

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.
- 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.

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

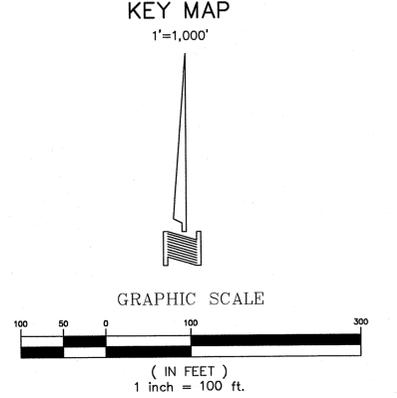
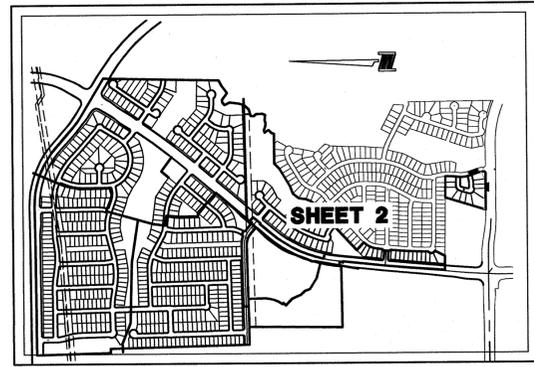
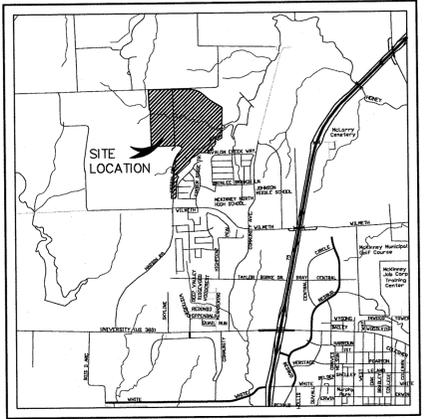
OWNER AND DEVELOPER
FORESTAR (USA) REAL ESTATE GROUP, INC
14755 PRESTON ROAD SUITE 710
DALLAS, TEXAS 75254
PH: (972) 702-8699

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.

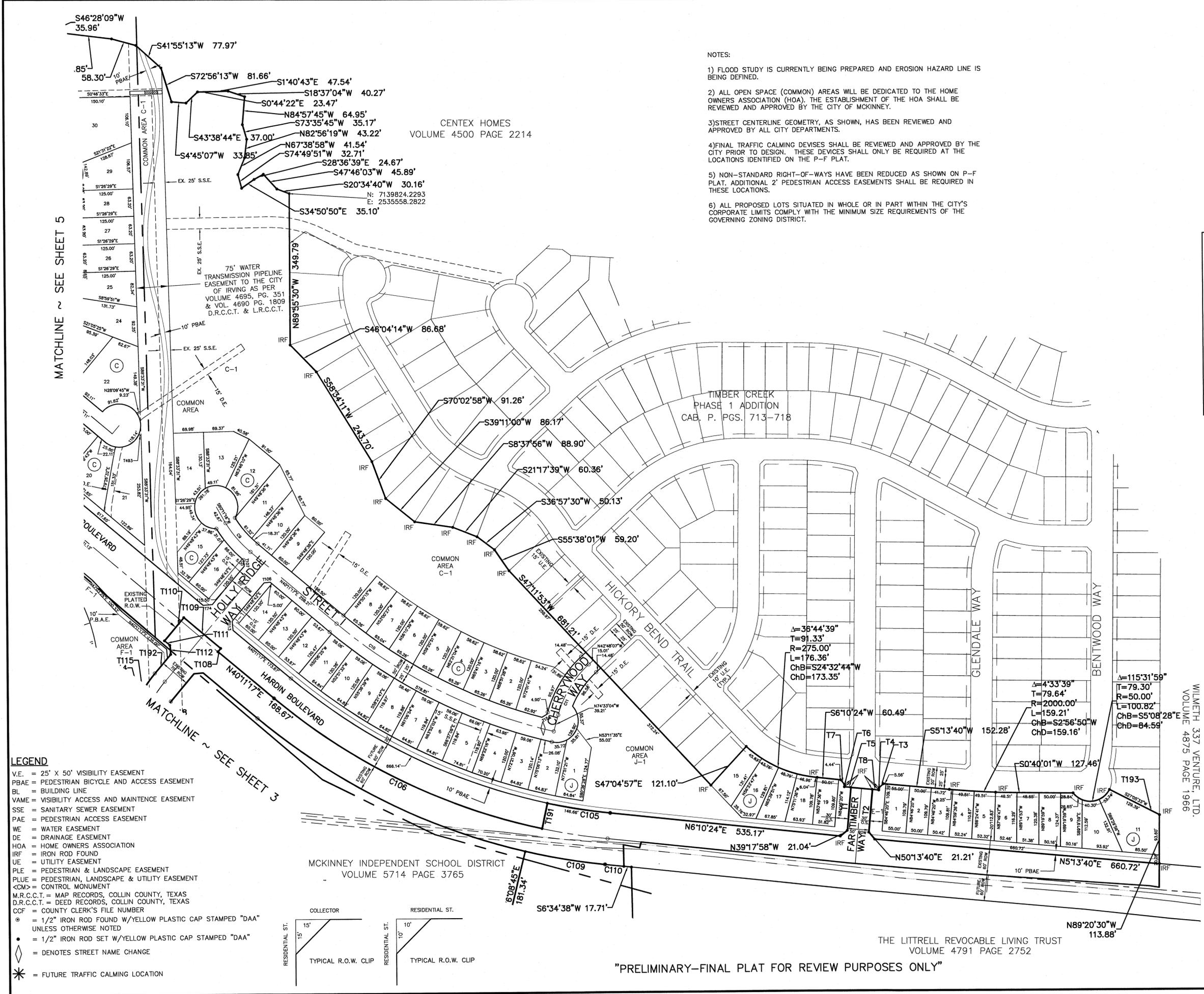
"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

- 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.

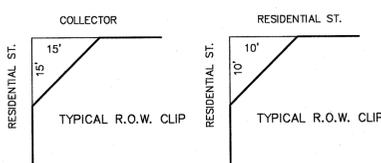


12-206PF
PRELIMINARY-FINAL PLAT
TIMBER CREEK
 208.14 ACRES
 AN ADDITION TO THE CITY OF MCKINNEY
 H. TUCKER SURVEY ~ ABSTRACT NO. 907
 W.M.B. TUCKER SURVEY ~ ABSTRACT NO 911
 MEREDITH HART SURVEY ~ ABSTRACT N. 371
 COLLIN COUNTY, TEXAS
 FEBRUARY 2012 SCALE: 1"=100'
 590 RESIDENTIAL LOTS
 19 COMMON AREAS 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

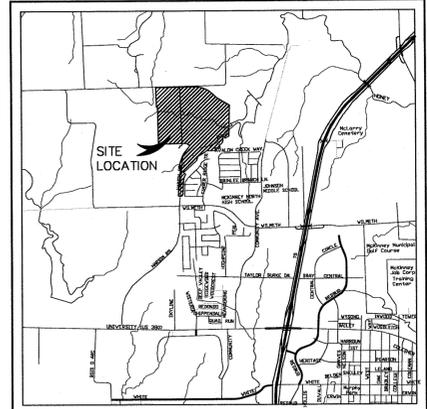
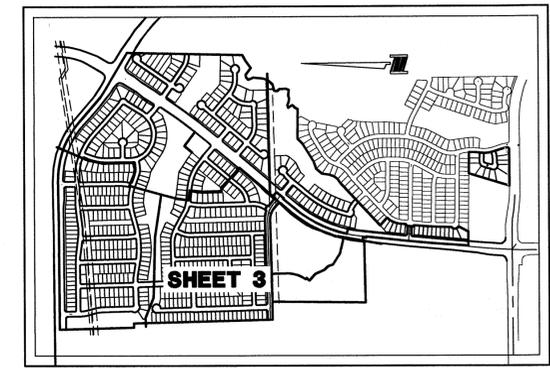
ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
 5223 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
 STATE REGISTRATION NUMBER: F-399
 CONTACT: BRENT L. MURPHREE, P.E.



- 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
 - <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

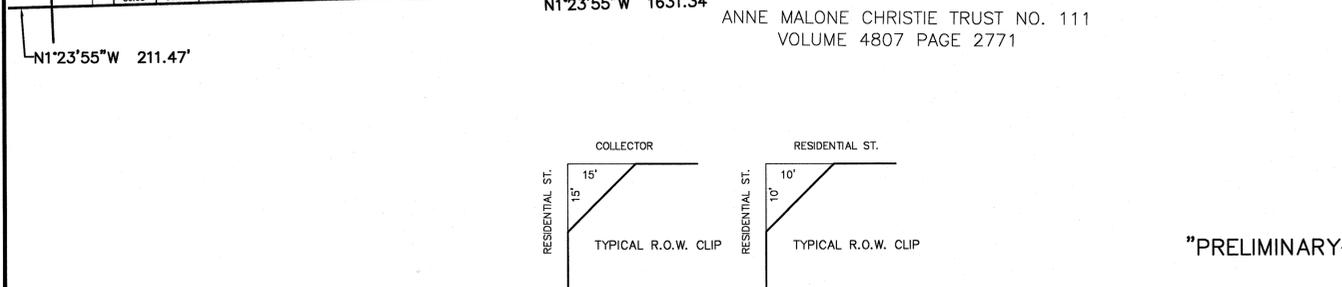
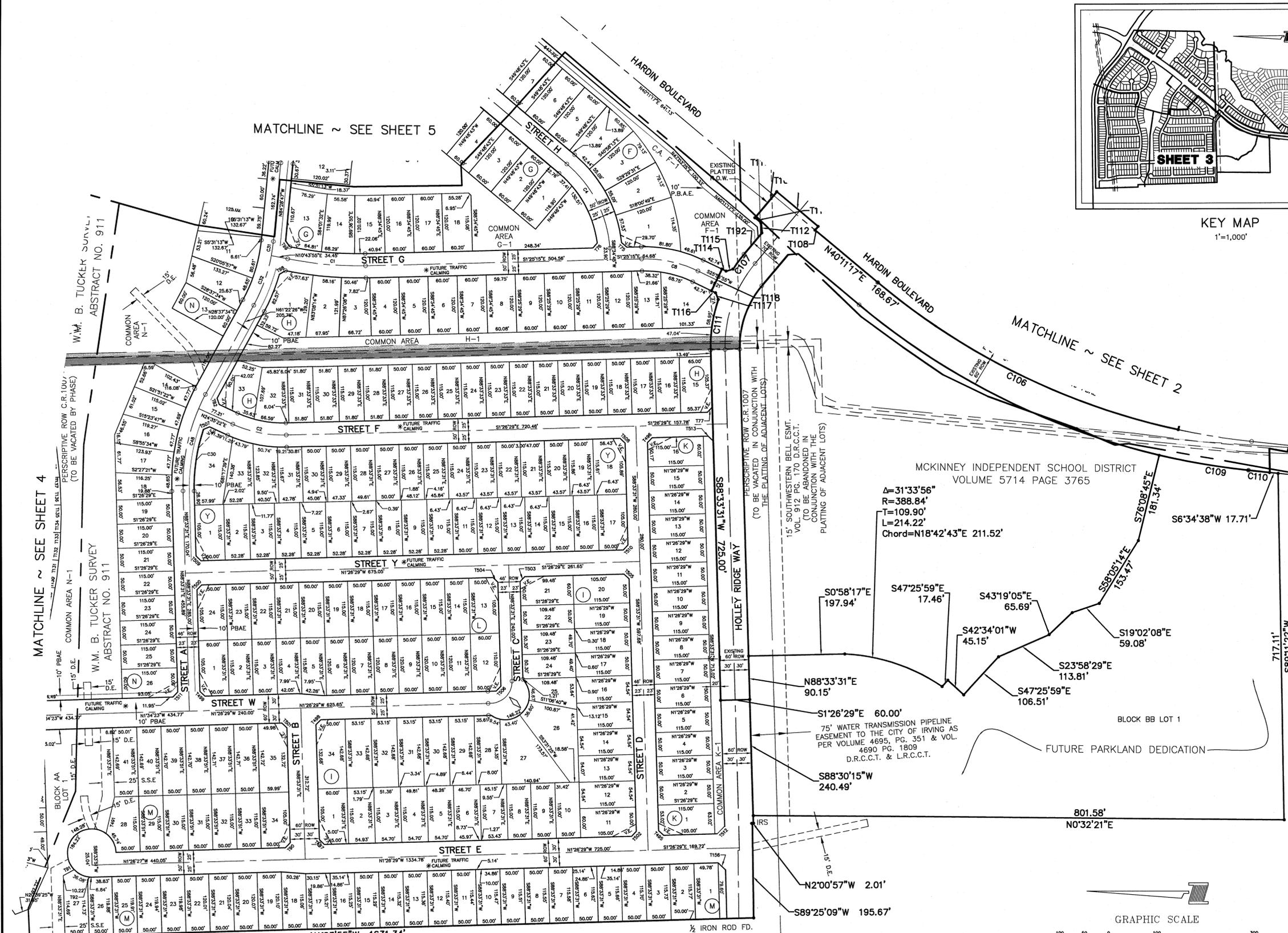
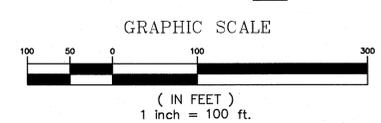


"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"



- 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
 - <CMT> = 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

- 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"

**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"=100'

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

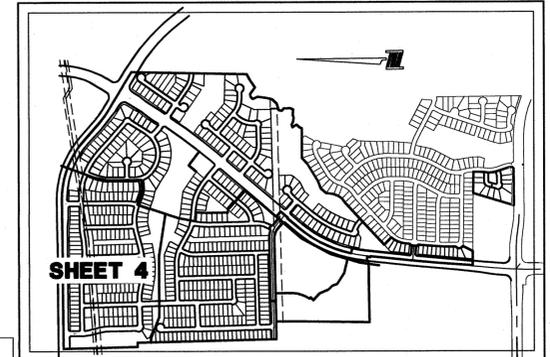
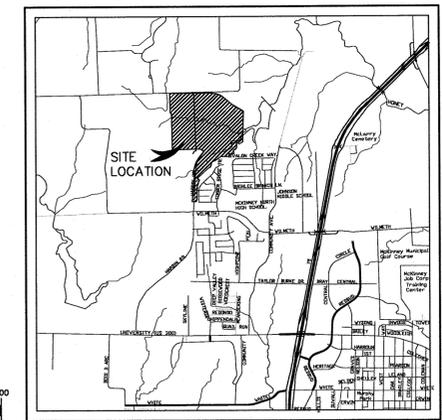
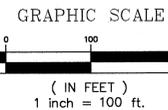
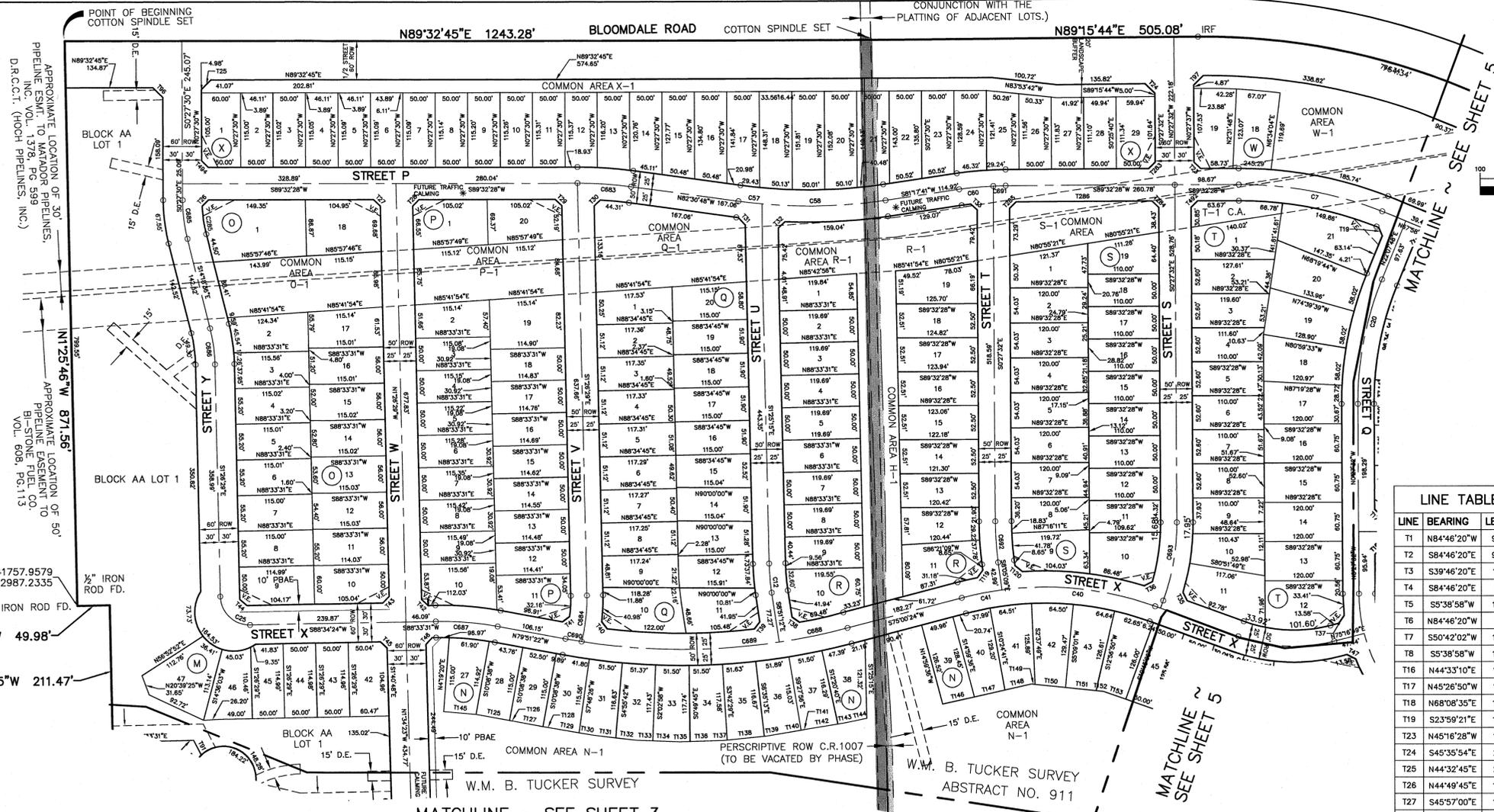
CONTACT: CHRISTI BROWNLOW

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.

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	N25°56'54"E	9.53'
T95	N16°08'06"W	14.84'
T96	S25°56'54"W	9.53'
T97	S88°01'56"W	14.84'
T98	N64°03'05"W	50.00'
T99	S35°35'15"W	14.54'
T100	N50°59'39"W	14.51'
T101	N79°51'22"W	52.50'
T102	N79°51'22"W	7.45'
T103	N79°51'22"W	45.05'
T104	N79°51'22"W	14.95'
T105	S77°12'44"W	50.00'
T106	S77°12'44"W	48.40'
T107	S77°12'44"W	41.82'
T108	N84°24'40"W	5.91'
T109	N84°24'40"W	47.26'
T110	N84°24'40"W	47.26'
T111	N83°54'56"W	31.89'
T112	N83°54'56"W	22.14'
T113	N83°54'56"W	35.22'
T114	N83°54'56"W	31.89'
T115	N40°11'17"E	25.53'
T116	N87°57'35"W	41.58'
T117	S87°59'45"W	15.85'
T118	S87°59'45"W	51.26'

LINE TABLE

LINE	BEARING	LENGTH
T119	S87°59'45"W	51.26'
T120	S83°57'06"W	57.39'
T121	S80°05'43"W	53.78'
T122	S80°05'43"W	53.78'
T123	S80°05'43"W	9.63'
T124	S80°24'09"W	47.69'
T125	S80°24'09"W	12.31'
T126	S77°56'39"W	33.22'
T127	N85°30'18"W	50.19'
T128	S77°12'44"W	50.00'
T129	S76°55'46"E	77.80'
T130	S44°32'28"E	210.00'
T131	N77°57'46"E	20.54'
T132	N46°26'29"E	77.80'
T133	S44°32'28"E	14.14'
T134	S45°27'32"E	14.14'
T135	N44°32'28"E	14.14'
T136	N89°32'28"E	210.00'
T137	N77°57'46"E	20.54'
T138	N46°26'29"E	77.80'
T139	S44°32'28"E	14.14'
T140	S28°15'11"W	5.80'
T141	N45°27'31"W	14.14'
T142	N43°33'31"E	14.14'
T143	S46°24'13"E	14.13'
T144	N43°33'31"E	14.14'
T145	N43°33'31"E	14.14'
T146	S46°24'13"E	14.13'
T147	N43°33'31"E	14.14'
T148	S46°24'13"E	14.13'
T149	N43°33'31"E	14.14'
T150	S46°26'29"E	14.14'
T151	S43°33'47"W	14.15'

LINE TABLE

LINE	BEARING	LENGTH
T152	N43°33'31"E	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'

LINE TABLE

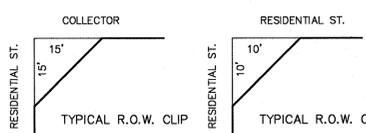
LINE	BEARING	LENGTH
T157	N43°33'31"E	14.14'
T158	S46°26'29"E	14.14'
T159	S46°26'29"E	14.14'
T160	S43°33'31"E	14.14'
T161	S46°26'29"E	14.14'
T162	S43°33'31"E	14.14'
T163	S46°26'29"E	14.14'
T164	S43°33'31"E	14.14'
T165	S46°26'29"E	14.14'
T166	S43°33'31"E	14.14'
T167	S46°26'29"E	14.14'
T168	S43°33'31"E	14.14'
T169	S46°26'29"E	14.14'
T170	S43°33'31"E	14.14'
T171	S46°26'29"E	14.14'
T172	S43°33'31"E	14.14'
T173	S46°26'29"E	14.14'
T174	S43°33'31"E	14.14'
T175	S46°26'29"E	14.14'
T176	S43°33'31"E	14.14'
T177	S46°26'29"E	14.14'
T178	S43°33'31"E	14.14'
T179	S46°26'29"E	14.14'
T180	S43°33'31"E	14.14'

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"=100'
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

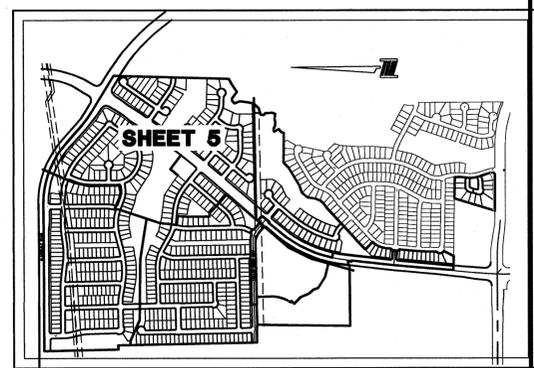
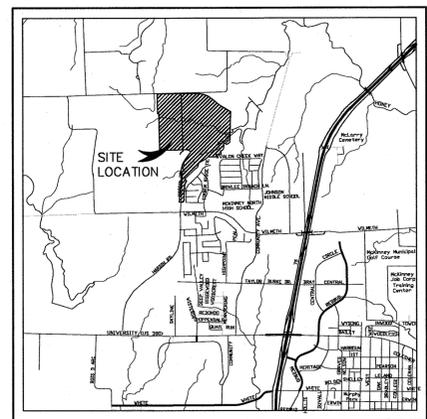
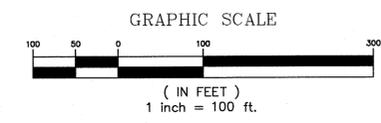
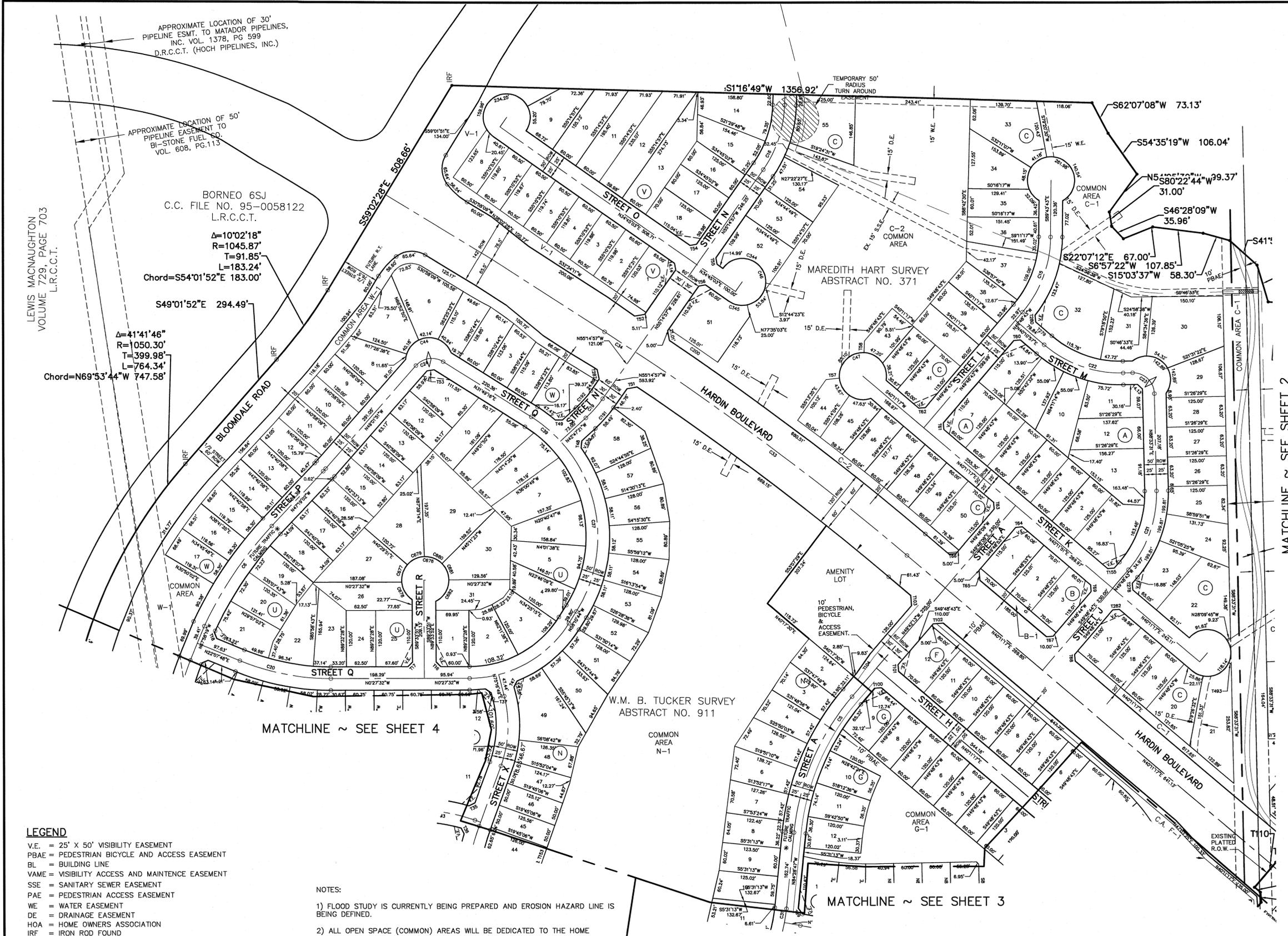
CONTACT: CHRISTI BROWNLOW
ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F399
CONTACT: BRENT L. MURPHREE, P.E.

- 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
 - 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"
 - ◇ = DENOTES STREET NAME CHANGE
 - * = FUTURE TRAFFIC CALMING LOCATION

- NOTES:**
- FLOOD STUDY IS CURRENTLY BEING PREPARED AND EROSION HAZARD LINE IS BEING DEFINED.
 - 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.
 - STREET CENTERLINE GEOMETRY, AS SHOWN, HAS BEEN REVIEWED AND APPROVED BY ALL CITY DEPARTMENTS.
 - 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.
 - 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.
 - 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"



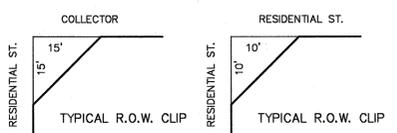
12-206PF
 PRELIMINARY-FINAL PLAT
 TIMBER CREEK
 208.14 ACRES
 AN ADDITION TO THE CITY OF MCKINNEY
 H. TUCKER SURVEY ~ ABSTRACT NO. 907
 W.M.B. TUCKER SURVEY ~ ABSTRACT NO 911
 MEREDITH HART SURVEY ~ ABSTRACT N. 371
 COLLIN COUNTY, TEXAS

FEBRUARY 2012 SCALE: 1"=100'
 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.

- LEGEND**
- V.E. = 25' X 50' VISIBILITY EASEMENT
 - PBAE = 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"



MATCHLINE ~ SEE SHEET 2

MATCHLINE ~ SEE SHEET 4

MATCHLINE ~ SEE SHEET 3

LEGAL DESCRIPTION

BEING a tract of land situated in the H. Tucker Survey, Abstract Number 907, W.M.B. Tucker Survey, Abstract Number 911 and the Meredith Hart Survey, Abstract Number 371 of Collin County, Texas, and being a portion of that tract of land conveyed to Timber Creek Properties, LLC, according to the document filed of record under Instrument Number 20080904001073680, Official Public Records of Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for the northwest corner of said Timber Creek tract;

THENCE with the north line of said tract the following six (6) courses and distances as follows:

North 89° 32' 45" East, a distance of 1243.28 feet to a cotton spindle found for a corner;

North 89° 15' 44" East, a distance of 505.08 feet to a 5/8" iron rod found for a corner at the beginning of a curve to the left, having a radius of 1049.84 feet, a central angle of 41° 41' 03" and a chord bearing and distance of South 69° 53' 44" East, 747.58 feet;

With said curve to the right an arc distance of 764.33 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner of this tract;

South 49° 01' 52" East, a distance of 294.49 feet to a 5/8" iron rod found for a corner at the beginning of a curve to the left, having a radius of 1049.84 feet, a central angle of 10° 00' 01" and a chord bearing and distance of South 54° 01' 52" East, 183.00 feet;

With said curve to the left an arc distance of 183.24 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner of this tract;

South 59° 12' 48" East, a distance of 508.66 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for the northeast corner of the above mentioned Timber Creek tract and corner of this tract;

THENCE South 01° 16' 49" West, leaving the above mentioned north line, a distance of 1356.92 feet to a point in the approximate centerline of a creek for the most easterly southeast corner of this tract;

THENCE general with the centerline of said creek and its meanders the following twenty-three (23) courses and distances as follows:

South 62° 07' 08" West, a distance of 73.13 feet to a point for a corner;

South 54° 35' 19" West, a distance of 106.04 feet to a point for a corner;

North 54° 05' 30" West, a distance of 99.37 feet to a point for a corner;

South 80° 22' 44" West, a distance of 31.00 feet to a point for a corner;

South 46° 28' 09" West, a distance of 35.96 feet to a point for a corner;

South 22° 07' 12" East, a distance of 67.00 feet to a point for a corner;

South 06° 57' 22" East, a distance of 107.85 feet to a point for a corner;

South 15° 03' 37" West, a distance of 58.30 feet to a point for a corner;

South 41° 55' 13" West, a distance of 77.97 feet to a point for a corner;

South 72° 56' 13.00" West, a distance of 81.66 feet to a point for a corner;

South 04° 45' 07" West, a distance of 33.85 feet to a point for a corner;

South 43° 38' 44" East, a distance of 37.00 feet to a point for a corner;

South 00° 44' 22" East, a distance of 23.47 feet to a point for a corner;

South 01° 40' 43" East, a distance of 47.54 feet to a point for a corner;

South 18° 37' 04" West, a distance of 40.27 feet to a point for a corner;

North 84° 57' 45" West, a distance of 64.95 feet to a point for a corner;

South 73° 35' 45" West, a distance of 35.17 feet to a point for a corner;

North 82° 56' 19" West, a distance of 43.22 feet to a point for a corner;

North 67° 38' 58" West, a distance of 41.54 feet to a point for a corner;

South 74° 49' 51" West, a distance of 32.71 feet to a point for a corner;

South 34° 50' 50" East, a distance of 35.10 feet to a point for a corner;

South 28° 36' 39" East, a distance of 24.67 feet to a point for a corner;

South 47° 46' 03" West, a distance of 45.89 feet to a point for a corner;

South 20° 34' 40" West, leaving the above mentioned centerline of said creek, a distance of 30.16 feet to a point in the north line of that tract of land conveyed to Centex Homes according to the document filed of record in Volume 4500, Page 2214, Deed Records of Collin County, Texas;

THENCE North 89° 55' 30" West, passing at a distance of 115.02 feet the northeast corner of Timber Creek, Phase I, an addition to the City of McKinney as recorded in Cabinet P, Page 713, Plat records of Collin County, Texas, continuing for a total distance of 349.79 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner of this tract and said Timber Creek, Phase I;

THENCE continuing with the northerly and westerly lines of said Timber Creek, Phase I, the following twenty-two (22) courses and distances as follows:

South 46° 04' 14" West, a distance of 86.68 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

South 58° 34' 11" West, a distance of 243.70 feet to a 5/8" iron rod found for a corner;

South 70° 02' 58" West, a distance of 91.26 feet to a point for a corner;

South 39° 11' 00" West, a distance of 86.17 feet to a point for a corner;

South 08° 37' 56" West, a distance of 88.90 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

South 21° 17' 39" West, a distance of 60.36 feet to a point for a corner;

South 63° 57' 30" West, a distance of 50.13 feet to a 1/2" iron rod found for a corner

South 55° 38' 01" West, a distance of 59.20 feet to a point for a corner;

South 47° 11' 53" West, a distance of 68.11 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

South 47° 04' 57" East, a distance of 121.10 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner in the curve to the left, having a radius of 275.00 feet, a central angle of 36° 44' 39" and a chord bearing and distance of South 24° 32' 44" West, 173.35 feet;

With said curve to the left and arc distance of 176.36 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

South 06° 10' 24" West, a distance of 60.49 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

South 50° 42' 02.00" West, a distance of 14.26 feet to a point for a corner;

North 84° 46' 20" West, a distance of 5.28 feet to a point for a corner;

South 05° 38' 58" West, a distance of 80.00 feet to a point for a corner;

South 84° 46' 20" East, a distance of 5.50 feet to a point for a corner;

South 39° 46' 20" East, a distance of 14.14 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

South 05° 13' 40" West, a distance of 152.28 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner at the beginning of a curve to the left, having a radius of 2000.00 feet, a central angle of 04° 33' 39" and a chord bearing and distance of South 02° 56' 50" West, 159.16 feet;

With said curve to the left an arc distance of 159.21 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

South 00° 40' 01" West, a distance of 127.46 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner at the beginning of a curve to the left, having a radius of 50.00 feet, a central angle of 115° 31' 59" and a chord bearing and distance of South 05° 08' 28" East, 84.59 feet;

With said curve to the left an arc distance of 100.82 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

South 27° 05' 33" West, a distance of 129.39 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner in the north line of that tract of land conveyed to Wilmet 337 Venture, LTD, for the most southerly southeast corner of this tract;

THENCE North 89° 20' 30" West, leaving the above mentioned westerly line, with said north line, a distance of 113.88 feet to a 1/2" iron rod found for a corner in the east line of Harden Boulevard for the most southerly southwest corner of this tract;

THENCE with the east line of said Hardin Boulevard the following eight (8) courses and distances as follows:

North 05° 13' 40" East, a distance of 719.49 feet to a point for a corner;

North 06° 10' 24" East, a distance of 556.40 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner at the beginning of a curve to the right, having a radius of 1370.00 feet, a central angle of 06° 08' 03" and a chord bearing and distance of North 02° 14' 24" East, 146.61 feet;

With said curve to the right an arc distance of 146.68 feet to a point for a corner;

North 77° 41' 34" West, a distance of 60.00 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner at the beginning of a curve to the right, having a radius of 1430.00 feet, a central angle of 27° 52' 51" and a chord bearing and distance of North 26° 14' 52" East, 689.01 feet;

With said curve to the right an arc distance of 695.86 feet to a point for a corner;

North 40° 11' 17" East, a distance of 168.67 feet to a point for a corner;

South 49° 48' 43" East, a distance of 10.00 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

North 40° 11' 17" East, a distance of 111.20 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

THENCE North 49° 48' 43" West, leaving the above mentioned east line, a distance of 70.00 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner in the north line of Holly Ridge Way;

THENCE with said north line, the following eleven (11) courses and distances as follows:

South 40° 11' 17" West, a distance of 16.20 feet to a point for a corner;

South 85° 11' 17" West, a distance of 21.21 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

North 49° 48' 41" West, a distance of 57.34 feet to a point for a corner at the beginning of a curve to the left, having a radius of 295.00 feet, a central angle of 07° 26' 10" and a chord bearing and distance of North 53° 31' 48" West, 38.26 feet;

With said curve to the left an arc distance of 38.29 feet to a point for a corner;

North 16° 08' 06" West, a distance of 14.84 feet to a point for a corner;

North 25° 56' 54" East, a distance of 9.53 feet to a point for a corner;

North 64° 03' 05" West, a distance of 50.00 feet to a point for a corner;

South 25° 56' 54" West, a distance of 9.53 feet to a point for a corner;

South 85° 01' 56" West, a distance of 14.84 feet to a point for a corner at the beginning of a curve to the left, having a radius of 295.00 feet, a central angle of 07° 35' 10" and a chord bearing and distance of North 81° 08' 54" West, 105.42 feet;

With said curve to the left an arc distance of 105.99 feet to a point for a corner;

South 88° 33' 31" West, a distance of 725.00 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

THENCE South 01° 26' 29" East, leaving the above mentioned north line, a distance of 60.00 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

THENCE South 88° 30' 15" West, a distance of 256.36 feet to a 5/8" iron rod with yellow plastic cap stamped "Huitt-Zollars" found for a corner;

THENCE North 02° 00' 57" West, a distance of 2.01 feet to a 1/2" iron rod found for a corner;

THENCE South 89° 25' 09" West, a distance of 195.67 feet to a 1/2" iron rod found for the most westerly southwest corner of this tract;

THENCE North 01° 23' 55" West, a distance of 1631.34 feet to a 1/2" iron rod found for a corner;

THENCE South 88° 42' 49" West, a distance of 49.98 feet to a 1/2" iron rod found for a corner;

THENCE North 01° 25' 46" West, a distance of 871.56 feet to the **POINT OF BEGINNING** and containing 191.608 acres of land, more or less.

LAND DESCRIPTION
(Tract 3 - 114.46 acres)

Being a 11.44 acre tract of land situated in the W. B. Tucker Survey, Abstract No. 911, City of McKinney, Collin County, Texas, and being a portion of a tract of land described in Warranty Deed to Priority Development, L.P. as recorded in Volume 5203, Page 6230 of the Land Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars" at the southeast corner of a tract of land described in instrument to the Littell Revocable Living Trust as recorded in Volume 5024, Page 1403 and Volume 4791, Page 2752 of the Land Records, Collin County Texas;

THENCE, South 89 degrees 11 minutes 20 seconds East, along the southerly line of said Priority Development, L.P. tract a distance of 49.74 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars" at the **POINT OF BEGINNING**;

THENCE, North 88 degrees 11 minutes 20 seconds West, along the southerly line of said Priority Development, L.P. tract a distance of 734.61 feet to a 1/2 inch iron rod found at a southeast corner of said Priority Development, L.P. tract;

THENCE, North 09 degrees 13 minutes 19 seconds East, along the westerly line of said Priority Development, L.P. tract a distance of 1076.75 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

THENCE, North 88 degrees 33 minutes 31 seconds East, a distance of 344.16 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars" at the northwest corner of a tract of land as described in instrument to McKinney Independent School District as recorded in Volume 5714, Page 3765 of the Land Records of Collin County, Texas;

THENCE, along the westerly line of said McKinney Independent School District tract, the following courses:

South 01 degree 26 minutes 29 seconds East, a distance of 199.41 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars";

South 10 degree 56 minutes 33 seconds West, a distance of 59.82 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars";

South 18 degree 11 minutes 29 seconds West, a distance of 56.01 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars";

South 26 degree 33 minutes 27 seconds West, a distance of 90.94 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars";

South 42 degree 33 minutes 59 seconds West, a distance of 45.15 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars";

South 47 degree 26 minutes 01 seconds East, a distance of 106.51 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars";

South 23 degree 58 minutes 31 seconds East, a distance of 113.81 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars";

South 19 degree 02 minutes 10 seconds East, a distance of 59.08 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars";

South 58 degree 05 minutes 16 seconds East, a distance of 153.47 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars";

South 76 degree 08 minutes 47 seconds East, a distance of 201.34 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a central angle of 90 degrees 40 minutes 49 seconds, a radius of 1490.00 feet and being subtended by a chord which bears South 10 degrees 00 minutes 49 seconds West a distance of 199.58 feet;

THENCE, along said curve to the left an arc distance of 199.73 feet to a 5/8 inch iron rod set with a yellow plastic cap stamped "Huitt-Zollars";

THENCE, South 09 degrees 10 minutes 24 seconds West, a distance of 43.76 feet to the **POINT OF BEGINNING** and containing 11.44 acres of land, more or less.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	12°42'00"	725.00'	80.68'	160.70'	S4°55'45"W 160.37'
C2	26°01'50"	250.00'	57.79'	113.58'	S11°34'26"W 112.61'
C4	49°52'03"	250.00'	105.78'	200.14'	N63°07'18"E 194.83'
C5	34°46'18"	525.00'	164.38'	318.61'	N67°05'38"W 313.74'
C6	17°53'41"	825.26'	129.93'	257.75'	N56°15'58"W 256.70'
C7	22°29'13"	600.00'	119.28'	235.48'	N79°12'56"W 233.97'
C8	27°22'10"	250.00'	60.87'	119.42'	N12°15'50"E 118.29'
C9	18°26'58"	275.00'	44.66'	88.55'	S49°30'06"W 88.17'
C10	26°55'35"	1204.50'	288.36'	566.06'	S28°43'29"W 560.87'
C11	31°44'57"	250.00'	71.09'	138.53'	N58°40'36"W 136.77'
C12	7°25'57"	350.00'	22.73'	45.40'	S5°08'13"E 45.37'
C15	39°55'00"	250.00'	90.79'	174.17'	S69°46'13"E 170.67'
C16	33°27'33"	250.00'	75.14'	145.99'	S71°58'44"E 143.93'
C19	12°27'36"	250.00'	27.29'	54.37'	S49°01'09"E 54.26'
C20	22°35'20"	500.00'	99.86'	197.13'	S10°50'08"W 195.85'
C21	41°37'46"	250.00'	95.04'	181.64'	S70°37'36"E 177.67'
C22	41°37'46"	250.00'	95.04'	181.64'	S19°22'24"W 177.67'
C23	90°00'00"	45.00'	45.00'	70.69'	N43°33'31"E 63.64'
C24	80°51'07"	45.00'	38.33'	63.50'	N8°36'18"W 58.36'
C25	89°59'07"	45.00'	44.99'	70.67'	S46°26'02"E 63.63'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C30	20°02'33"	377.00'	66.62'	131.88'	S81°25'13"E 131.21'
C31	4°50'36"	350.00'	14.80'	29.59'	S81°14'23"E 29.58'
C32	17°56'40"	350.00'	55.26'	109.62'	S70°17'45"E 109.17'
C33	6°49'31"	6000.00'	357.80'	714.75'	N36°46'31"E 714.32'
C34	0°47'34"	6000.00'	41.52'	83.03'	N32°57'58"E 83.03'
C37	74°33'57"	300.00'	228.40'	390.43'	N84°32'17"E 363.45'
C39	15°26'03"	300.00'	40.65'	80.81'	N39°32'17"E 80.57'
C40	27°29'41"	500.00'	122.32'	239.94'	N83°59'44"W 237.64'
C41	7°15'01"	500.00'	31.68'	63.27'	S78°37'55"W 63.23'
C44	154°35'30"	50.00'	221.79'	134.91'	N8°36'18"W 97.55'