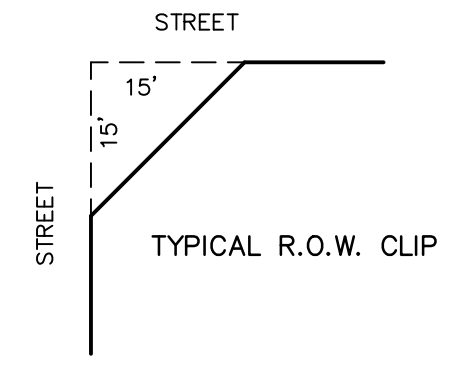
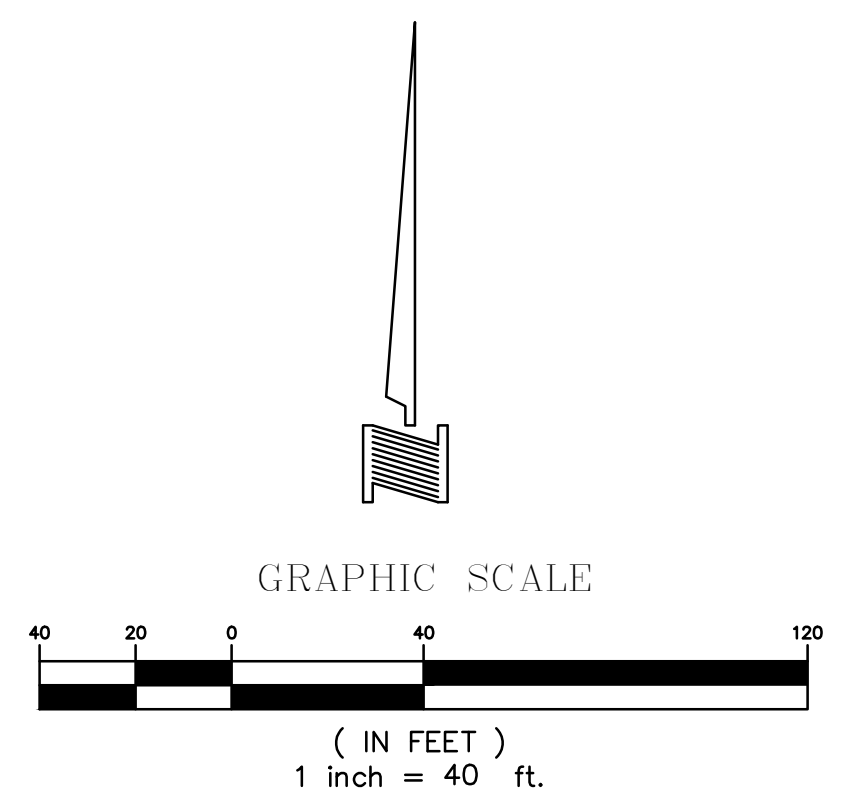


ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	73°42'54"	38.50'	28.86'	49.53'	S53°48'34"W 46.19'
C2	9°59'13"	250.00'	21.84'	43.58'	S11°57'30"W 43.52'
C3	97°06'39"	38.50'	43.60'	65.25'	S41°35'26"E 57.72'
C4	18°21'32"	250.00'	40.40'	80.11'	S80°40'29"W 79.76'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	S71°29'43"W	9.60'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T2	S28°27'07"W	14.95'
T3	N42°53'38"W	13.58'
T4	N53°48'34"E	16.00'
T5	S44°26'10"E	14.17'
T6	N49°07'45"E	14.97'
T7	S64°14'47"E	14.08'



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we, TIMBER CREEK PROPERTIES LLC, a Texas limited liability company, do hereby adopt this Preliminary-Final Plat designating the hereinabove described property as TIMBER CREEK PHASE 2B, 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

By: _____

Name: Kevin Lazares

Title: Investment Manager

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 Texas 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

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

I, _____ do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT" (RELEASE DATE: 02/24/2017)

Name: _____

Registered Professional Land Surveyor
No. _____

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared _____, Registered Public Land Surveyor, 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 purpose and considerations therein expressed.

Given under me and seal of office, this _____ day of _____, 2019.

Notary Public in and for the State of Texas

- LEGEND**
- D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 - M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
 - FME = FENCE & FENCE MAINTENANCE EASEMENT
 - WME = WALL & WALL MAINTENANCE EASEMENT
 - PFC = POINT FOR CORNER
 - IRF = IRON ROD FOUND
 - BL = BUILDING LINE
 - WLE = WATER LINE EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - PDE = PRIVATE DRAINAGE EASEMENT
 - POE = POSITIVE OVERFLOW EASEMENT
 - UE = UTILITY EASEMENT
 - DUE = DRAINAGE AND UTILITY EASEMENT
 - <CM> = CONTROL MONUMENT
 - ⊙ = 5/8" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - ◇ = STREET NAME CHANGE
 - ▨ = TO BE ABANDONED BY THIS PLAT

- NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
 2. "X" CUTS SET IN CONCRETE AT ALL 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".
 4. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FEMA FLOODPLAIN.
 5. COMMON AREA A-1 IS FOR LANDSCAPE AND SCREENING PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE TIMBER CREEK MCKINNEY HOMEOWNERS ASSOCIATION INC.
 6. COMMON AREA B-1 SHALL BE FOR LANDSCAPE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE TIMBER CREEK MCKINNEY HOMEOWNERS ASSOCIATION INC.
 7. AREA TO BE DEDICATED TO THE PUBLIC AS STREET RIGHT-OF-WAY IS 24,200 SF (0.556 AC).
 8. 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.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

Being a tract of land situated in the William B. Tucker Survey, Abstract Number 911, City of McKinney, Collin County, Texas, and being that tract conveyed to Timber Creek Properties LLC, Tract 2, according to deed recorded in Document Number 20080904001073680, Official Public Records, Collin County, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped "Huitt-Zollars" found for the most southerly southeast corner of said Tract 2, same being in the north right-of-way line of Wilmeth Road (a 120 foot right-of-way), and being the southwest corner of a corner clip in the west line of Timber Ridge Trail (a 50 foot right-of-way);

THENCE S 89° 50' 10" W, with the north line of said Wilmeth Road, same being the south line of said Tract 2, a distance of 434.60 feet to an "X" found in concrete for the southwest corner of said Tract 2, same being the southeast corner of a tract of land conveyed to Wilmeth 337 Venture, Ltd., according to the deed recorded in Volume 4675, Page 1966, Deed Records, Collin County, Texas;

THENCE N 16° 57' 07" E, departing the north line of said Wilmeth Road and with the west line of said Tract 2, same being the east line of said Wilmeth 337 Venture, Ltd. tract, a distance of 496.90 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Huitt-Zollars" found for the northwest corner of said Tract 2, and being in the south line of Timber Creek Phase 1 according to the plat thereof recorded in Cabinet P, Page 713, Plat Records, Collin County, Texas;

THENCE S 89° 19' 59" E, with the north line of said Tract 2, same being the south line of said Timber Creek Phase 1, a distance of 249.77 feet to a 1/2 inch iron rod with plastic cap stamped "DAA" set for the northeast corner of said Tract 2, and being in the west line of said Timber Ridge Trail, and being the beginning of a non-tangent curve to the right having a central angle of 13° 14' 29", a radius of 575.00 feet, and a chord bearing and distance of S 02° 13' 39" W, 132.59 feet;

THENCE with the east line of said Tract 2, same being the west line of said Timber Ridge Trail, the following courses and distances:

With said non-tangent curve to the right, an arc distance of 132.89 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Huitt-Zollars" found for the beginning of a non-tangent curve to the left having a central angle of 27° 50' 53", a radius of 324.84 feet, and a chord bearing and distance of S 05° 03' 52" E, 156.34 feet;

With said non-tangent curve to the left, an arc distance of 157.89 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Huitt-Zollars" found for corner;

S 18° 59' 19" E, a distance of 105.35 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Huitt-Zollars" found for corner, and being the beginning of a non-tangent curve to the right having a central angle of 17° 56' 47", a radius of 222.44 feet, and a chord bearing and distance of S 10° 06' 10" E, 69.39 feet;

With said non-tangent curve to the right, an arc distance of 69.68 feet to a 5/8 inch iron rod with yellow plastic cap stamped "Huitt-Zollars" found for the northeast corner of the aforementioned corner clip;

S 45° 14' 20" W, a distance of 21.31 feet to the POINT OF BEGINNING and containing 3.641 acres of land, more or less.

11 RESIDENTIAL LOTS
2 COMMON AREAS
3.641 ACRES
**PRELIMINARY-FINAL PLAT
TIMBER CREEK
PHASE 2B**

AN ADDITION TO THE CITY OF MCKINNEY
WILLIAM B. TUCKER SURVEY, ABSTRACT NO. 911
COLLIN COUNTY, TEXAS

APRIL 2019 SCALE: 1"=60'

OWNER
TIMBER CREEK PROPERTIES LLC
FORESTAR (USA) REAL ESTATE GROUP, INC.
14755 PRESTON ROAD, SUITE 710 DALLAS, TEXAS 75254

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.