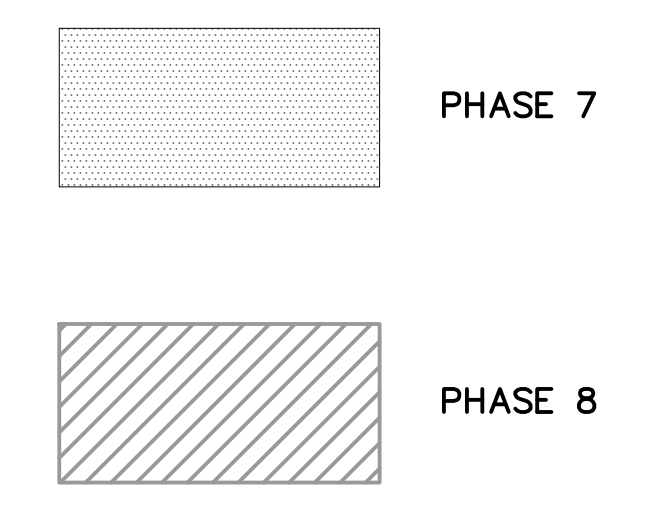
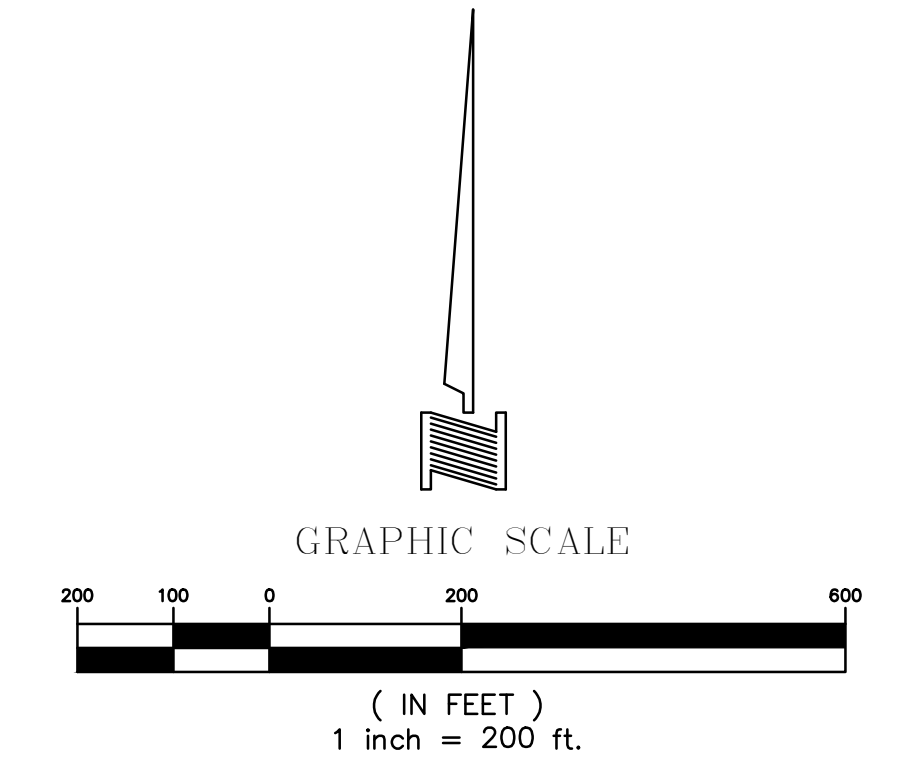


LOCATION MAP  
NOT TO SCALE



PRELIMINARY-FINAL PLAT  
**TIMBER CREEK  
PHASES 7 AND 8**

146 RESIDENTIAL LOTS  
5 COMMON AREAS  
1 DEDICATED PARKLAND LOT  
51.969 ACRES

AN ADDITION TO THE CITY OF MCKINNEY  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
HENRY H. TUCKER SURVEY, ABSTRACT NO. 907  
WILLIAM B. TUCKER SURVEY, ABSTRACT NO. 911  
COLLIN COUNTY, TEXAS  
APRIL, 2019 SCALE: 1"=200'

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**TIMBER CREEK MCKINNEY  
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ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800  
CONTACT: COLIN W. HELFRICH, P.E.

PRELIMINARY-FINAL PLAT  
FOR REVIEW PURPOSED ONLY

GENERAL PRELIMINARY-FINAL PLAT NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE, (4202).
2. "X" CUTS SET IN CONCRETE AT ALL STREET CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA", UNLESS OTHERWISE NOTED.
4. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FEMA FLOODPLAIN.
5. AREA TO BE DEDICATED TO THE PUBLIC AS STREET RIGHT-OF-WAY IS 456,866 SF (10.488 AC).
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 AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
7. THE MAINTENANCE OF RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THE RETAINING WALL IS LOCATED.

PHASE 7 PRELIMINARY-FINAL PLAT NOTES:

1. THE OWNER AND ANY SUBSEQUENT OWNER OF LOT 7, BLOCK Z AND CA-Z1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING SAID LOT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED CREEK, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO BACK SUBSIDENCE, AND INTERFERENCE OF STRUCTURES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE CURRENT REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS AND UNITED STATES OF AMERICA.
2. TIMBER CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREA LOTS (CA-T1, CA-W1, AND CA-Z1).
3. LOT 7, BLOCK Z SHALL BE DEDICATED TO THE CITY OF MCKINNEY AS PARKLAND.

PHASE 8 PRELIMINARY-FINAL PLAT NOTES:

1. THE OWNER AND ANY SUBSEQUENT OWNER OF LOT CA-A1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING SAID LOT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED CREEK, ALTHOUGH IT REMAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO BACK SUBSIDENCE, AND INTERFERENCE OF STRUCTURES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS AND UNITED STATES OF AMERICA.
2. TIMBER CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREA LOTS (CA-A1 AND CA-B1).
3. COMMON AREA LOT CA-A1 SHALL BE DEDICATED AS A DRAINAGE EASEMENT.
4. THE HOA SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE PRIVATE DRAINAGE SYSTEM AND SHALL BE ALLOWED ACCESS TO SAID DRAINAGE EASEMENT.
5. A 20' REAR BUILD LINE IS ALLOWED FOR LOT 8, BLOCK B, LOTS 1-3 & LOT 8 BLOCK A.
6. SLOPE STABILIZATION FROM THE DISTURBANCE OF THE HARDIN BOULEVARD HEADWALL CONSTRUCTION SHALL BE FIELD REVIEWED AND APPROVED BY THE CITY OF MCKINNEY PRIOR TO THE ACCEPTANCE OF TIMBER CREEK PHASE 6 (AS NOTED ON THE APPROVED TIMBER CREEK PHASE 6 CONSTRUCTION DOCUMENTS). WITH THAT SAID IT HAS BEEN AGREED TO BY THE CITY OF MCKINNEY, THAT THE SLOPE STABILIZATION FOR THIS AREA WILL ALLOW FOR A VARIABLE TO THE 15' EROSION HAZARD SETBACK OFFSET ON CERTAIN CROSS SECTIONS NOTED ON THE TIMBER CREEK PHASE 8 EROSION HAZARD SETBACK SHEETS.

5/8" IRON ROD  
W/ A YELLOW PLASTIC  
CAP STAMPED "1/2"  
FOUND <CM>

CADG ERWIN FARMS, LLC  
DOC. NO. 20170223000236820  
O.P.R.C.C.T.

LOT 7, BLOCK Z  
DEDICATED TO THE CITY  
OF MCKINNEY AS  
PARKLAND  
(3.52 ACRES)

1/2" IRON ROD  
FOUND <CM>

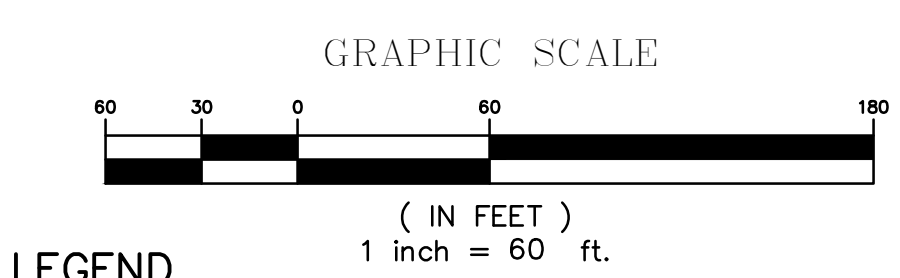
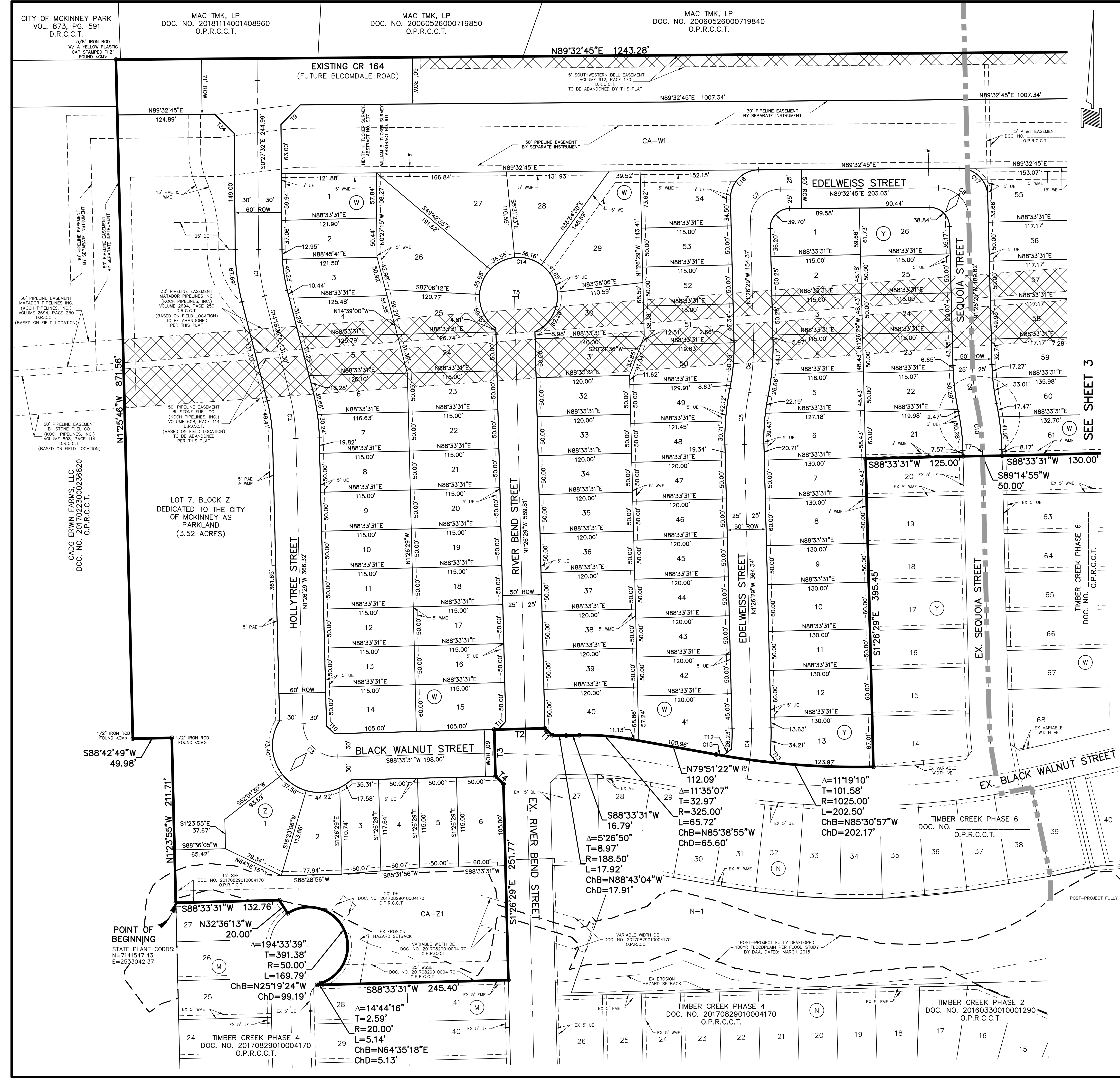
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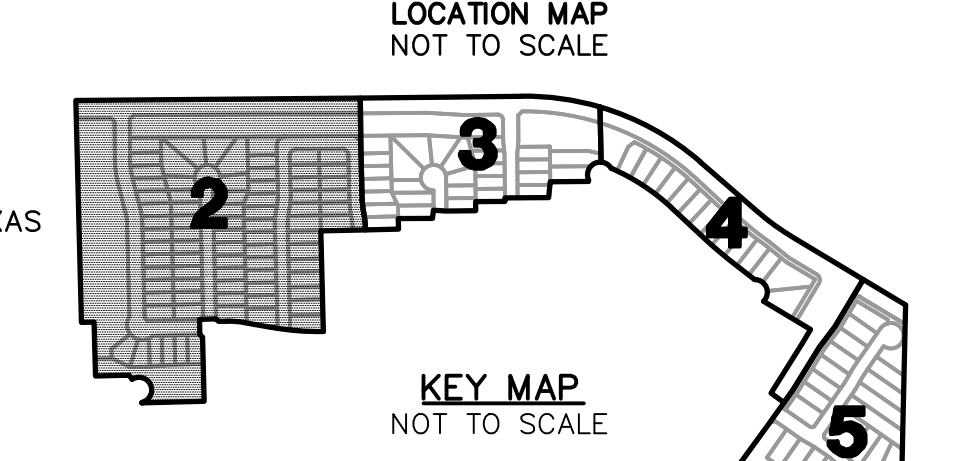
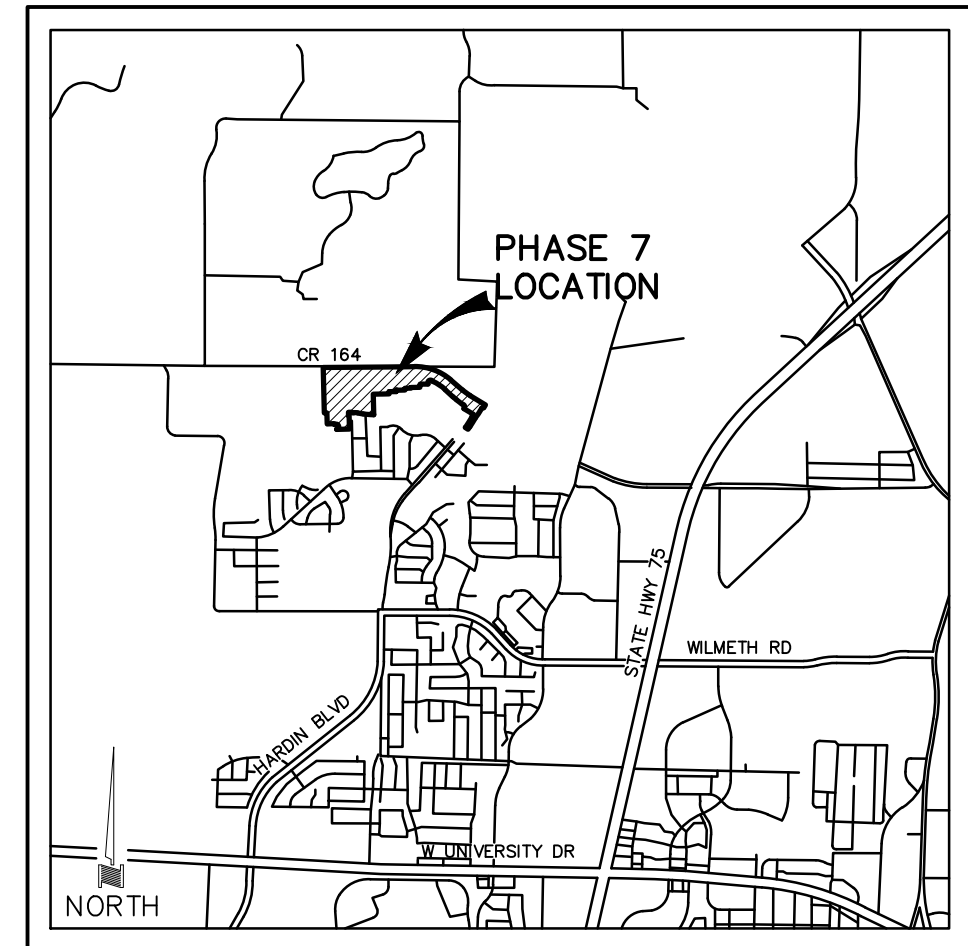
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O.P.R.C.C.T.

TIMBER CREEK PHASE 4  
DOC. NO. 20170829010004170  
O.P.R.C.C.T.

TIMBER CREEK PHASE 6  
DOC. NO. 20170829010004170  
O.P.R.C.C.T.



- LEGEND**
- BL = BUILDING LINE
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  - SSE = SANITARY SEWER EASEMENT
  - UE = UTILITY EASEMENT
  - VE = VISIBILITY EASEMENT
  - WE = WATER LINE EASEMENT
  - WME = WALL & WALL MAINTENANCE EASEMENT
  - WSSE = WATER LINE & SANITARY SEWER EASEMENT



- [Cross-hatched symbol] = EASEMENT TO BE ABANDONED
  - [Diamond symbol] = DENOTES STREET NAME CHANGE
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
<CM> = CONTROL MONUMENT
- = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS NOTED OTHERWISE)
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TIMBER CREEK  
PHASES 7 AND 8**

146 RESIDENTIAL LOTS  
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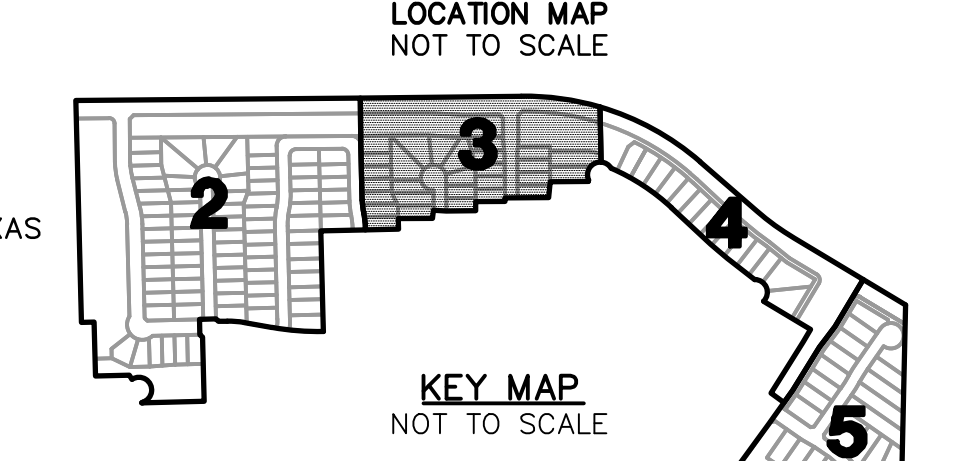
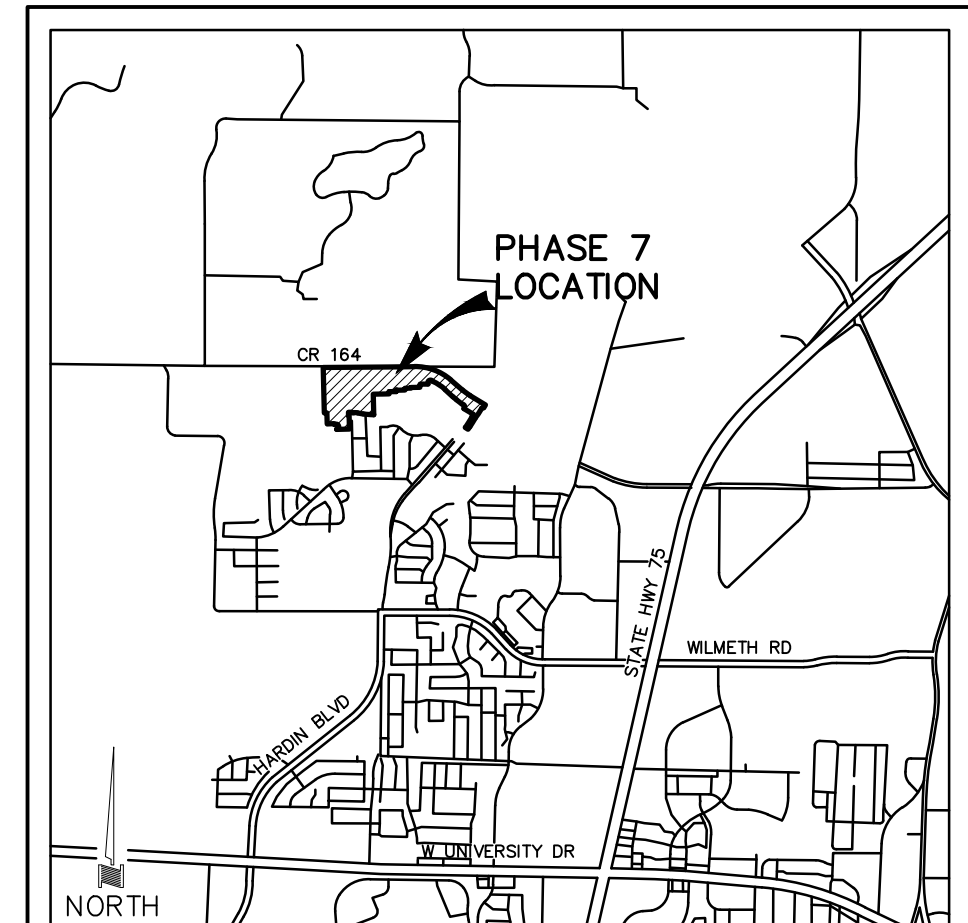
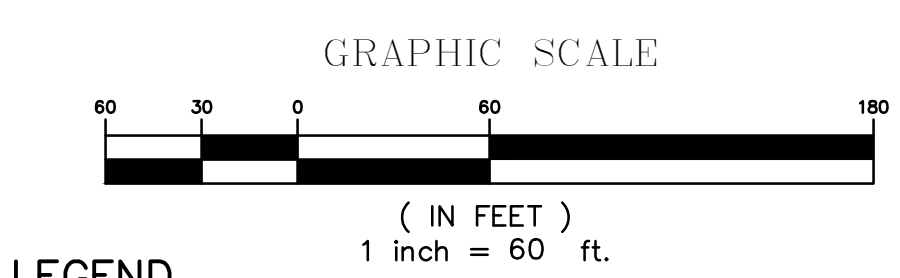
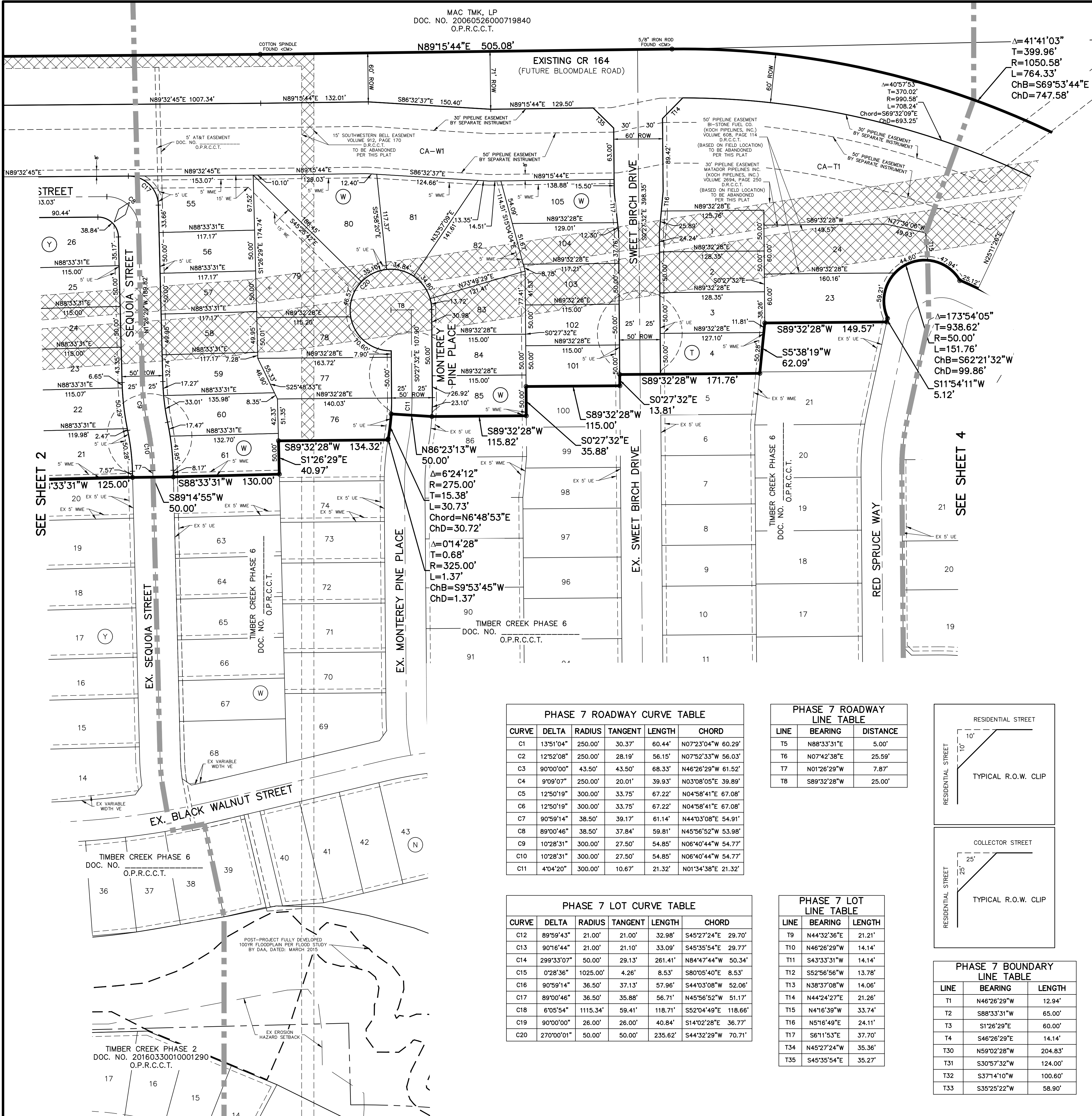
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**PRELIMINARY-FINAL PLAT**

**TIMBER CREEK PHASES 7 AND 8**

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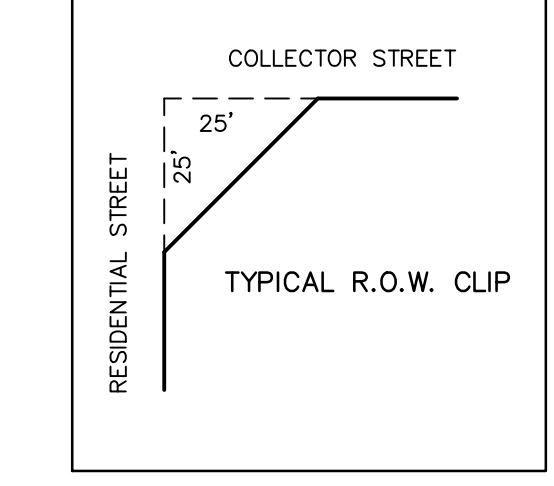
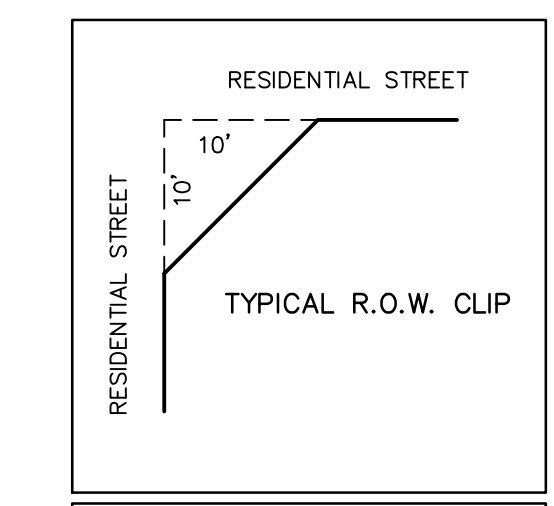
**PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSED ONLY**

**PHASE 7 ROADWAY CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	13°51'04"	250.00'	30.37'	60.44'	N07°23'04"W 60.29'
C2	12°52'08"	250.00'	28.19'	56.15'	N07°52'33"W 56.03'
C3	90°00'00"	43.50'	43.50'	68.33'	N46°26'29"W 61.52'
C4	9°09'07"	250.00'	20.01'	39.93'	N03°08'05"E 39.89'
C5	12°50'19"	300.00'	33.75'	67.22'	N04°58'41"E 67.08'
C6	12°50'19"	300.00'	33.75'	67.22'	N04°58'41"E 67.08'
C7	90°59'14"	38.50'	39.17'	61.14'	N44°03'08"E 54.91'
C8	89°00'46"	38.50'	37.84'	59.81'	N45°56'52"W 53.98'
C9	10°28'31"	300.00'	27.50'	54.85'	N06°40'44"W 54.77'
C10	10°28'31"	300.00'	27.50'	54.85'	N06°40'44"W 54.77'
C11	4°04'20"	300.00'	10.67'	21.32'	N01°34'38"E 21.32'

**PHASE 7 ROADWAY LINE TABLE**

LINE	BEARING	DISTANCE
T5	N88°33'31"E	5.00'
T6	N07°42'38"E	25.59'
T7	N01°26'29"W	7.87'
T8	S89°32'28"W	25.00'



**PHASE 7 LOT CURVE TABLE**

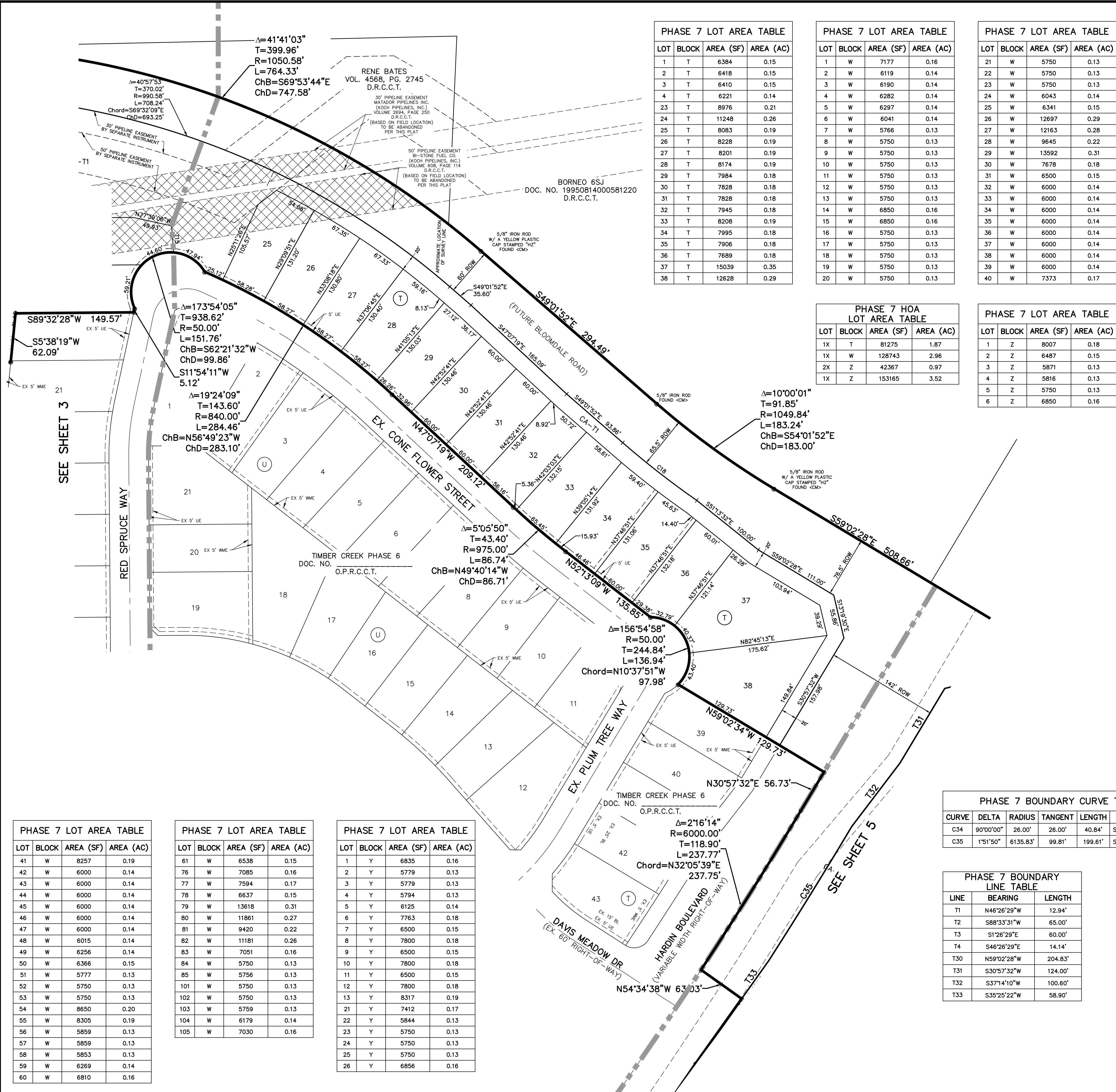
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C12	89°59'43"	21.00'	21.00'	32.98'	S45°27'24"E 29.70'
C13	90°16'44"	21.00'	21.00'	33.09'	S45°35'54"E 29.77'
C14	299°33'07"	50.00'	29.13'	261.41'	N84°47'44"W 50.34'
C15	0°28'36"	1025.00'	4.26'	8.53'	S80°05'40"E 8.53'
C16	90°59'14"	36.50'	37.13'	57.96'	S44°03'08"W 52.06'
C17	89°00'46"	36.50'	35.88'	56.71'	N45°56'52"W 51.17'
C18	6°05'54"	1115.34'	59.41'	118.71'	S52°04'49"E 118.66'
C19	90°00'00"	26.00'	26.00'	40.84'	S14°02'28"E 36.77'
C20	27°00'01"	50.00'	50.00'	235.62'	S44°32'29"W 70.71'

**PHASE 7 LOT LINE TABLE**

LINE	BEARING	LENGTH
T9	N44°32'36"E	21.21'
T10	N46°26'29"W	14.14'
T11	S43°33'31"W	14.14'
T12	S52°56'56"W	13.78'
T13	N38°37'08"W	14.06'
T14	N44°24'27"E	21.26'
T15	N4°16'39"W	33.74'
T16	N5°16'49"E	24.11'
T17	S6°11'53"E	37.70'
T34	N45°27'24"W	35.36'
T35	S45°35'54"E	35.27'

**PHASE 7 BOUNDARY LINE TABLE**

LINE	BEARING	LENGTH
T1	N46°26'29"W	12.94'
T2	S88°33'31"W	65.00'
T3	S1°26'29"E	60.00'
T4	S46°26'29"E	14.14'
T30	N59°02'28"W	204.83'
T31	S30°57'32"W	124.00'
T32	S37°14'10"W	100.60'
T33	S35°25'22"W	58.90'



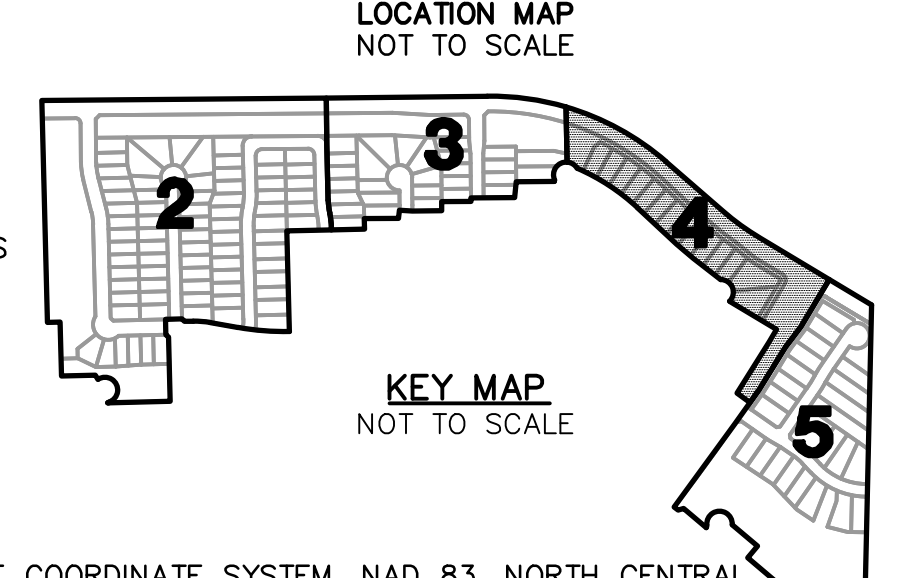
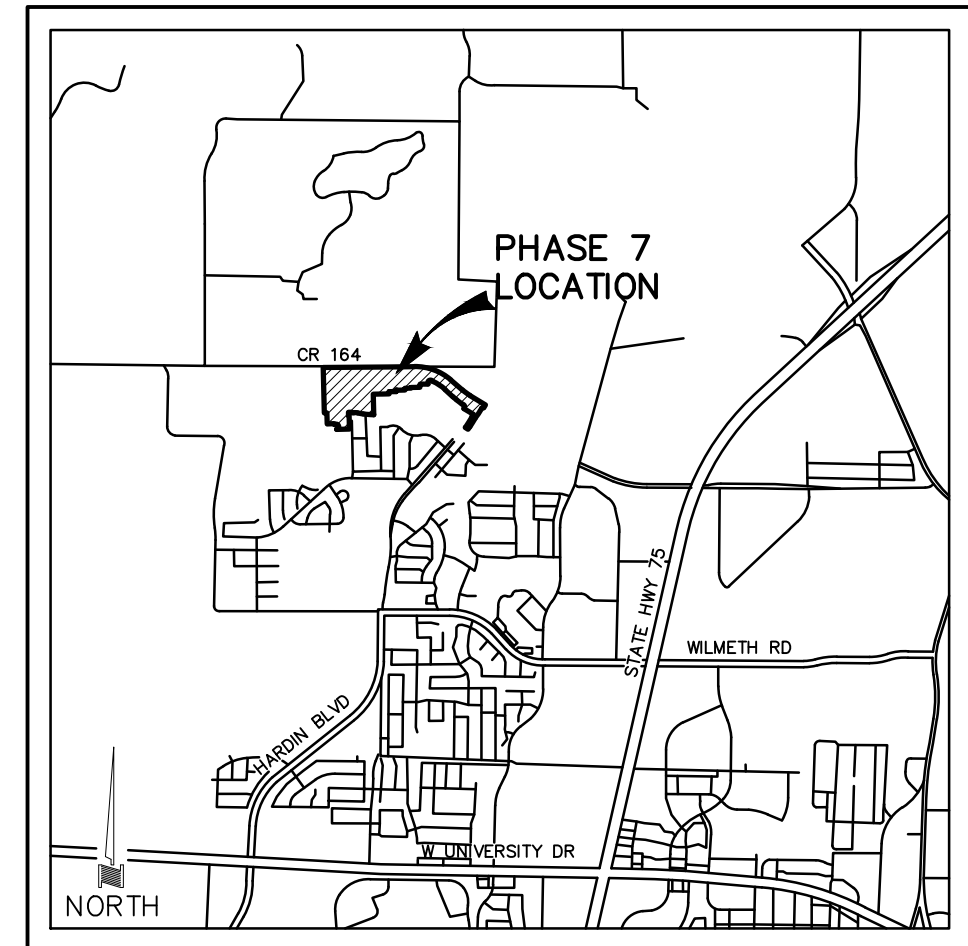
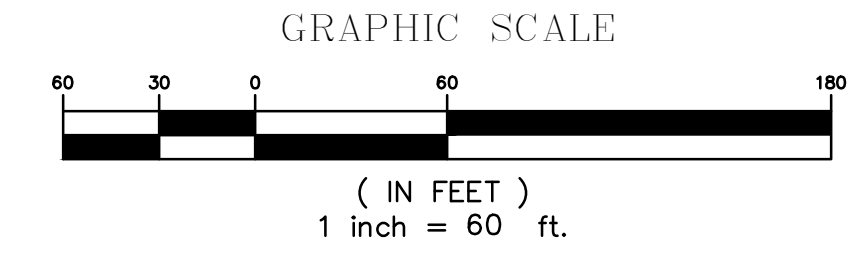
LOT	BLOCK	AREA (SF)	AREA (AC)
1	T	6384	0.15
2	T	6418	0.15
3	T	6410	0.15
4	T	6221	0.14
23	T	8976	0.21
24	T	11248	0.26
25	T	8083	0.19
26	T	8228	0.19
27	T	8201	0.19
28	T	8174	0.19
29	T	7984	0.18
30	T	7828	0.18
31	T	7828	0.18
32	T	7945	0.18
33	T	8208	0.19
34	T	7995	0.18
35	T	7906	0.18
36	T	7689	0.18
37	T	15039	0.35
38	T	12628	0.29

LOT	BLOCK	AREA (SF)	AREA (AC)
1	W	7177	0.16
2	W	6119	0.14
3	W	6190	0.14
4	W	6282	0.14
5	W	6297	0.14
6	W	6041	0.14
7	W	5766	0.13
8	W	5750	0.13
9	W	5750	0.13
10	W	5750	0.13
11	W	5750	0.13
12	W	5750	0.13
13	W	5750	0.13
14	W	6850	0.16
15	W	6850	0.16
16	W	5750	0.13
17	W	5750	0.13
18	W	5750	0.13
19	W	5750	0.13
20	W	5750	0.13

LOT	BLOCK	AREA (SF)	AREA (AC)
21	W	5750	0.13
22	W	5750	0.13
23	W	5750	0.13
24	W	6043	0.14
25	W	6341	0.15
26	W	12697	0.29
27	W	12163	0.28
28	W	9645	0.22
29	W	13592	0.31
30	W	7678	0.18
31	W	6500	0.15
32	W	6000	0.14
33	W	6000	0.14
34	W	6000	0.14
35	W	6000	0.14
36	W	6000	0.14
37	W	6000	0.14
38	W	6000	0.14
39	W	6000	0.14
40	W	7373	0.17

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	T	81275	1.87
1X	W	128743	2.96
2X	Z	42367	0.97
1X	Z	153165	3.52

LOT	BLOCK	AREA (SF)	AREA (AC)
1	Z	8007	0.18
2	Z	6487	0.15
3	Z	5871	0.13
4	Z	5816	0.13
5	Z	5750	0.13
6	Z	6850	0.16



- LEGEND**
- BL = BUILDING LINE
  - DE = DRAINAGE EASEMENT
  - HOA = HOMEOWNER'S ASSOCIATION
  - LB = LANDSCAPE BUFFER
  - PAE = PUBLIC ACCESS EASEMENT
  - PDE = PRIVATE DRAINAGE EASEMENT
  - SSE = SANITARY SEWER EASEMENT
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  - VE = VISIBILITY EASEMENT
  - WE = WATER LINE EASEMENT
  - WME = WALL & WALL MAINTENANCE EASEMENT
  - WSSE = WATER LINE & SANITARY SEWER EASEMENT
  - [Symbol] = EASEMENT TO BE ABANDONED
  - [Symbol] = DENOTES STREET NAME CHANGE

- GENERAL PRELIMINARY-FINAL PLAT NOTES:**
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE, (4202).
  - "X" CUTS SET IN CONCRETE AT ALL STREET CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE.
  - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA", UNLESS OTHERWISE NOTED.
  - NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FEMA FLOODPLAIN.
  - AREA TO BE DEDICATED TO THE PUBLIC AS STREET RIGHT-OF-WAY IS 456,866 SF (10.488 AC).
  - 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.
  - THE MAINTENANCE OF RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THE RETAINING WALL IS LOCATED.

- PHASE 7 PRELIMINARY-FINAL PLAT NOTES:**
- THE OWNER AND ANY SUBSEQUENT OWNER OF LOT 7, BLOCK Z AND CA-21 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING SAID LOT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED CREEK, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO BACK SUBSIDENCE, AND INTERFERENCE OF STRUCTURES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE CURRENT REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS AND UNITED STATES OF AMERICA.
  - TIMBER CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREA LOTS (CA-1, CA-W1, AND CA-21).
  - LOT 7, BLOCK Z SHALL BE DEDICATED TO THE CITY OF MCKINNEY AS PARKLAND.

**PRELIMINARY-FINAL PLAT  
TIMBER CREEK  
PHASES 7 AND 8**

146 RESIDENTIAL LOTS  
5 COMMON AREAS  
1 DEDICATED PARKLAND LOT  
51.969 ACRES

AN ADDITION TO THE CITY OF MCKINNEY  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
HENRY H. TUCKER SURVEY, ABSTRACT NO. 907  
WILLIAM B. TUCKER SURVEY, ABSTRACT NO. 911  
COLLIN COUNTY, TEXAS

APRIL, 2019 SCALE: 1"=200'

OWNERS  
TIMBER CREEK PROPERTIES LLC  
FORESTAR (USA) REAL ESTATE GROUP INC.  
14755 PRESTON ROAD, SUITE 130  
(972)702-8699 DALLAS, TEXAS 75254

TIMBER CREEK MCKINNEY  
HOMEOWNERS ASSOCIATION, INC  
14755 PRESTON ROAD, SUITE 130  
(972)702-8699 DALLAS, TEXAS 75254

ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800  
CONTACT: COLIN W. HELFFRICH, P.E.

**PRELIMINARY-FINAL PLAT  
FOR REVIEW PURPOSED ONLY**

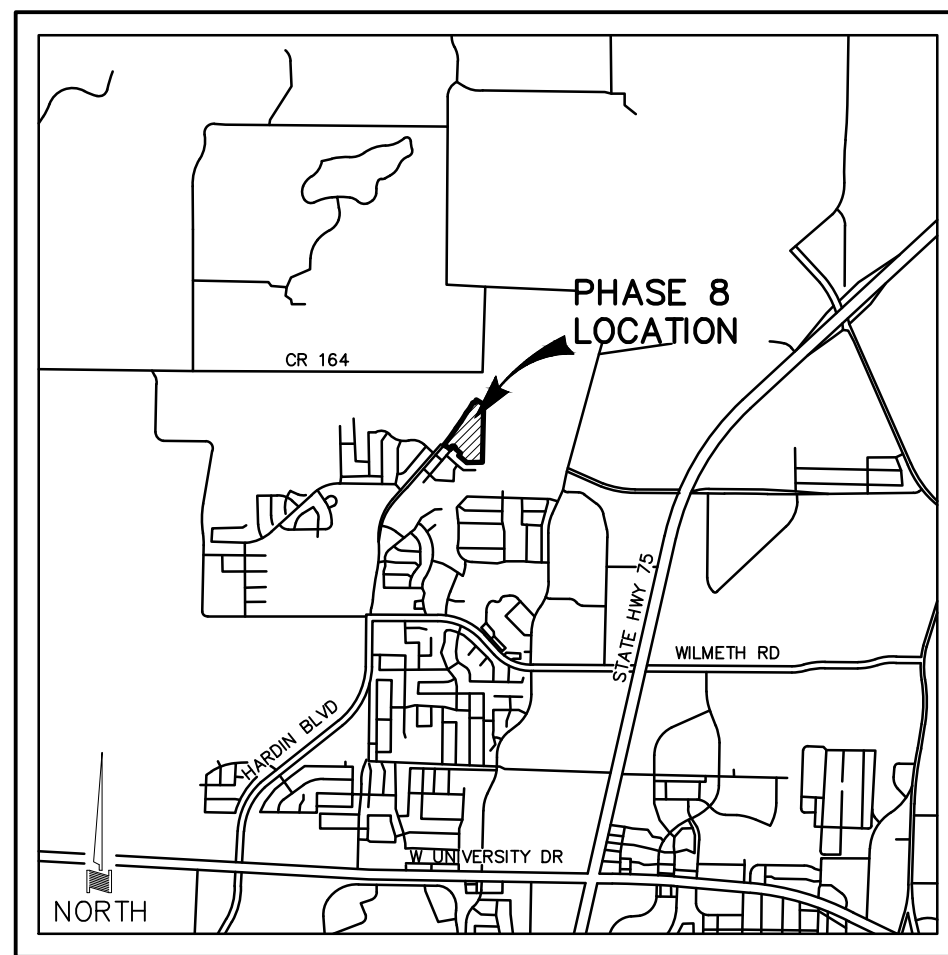
LOT	BLOCK	AREA (SF)	AREA (AC)
41	W	8257	0.19
42	W	6000	0.14
43	W	6000	0.14
44	W	6000	0.14
45	W	6000	0.14
46	W	6000	0.14
47	W	6000	0.14
48	W	6015	0.14
49	W	6256	0.14
50	W	6366	0.15
51	W	5777	0.13
52	W	5750	0.13
53	W	5750	0.13
54	W	8650	0.20
55	W	8305	0.19
56	W	5859	0.13
57	W	5859	0.13
58	W	5853	0.13
59	W	6269	0.14
60	W	6810	0.16

LOT	BLOCK	AREA (SF)	AREA (AC)
61	W	6538	0.15
76	W	7085	0.16
77	W	7594	0.17
78	W	6637	0.15
79	W	13618	0.31
80	W	11861	0.27
81	W	9420	0.22
82	W	11181	0.26
83	W	7051	0.16
84	W	5750	0.13
85	W	5756	0.13
101	W	5750	0.13
102	W	5750	0.13
103	W	5759	0.13
104	W	6179	0.14
105	W	7030	0.16

LOT	BLOCK	AREA (SF)	AREA (AC)
1	Y	6835	0.16
2	Y	5779	0.13
3	Y	5779	0.13
4	Y	5794	0.13
5	Y	6125	0.14
6	Y	7763	0.18
7	Y	6500	0.15
8	Y	7800	0.18
9	Y	6500	0.15
10	Y	7800	0.18
11	Y	6500	0.15
12	Y	7800	0.18
13	Y	8317	0.19
21	Y	7412	0.17
22	Y	5844	0.13
23	Y	5750	0.13
24	Y	5750	0.13
25	Y	5750	0.13
26	Y	6856	0.16

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C34	90°00'00"	26.00'	26.00'	40.84'	S75°57'32"W 36.77'
C35	1°51'50"	6135.83'	99.81'	199.61'	S31°45'33"W 199.60'

LINE	BEARING	LENGTH
T1	N46°26'29"W	12.94'
T2	S88°33'31"W	65.00'
T3	S1°26'29"E	60.00'
T4	S46°26'29"E	14.14'
T30	N59°02'28"W	204.83'
T31	S30°57'32"W	124.00'
T32	S37°14'10"W	100.60'
T33	S35°25'22"W	58.90'



LOCATION MAP  
NOT TO SCALE

PHASE 8 BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C29	187°21'45"	50.00'	777.14'	163.50'	S89°27'15"W 99.79'
C30	30°35'35"	20.00'	5.47'	10.68'	S11°04'10"W 10.55'
C31	3°50'20"	6060.00'	203.09'	406.03'	N36°07'30"E 405.96'
C32	1°51'50"	6135.83'	99.81'	199.61'	N31°45'33"E 199.60'
C33	90°00'00"	26.00'	26.00'	40.84'	N75°57'32"E 36.77'

PHASE 8 BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T23	N49°48'43"W	116.94'
T24	S72°28'32"W	21.97'
T25	N51°57'19"W	20.00'
T26	N35°25'22"E	159.83'
T27	N37°14'10"E	100.60'
T28	N30°57'32"E	124.00'
T29	S59°02'28"E	204.83'

PHASE 8 ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C25	11°52'17"	250.00'	25.99'	51.80'	S49°14'11"E 51.71'
C26	45°53'30"	275.00'	116.42'	220.26'	S66°14'47"E 214.42'
C27	5°36'40"	588.63'	28.85'	57.65'	N32°01'21"E 57.62'
C28	5°36'41"	638.66'	31.30'	62.55'	N32°01'21"E 62.52'

PHASE 8 ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	S89°11'32"E	7.19'
T2	S55°10'19"E	25.00'

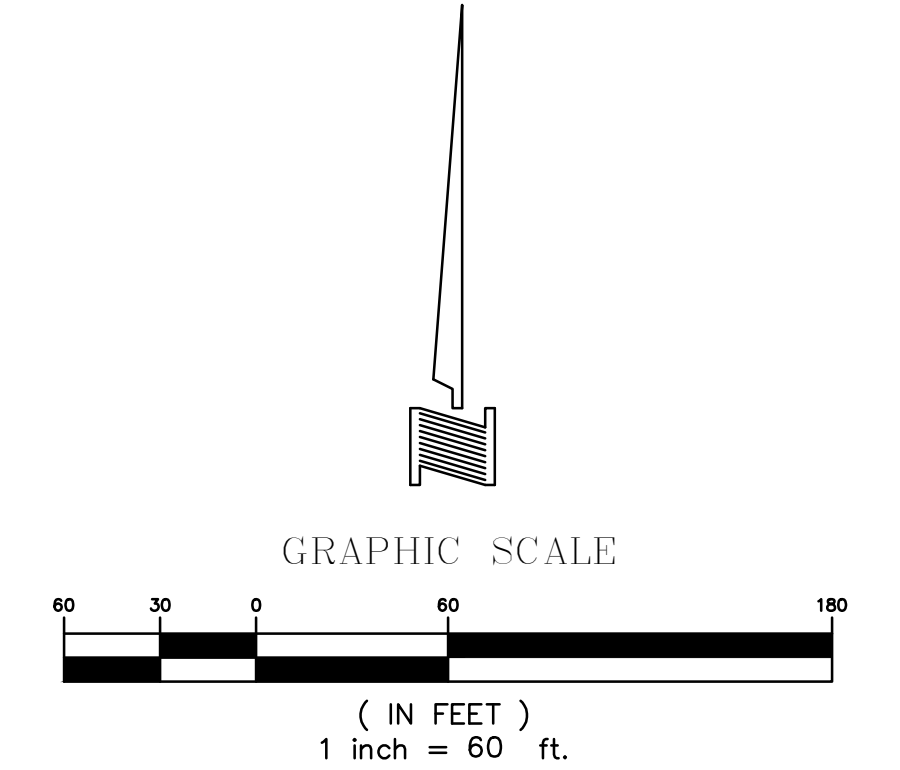
PHASE 8 LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C6	225°08'32"	50.00'	120.29'	196.47'	N12°15'25"E 92.34'

PHASE 8 LOT LINE TABLE		
LINE	BEARING	LENGTH
T3	N1°20'34"E	39.89'
T4	N35°25'22"E	5.83'
T5	N80°07'31"E	21.32'
T6	S9°52'29"E	21.10'
T7	N79°49'41"E	14.14'
T8	S10°18'51"E	14.55'
T9	S10°10'19"E	14.14'
T10	N88°43'11"W	8.00'

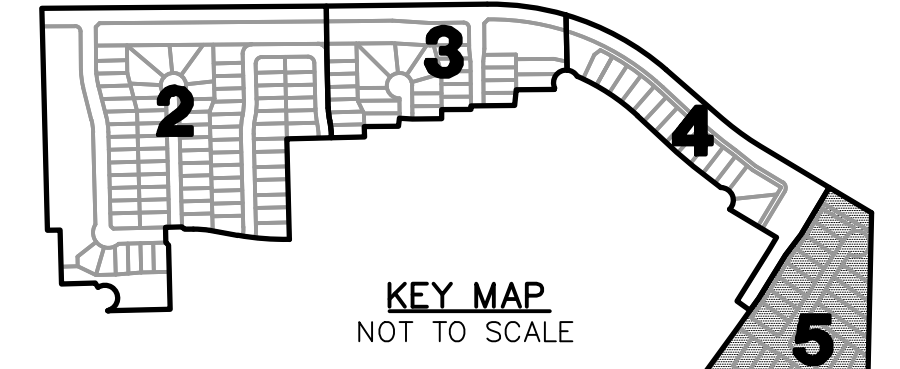
PHASE 8 LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	8683	0.20
2	A	8725	0.20
3	A	8815	0.20
4	A	8489	0.19
5	A	8569	0.20
6	A	10230	0.23
7	A	10668	0.24
8	A	8454	0.19

PHASE 8 HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	B	23123	0.53
1X	A	210905	4.84

PHASE 8 LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	9368	0.22
2	B	7857	0.18
3	B	8021	0.18
4	B	8846	0.20
5	B	8755	0.20
6	B	8557	0.20
7	B	8666	0.20
8	B	8842	0.20
9	B	9094	0.21
10	B	11423	0.26
11	B	13575	0.31
12	B	15903	0.37
13	B	7500	0.17
14	B	10130	0.23
15	B	9251	0.21
16	B	10329	0.24
17	B	11498	0.26



- LEGEND**
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  - [Cross-hatched symbol] = EASEMENT TO BE ABANDONED
  - [Diamond symbol] = DENOTES STREET NAME CHANGE
  - D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
  - <CM> = CONTROL MONUMENT
  - = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS NOTED OTHERWISE)
  - = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS NOTED OTHERWISE)



PRELIMINARY-FINAL PLAT  
**TIMBER CREEK PHASES 7 AND 8**

146 RESIDENTIAL LOTS  
5 COMMON AREAS  
1 DEDICATED PARKLAND LOT  
51.969 ACRES

AN ADDITION TO THE CITY OF MCKINNEY  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
HENRY H. TUCKER SURVEY, ABSTRACT NO. 907  
WILLIAM B. TUCKER SURVEY, ABSTRACT NO. 911  
COLLIN COUNTY, TEXAS  
APRIL, 2019 SCALE: 1"=200'

OWNERS  
**TIMBER CREEK PROPERTIES LLC**  
FORESTAR (USA) REAL ESTATE GROUP INC.  
14755 PRESTON ROAD, SUITE 130  
(972)702-8699 DALLAS, TEXAS 75254

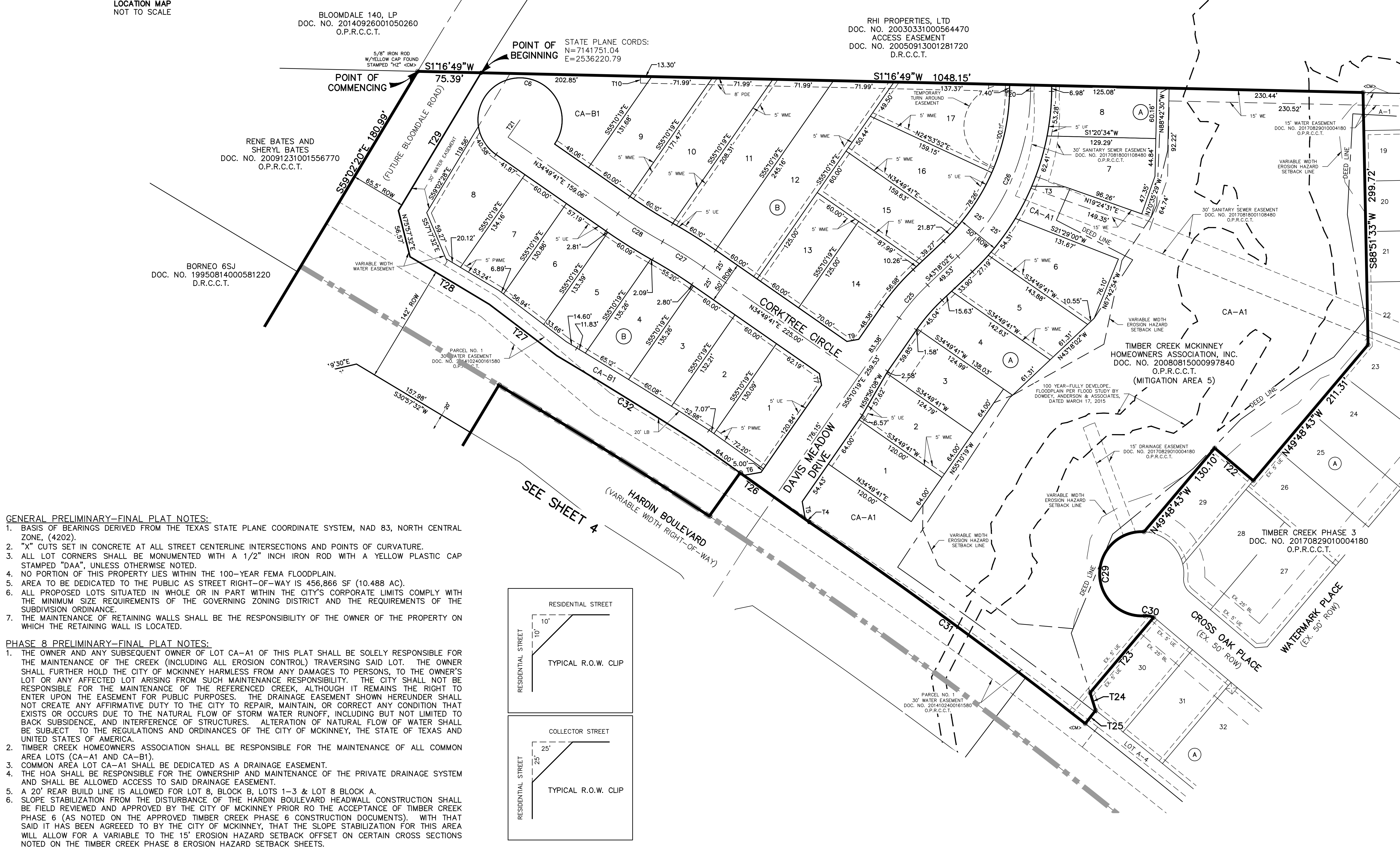
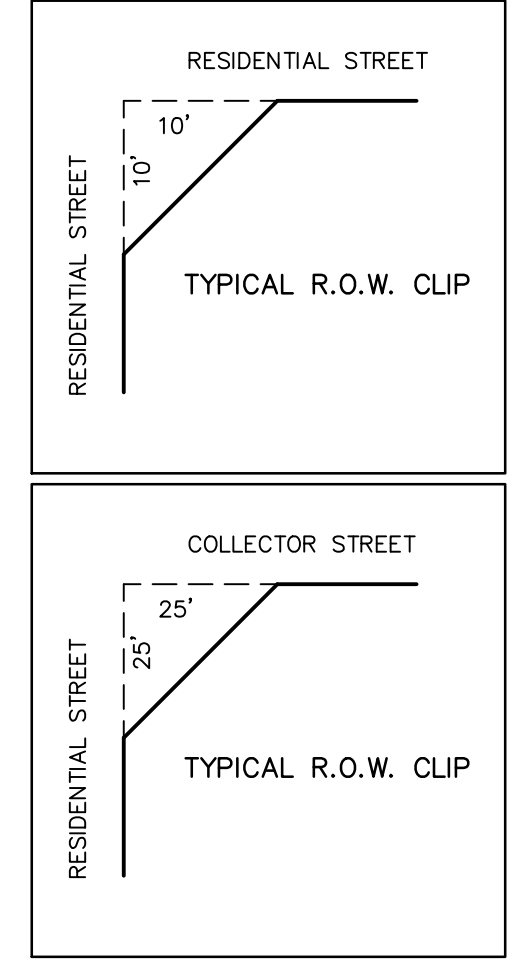
**TIMBER CREEK MCKINNEY HOMEOWNERS ASSOCIATION, INC**  
14755 PRESTON ROAD, SUITE 130  
(972)702-8699 DALLAS, TEXAS 75254

ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800  
CONTACT: COLIN W. HELFRICH, P.E.

PRELIMINARY-FINAL PLAT  
FOR REVIEW PURPOSED ONLY

- GENERAL PRELIMINARY-FINAL PLAT NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE, (4202).
  2. "X" CUTS SET IN CONCRETE AT ALL STREET CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE.
  3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA", UNLESS OTHERWISE NOTED.
  4. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FEMA FLOODPLAIN.
  5. AREA TO BE DEDICATED TO THE PUBLIC AS STREET RIGHT-OF-WAY IS 456,866 SF (10.488 AC).
  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 AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
  7. THE MAINTENANCE OF RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH THE RETAINING WALL IS LOCATED.

- PHASE 8 PRELIMINARY-FINAL PLAT NOTES:**
1. THE OWNER AND ANY SUBSEQUENT OWNER OF LOT CA-A1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING SAID LOT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED CREEK, ALTHOUGH IT REMAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO BACK SUBSIDENCE, AND INTERFERENCE OF STRUCTURES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS AND UNITED STATES OF AMERICA.
  2. TIMBER CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREA LOTS (CA-A1 AND CA-B1).
  3. COMMON AREA LOT CA-A1 SHALL BE DEDICATED AS A DRAINAGE EASEMENT.
  4. THE HOA SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE PRIVATE DRAINAGE SYSTEM AND SHALL BE ALLOWED ACCESS TO SAID DRAINAGE EASEMENT.
  5. A 20' REAR BUILD LINE IS ALLOWED FOR LOT 8, BLOCK B, LOTS 1-3 & LOT 8 BLOCK A.
  6. SLOPE STABILIZATION FROM THE DISTURBANCE OF THE HARDIN BOULEVARD HEADWALL CONSTRUCTION SHALL BE FIELD REVIEWED AND APPROVED BY THE CITY OF MCKINNEY PRIOR TO THE ACCEPTANCE OF TIMBER CREEK PHASE 6 (AS NOTED ON THE APPROVED TIMBER CREEK PHASE 6 CONSTRUCTION DOCUMENTS). WITH THAT SAID IT HAS BEEN AGREED TO BY THE CITY OF MCKINNEY, THAT THE SLOPE STABILIZATION FOR THIS AREA WILL ALLOW FOR A VARIABLE TO THE 15' EROSION HAZARD SETBACK OFFSET ON CERTAIN CROSS SECTIONS NOTED ON THE TIMBER CREEK PHASE 8 EROSION HAZARD SETBACK SHEETS.



OWNER'S CERTIFICATE AND DEDICATION—PHASE 7

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, a tract of land situated in the Meredith Hart Survey, Abstract Number 371, HENRY H. TUCKER SURVEY, ABSTRACT NO. 907, and the William B. Tucker Survey, Abstract Number 911, Collin County, Texas, and being a part of that tract of land described as Tract 1 as conveyed in Deed to Timber Creek Properties LLC, according to the document filed of record in Document Number 20080904001073680, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for a southwest corner of said Tract 1, same being common with the northwest corner of Lot 27, Block M, TIMBER CREEK, PHASE 4, an Addition to the City of McKinney, Collin County, Texas, according to the Plat filed of record in Document Number 20170829010004170, Official Public Records, Collin County, Texas, and being in the east line of that tract of conveyed in Deed to CADG Erwin Farms, LLC, according to the document filed of record in Document Number 20170223000236820, Official Public Records, Collin County, Texas;

THENCE N 01° 23' 55" W, with the west line of said Tract 1, same being common with the east line of said CADG Erwin Farms, LLC tract, a distance of 211.71 feet to a 1/2 inch iron rod found for an interior ell corner of said Tract 1;

THENCE S 88° 42' 49" W, with said common line, a distance of 49.98 feet to a 1/2 inch iron rod found for an interior ell corner of said CADG Erwin Farms, LLC tract;

THENCE N 01° 25' 46" W, continuing with said common line, a distance of 871.56 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "HZ" found for the northwest corner of said Tract 1, same being common with the northeast corner of said CADG Erwin Farms, LLC tract, and being in the south line of that tract of land conveyed in Deed to City of McKinney, according to the document filed of record in Volume 873, Page 591, Deed Records, Collin County, Texas;

THENCE N 89° 32' 45" E, with the north line of said Tract 1, a distance of 1,243.28 feet to a cotton spindle found in the south line of that tract of land conveyed in Deed to MAC TMK, LP, according to the document filed of record in Document Number 20060526000719840, Official Public Records, Collin County, Texas;

THENCE N 89° 15' 44" E, continuing with said north line, same being common with said MAC TMK, LP tract, a distance of 505.08 feet to a 5/8 inch iron rod found for the west corner of that tract of land conveyed in Deed to Rene Bates, according to the document filed of record in Volume 4568, Page 2745, Deed Records, Collin County, Texas, same being at the beginning of a curve to the right, having a central angle of 41° 41' 03", a radius of 1,050.58 feet and a chord bearing and distance of S 69° 53' 44" E, 747.58 feet;

THENCE Leaving said south line and with the northeast line of said Tract 1 and said curve to the right, an arc distance of 764.33 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "HZ" found in the southwest line of that tract of land conveyed in Deed to Borneo 65J, according to the document filed of record in Document Number 19950814000581220, Official Public, Records, Collin County, Texas;

THENCE S 49° 01' 52" E, continuing with said northeast line, same being common with said southwest line, a distance of 294.49 feet to a 5/8 inch iron rod found in said southwest line, same being at the beginning of a curve to the left, having a central angle of 10° 00' 01", a radius of 1,049.84 feet and a chord bearing and distance of S 54° 01' 52" E, 183.00 feet;

THENCE With said common line and said curve to the left, an arc distance of 183.24 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "HZ" found;

THENCE S 59° 02' 28" E, a distance of 508.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "HZ" found for the northeast corner of the above mentioned Tract 1, same being the southeast corner of that tract of land conveyed in Deed to Rene Bates and Sheryl Bates, according to the document filed of record in Document Number 20091231001556770, Official Public Records, Collin County, Texas, also being the southwest corner of that tract of land conveyed in Deed to Bloomdale 140, LP, according to the document filed of record in Document Number 20140926001050260, Official Public Records, Collin County, Texas, same being the northwest corner of that tract of land conveyed in Deed to RHI Properties, LTD, according to the document filed of record in Document Number 20030331000564470, Official Public Records, Collin County, Texas;

THENCE S 01° 16' 49" W, with the east line of said Tract 1, same being common with the west line of said RHI Properties, LTD tract, a distance of 75.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set in the east line of said Tract 1, same being common with the west line of said RHI Properties, LTD tract;

THENCE Leaving said common line, over and across the above mentioned Tract 1, the following courses and distances:

N 59° 02' 28" W, a distance of 204.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the left, having a central angle of 90° 00' 00", a radius of 26.00 feet and a chord bearing and distance of S 75° 57' 32" W, 36.77 feet;

With said curve to the left, an arc distance of 40.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 30° 57' 32" W, a distance of 124.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 37° 14' 10" W, a distance of 100.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the left having a central angle of 01° 51' 50", a radius of 6,135.83 feet and a chord bearing and distance of S 31° 45' 33" W, 199.60 feet;

With said non-tangent curve to the left, an arc distance of 199.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 35° 25' 22" W, a distance of 58.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

N 54° 34' 38" W, a distance of 63.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the left having a central angle of 02° 16' 14", a radius of 6,000.00 feet, and a chord bearing and distance of N 32° 05' 39" E, 237.75 feet;

With said non-tangent curve to the left, an arc distance of 237.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

N 30° 57' 32" E, a distance of 56.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

N 59° 02' 34" W, a distance of 215.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the beginning of a non-tangent curve to the left, having a central angle of 133° 34' 18", a radius of 50.00 feet and a chord bearing and distance of N 22° 18' 11" W, 91.90 feet;

With said curve to the left, an arc distance of 116.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

OWNER'S CERTIFICATE AND DEDICATION—PHASE 7 (CONT.)

N 52° 13' 09" W, a distance of 135.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the right, having a central angle of 05° 05' 50", a radius of 975.00 feet and a chord bearing and distance of N 49° 40' 14" W, 86.71 feet;

With said curve to the right, an arc distance of 86.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

N 47° 07' 19" W, a distance of 209.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the left, having a central angle of 19° 24' 09", a radius of 840.00 feet and a chord bearing and distance of N 56° 49' 23" W, 283.10 feet;

With said curve to the left, an arc distance of 284.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the left, having a central angle of 173° 54' 05", a radius of 50.00 feet and a chord bearing and distance of S 62° 21' 32" W, 99.86 feet;

With said non-tangent curve to the left, an arc distance of 151.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 11° 54' 11" W, a distance of 5.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 89° 32' 28" W, a distance of 149.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 05° 38' 19" W, a distance of 62.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 89° 32' 28" W, a distance of 171.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 00° 27' 32" E, a distance of 13.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 89° 32' 28" W, a distance of 115.00 to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 00° 27' 32" E, a distance of 35.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 89° 32' 28" W, a distance of 115.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

N 86° 23' 13" W, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the right having a central angle of 06° 24' 12", a radius of 275.00 feet, and a chord bearing and distance of S 06° 48' 53" W, 30.72 feet;

With said non-tangent curve to the right, an arc distance of 30.73 feet 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the left having a central angle of 00° 14' 28", a radius of 325.00 feet, and a chord bearing and distance of S 09° 53' 45" W, 1.37 feet;

With said curve to the right, an arc distance of 1.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 89° 32' 28" W, a distance of 134.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 01° 26' 29" E, a distance of 40.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 88° 33' 31" W, a distance of 130.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 89° 14' 55" W, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 88° 33' 31" W, a distance of 125.00 to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 01° 26' 29"E, a distance of 395.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a non-tangent curve to the right having a central angle of 11° 19' 10", a radius of 1,025.00 feet, and a chord bearing and distance of N 85° 30' 57" W, 202.17 feet;

With said non-tangent curve to the right, an arc distance of 202.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

N 79° 51' 22" W, a distance of 112.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the left, having a central angle of 11° 35' 07", a radius of 325.00 feet and a chord bearing and distance of N 85° 38' 55" W, 65.60 feet;

With said curve to the left, an arc distance of 65.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 88° 33' 31" W, a distance of 16.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set at the beginning of a curve to the right, having a central angle of 05° 26' 50", a radius of 188.50 feet and a chord bearing and distance of N 88° 43' 04" W, 17.91 feet;

With said curve to the right, an arc distance of 17.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

N 46° 26' 29" W, a distance of 12.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 88° 33' 31" W, a distance of 65.00 fee to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set t;

S 01° 26' 29" E, a distance of 60.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

S 46° 26' 29" E, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set;

OWNER'S CERTIFICATE AND DEDICATION—PHASE 7 (CONT.)

S 01° 26' 29" E, a distance of 251.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the northeast corner of Lot 41, Block M of the above mentioned TIMBER CREEK, PHASE 4 Addition, and being in the west line of River Bend Street, a 60' right-of-way;

THENCE S 88° 33' 31" W, a distance of 245.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the northwest corner of Lot 28, Block M of said Addition, and being in the east line of Bamboo Trail, a 50' right-of-way, same being at the beginning of a non-tangent curve to the right, having a central angle of 14° 44' 16", a radius of 20.00 feet and a chord bearing and distance of N 64° 35' 18" E, 5.13 feet;

THENCE With said east line and said curve to the right, an arc distance of 5.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found at the beginning of a reverse curve to the left, having a central angle of 194° 33' 39", a radius of 50.00 feet and a chord bearing and distance of N 25° 19' 24" W, 99.19 feet;

THENCE With said curve to the left, an arc distance of 169.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the most easterly northeast corner of the above mentioned Lot 27;

THENCE N 32° 36' 13" W, with the north line of said Lot 27, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for the northeast corner of said Lot 27;

THENCE S 88° 33' 31" W, continuing with the north line of said Lot 27, a distance of 132.76 feet to the POINT OF BEGINNING, and containing 39.676 acres of land, more or less.

NOTE:  
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.

PRELIMINARY—FINAL PLAT

TIMBER CREEK  
PHASES 7 AND 8

146 RESIDENTIAL LOTS  
5 COMMON AREAS  
51.969 ACRES

AN ADDITION TO THE CITY OF MCKINNEY  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
HENRY H. TUCKER SURVEY, ABSTRACT NO. 907  
WILLIAM B. TUCKER SURVEY, ABSTRACT NO. 911  
COLLIN COUNTY, TEXAS

APRIL, 2019 SCALE: 1"=200'

OWNERS  
TIMBER CREEK PROPERTIES LLC  
FORESTAR (USA) REAL ESTATE GROUP INC.  
14755 PRESTON ROAD, SUITE 130  
(972)702-8699 DALLAS, TEXAS 75254

TIMBER CREEK MCKINNEY  
HOMEOWNERS ASSOCIATION, INC  
14755 PRESTON ROAD, SUITE 130  
(972)702-8699 DALLAS, TEXAS 75254

ENGINEER/SURVEYOR  
DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800  
CONTACT: COLIN W. HELFRICHH, P.E.

PRELIMINARY-FINAL PLAT  
FOR REVIEW PURPOSED ONLY

OWNER'S CERTIFICATE AND DEDICATION-PHASE 8

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, a tract of land situated in the MEREDITH HART SURVEY, ABSTRACT NO. 371, Collin County, Texas and being part of that tract of land conveyed in Deed to Timber Creek Properties LLC, according to the document filed of record in Document Number 20080904001073680, Official Public Records, Collin County, Texas, and being part of that tract of land described as Mitigation Area 5 as conveyed in Deed to Timber Creek McKinney Homeowner's Association, Inc., according to the document filed of record in Document Number 20080815000997840, Official Public Records, Collin County, Texas, and more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with a yellow plastic cap stamped 'Huitz-Zollars' found for the northeast corner of said Timber Creek Properties LLC, said iron rod being the southeast corner of that tract of land conveyed in Deed to Rene Bates and Sheryl Bates, according to the document filed of record in Document Number 20091231001556770, Official Public Records, Collin County, Texas, and being in the west line of that tract of land conveyed in Deed to Bloomdale 140, LP, according to the document filed of record in Document Number 20140926001050260, Official Public Records, Collin County, Texas;

THENCE S 01° 16' 49" W, with said west line, same being common with the east line of said Timber Creek Properties LLC tract, a distance of 75.39 to the POINT OF BEGINNING of the tract of land described herein, same being the southwest corner of said Bloomdale 140, LP tract, and being common with the northwest corner of that tract of land described in Deed to RHI Properties, LTD, according to the document filed of record in Document Number 20030331000564470, Deed Records, Collin County, Texas;

THENCE S 01° 16' 49" W, continuing with said east line, same being common with the west of line of said RHI Properties, LTD tract, a distance of 1,048.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' found for the northeast corner of Lot A-1, Block A TIMBER CREEK PHASE 3, an Addition to the City of McKinney, Collin County, Texas, according to the Plat filed of record in Document Number 20170829010004180, Official Public Records, Collin County, Texas;

THENCE With the north line of said Addition, same being common with the south line of the above mentioned Timber Creek Properties LLC tract, the following courses and distances:

S 88° 51' 33" W, a distance of 299.72 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' found for corner;

N 49° 48' 43" W, a distance of 211.31 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' found for corner;

N 40° 11' 17" E, a distance of 60.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' found for corner;

N 49° 48' 43" W, a distance of 130.10 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' found for corner at the beginning of a non-tangent curve to the left having a central angle of 187° 21' 45", a radius of 50.00 feet and chord bearing and distance of S 89° 27' 15" W, 99.79 feet;

With said curve to the left, an arc distance of 163.50 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' found for corner at the beginning of a reverse curve to the right having a central angle of 30° 35' 35", a radius of 20.00 feet and chord bearing and distance of S 11° 04' 10" W, 10.55 feet;

With said curve to the right, an arc distance of 10.68 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' found for corner;

N 49° 48' 43" W, a distance of 116.94 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' found for corner;

S 72° 28' 32" W, a distance of 21.97 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' found for corner;

N 51° 57' 19" W, a distance of 20.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' found for the northwest corner of Lot A-4, Block A of the above mentioned Addition, and being the southwest corner of the above mentioned Timber Creek Properties LLC tract, same being in the southeast line of Hardin Boulevard, a variable width right-of-way, same being at the beginning of a non-tangent curve to the left having a central angle of 03° 50' 20", a radius of 6060.00 feet and chord bearing and distance of N 36° 07' 30" E, 405.96 feet;

THENCE With said southeast line, same being common with the northwest line of said Timber Creek Properties, LLC tract, the following courses and distances:

With said curve to the left, an arc distance of 406.03 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' set for corner;

N 35° 25' 22" E, a distance of 159.83 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' set for corner at the beginning of a non-tangent curve to the left having a central angle of 01° 51' 50", a radius of 6135.83 feet and chord bearing and distance of N 31° 45' 33" E, 199.60 feet;

With said curve to the left, an arc distance of 199.61 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' set for corner;

N 37° 14' 10" E, a distance of 100.60 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' set for corner;

N 30° 57' 32" E, a distance of 124.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle of 90° 00' 00", a radius of 26.00 feet and chord bearing and distance of N 75° 57' 32" E, 36.77 feet;

With said curve to the right, an arc distance of 40.84 feet to a 1/2 inch iron rod with yellow plastic cap stamped 'DAA' set for corner in the northeast line of the above mentioned Timber Creek Properties LLC tract, same being common with the southwest line of Bloomdale Road, a variable width Right-Of-Way;

THENCE S 59° 02' 28" E, with said common line, a distance of 204.83 feet to the POINT OF BEGINNING, and containing 12.293 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, TIMBER CREEK PROPERTIES, LLC, a Delaware limited liability company and Timber Creek McKinney Homeowners Association, Inc., do hereby adopt this record plat designating the hereinabove described property as TIMBER CREEK PHASES 7 AND 8, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets and alleys, 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 buildings, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of 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 \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

TIMBER CREEK PROPERTIES LLC,  
a Delaware limited liability company

By: Forestar (USA) Real Estate Group Inc.,  
a Delaware corporation, its Managing Member

By: \_\_\_\_\_  
Name: Kevin Lazares

TIMBER CREEK MCKINNEY HOMEOWNERS ASSOCIATION, INC.

By: Timber Creek McKinney Homeowners Association, Inc.

By: \_\_\_\_\_  
Name: Kevin Lazares

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned Notary Public, in and for said County and State, on this day personally appeared Kevin Lazares, of TIMBER CREEK PROPERTIES LLC, a Delaware limited liability company, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned Notary Public, in and for said County and State, on this day personally appeared Kevin Lazares, of TIMBER CREEK MCKINNEY HOMEOWNERS ASSOCIATION, INC, 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 purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

THAT I, JESUS J. LAJARA, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting Rules and Regulations of the City of McKinney, Collin County, Texas.

**"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 05/31/2019)**

\_\_\_\_\_  
Jesus J. Lajara  
Registered Professional Land Surveyor  
No. 6378

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared JESUS J. LAJARA 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 considerations therein expressed and in the capacity therein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas

NOTE:  
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.

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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800  
CONTACT: COLIN W. HELFFRICH, P.E.

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