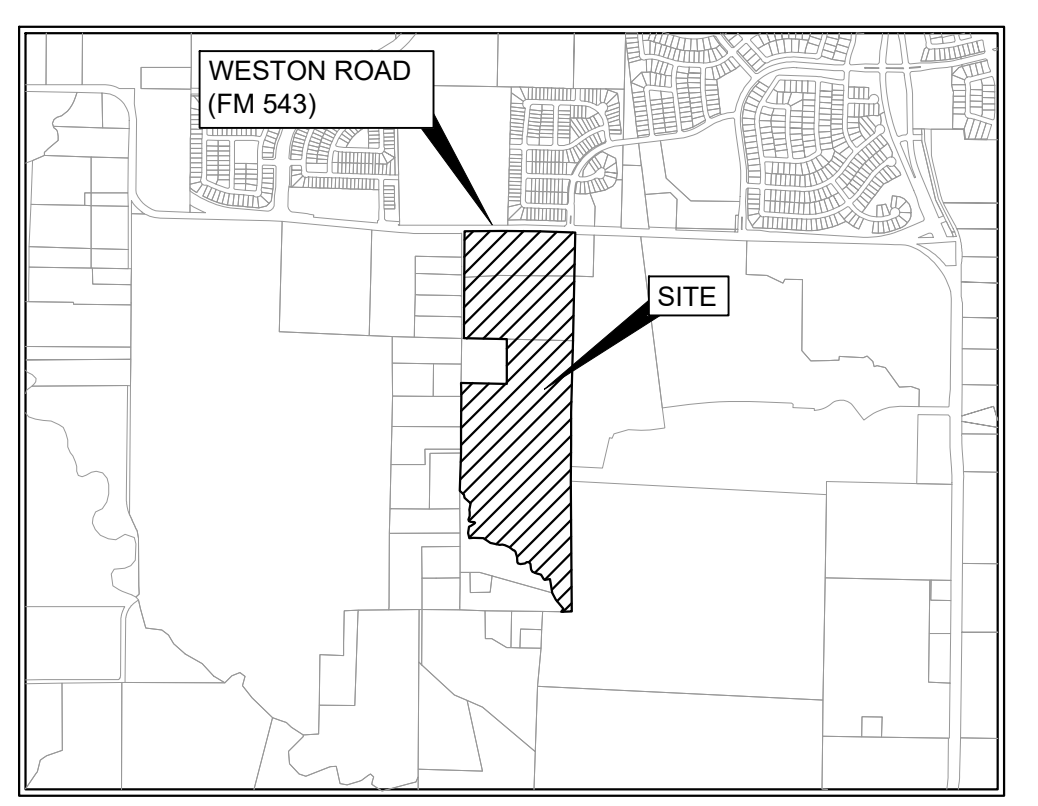
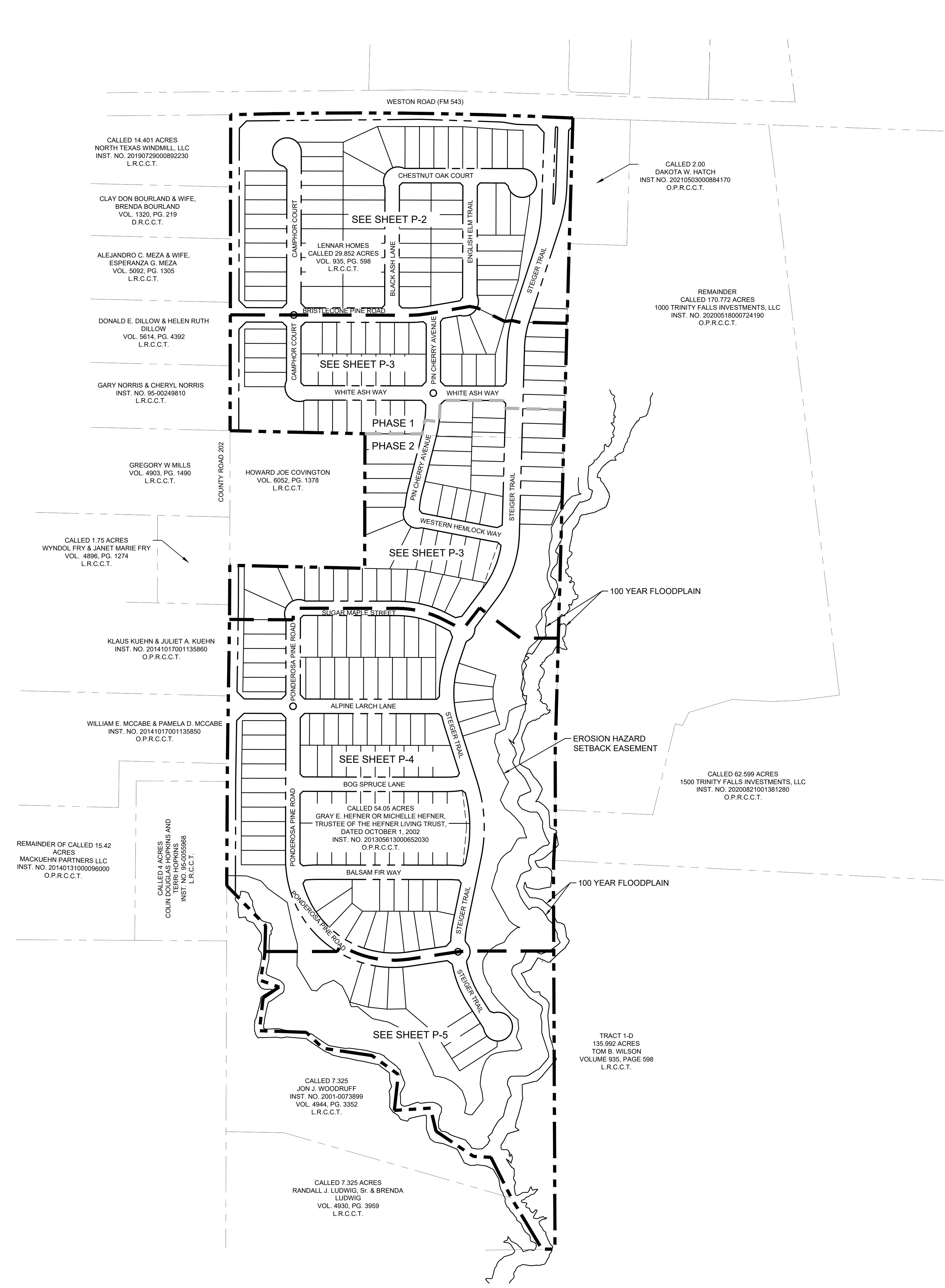
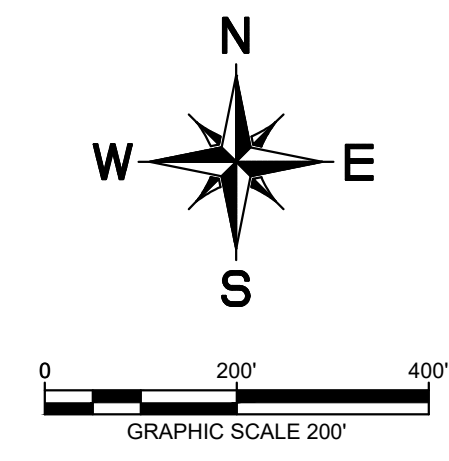
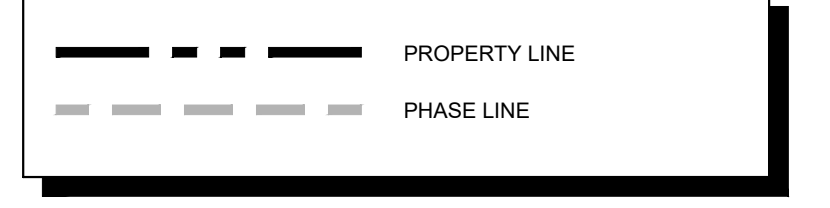


FILED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 04/11/2022 10:45 AM  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 04/11/2022 10:45 AM  
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VICINITY MAP  
SCALE: 1" = 2,000'

LEGEND



GENERAL NOTES

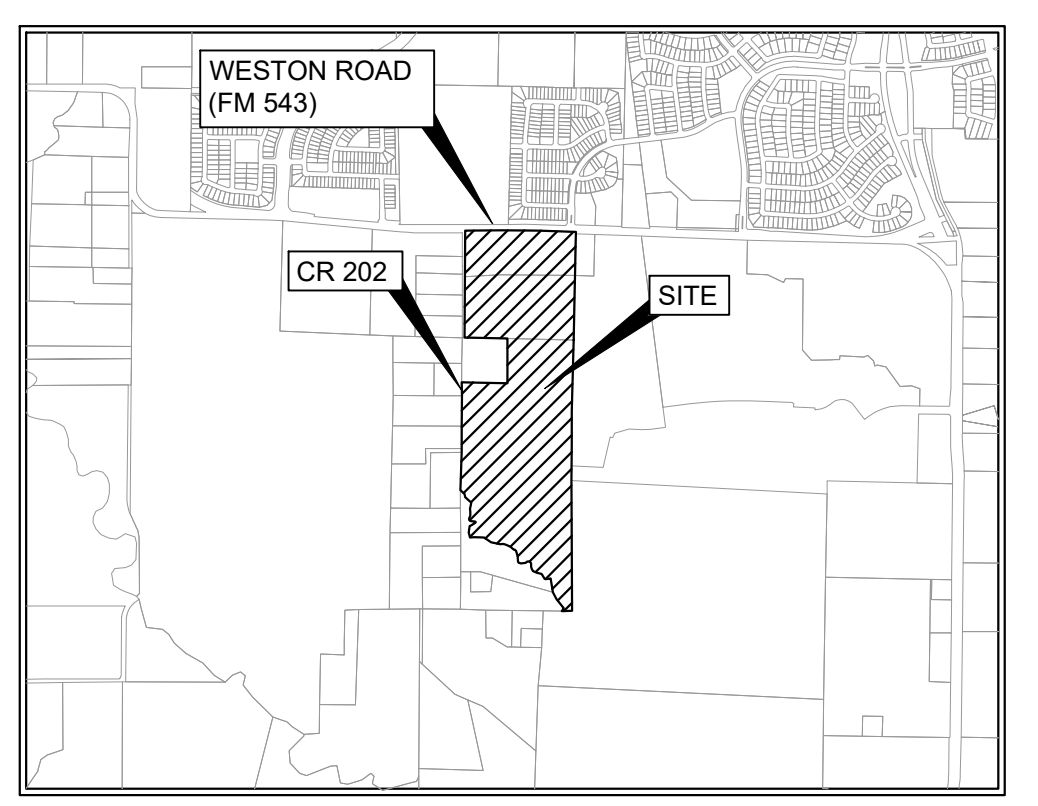
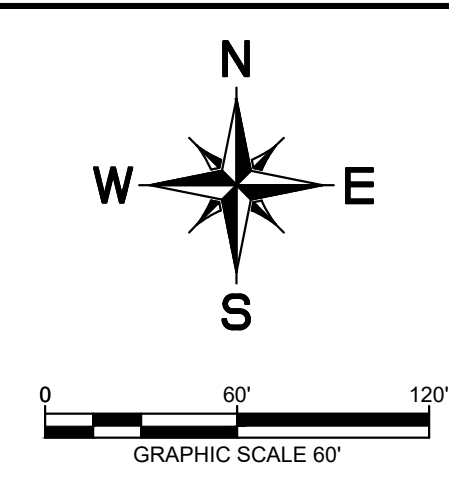
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**PRELIMINARY**  
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**OVERALL PRELIMINARY PLAT**  
 FOR  
**SHADED TREE**  
 255 RESIDENTIAL LOTS / 9 OPEN SPACES  
 BEING 84.04 ACRES  
 OUT OF THE  
 M. HART SURVEY, ABSTRACT NO. 371  
 IN THE  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER: Lennar Homes 1707 Market Place Blvd. Irving, TX 75063 Tel: (903) 770-1300 Contact: Annie Hejner		ENGINEER/SURVEYOR: <b>Kimley-Horn</b> 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 Tel: (972) 770-1300 Contact: PEYTON MCGEE, P.E.	
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
PEM	KGK	PEM	AS SHOWN	APRIL 2022	063451514



VICINITY MAP  
SCALE: 1" = 2,000'

LEGEND

	PROPERTY LINE
	PHASE LINE
	MATCH LINE
	B.L. BUILDING LINE
	T.S.V.E. TRIANGLE SIGHT VISIBILITY EASEMENT
	A-1 BLOCK-LOT

GENERAL NOTES

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DETENTION POND MAINTENANCE NOTES

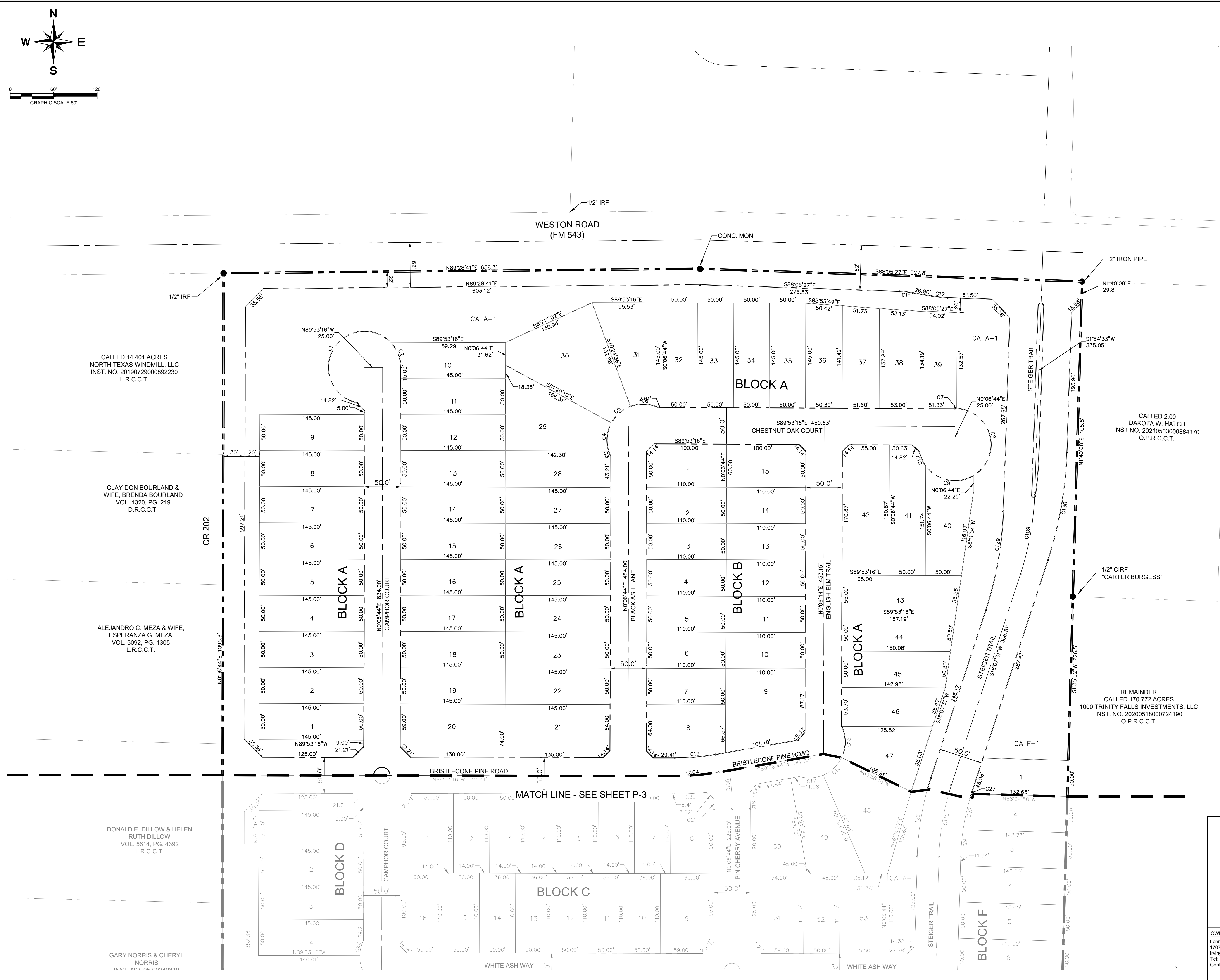
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PRELIMINARY PLAT FOR SHADED TREE

255 RESIDENTIAL LOTS / 9 OPEN SPACES  
BEING 84.04 ACRES  
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M. HART SURVEY, ABSTRACT NO. 371  
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DESIGNED PEM	DRAWN RIL	CHECKED PEM	SCALE AS SHOWN
DATE APRIL 2022	KH PROJECT NO. 063451514		C-02



CALLED 14.401 ACRES  
NORTH TEXAS WINDMILL, LLC  
INST. NO. 20190729000892230  
L.R.C.C.T.

CLAY DON BOURLAND &  
WIFE, BRENDA BOURLAND  
VOL. 1320, PG. 219  
D.R.C.C.T.

ALEJANDRO C. MEZA & WIFE,  
ESPERANZA G. MEZA  
VOL. 5092, PG. 1305  
L.R.C.C.T.

DONALD E. DILLOW & HELEN  
RUTH DILLOW  
VOL. 5614, PG. 4392  
L.R.C.C.T.

GARY NORRIS & CHERYL  
NORRIS  
INST. NO. 05-00040840

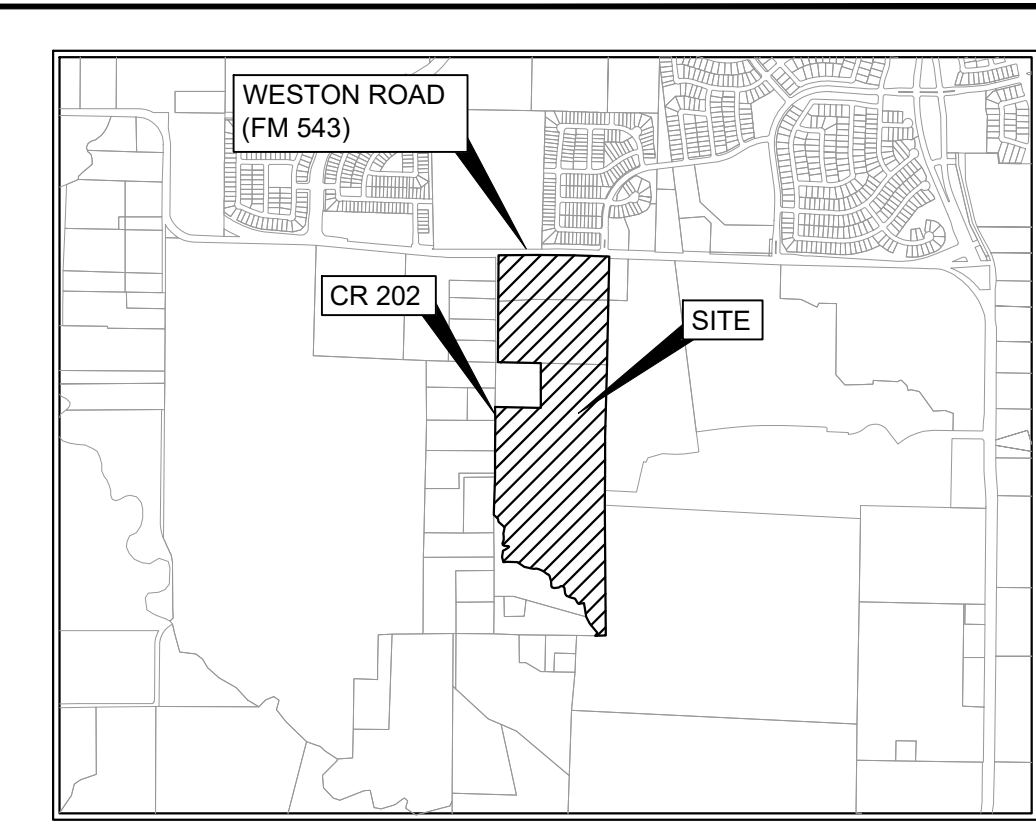
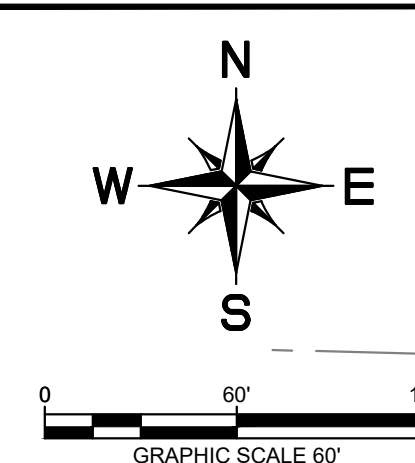
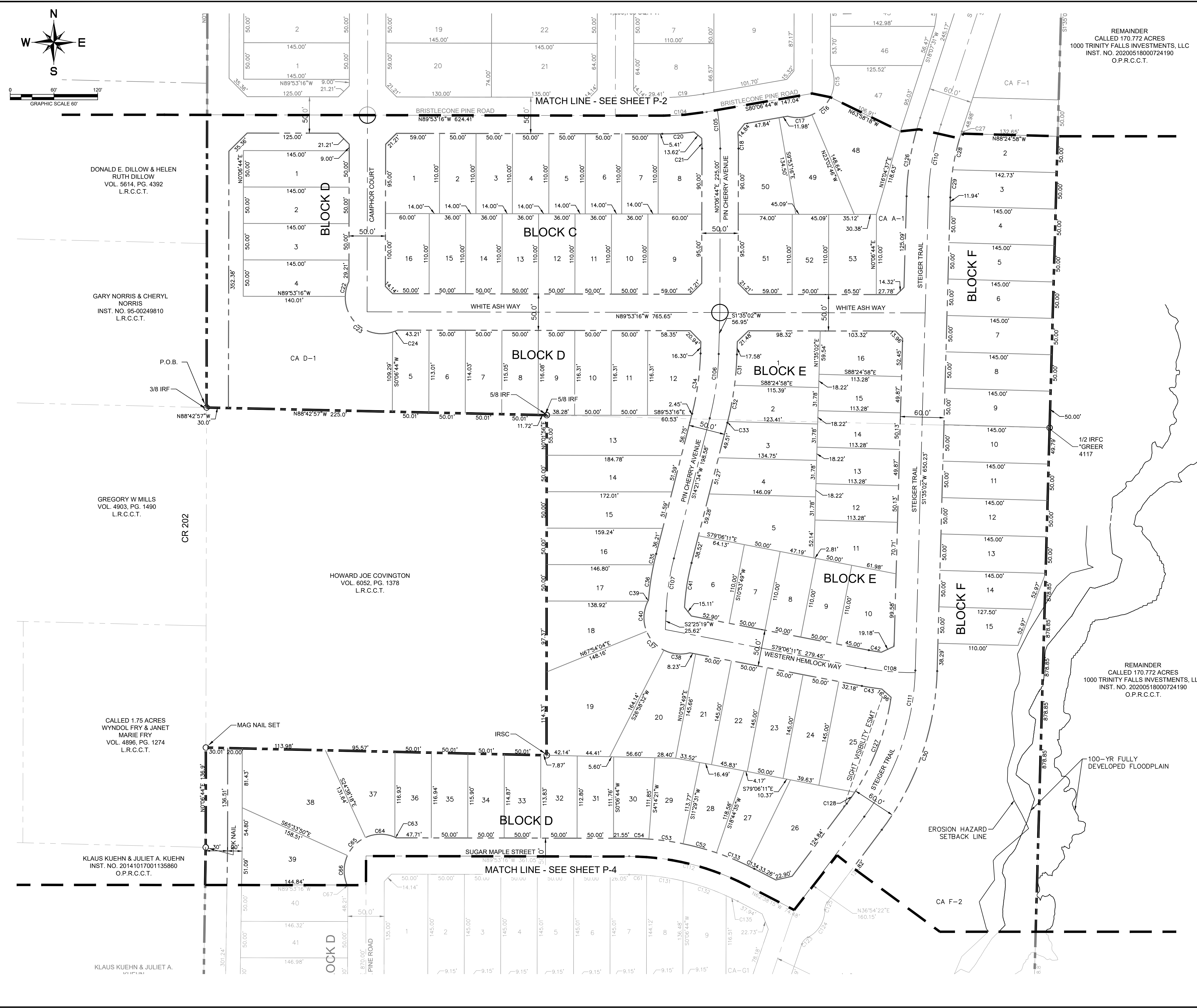
CALLED 2.00  
DAKOTA W. HATCH  
INST. NO. 20210503000884170  
O.P.R.C.C.T.

REMAINDER  
CALLED 170.772 ACRES  
1000 TRINITY FALLS INVESTMENTS, LLC  
INST. NO. 20200518000724190  
O.P.R.C.C.T.

MATCH LINE - SEE SHEET P-3

PLAT BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 04/15/2022  
 DWG NAME: K:\04\CIVIL\06345151\SHADED TREE\CAD\PRELIM\PLANS\SHADED\_TREE\_P1\_PRELIMINARY\_PLAT.DWG (P1)  
 LAST SAVED: 4/15/2022 4:04 PM  
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DATE PLOTTED: 04/11/2022 10:45 AM  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC.  
 LAST SAVED: 03/20/2022 4:04 PM  
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VICINITY MAP  
SCALE: 1" = 2,000'

**LEGEND**

	PROPERTY LINE
	PHASE LINE
	MATCH LINE
	B.L. BUILDING LINE
	T.S.V.E. TRIANGLE SIGHT VISIBILITY EASEMENT
	A-1 BLOCK-LOT

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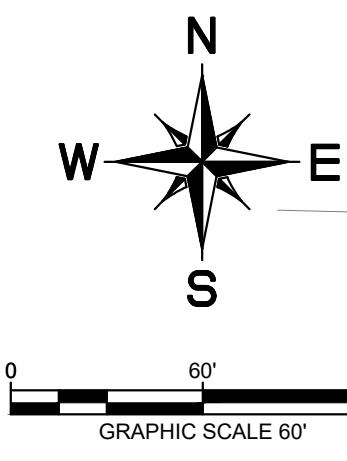
MINIMUM MAINTENANCE REQUIREMENTS FOR DETENTION FACILITIES CAN BE FOUND ON THE POST CONSTRUCTION STORM WATER QUALITY PLAN SHEET AS PART OF THE CIVIL CONSTRUCTION PLANS.

**PRELIMINARY PLAT FOR SHADED TREE**

255 RESIDENTIAL LOTS / 9 OPEN SPACES BEING 84.04 ACRES OUT OF THE M. HART SURVEY, ABSTRACT NO. 371 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

<b>OWNER/DEVELOPER:</b> Lennar Homes 1707 Market Place Blvd. Irving, TX 75063 Tel: (903) 770-1300 Contact: Annie Hejner		<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 Tel: (972) 770-1300 Contact: PEYTON MCGEE, P.E.	
DESIGNED PEM	DRAWN RIL	CHECKED PEM	SCALE AS SHOWN
DATE APRIL 2022	DATE APRIL 2022	PROJECT NO. 063451514	DATE APRIL 2022

KIMLEY-HORN & ASSOCIATES, INC. ENGINEERS, ARCHITECTS, PLANNERS, AND SURVEYORS  
 1707 MARKET PLACE BLVD. IRVING, TX 75063  
 TEL: (903) 770-1300 FAX: (903) 770-1300  
 WWW.KIMLEY-HORN.COM  
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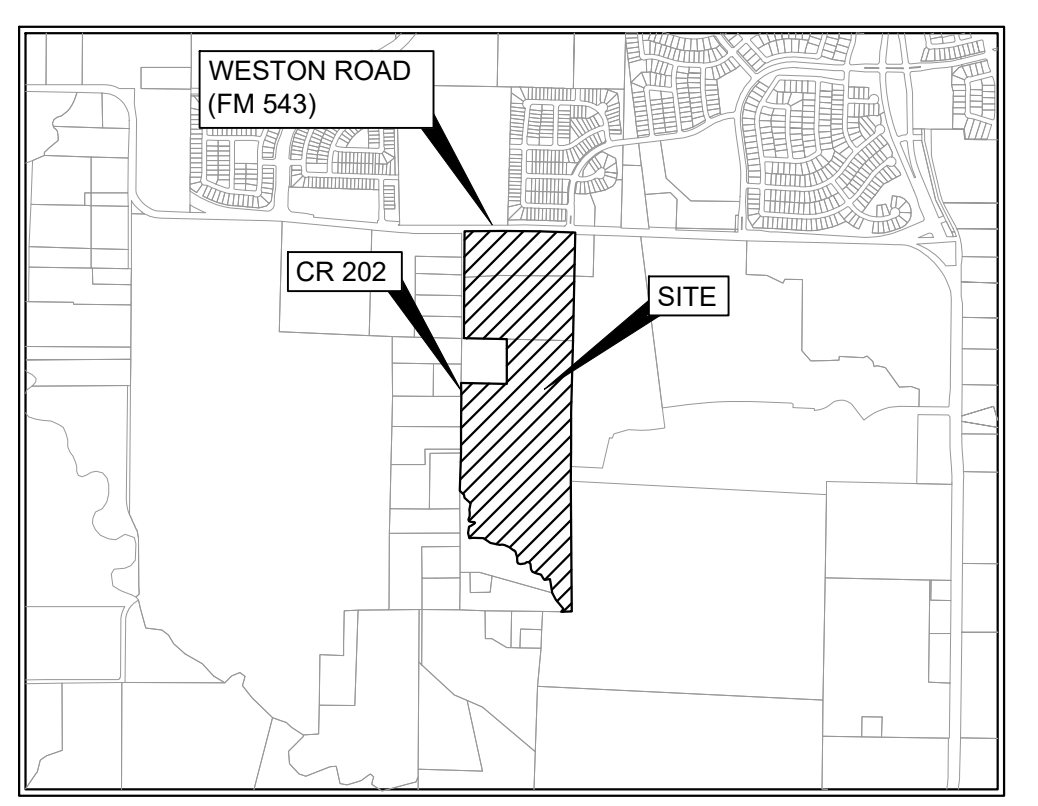
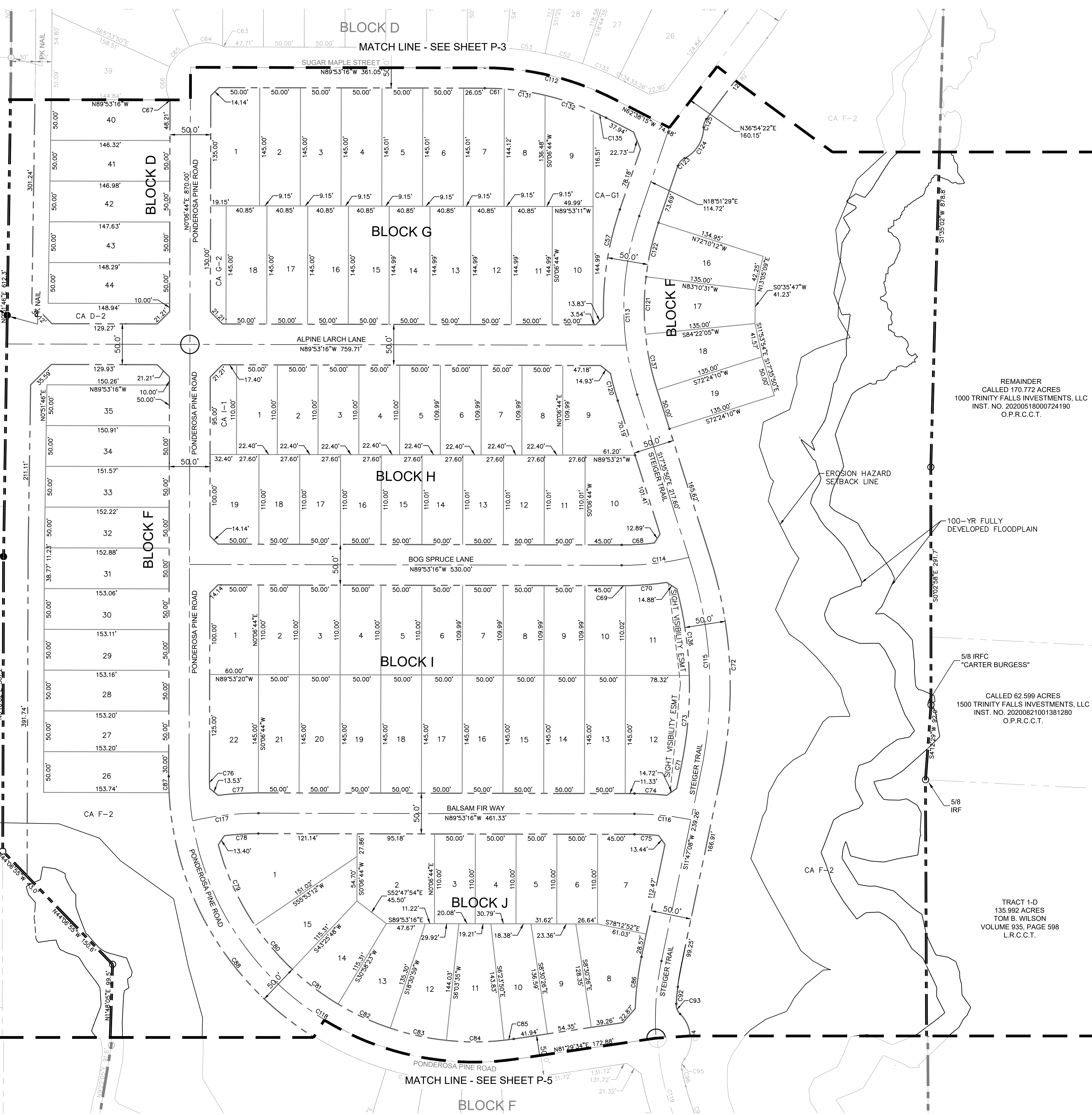
KLAUS KUEHN & JULIET A. KUEHN  
 INST. NO. 20141017001135860  
 O.P.R.C.C.T.

KLAUS KUEHN & JULIET A. KUEHN  
 INST. NO. 20141017001135860  
 O.P.R.C.C.T.

WILLIAM E. MCCABE & PAMELA D. MCCABE  
 INST. NO. 20141017001135850  
 O.P.R.C.C.T.

REMAINDER OF CALLED 15.42 ACRES  
 MACKUEHN PARTNERS LLC  
 INST. NO. 20140131000096000  
 O.P.R.C.C.T.

CALLED 4 ACRES  
 COLIN DOUGLAS HOPKINS  
 AND TERRI HOPKINS  
 INST. NO. 95-0055968  
 L.R.C.C.T.



**VICINITY MAP**  
 SCALE: 1" = 2,000'

**LEGEND**

	PROPERTY LINE
	PHASE LINE
	MATCH LINE
	B.L. BUILDING LINE
	T.S.V.E. TRIANGLE SIGHT VISIBILITY EASEMENT
	A-1 BLOCK LOT

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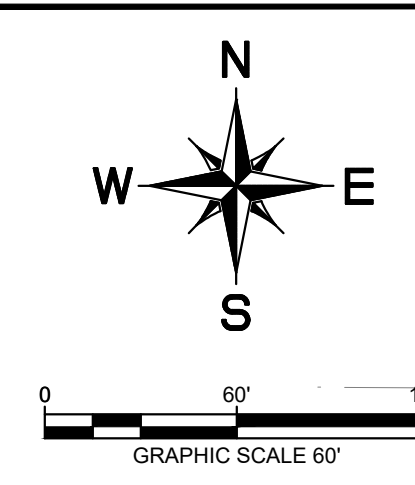
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 BEING 84.04 ACRES  
 OUT OF THE  
 M. HART SURVEY, ABSTRACT NO. 371  
 IN THE  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

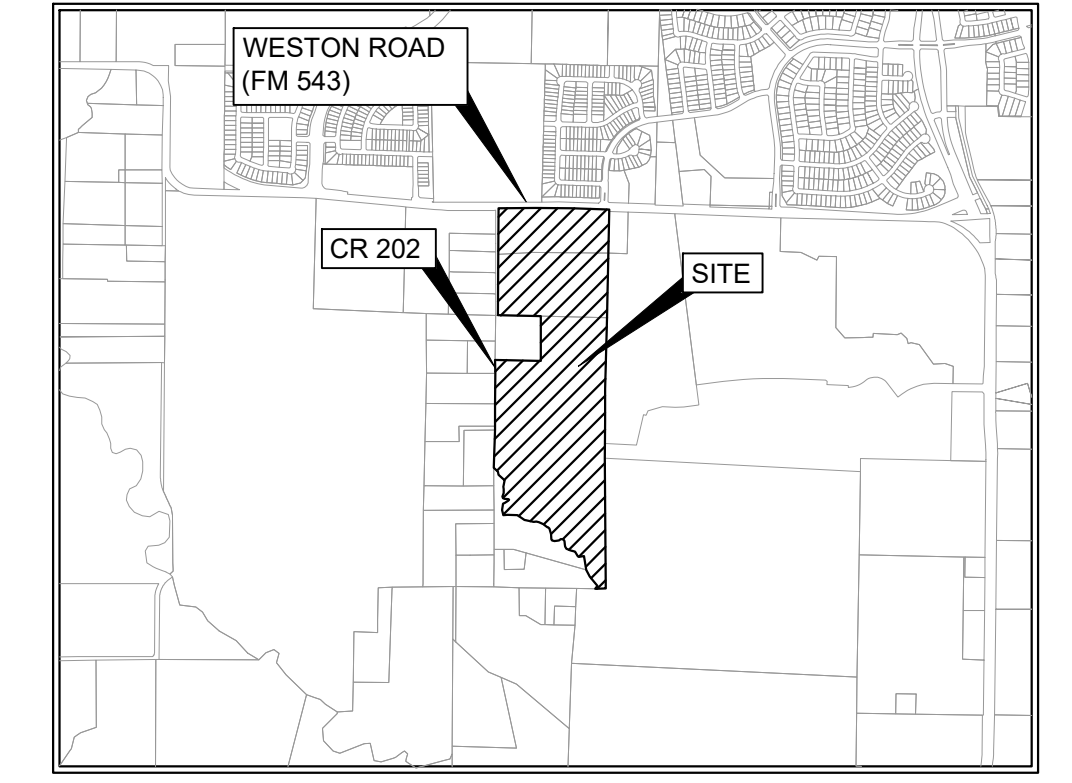
<b>OWNER/DEVELOPER:</b>		<b>ENGINEER/SURVEYOR:</b>	
Lennar Homes 1707 Market Place Blvd. Irving, TX 75063 Tel: (903) 770-1300 Contact: Annie Hejper		<b>Kimley-Horn</b> 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240 Tel: (972) 770-1300 Contact: PEYTON MCGEE, P.E.	

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
PEM	RIL	PEM	AS SHOWN	APRIL 2022	063451514

DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 04/20/22  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 04/20/22  
 DESIGNED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 04/20/22  
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VOLUME 935, PAGE 598  
L.R.C.C.T.



VICINITY MAP  
SCALE: 1" = 2,000'

LEGEND

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	PHASE LINE
	MATCH LINE
	BUILDING LINE
	TRIANGLE SIGHT VISIBILITY EASEMENT
	BLOCK-LOT

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DESIGNED PEM	DRAWN RIL	CHECKED PEM	SCALE AS SHOWN
DATE APRIL 2022	PROJECT NO. 063451514	C-05	

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	50.00'	186.85'	S28°37'41"W	95.60'	214°06'50"	162.96'
C2	50.00'	38.77'	N22°06'05"W	37.81'	44°25'37"	20.42'
C3	50.00'	7.32'	S21°32'16"E	7.31'	8°23'04"	3.66'
C4	50.00'	40.15'	S5°39'33"W	39.08'	46°00'34"	21.23'
C5	50.00'	35.71'	S49°07'36"W	34.96'	40°55'32"	18.66'
C6	50.00'	40.46'	N87°13'42"W	39.37'	46°21'52"	21.41'
C7	50.00'	2.67'	N88°21'38"W	2.67'	3°03'16"	1.33'
C8	50.00'	127.28'	N13°54'21"W	95.59'	145°51'18"	162.81'
C9	50.00'	74.57'	S78°15'13"E	67.85'	85°26'59"	46.18'
C10	50.00'	21.10'	S23°26'16"E	20.95'	24°10'54"	10.71'
C11	134.00'	18.47'	N84°08'30"W	18.46'	7°53'54"	9.25'
C12	161.50'	22.26'	S84°08'30"E	22.25'	7°53'54"	11.15'
C15	50.00'	45.17'	N0°08'57"E	43.65'	51°45'29"	24.26'
C16	50.00'	35.71'	N46°29'28"E	34.96'	40°55'32"	18.66'
C17	50.00'	34.03'	N86°27'14"E	33.38'	39°00'01"	17.71'
C18	375.00'	22.45'	N1°36'11"W	22.45'	3°25'48"	11.23'
C19	325.00'	56.72'	N85°06'44"E	56.65'	10°00'00"	28.43'
C20	375.00'	43.89'	N86°45'32"E	43.87'	6°42'24"	21.97'
C21	325.00'	13.89'	N1°06'43"W	13.89'	2°26'54"	6.94'
C22	50.00'	21.55'	S13°36'22"W	21.38'	24°41'45"	10.95'
C23	50.00'	94.77'	S53°02'37"E	81.21'	108°36'13"	69.59'
C24	50.00'	7.32'	N68°27'44"E	7.31'	8°23'04"	3.66'
C27	320.00'	3.18'	S17°50'27"W	3.18'	0°34'08"	1.59'
C28	320.00'	51.06'	S12°59'07"W	51.01'	9°08'33"	25.58'
C29	320.00'	38.15'	S4°59'56"W	38.12'	6°49'49"	19.10'
C30	380.00'	234.27'	S19°14'42"W	230.57'	35°19'20"	120.99'
C31	425.00'	42.34'	N4°26'15"E	42.32'	5°42'26"	21.19'
C32	425.00'	50.67'	N10°42'25"E	50.64'	6°49'52"	25.37'
C33	425.00'	1.76'	N14°14'27"E	1.76'	0°14'14"	0.88'
C34	375.00'	83.62'	N7°58'18"E	83.44'	12°46'32"	41.98'
C35	375.00'	15.30'	S13°11'26"W	15.30'	2°20'16"	7.65'
C36	375.00'	48.88'	S8°17'14"W	48.85'	7°28'08"	24.48'
C37	50.00'	35.71'	S42°33'42"E	34.96'	40°55'32"	18.66'
C38	50.00'	36.58'	S83°59'05"E	35.77'	41°55'15"	19.15'
C39	50.00'	1.86'	S27°52'15"W	1.86'	2°07'59"	0.93'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C40	50.00'	42.68'	S2°21'10"W	41.39'	48°54'11"	22.74'
C41	325.00'	61.78'	S8°54'49"W	61.69'	10°53'30"	30.98'
C42	230.57'	17.58'	S80°39'10"E	17.58'	4°22'08"	8.80'
C43	336.46'	27.70'	S81°13'09"E	27.69'	4°43'01"	13.86'
C52	375.00'	47.47'	N74°52'54"W	47.44'	7°15'09"	23.77'
C53	375.00'	47.47'	N82°08'04"W	47.44'	7°15'09"	23.77'
C54	375.00'	27.01'	N87°49'28"W	27.01'	4°07'38"	13.51'
C57	375.00'	133.64'	N8°38'54"E	132.94'	20°25'09"	67.54'
C61	325.00'	23.97'	N87°46'29"W	23.97'	4°13'36"	11.99'
C63	50.00'	2.52'	N65°29'22"W	2.52'	2°53'14"	1.26'
C64	50.00'	41.63'	S89°12'51"W	40.44'	47°42'19"	22.11'
C65	50.00'	35.71'	S44°53'56"W	34.96'	40°55'32"	18.66'
C66	50.00'	41.80'	S0°29'06"W	40.60'	47°54'08"	22.21'
C67	50.00'	1.98'	S24°35'53"E	1.98'	2°15'50"	0.99'
C68	371.69'	40.28'	N86°33'38"E	40.26'	6°12'35"	20.16'
C69	375.00'	5.00'	N89°43'48"E	5.00'	0°45'50"	2.50'
C70	375.00'	50.57'	N85°29'05"E	50.53'	7°43'36"	25.32'
C71	474.99'	0.15'	N11°46'34"E	0.15'	0°01'07"	0.08'
C72	525.00'	269.23'	N2°54'21"W	266.29'	29°22'58"	137.65'
C73	475.00'	111.54'	N5°02'23"E	111.28'	13°27'15"	56.03'
C74	428.95'	39.84'	N86°50'39"W	39.82'	5°19'17"	19.93'
C75	391.20'	29.65'	N87°16'28"W	29.64'	4°20'31"	14.83'
C76	325.00'	14.70'	S1°11'02"E	14.70'	2°35'32"	7.35'
C77	375.00'	49.31'	S86°20'43"W	49.27'	7°32'02"	24.69'
C78	325.00'	41.66'	S86°26'24"W	41.63'	7°20'39"	20.86'
C79	325.00'	109.38'	S24°28'17"E	108.87'	19°17'01"	55.21'
C80	325.00'	70.66'	S40°20'30"E	70.52'	12°27'24"	35.47'
C81	325.00'	70.66'	S52°47'54"E	70.52'	12°27'24"	35.47'
C82	325.00'	70.66'	S65°15'19"E	70.52'	12°27'24"	35.47'
C83	325.00'	70.66'	S77°42'43"E	70.52'	12°27'24"	35.47'
C84	325.00'	70.66'	N89°49'52"E	70.52'	12°27'24"	35.47'
C85	325.00'	11.97'	N82°32'52"E	11.97'	2°06'37"	5.99'
C86	369.75'	63.97'	S6°53'57"W	63.89'	9°54'43"	32.06'
C87	375.00'	20.01'	S1°24'59"E	20.01'	3°03'26"	10.01'
C88	375.00'	458.25'	S37°57'10"E	430.26'	70°00'55"	262.65'

CALLED 7.325  
 JON J. WOODRUFF  
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TRACT 1-D  
 135.992 ACRES  
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