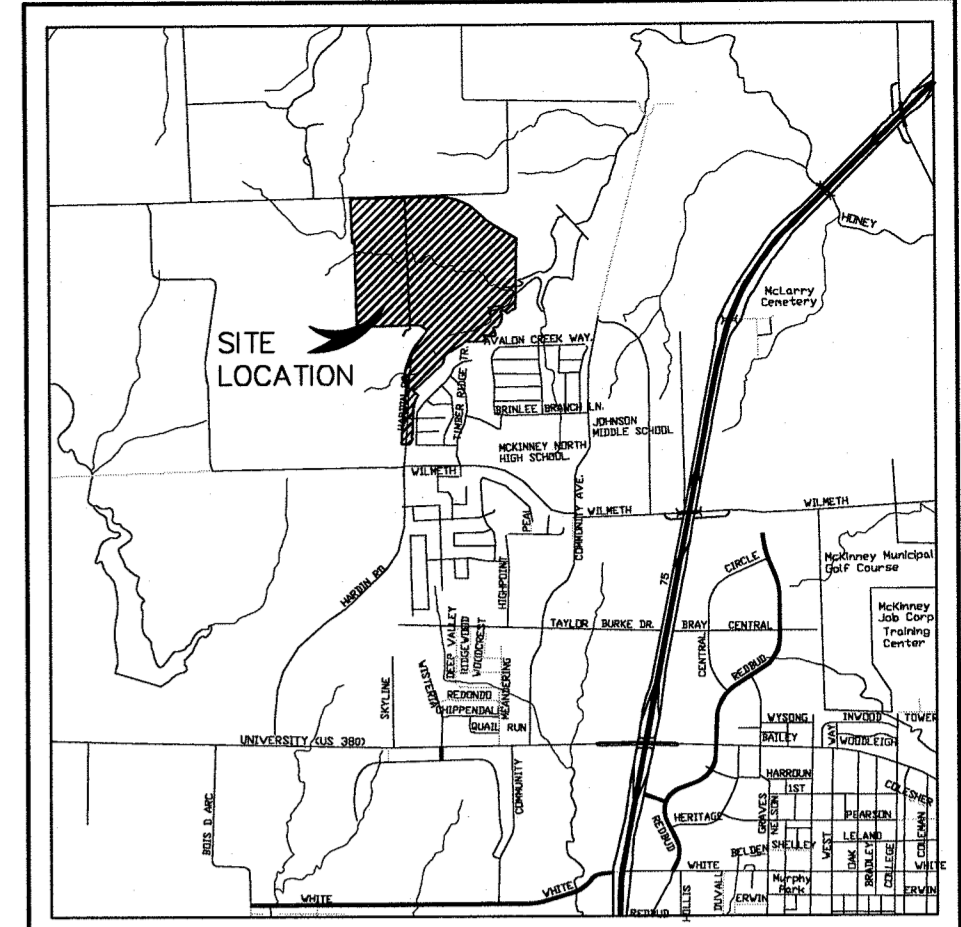
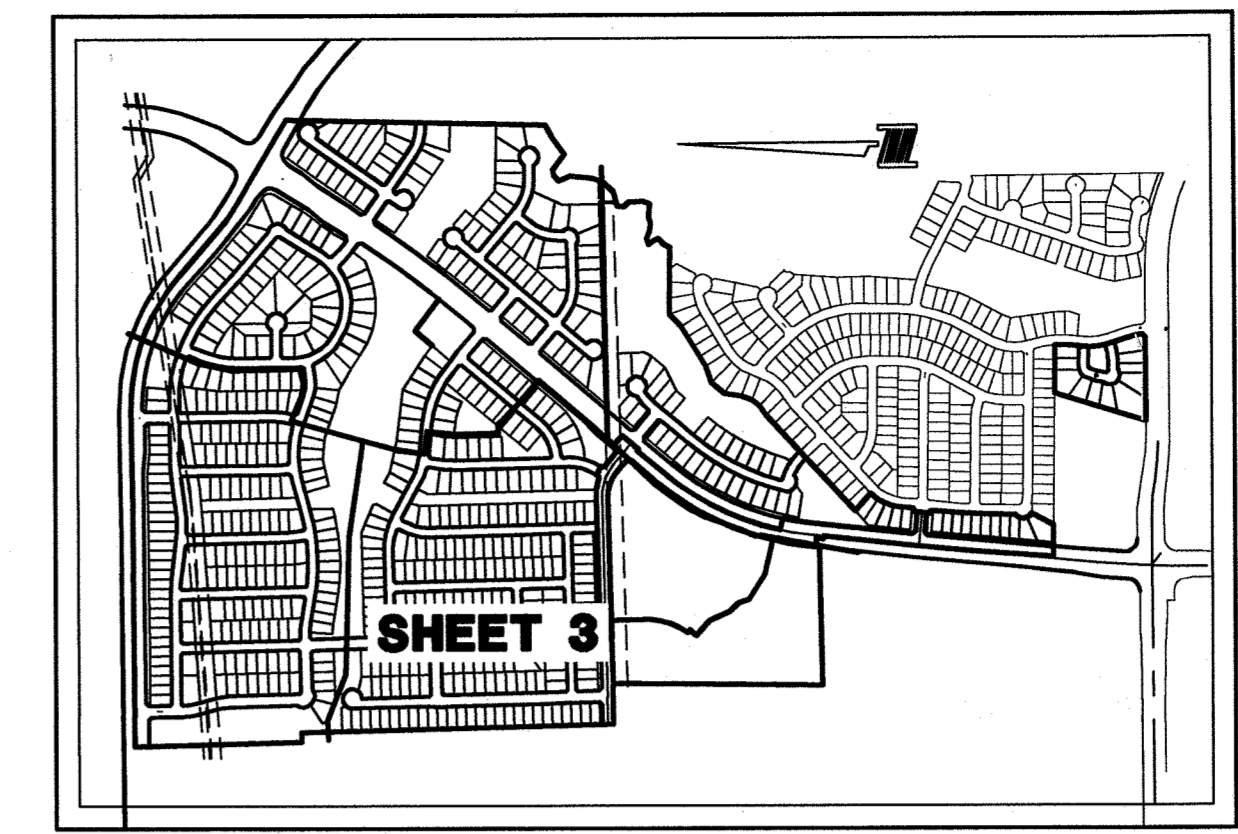
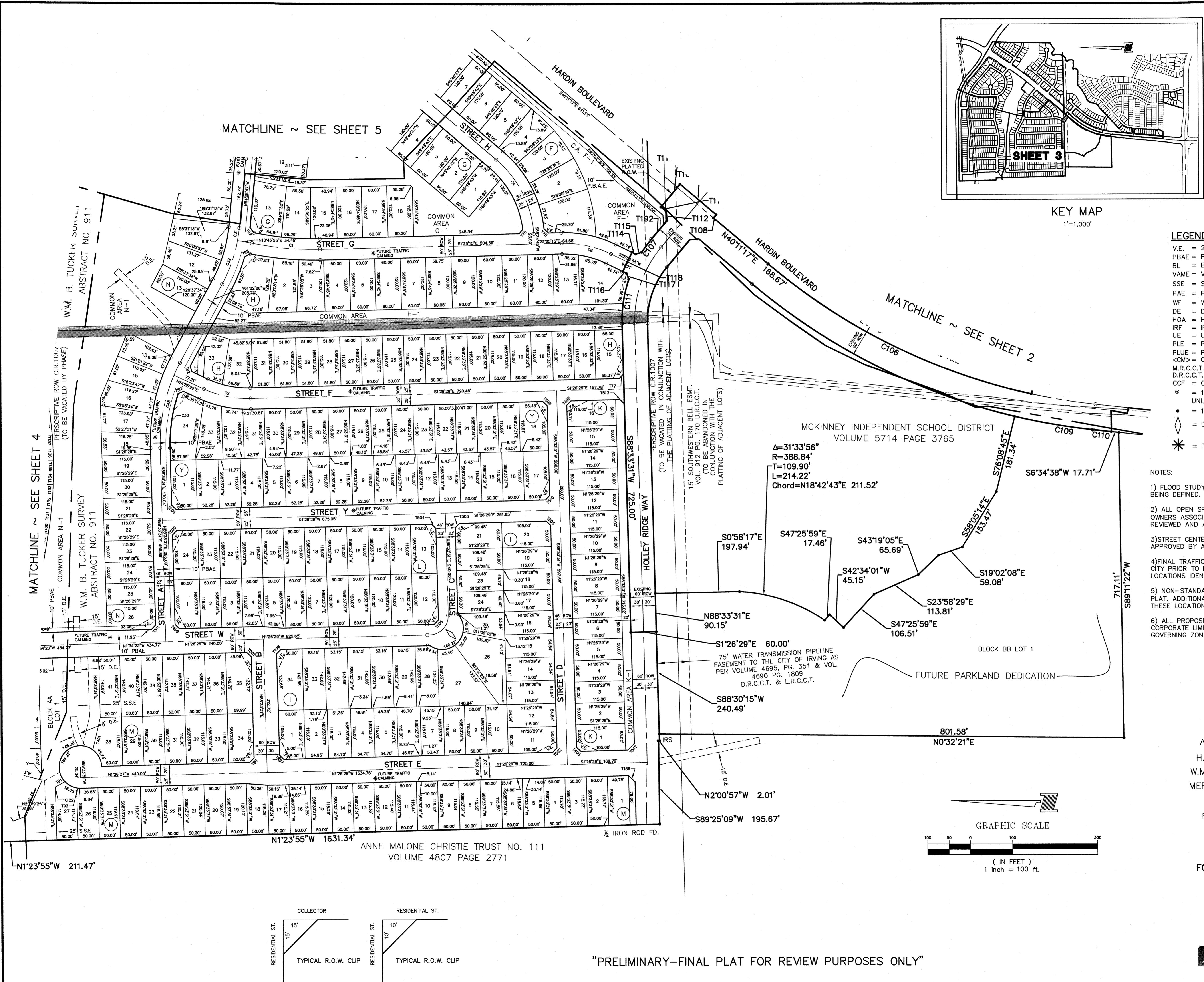
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- LEGEND**
- V.E. = 25' x 50' VISIBILITY EASEMENT
 - PBAE = PEDESTRIAN BICYCLE AND ACCESS EASEMENT
 - BL = BUILDING LINE
 - VAME = VISIBILITY ACCESS AND MAINTENANCE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - PAE = PEDESTRIAN ACCESS EASEMENT
 - WE = WATER EASEMENT
 - DE = DRAINAGE EASEMENT
 - HOA = HOME OWNERS ASSOCIATION
 - IRF = IRON ROD FOUND
 - UE = UTILITY EASEMENT
 - PLE = PEDESTRIAN & LANDSCAPE EASEMENT
 - PLUE = PEDESTRIAN, LANDSCAPE & UTILITY EASEMENT
 - <M> = 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
 - ⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
 - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED
 - ◇ = DENOTES STREET NAME CHANGE
 - * = FUTURE TRAFFIC CALMING LOCATION

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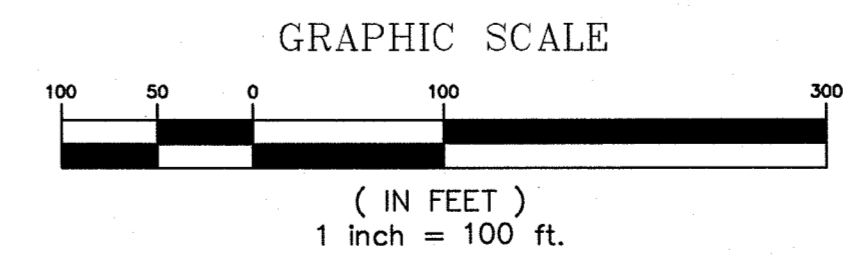
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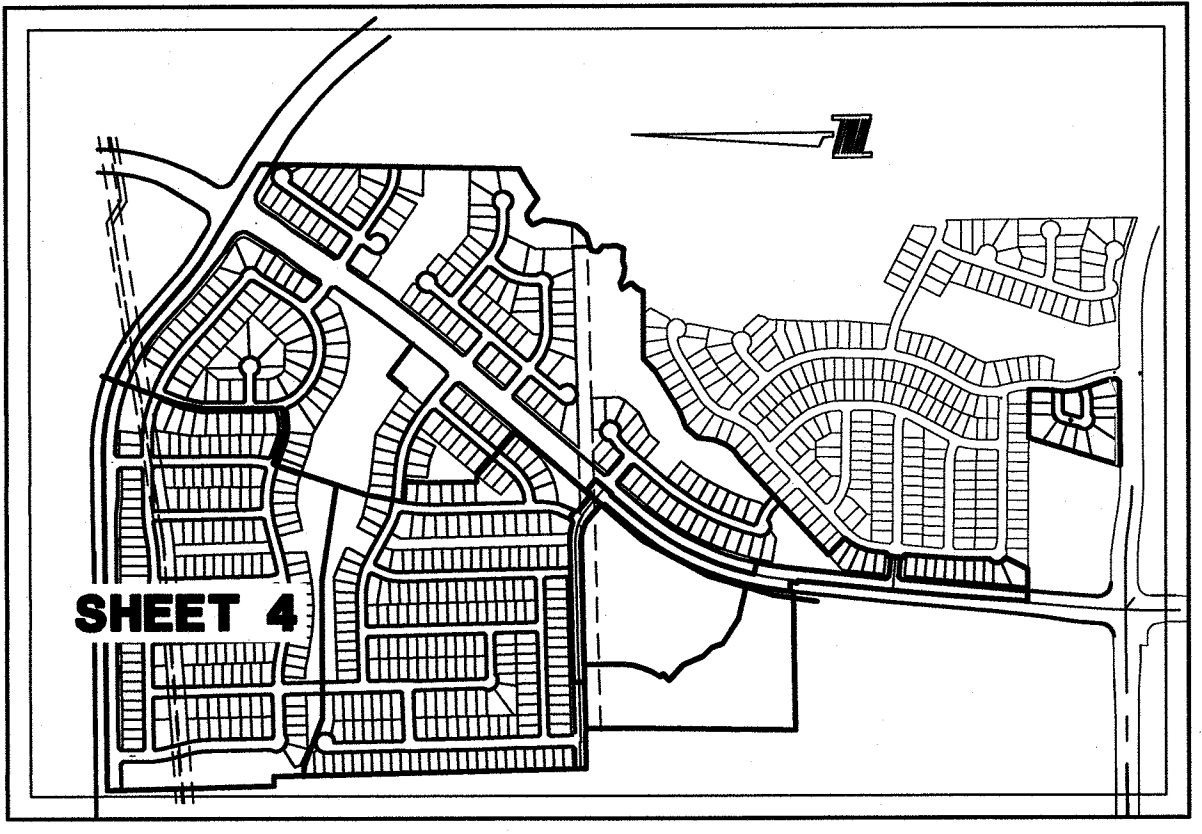
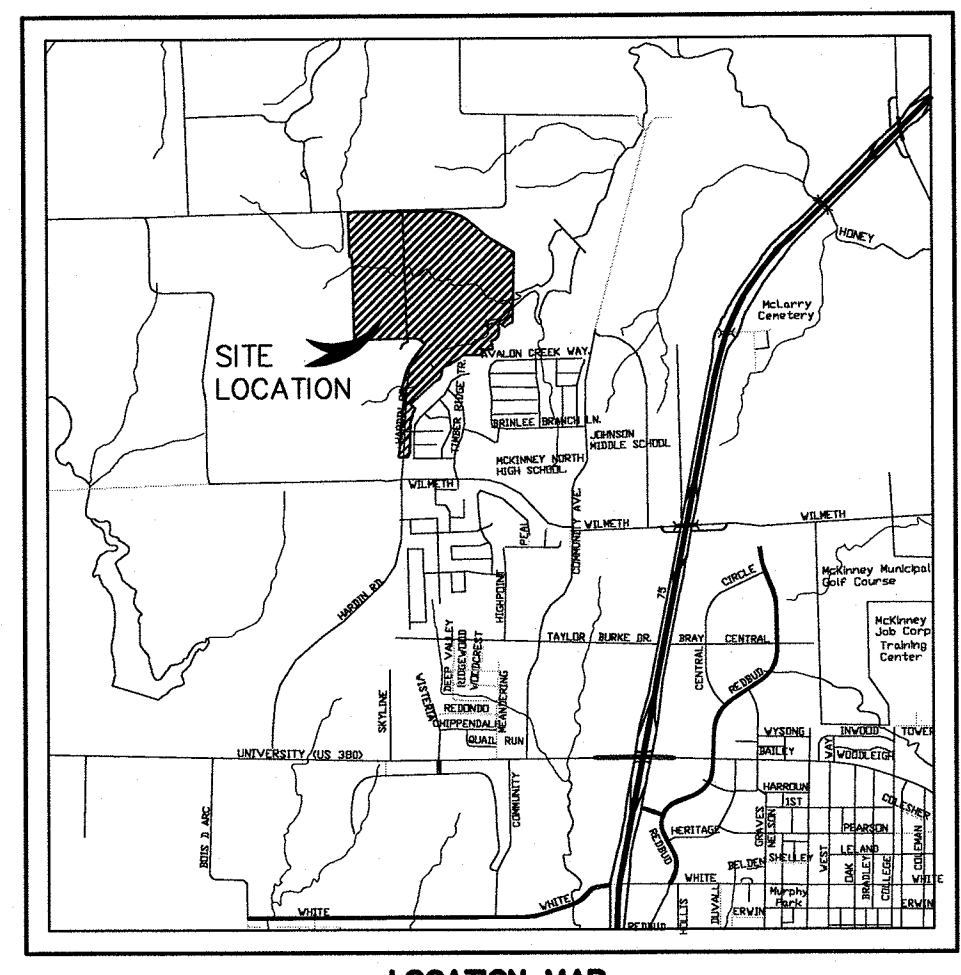
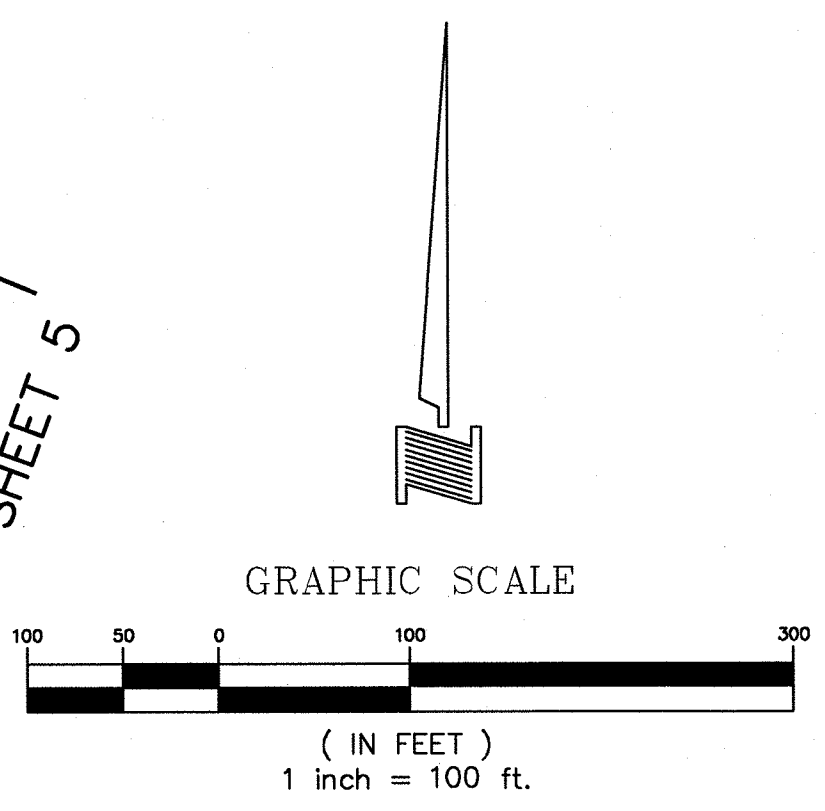
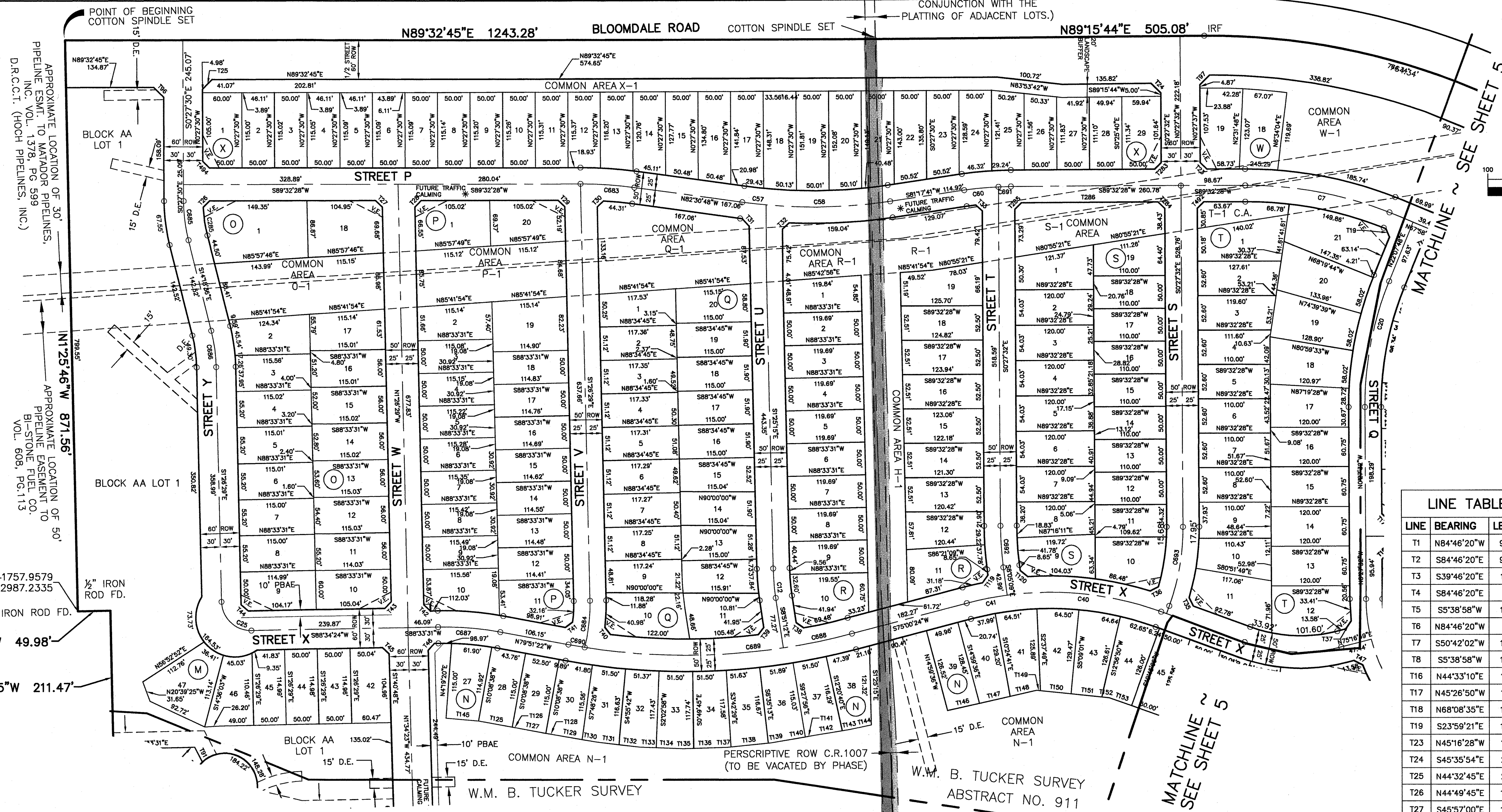


"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

RAJICA 131, L.P.
VOLUME 5894, PAGE 3815
L.R.C.C.T.

15' SOUTHWESTERN BELL ESMT.
VOL. 912 PG. 170 D.R.C.C.T.
(TO BE ABANDONED IN
CONJUNCTION WITH THE
PLATTING OF ADJACENT LOTS.)

THOMAS H. ROBERTS III, TRUST
VOLUME 5969, PAGE 3702
L.R.C.C.T.



LINE TABLE

LINE	BEARING	LENGTH
T1	N84°46'20"W	99.89'
T2	S84°46'20"E	99.62'
T3	S39°46'20"E	14.14'
T4	S84°46'20"E	5.50'
T5	S5°38'58"W	15.02'
T6	N84°46'20"W	5.28'
T7	S50°42'02"W	14.26'
T8	S5°38'58"W	14.98'
T9	N44°33'10"E	14.14'
T10	N45°26'50"W	14.14'
T11	N68°08'35"E	13.89'
T12	S23°59'21"E	13.86'
T13	N45°16'28"W	14.10'
T14	S45°35'54"E	21.16'
T15	N44°32'45"E	21.21'
T16	N44°49'45"E	13.79'
T17	S45°57'00"E	14.26'
T18	N44°03'00"E	14.02'
T19	S45°57'00"E	14.26'
T20	N46°07'22"E	13.48'

LINE TABLE

LINE	BEARING	LENGTH
T31	S42°15'49"E	15.13'
T32	N46°03'27"E	13.75'
T33	S49°34'55"E	13.09'
T34	N26°34'04"W	14.46'
T35	S62°24'41"W	14.15'
T36	N84°46'20"W	14.87'
T37	S33°24'17"W	14.87'
T38	N54°47'07"W	13.94'
T39	S37°10'02"W	13.89'
T40	N37°36'04"W	13.98'
T41	S43°33'31"W	14.14'
T42	N47°21'14"W	13.92'
T43	S43°33'31"W	14.14'
T44	N48°40'47"W	14.73'
T45	S48°26'20"E	14.13'
T46	N42°44'24"E	14.28'
T47	S62°50'40"E	14.89'
T48	S84°33'28"E	14.92'
T49	N0°51'28"W	14.88'
T50	S10°47'48"E	21.37'
T51	N10°08'23"W	21.17'

LINE TABLE

LINE	BEARING	LENGTH
T53	S8°36'18"E	15.22'
T54	N10°24'11"W	14.13'
T55	N79°42'56"E	14.15'
T56	S10°14'57"E	14.14'
T57	S55°52'E	28.57'
T58	S87°40'31"E	25.00'
T59	S4°48'43"E	14.14'
T60	N85°11'17"E	14.14'
T61	N4°48'43"W	14.14'
T62	N85°11'17"E	14.14'
T63	S85°11'17"W	14.14'
T64	S5°01'14"E	14.10'
T65	N85°11'17"E	21.21'
T66	N4°48'26"W	21.21'
T67	N4°48'43"W	14.14'
T68	N85°11'17"E	14.14'
T69	S85°12'56"W	14.12'
T70	N4°48'43"W	21.21'
T71	N41°47'47"E	14.58'
T72	N48°36'00"W	13.59'
T73	N46°26'29"W	13.61'

LINE TABLE

LINE	BEARING	LENGTH
T74	N71°36'28"E	13.64'
T75	N46°26'19"W	14.14'
T76	S27°48'30"E	25.62'
T77	N52°50'15"W	6.95'
T78	S45°27'23"E	21.21'
T79	N44°18'53"E	21.19'
T80	S31°28'52"E	14.63'
T81	N53°40'20"E	14.90'
T82	S4°45'36"E	14.15'
T83	N85°11'17"E	14.14'
T84	S4°48'43"E	21.21'
T85	S85°14'32"W	21.19'
T86	N55°25'31"W	50.21'
T87	N4°48'43"E	14.14'
T88	S85°11'17"W	14.14'
T89	S49°48'43"E	10.00'
T90	N40°11'17"E	111.20'
T91	N49°48'43"W	70.00'
T92	S40°11'17"W	16.20'
T93	S85°11'17"W	21.21'

LINE TABLE

LINE	BEARING	LENGTH
T94	N85°11'17"E	21.21'
T95	N25°56'54"E	9.53'
T96	N16°08'06"W	14.84'
T97	S25°56'54"W	9.53'
T98	S88°01'56"W	14.84'
T99	N84°03'05"W	50.00'
T100	S35°35'15"W	14.54'
T101	N50°59'39"W	14.51'
T102	N79°51'22"W	52.50'
T103	N79°51'22"W	7.45'
T104	N79°51'22"W	45.05'
T105	N79°51'22"W	14.95'
T106	S77°12'44"W	50.00'
T107	S77°12'44"W	48.40'
T108	S77°12'44"W	41.82'
T109	N84°24'40"W	5.91'
T110	N84°24'40"W	47.26'
T111	N84°24'40"W	47.26'
T112	N83°54'56"W	31.89'
T113	N87°57'35"W	25.53'
T114	N87°57'35"W	41.58'
T115	S87°59'45"W	15.85'
T116	S87°59'45"W	51.26'

LINE TABLE

LINE	BEARING	LENGTH
T117	S83°57'06"W	57.39'
T118	S80°05'43"W	53.78'
T119	S80°05'43"W	53.78'
T120	S80°05'43"W	9.63'
T121	S80°24'09"W	47.69'
T122	S80°24'09"W	12.31'
T123	S77°56'39"W	33.22'
T124	N85°30'18"W	50.19'
T125	S77°12'44"W	50.00'
T126	S77°12'44"W	48.40'
T127	S77°12'44"W	41.82'
T128	N84°24'40"W	5.91'
T129	N84°24'40"W	47.26'
T130	N84°24'40"W	47.26'
T131	N83°54'56"W	31.89'
T132	N87°57'35"W	25.53'
T133	N87°57'35"W	41.58'
T134	S87°59'45"W	15.85'
T135	S87°59'45"W	51.26'

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LINE	BEARING	LENGTH
T136	N77°41'34"W	60.00'
T137	N49°48'41"W	57.34'
T138	S27°05'33"W	129.39'
T139	N85°13'53"E	14.08'
T140	N40°10'57"E	44.84'
T141	N84°36'32"E	14.36'
T142	S44°53'22"E	14.16'
T143	S44°32'28"W	14.14'
T144	S45°27'32"E	14.14'
T145	N44°32'28"W	14.14'
T146	N89°32'28"E	210.00'
T147	N77°57'46"E	20.54'
T148	S44°32'28"W	14.14'
T149	S76°55'46"E	77.80'
T150	S44°32'28"W	14.14'
T151	S28°15'11"W	5.80'
T152	N45°27'31"W	14.14'
T153	N43°33'31"E	14.14'
T154	S46°24'13"E	14.13'
T155	N43°33'31"E	14.14'
T156	S46°26'29"E	14.14'

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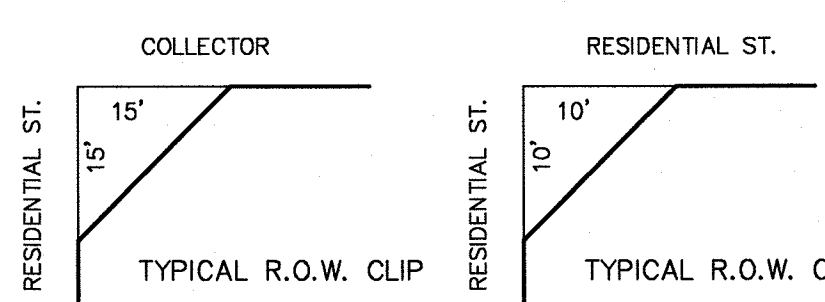
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T157	N43°33'31"E	14.14'
T158	S46°26'29"E	14.14'
T159	S43°33'31"E	14.14'
T160	S43°33'31"E	14.14'
T161	S43°33'31"E	14.14'
T162	S43°33'31"E	14.14'
T163	S43°33'31"E	14.15'

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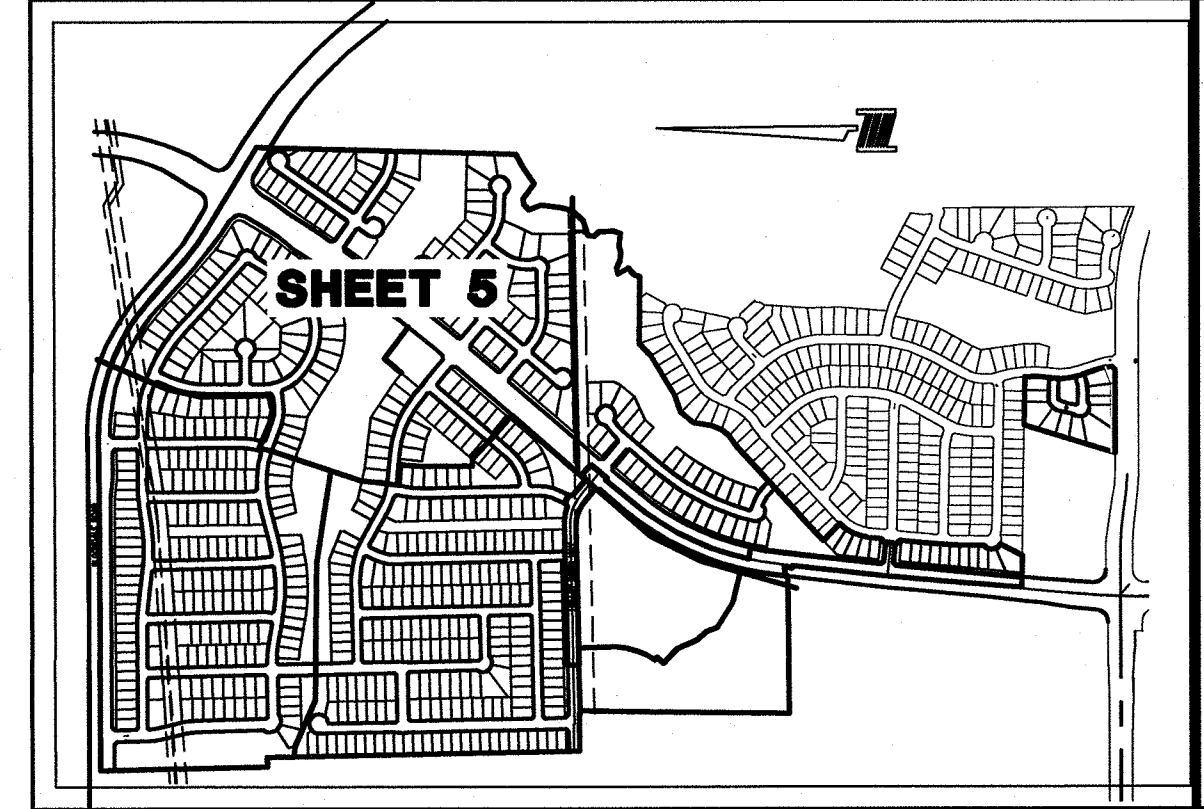
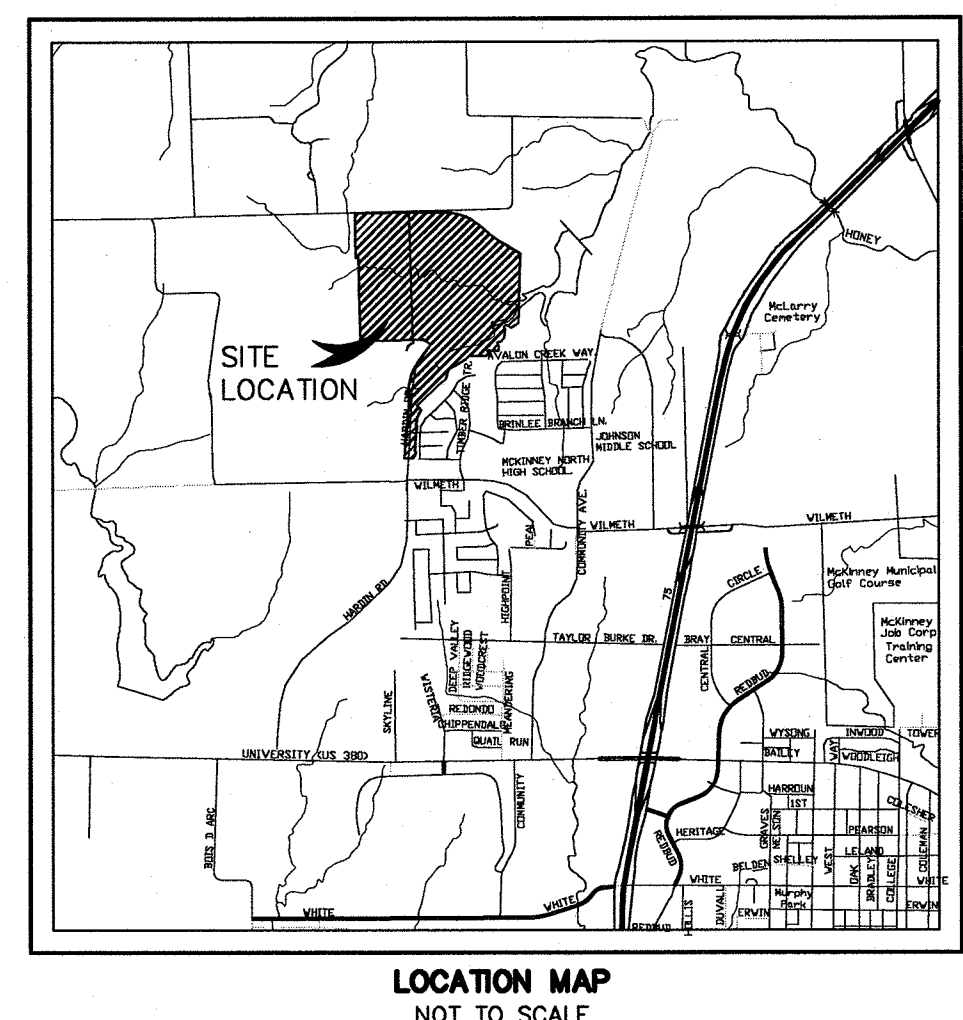
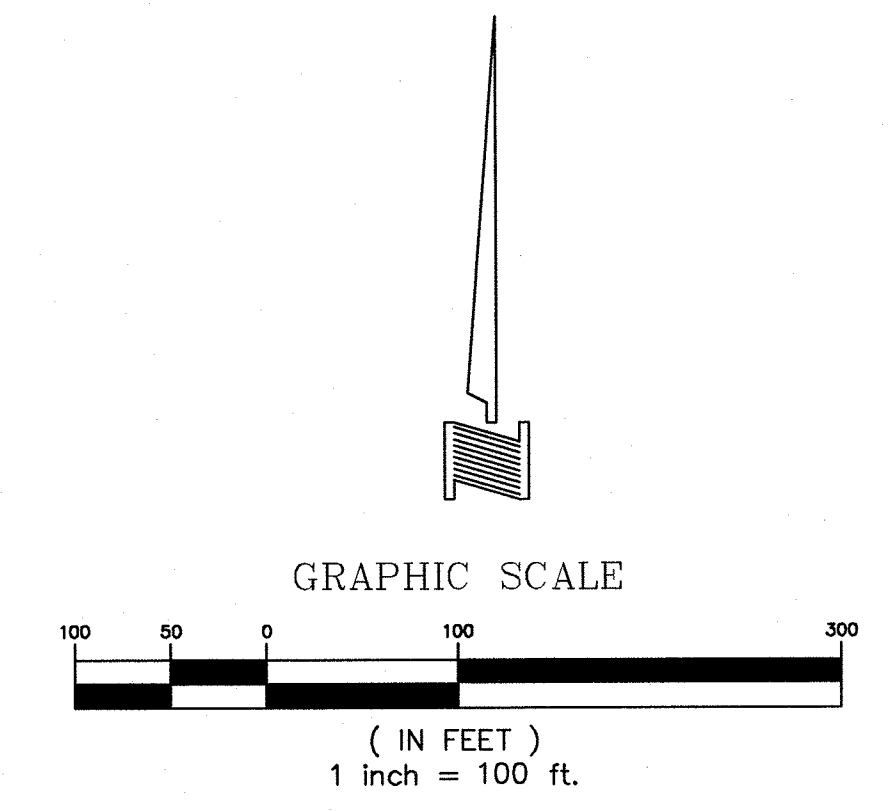
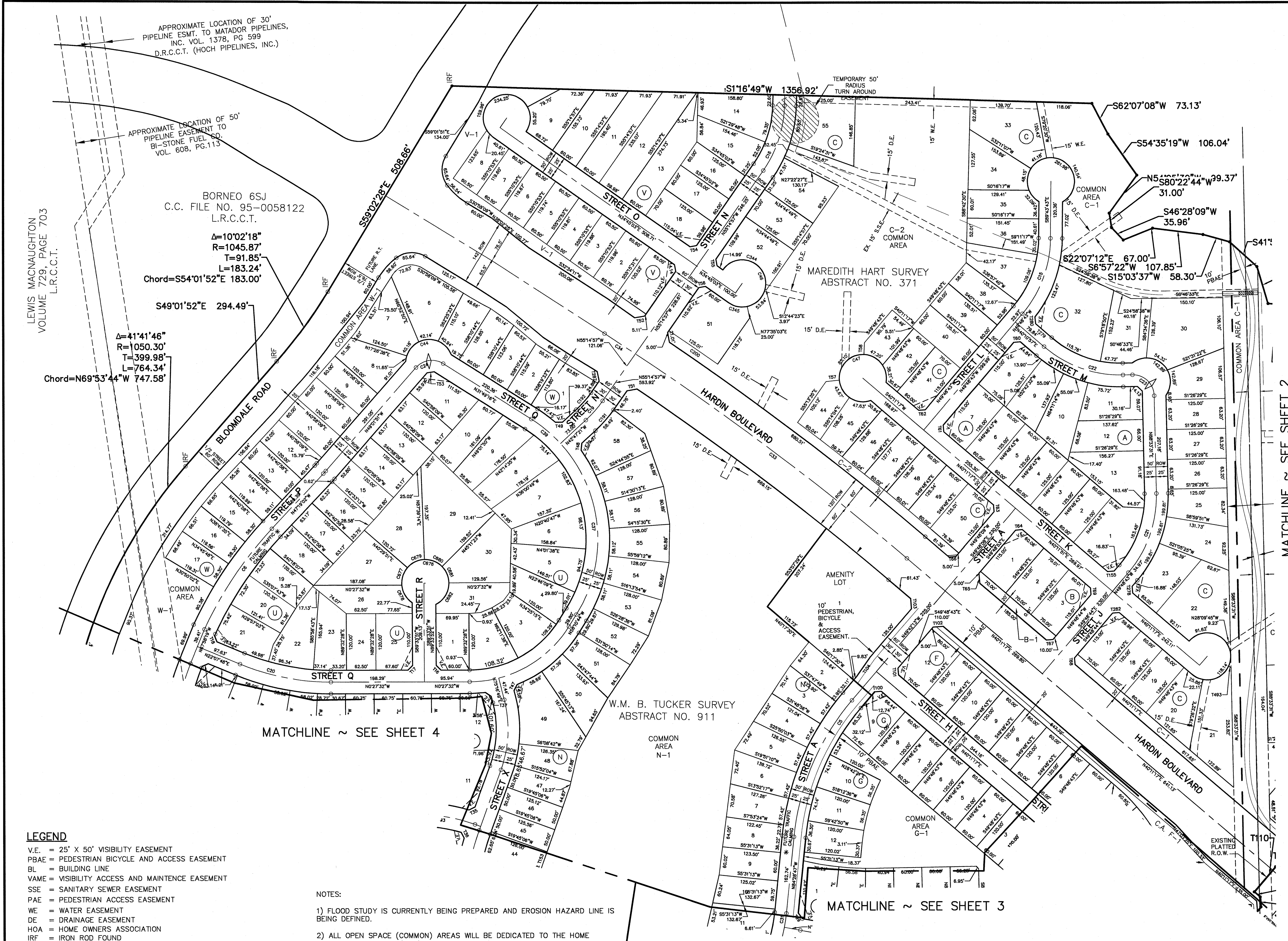
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LEWIS MACNAUGHTON VOLUME 729, PAGE 703 L.R.C.C.T.

BORNEO 6SJ C.C. FILE NO. 95-0058122 L.R.C.C.T. Δ=10°02'18" R=1045.87' T=91.85' L=183.24' Chord=S54°01'52"E 183.00'

Δ=41°41'46" R=1050.30' T=399.98' L=764.34' Chord=N69°53'44"W 747.58'

MATCHLINE ~ SEE SHEET 4

MATCHLINE ~ SEE SHEET 3

MATCHLINE ~ SEE SHEET 2

- LEGEND: V.E. = 25' X 50' VISIBILITY EASEMENT, PBAAE = PEDESTRIAN BICYCLE AND ACCESS EASEMENT, BL = BUILDING LINE, VAME = VISIBILITY ACCESS AND MAINTENCE 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, PLE = PEDESTRIAN & LANDSCAPE EASEMENT, PLUE = PEDESTRIAN, LANDSCAPE & UTILITY 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, 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA" UNLESS OTHERWISE NOTED, 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA", DENOTES STREET NAME CHANGE, FUTURE TRAFFIC CALMING LOCATION

- NOTES: 1) FLOOD STUDY IS CURRENTLY BEING PREPARED AND EROSION HAZARD LINE IS BEING DEFINED. 2) ALL OPEN SPACE (COMMON) AREAS WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION (HOA). THE ESTABLISHMENT OF THE HOA SHALL BE REVIEWED AND APPROVED BY THE CITY OF MCKINNEY. 3) STREET CENTERLINE GEOMETRY, AS SHOWN, HAS BEEN REVIEWED AND APPROVED BY ALL CITY DEPARTMENTS. 4) FINAL TRAFFIC CALMING DEVICES SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO DESIGN. THESE DEVICES SHALL ONLY BE REQUIRED AT THE LOCATIONS IDENTIFIED ON THE P-F PLAT. 5) NON-STANDARD RIGHT-OF-WAYS HAVE BEEN REDUCED AS SHOWN ON P-F PLAT. ADDITIONAL 2' PEDESTRIAN ACCESS EASEMENTS SHALL BE REQUIRED IN THESE LOCATIONS. 6) 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.

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

