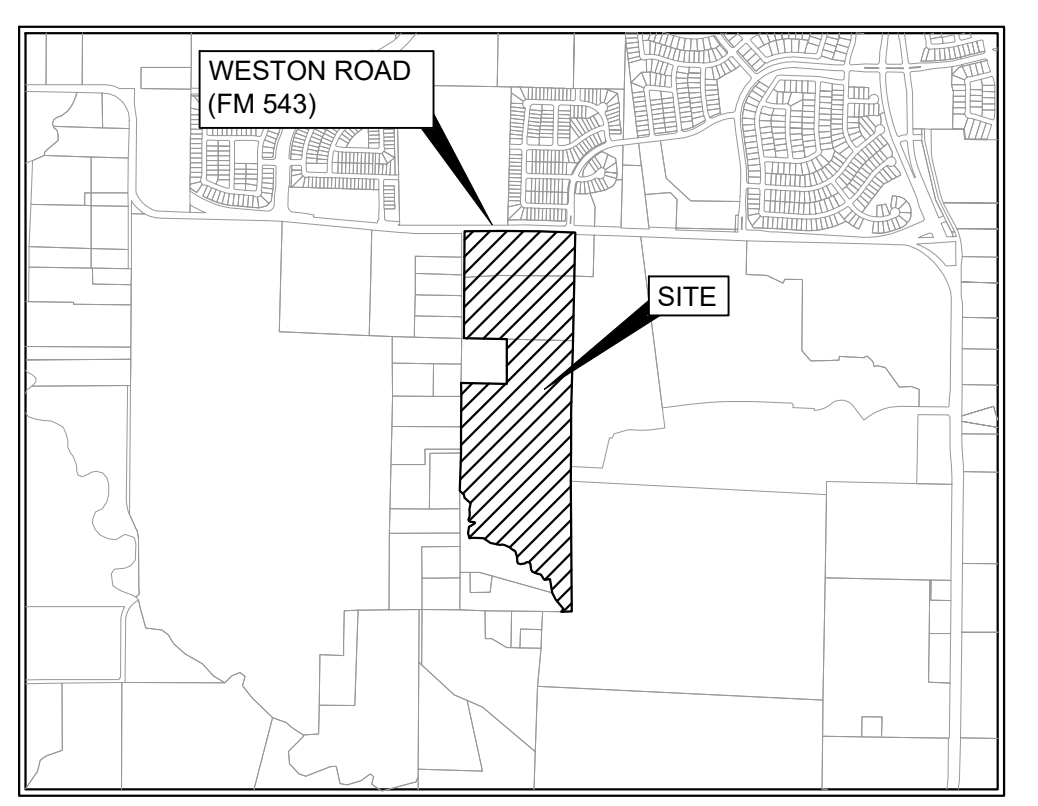
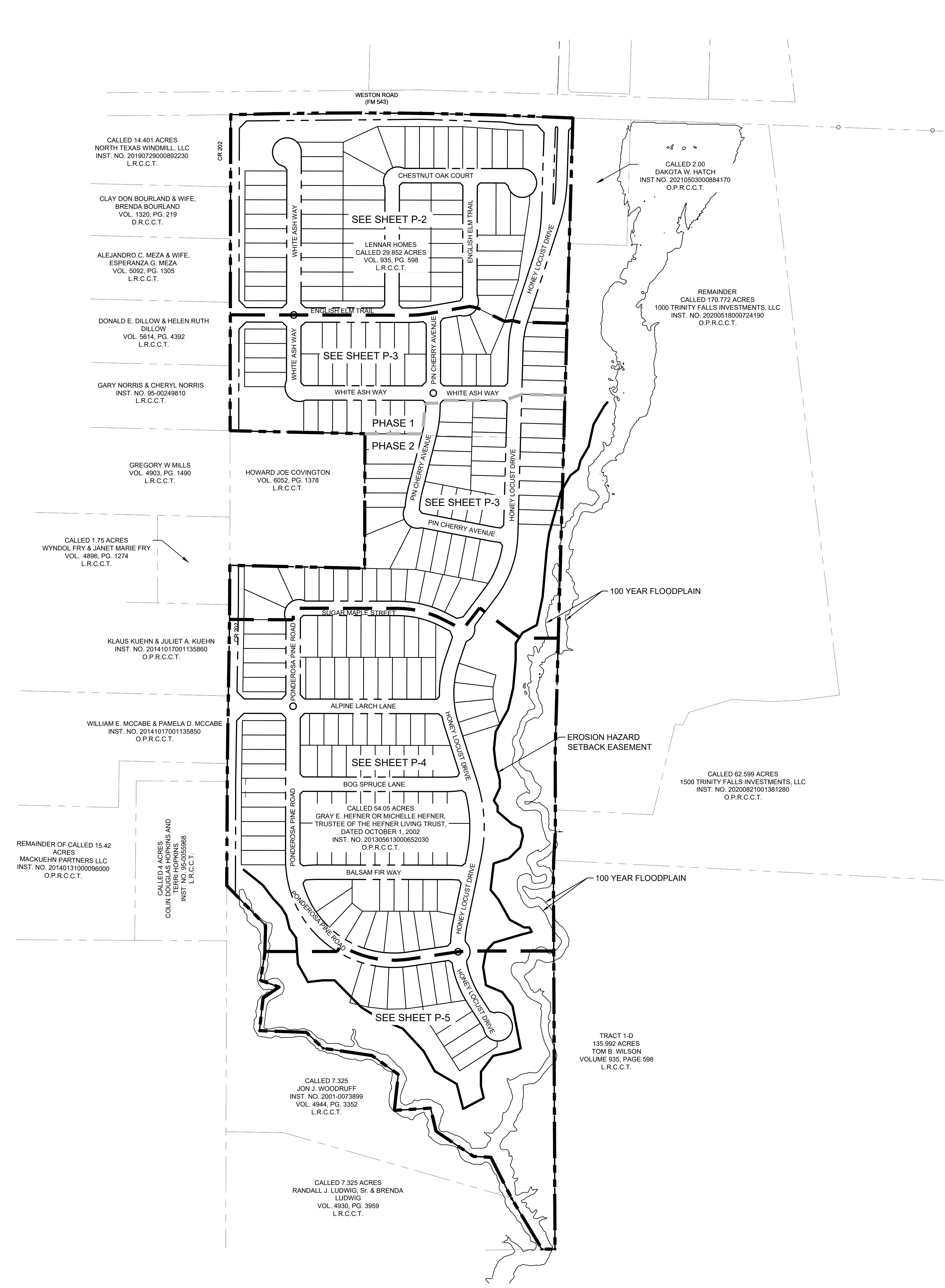
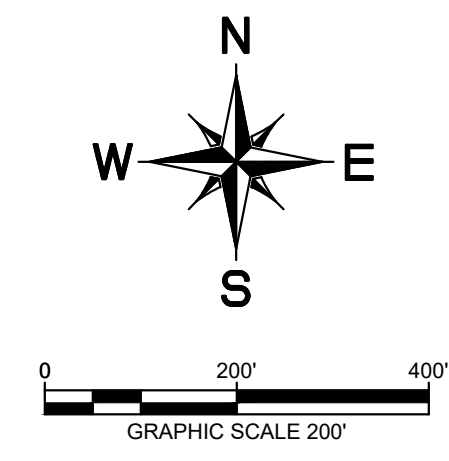
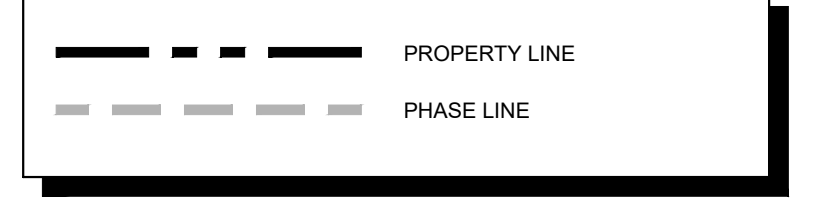


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 DRAWN BY: KJAL CIVIL/06351515/SHARED TREE/CAD/PRELIMINARY/ANSI/ETSP\_OVERALL PRELIMINARY PLATING [P-1]  
 LAST SAVED: 2/20/2022 2:29 PM  
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VICINITY MAP  
SCALE: 1" = 2,000'

LEGEND



GENERAL NOTES

1. PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
2. BOUNDARY INFORMATION FROM AN ON-THE-GROUND SURVEY.
3. ALL OPEN-SPACE LOTS TO SHALL BE OWNED AND MAINTAINED BY THE HOA.
4. 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

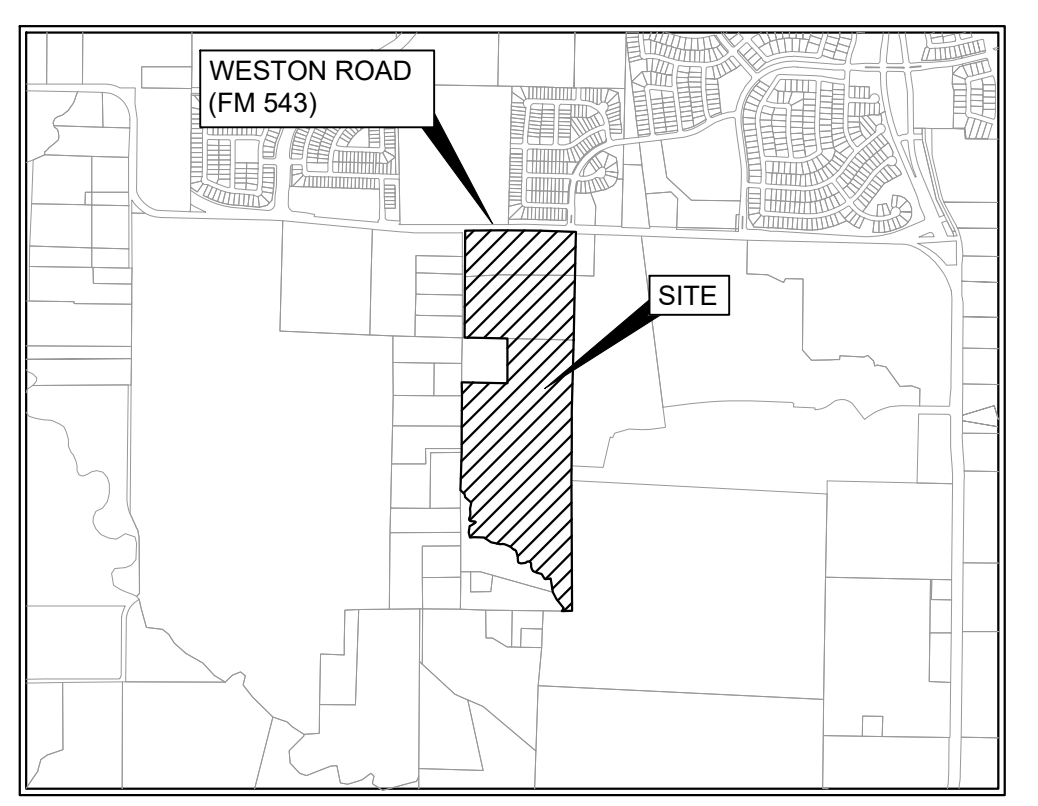
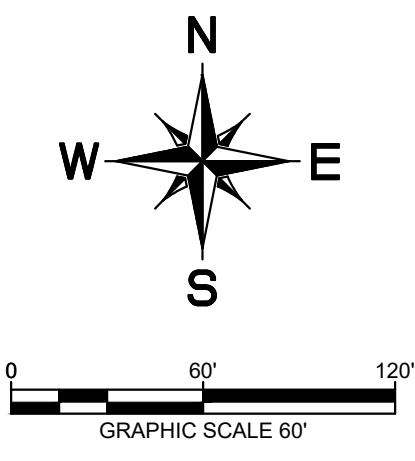
**PRELIMINARY**  
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

CITY PROJECT NUMBER: TBD

**OVERALL PRELIMINARY PLAT**  
 FOR  
**SHADED TREE**  
 255 RESIDENTIAL LOTS / 18 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: (489) 587-5206 Contact: Elizabeth Bentley	<b>OWNER:</b> Gary E. Hefner Or Michelle Hefner, Trustees Of The Hefner Living Trust Po Box 30 Allen, TX 75013 Tel: (XXX) XXX-XXXX Contact: Name	<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: PEYTON MCGEE, P.E.
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DESIGNED PEM	DRAWN RIL	CHECKED PEM	SCALE AS SHOWN	DATE FEBRUARY 2022	KH PROJECT NO. 063451514	P-1
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VICINITY MAP  
SCALE: 1" = 2,000'

LEGEND

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

GENERAL NOTES

1. PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
2. BOUNDARY INFORMATION FROM AN ON-THE-GROUND SURVEY.
3. ALL OPEN-SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOA.
4. 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DETENTION POND MAINTENANCE NOTES

THE OWNERS OF BLOCK F, LOT CA-1 AND BLOCK L, CA-1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. 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 SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

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.

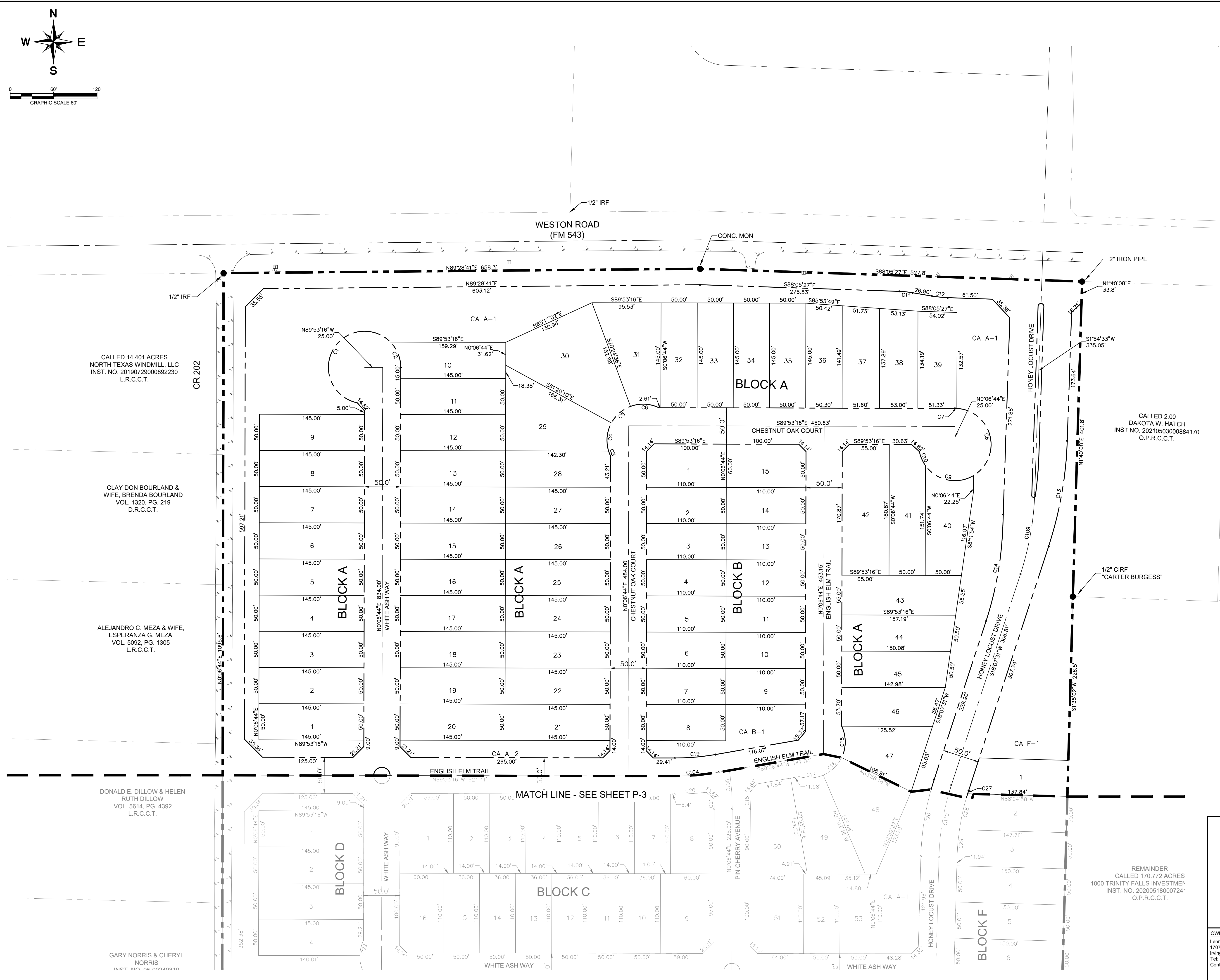
CITY PROJECT NUMBER: TBD

PRELIMINARY PLAT FOR SHADED TREE

255 RESIDENTIAL LOTS / 18 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: (469) 587-5206 Contact: Elizabeth Bentley	<b>OWNER:</b> Gary E. Helmer Or Michelle Helmer, Trustee Of The Helmer Living Trust Po Box 30 Allen, TX 75013 Tel: (XXX) XXX-XXXX Contact: Name	<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: PEYTON MCGEE, P.E.
---	--	---

DESIGNED PEM	DRAWN RIL	CHECKED PEM	SCALE AS SHOWN	DATE FEBRUARY 2022	KH PROJECT NO. 063451514	P-2
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CALLED 14.401 ACRES  
NORTH TEXAS WINDMILL, LLC  
INST. NO. 20190729000892230  
L.R.C.C.T.

CLAY DON BOURLAND &  
WIFE, BRENDA BOURLAND  
VOL. 5092, PG. 219  
D.R.C.C.T.

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

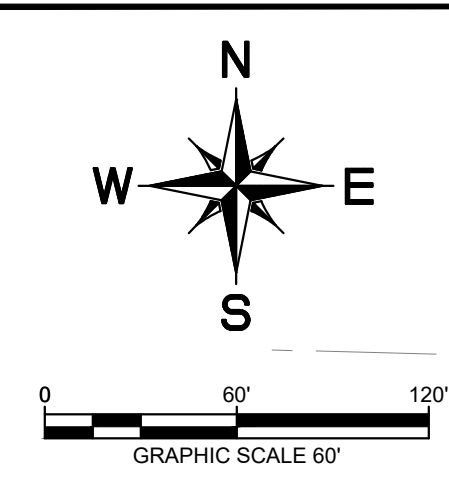
DONALD E. DILLOW & HELEN  
RUTH DILLOW  
VOL. 5614, PG. 4392  
L.R.C.C.T.

GARY NORRIS & CHERYL  
NORRIS  
INST. NO. 05-00008840

REMAINDER  
CALLED 170.772 ACRES  
1000 TRINITY FALLS INVESTMENTS  
INST. NO. 202005180007241  
O.P.R.C.C.T.

PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) DATE: 02/02/2022  
 DRAWN BY: RILEY L. IRVING DATE: 02/02/2022  
 CHECKED BY: PEYTON MCGEE DATE: 02/02/2022  
 LAST SAVED: 2/2/2022 9:40 AM  
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PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/01/2022  
 DRAWN BY: R.L. LAST SAVER: 2/22/2022  
 CHECKED BY: P.E.M. SCALE: AS SHOWN  
 DATE: FEBRUARY 2022  
 PROJECT NO: KH PROJECT NO. 063451514  
 SHEET NO: P-3



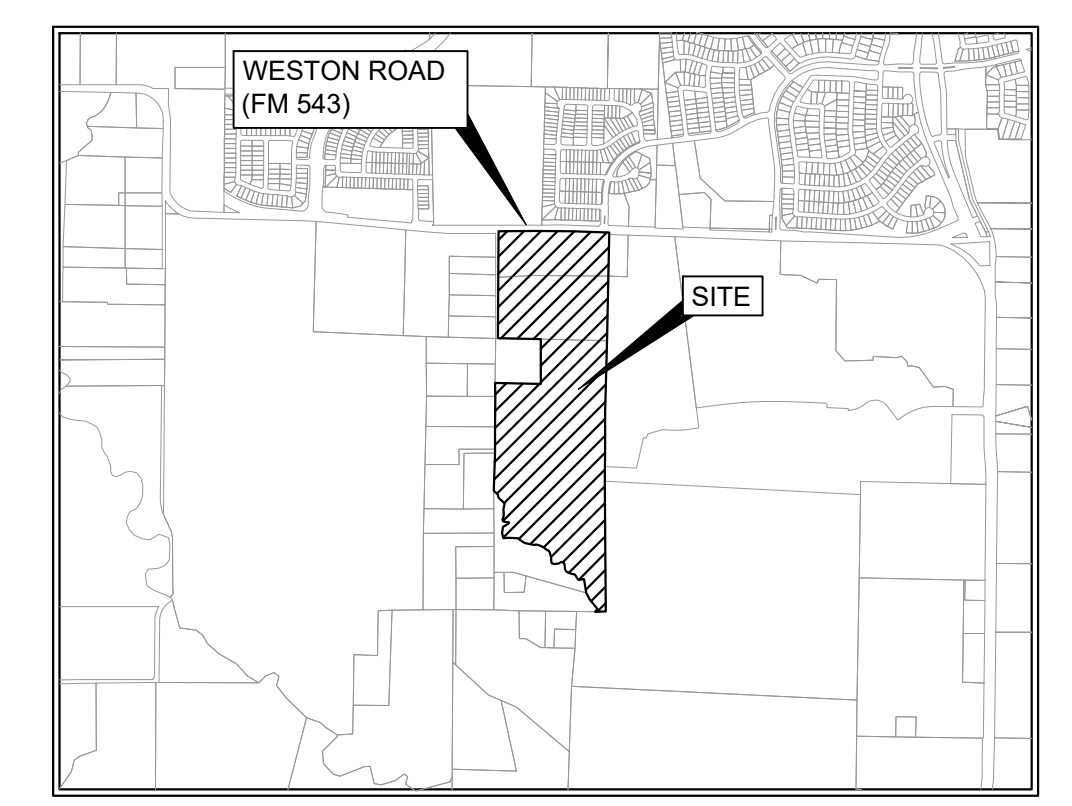
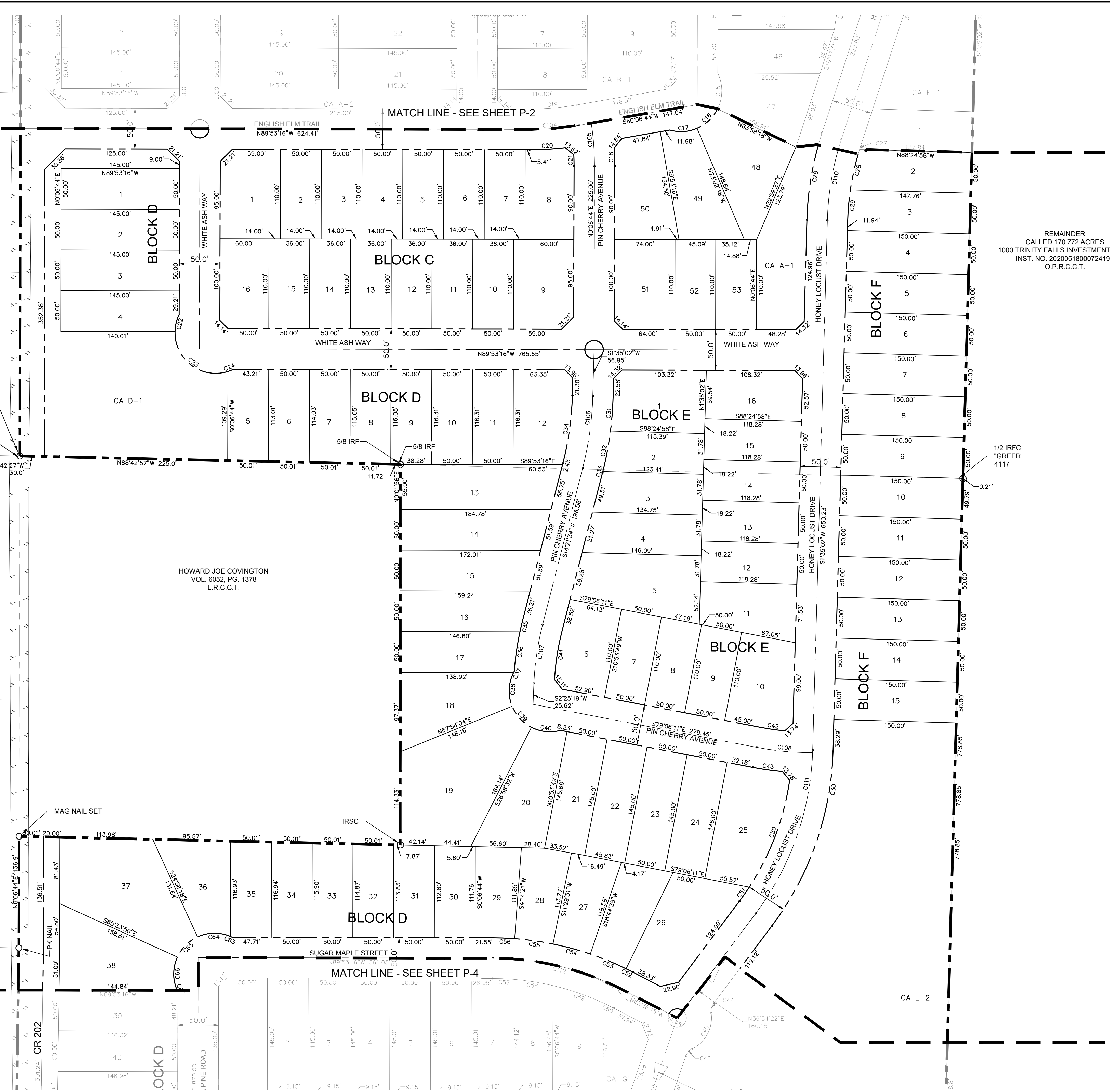
DONALD E. DILLOW & HELEN RUTH DILLOW  
VOL. 5614, PG. 4392  
L.R.C.C.T.

GARY NORRIS & CHERYL NORRIS  
INST. NO. 95-00249810  
L.R.C.C.T.

GREGORY W MILLS  
VOL. 4903, PG. 1490  
L.R.C.C.T.

CALLED 1.75 ACRES WYNDOL FRY & JANET MARIE FRY  
VOL. 4896, PG. 1274  
L.R.C.C.T.

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



VICINITY MAP  
SCALE: 1" = 2,000'

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

**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**

1. PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
2. BOUNDARY INFORMATION FROM AN ON-THE-GROUND SURVEY.
3. ALL OPEN-SPACE LOTS TO SHALL BE OWNED AND MAINTAINED BY THE HOA.
4. 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

**PRELIMINARY**

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**DETENTION POND MAINTENANCE NOTES**

THE OWNERS OF BLOCK F, LOT CA-1 AND BLOCK L, CA-1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. 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 SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

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.

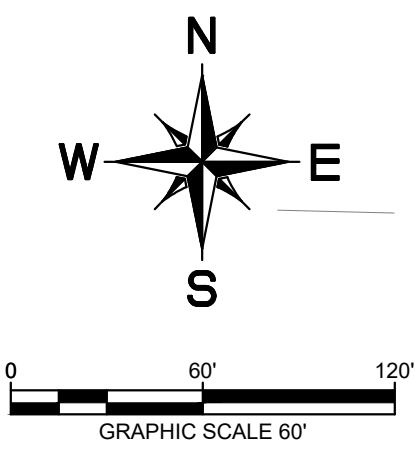
**CITY PROJECT NUMBER: TBD**

**PRELIMINARY PLAT FOR SHADED TREE**

255 RESIDENTIAL LOTS / 18 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: (469) 587-5206 Contact: Elizabeth Bentley		<b>OWNER:</b> Gary E. Helmer Or Michelle Helmer, Trustee Of The Helmer Living Trust Po Box 30 Allen, TX 75013 Tel: (972) 335-XXXX Contact: Name		<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: PEYTON MCGEE, P.E.	
DESIGNED PEM	DRAWN R.L.	CHECKED PEM	SCALE AS SHOWN	DATE FEBRUARY 2022	KH PROJECT NO. 063451514

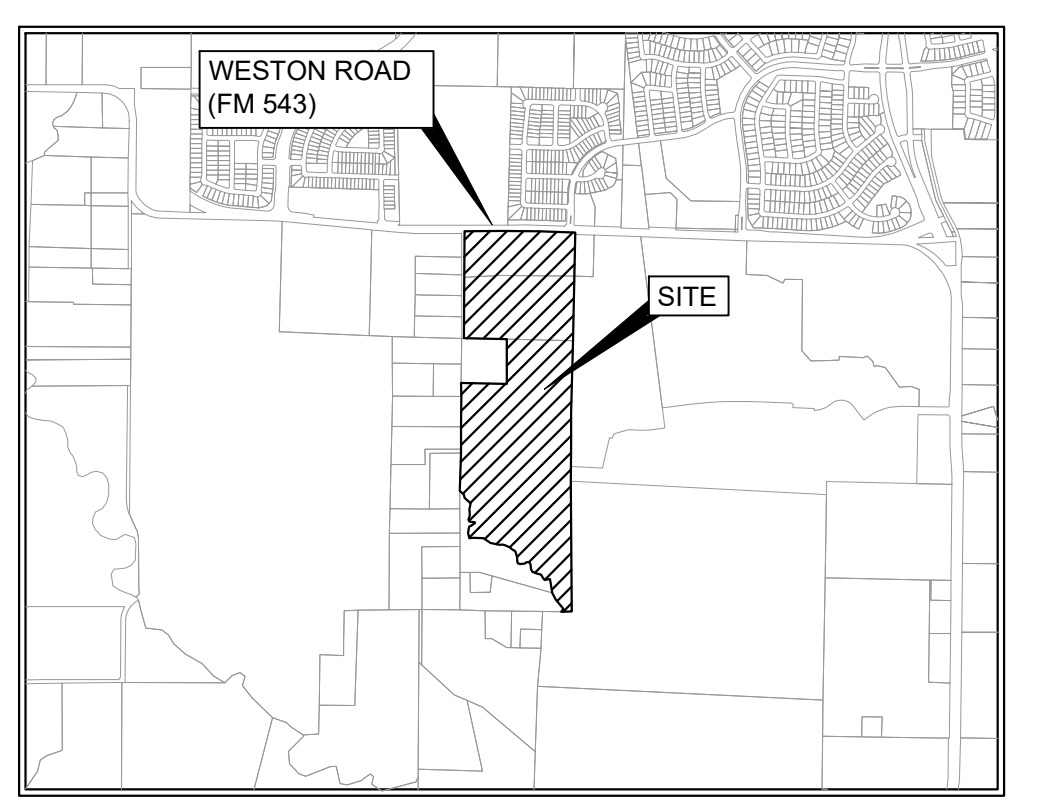
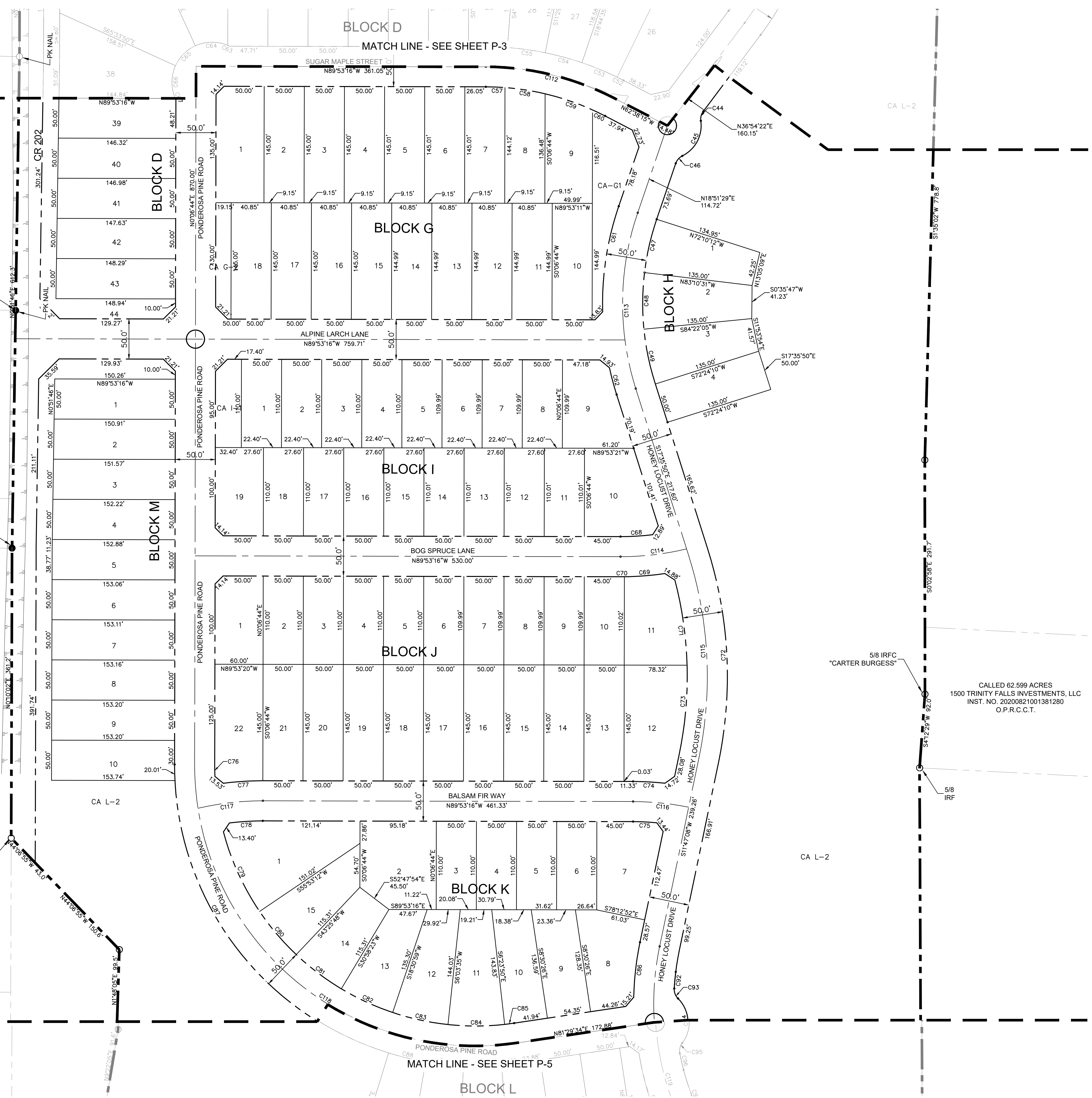
PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/02/2022  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/02/2022  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/02/2022  
 LAST SAVED: 2/2/2022 9:40 AM  
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KLAUS KUEHN & JULIET A.  
 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.

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
	BUILDING LINE
	TRIANGLE SIGHT VISIBILITY EASEMENT
	BLOCK-LOT

**GENERAL NOTES**

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**PRELIMINARY**

THIS DOCUMENT SHALL  
 NOT BE RECORDED FOR  
 ANY PURPOSE AND  
 SHALL NOT BE USED OR  
 VIEWED OR RELIED  
 UPON AS A FINAL  
 SURVEY DOCUMENT

**DETENTION POND  
MAINTENANCE NOTES**

THE OWNERS OF BLOCK F, LOT CA-1 AND BLOCK L, CA-1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. 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 SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.  
 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.

CALLED 62.599 ACRES  
 1500 TRINITY FALLS INVESTMENTS, LLC  
 INST. NO. 20200821001381280  
 O.P.R.C.C.T.

**CITY PROJECT NUMBER: TBD**

**PRELIMINARY PLAT  
FOR  
SHADED TREE**

255 RESIDENTIAL LOTS / 18 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: (469) 587-5206 Contact: Elizabeth Bentley		<b>OWNER:</b> Gary E. Helmer Or Michelle Helmer, Trustee Of The Helmer Living Trust P.O. Box 30 Allen, TX 75013 Tel: (XXX) XXX-XXXX Contact: Name		<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: PEYTON MCGEE, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
PEM	RIL	PEM	AS SHOWN	FEBRUARY 2022	063451514



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LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK A LOT 1	7250.00	0.17
BLOCK A LOT 2	7250.00	0.17
BLOCK A LOT 3	7250.00	0.17
BLOCK A LOT 4	7250.00	0.17
BLOCK A LOT 5	7250.00	0.17
BLOCK A LOT 6	7250.00	0.17
BLOCK A LOT 7	7250.00	0.17
BLOCK A LOT 8	7250.00	0.17
BLOCK A LOT 9	7250.00	0.17
BLOCK A LOT 10	7405.88	0.17
BLOCK A LOT 11	7250.00	0.17
BLOCK A LOT 12	7250.00	0.17
BLOCK A LOT 13	7250.00	0.17
BLOCK A LOT 14	7250.00	0.17
BLOCK A LOT 15	7250.00	0.17
BLOCK A LOT 16	7250.00	0.17
BLOCK A LOT 17	7250.00	0.17
BLOCK A LOT 18	7250.00	0.17
BLOCK A LOT 19	7250.00	0.17
BLOCK A LOT 20	7250.00	0.17

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK A LOT 21	7250.00	0.17
BLOCK A LOT 22	7250.00	0.17
BLOCK A LOT 23	7250.00	0.17
BLOCK A LOT 24	7250.00	0.17
BLOCK A LOT 25	7250.00	0.17
BLOCK A LOT 26	7250.00	0.17
BLOCK A LOT 27	7250.00	0.17
BLOCK A LOT 28	7240.19	0.17
BLOCK A LOT 29	11310.04	0.26
BLOCK A LOT 30	15359.78	0.35
BLOCK A LOT 31	9774.08	0.22
BLOCK A LOT 32	7250.00	0.17
BLOCK A LOT 33	7250.00	0.17
BLOCK A LOT 34	7250.00	0.17
BLOCK A LOT 35	7250.00	0.17
BLOCK A LOT 36	7205.24	0.17
BLOCK A LOT 37	7208.03	0.17
BLOCK A LOT 38	7210.20	0.17
BLOCK A LOT 39	7200.06	0.17
BLOCK A LOT 40	8057.98	0.18

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK A LOT 41	8809.99	0.20
BLOCK A LOT 42	11706.70	0.27
BLOCK A LOT 43	8860.11	0.20
BLOCK A LOT 44	7681.69	0.18
BLOCK A LOT 45	7326.49	0.17
BLOCK A LOT 46	7209.06	0.17
BLOCK A LOT 47	7623.30	0.18
BLOCK A LOT 48	10164.54	0.23
BLOCK A LOT 49	8474.94	0.19
BLOCK A LOT 50	8599.07	0.20
BLOCK A LOT 52	5500.00	0.13
BLOCK A LOT 53	5500.00	0.13
BLOCK A LOT CA A-1	110039.90	2.53
BLOCK A LOT CA A-2	6797.50	0.16
BLOCK A LOT CA A-3	2073.40	0.05
BLOCK B LOT 1	6550.00	0.15
BLOCK B LOT 2	5500.00	0.13
BLOCK B LOT 3	5500.00	0.13
BLOCK B LOT 4	5500.00	0.13
BLOCK B LOT 5	5500.00	0.13

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK B LOT 6	5500.00	0.13
BLOCK B LOT 7	5500.00	0.13
BLOCK B LOT 8	5500.00	0.13
BLOCK B LOT 9	5500.00	0.13
BLOCK B LOT 10	5500.00	0.13
BLOCK B LOT 11	5500.00	0.13
BLOCK B LOT 12	5500.00	0.13
BLOCK B LOT 13	5500.00	0.13
BLOCK B LOT 14	5500.00	0.13
BLOCK B LOT 15	6550.00	0.15
BLOCK B LOT CA B-1	8616.26	0.20
BLOCK C LOT 1	8027.50	0.18
BLOCK C LOT 2	5500.00	0.13
BLOCK C LOT 3	5500.00	0.13
BLOCK C LOT 4	5500.00	0.13
BLOCK C LOT 5	5500.00	0.13
BLOCK C LOT 6	5500.00	0.13
BLOCK C LOT 7	5500.00	0.13
BLOCK C LOT 8	6615.59	0.15
BLOCK C LOT 9	8027.50	0.18

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK C LOT 10	5500.00	0.13
BLOCK C LOT 11	5500.00	0.13
BLOCK C LOT 12	5500.00	0.13
BLOCK C LOT 13	5500.00	0.13
BLOCK C LOT 14	5500.00	0.13
BLOCK C LOT 15	5500.00	0.13
BLOCK C LOT 16	6550.00	0.15
BLOCK D LOT 1	7250.00	0.17
BLOCK D LOT 2	7250.00	0.17
BLOCK D LOT 3	7250.00	0.17
BLOCK D LOT 4	7181.59	0.16
BLOCK D LOT 5	5614.91	0.13
BLOCK D LOT 6	5675.87	0.13
BLOCK D LOT 7	5727.02	0.13
BLOCK D LOT 8	5778.18	0.13
BLOCK D LOT 9	5814.33	0.13
BLOCK D LOT 10	5815.74	0.13
BLOCK D LOT 11	5815.74	0.13
BLOCK D LOT 12	8030.94	0.18
BLOCK D LOT 13	10548.79	0.24

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK D LOT 14	8919.61	0.20
BLOCK D LOT 15	8281.33	0.19
BLOCK D LOT 16	7644.64	0.18
BLOCK D LOT 17	7132.21	0.16
BLOCK D LOT 18	9429.24	0.22
BLOCK D LOT 19	17952.18	0.41
BLOCK D LOT 20	9830.09	0.23
BLOCK D LOT 21	7266.44	0.17
BLOCK D LOT 22	7250.00	0.17
BLOCK D LOT 23	7250.00	0.17
BLOCK D LOT 24	7250.00	0.17
BLOCK D LOT 30	5613.91	0.13
BLOCK D LOT 31	5665.70	0.13
BLOCK D LOT 32	5717.49	0.13
BLOCK D LOT 33	5769.27	0.13
BLOCK D LOT 34	5821.06	0.13
BLOCK D LOT 35	5871.63	0.13
BLOCK D LOT 36	7904.50	0.18
BLOCK D LOT 37	16151.84	0.37
BLOCK D LOT 38	10472.77	0.24

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK D LOT 39	7299.09	0.17
BLOCK D LOT 40	7332.60	0.17
BLOCK D LOT 41	7365.36	0.17
BLOCK D LOT 42	7398.11	0.17
BLOCK D LOT 43	7430.87	0.17
BLOCK D LOT CA D-1	39796.15	0.91
BLOCK D LOT CA D-2	12553.74	0.29
BLOCK D LOT CA D-3	73.90	0.00
BLOCK D LOT CA D-4	263.74	0.01
BLOCK E LOT 1	8622.85	0.20
BLOCK E LOT 2	5944.50	0.14
BLOCK E LOT 3	6453.97	0.15
BLOCK E LOT 4	7020.83	0.16
BLOCK E LOT 5	10902.04	0.25
BLOCK E LOT 6	7182.27	0.16
BLOCK E LOT 7	5500.00	0.13
BLOCK E LOT 8	5500.00	0.13
BLOCK E LOT 9	5500.00	0.13
BLOCK E LOT 11	7313.66	0.17
BLOCK E LOT 12	5913.93	0.14

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK E LOT 13	5913.93	0.14
BLOCK E LOT 14	5913.93	0.14
BLOCK E LOT 15	5913.93	0.14
BLOCK E LOT 16	7171.49	0.16
BLOCK F LOT 1	6522.61	0.15
BLOCK F LOT 2	7174.21	0.16
BLOCK F LOT 3	7471.68	0.17
BLOCK F LOT 4	7500.00	0.17
BLOCK F LOT 5	7500.00	0.17
BLOCK F LOT 6	7500.00	0.17
BLOCK F LOT 7	7500.00	0.17
BLOCK F LOT 8	7500.00	0.17
BLOCK F LOT 9	7500.00	0.17
BLOCK F LOT 10	7500.00	0.17
BLOCK F LOT 11	7500.00	0.17
BLOCK F LOT 12	7500.00	0.17
BLOCK F LOT 13	7500.00	0.17
BLOCK F LOT 14	7500.00	0.17
BLOCK F LOT 15	7500.00	0.17
BLOCK F LOT CA F-1	28939.26	0.66

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK F LOT CA F-2	76.51	0.00
BLOCK F LOT CA F-3	210.34	0.00
BLOCK G LOT 1	8650.04	0.20
BLOCK G LOT 2	7250.10	0.17
BLOCK G LOT 3	7250.16	0.17
BLOCK G LOT 4	7250.23	0.17
BLOCK G LOT 5	7250.29	0.17
BLOCK G LOT 6	7250.35	0.17
BLOCK G LOT 7	7243.36	0.17
BLOCK G LOT 8	7048.47	0.16
BLOCK G LOT 9	7543.13	0.17
BLOCK G LOT 10	7248.81	0.17
BLOCK G LOT 11	7249.52	0.17
BLOCK G LOT 12	7249.58	0.17
BLOCK G LOT 13	7249.64	0.17
BLOCK G LOT 14	7249.70	0.17
BLOCK G LOT 15	7249.76	0.17
BLOCK G LOT 16	7249.82	0.17
BLOCK G LOT 17	7249.89	0.17
BLOCK G LOT 18	7249.95	0.17

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK G LOT CA G-1	7694.61	0.18
BLOCK G LOT CA G-2	2664.07	0.06
BLOCK G LOT CA G-3	215.91	0.00
BLOCK G LOT CA G-4	79.52	0.00
BLOCK H LOT 1	7495.78	0.17
BLOCK H LOT 2	7588.63	0.17
BLOCK H LOT 3	7557.55	0.17
BLOCK H LOT 4	6750.00	0.15
BLOCK I LOT 1	5499.94	0.13
BLOCK I LOT 2	5499.89	0.13
BLOCK I LOT 3	5499.85	0.13
BLOCK I LOT 4	5499.80	0.13
BLOCK I LOT 5	5499.75	0.13
BLOCK I LOT 6	5499.70	0.13
BLOCK I LOT 7	5499.65	0.13
BLOCK I LOT 8	5499.60	0.13
BLOCK I LOT 10	8546.30	0.20
BLOCK I LOT 11	7250.43	0.13
BLOCK I LOT 12	5500.38	0.13
BLOCK I LOT 13	5500.33	0.13

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK I LOT 14	5500.28	0.13
BLOCK I LOT 15	5500.23	0.13
BLOCK I LOT 16	5500.18	0.13
BLOCK I LOT 17	5500.13	0.13
BLOCK I LOT 18	5500.08	0.13
BLOCK I LOT 19	6550.04	0.15
BLOCK I LOT CA I-1	3451.58	0.08
BLOCK J LOT 1	6549.97	0.15
BLOCK J LOT 2	5499.93	0.13
BLOCK J LOT 3	5499.89	0.13
BLOCK J LOT 4	5499.85	0.13
BLOCK J LOT 5	5499.80	0.13
BLOCK J LOT 6	5499.76	0.13
BLOCK J LOT 7	5499.72	0.13
BLOCK J LOT 8	5499.68	0.13
BLOCK J LOT 9	5499.64	0.13
BLOCK J LOT 13	7250.40	0.17
BLOCK J LOT 14	6739.88	0.15
BLOCK J LOT 15	7250.32	0.17
BLOCK J LOT 16	7250.28	0.17

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK J LOT 17	7250.24	0.17
BLOCK J LOT 18	7250.20	0.17
BLOCK J LOT 19	7250.15	0.17
BLOCK J LOT 20	7250.11	0.17
BLOCK J LOT 21	7250.07	0.17
BLOCK J LOT 22	8738.76	0.20
BLOCK K LOT 1	11883.39	0.27
BLOCK K LOT 2	9972.05	0.23
BLOCK K LOT 3	5500.00	0.13
BLOCK K LOT 4	5500.00	0.13
BLOCK K LOT 5	5500.00	0.13
BLOCK K LOT 6	5500.00	0.13
BLOCK K LOT 9	7200.00	0.17
BLOCK K LOT 10	7200.00	0.17
BLOCK K LOT 11	7945.97	0.18
BLOCK K LOT 12	7779.38	0.18
BLOCK K LOT 13	7191.88	0.17
BLOCK K LOT 14	6739.88	0.15
BLOCK K LOT 15	7547.35	0.17
BLOCK L LOT 1	8167.94	0.19

LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ac)
BLOCK L LOT 2	8167.94	0.19
BLOCK L LOT 3	8167.94	0.19
BLOCK L LOT 4	7733.35	0.18
BLOCK L LOT 5	7250.00	0.17
BLOCK L LOT 6	7250.00	0.17
BLOCK L LOT 7	11545.67	0.27
BLOCK L LOT 8	7500.00	0.17
BLOCK L LOT 9	7391.43	0.17
BLOCK L LOT 10	7749.53	0.18
BLOCK M LOT 1	7529.13	0.17
BLOCK M LOT 2	7561.89	0.17
BLOCK M LOT 3	7594.65	0.17
BLOCK M LOT 4	7627.40	0.18
BLOCK M LOT 5	7651.03	0.18
BLOCK M LOT 6	7654.20	0.18
BLOCK M LOT 7	7656.60	0.18
BLOCK M LOT 8	7659.00	0.18
BLOCK M LOT 9	7660.20	0.18
BLOCK M LOT 10	7663.75	0.18

**GENERAL NOTES**

1. PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
2. BOUNDARY INFORMATION FROM AN ON-THE-GROUND SURVEY.
3. ALL OPEN-SPACE LOTS TO SHALL BE OWNED AND MAINTAINED BY THE HOA.
4. 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

**CITY PROJECT NUMBER: TBD**

**PRELIMINARY PLAT  
FOR  
SHADED TREE**

255 RESIDENTIAL LOTS / 18 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: (489) 587-5206 Contact: Elizabeth Bentley		<b>OWNER:</b> Gary E. Hefner Or Michelle Hefner, Trustees Of The Hefner Living Trust Po Box 30 Allen, TX 75013 Tel: (XXX) XXX-XXXX Contact: Name	<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: PEYTON MCGEE, P.E.			
DESIGNED PEM	DRAWN RIL	CHECKED PEM	SCALE AS SHOWN	DATE FEBRUARY 2022	KH PROJECT NO. 063451514	P-6

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/22/2024  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/22/2024  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/22/2024  
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CURVE TABLE						
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'
C13	525.00'	148.59'	N10°01'02"E	148.09'	16°12'58"	74.79'
C14	475.00'	150.08'	N9°10'25"E	149.45'	18°06'10"	75.67'
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'
C25	375.00'	13.73'	N31°41'48"W	13.72'	2°05'50"	6.86'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C76	325.00'	14.70'	S11°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	398.57'	68.95'	S6°31'02"W	68.87'	9°54'43"	34.56'
C87	375.00'	458.25'	S37°57'10"E	430.26'	70°00'55"	262.65'
C88	375.00'	47.47'	S76°35'12"E	47.44'	7°15'09"	23.77'
C89	375.00'	47.47'	S83°50'21"E	47.44'	7°15'09"	23.77'
C90	375.00'	47.47'	N88°54'29"E	47.44'	7°15'09"	23.77'
C91	375.00'	24.80'	N83°23'14"E	24.80'	3°47'21"	12.40'
C92	325.00'	20.97'	S5°11'29"W	20.96'	3°41'48"	10.49'
C93	16.00'	13.60'	S21°00'33"E	13.20'	48°42'16"	7.24'
C94	42.00'	60.92'	N3°48'32"W	55.72'	83°06'17"	37.23'
C95	16.00'	13.60'	S13°23'28"W	13.20'	48°42'16"	7.24'
C96	325.00'	21.06'	S12°49'02"E	21.05'	3°42'44"	10.53'
C97	382.93'	69.14'	S20°46'17"E	69.05'	10°20'44"	34.67'
C98	1228.34'	34.23'	S29°53'08"E	34.23'	1°35'47"	17.11'
C99	352.70'	138.68'	S20°03'41"E	137.79'	22°31'46"	70.25'
C100	24.50'	9.03'	S22°11'24"E	8.98'	21°06'39"	4.57'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C26	375.00'	108.26'	S9°51'17"W	107.89'	16°32'29"	54.51'
C27	325.00'	4.66'	S17°42'54"W	4.66'	0°49'16"	2.33'
C28	325.00'	51.03'	S12°48'23"W	50.97'	8°59'45"	25.57'
C29	325.00'	38.14'	S4°56'46"W	38.12'	6°43'29"	19.09'
C30	375.00'	231.18'	S19°14'42"W	227.54'	35°19'20"	119.40'
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'	S81°17'14"W	48.85'	7°28'08"	24.48'
C37	50.00'	1.86'	S27°52'15"W	1.86'	2°07'59"	0.93'
C38	50.00'	42.68'	S22°11'07"W	41.39'	48°54'11"	22.74'
C39	50.00'	35.71'	S42°33'42"E	34.96'	40°55'32"	18.66'
C40	50.00'	36.58'	S83°59'05"E	35.77'	41°55'15"	19.15'
C41	325.00'	61.78'	S8°54'49"W	61.69'	10°53'30"	30.98'
C42	390.60'	29.79'	S81°43'44"E	29.78'	4°22'08"	14.90'
C43	445.98'	36.72'	S81°54'30"E	36.71'	4°43'01"	18.37'
C44	16.00'	12.57'	S14°23'51"W	12.25'	45°01'01"	6.63'
C45	42.00'	52.77'	S27°52'55"W	49.37'	71°59'10"	30.51'
C46	16.00'	12.57'	S41°22'00"W	12.25'	45°01'01"	6.63'
C47	325.00'	68.26'	S12°50'29"W	68.13'	12°02'00"	34.25'
C48	325.00'	70.66'	S0°35'47"W	70.52'	12°27'24"	35.47'
C49	325.00'	67.87'	S11°36'53"E	67.75'	11°57'55"	34.06'
C50	325.00'	141.07'	S20°41'50"W	139.97'	24°52'14"	71.67'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C101	50.00'	25.40'	N26°11'05"W	25.12'	29°06'02"	12.98'
C102	50.00'	40.54'	N63°57'48"W	39.44'	46°27'23"	21.46'
C103	50.00'	173.08'	S6°21'35"E	98.72'	198°20'11"	309.80'
C104	350.00'	61.09'	N85°06'44"E	61.01'	10°00'00"	30.62'
C105	350.00'	53.13'	N4°14'11"W	53.08'	8°41'50"	26.62'
C106	400.00'	89.19'	N7°58'18"E	89.01'	12°46'32"	44.78'
C107	350.00'	72.92'	S8°23'26"W	72.79'	11°56'15"	36.59'
C108	350.00'	68.85'	S84°44'18"E	68.73'	11°16'13"	34.53'
C109	400.00'	113.21'	N10°01'02"E	112.83'	16°12'58"	56.99'
C110	350.00'	101.05'	S9°51'17"W	100.70'	16°32'29"	50.88'
C111	350.00'	215.77'	N19°14'42"E	212.37'	35°19'20"	111.44'
C112	350.00'	166.46'	N76°15'46"W	164.90'	27°15'02"	84.84'
C113	350.00'	222.69'	S0°37'50"W	218.96'	36°27'19"	115.26'
C114	350.00'	83.16'	N83°18'18"E	82.97'	13°36'51"	41.78'
C115	500.00'	256.41'	N2°54'21"W	253.61'	29°22'58"	131.09'
C116	350.00'	69.77'	N84°10'37"W	69.66'	11°25'19"	35.00'
C117	350.00'	81.47'	S83°26'36"W	81.29'	13°20'15"	40.92'
C118	350.00'	602.43'	S49°11'51"E	530.77'	98°37'10"	407.05'
C119	350.00'	272.02'	S10°28'48"E	265.23'	44°31'51"	143.30'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C51	325.00'	21.41'	S35°01'09"W	21.40'	3°46'25"	10.71'
C52	375.00'	56.41'	N66°56'47"W	56.35'	8°37'05"	28.26'
C53	375.00'	56.41'	N66°56'47"W	56.35'	8°37'05"	28.26'
C54	375.00'	47.47'	N74°52'54"W	47.44'	7°15'09"	23.77'
C55	375.00'	47.47'	N82°08'04"W	47.44'	7°15'09"	23.77'
C56	375.00'	27.01'	N87°49'28"W	27.01'	4°07'38"	13.51'
C57	325.00'	23.97'	N87°46'29"W	23.97'	4°13'36"	11.99'
C58	325.00'	50.63'	N81°11'54"W	50.58'	8°55'34"	25.37'
C59	325.00'	62.51'	N71°13'30"W	62.41'	11°01'13"	31.35'
C60	325.00'	17.46'	N64°10'34"W	17.45'	3°04'39"	8.73'
C61	375.00'	133.64'	N8°38'54"E	132.94'	20°25'09"	67.54'
C62	375.00'	34.56'	N14°57'24"W	34.55'	5°16'51"	17.29'
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'	50.57'	N85°29'05"E	50.53'	7°43'36"	25.32'
C70	375.00'	5.00'	N89°43'48"E	5.00'	0°45'50"	2.50'
C71	475.00'	107.41'	N8°09'56"W	107.18'	12°57'22"	53.94'
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'

**LEGAL DESCRIPTION**

BEING a tract of land situated in M.Hart Survey, Abstract No. 371, Collin County, Texas, and being all of a called 29.852 acre tract of land described as "Tract 1-B" in a deed to Tom B. Wilson, Sr., as recorded in Volume 935, Page 598 of the Land Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at 3/8 inch iron rod found for the southwest corner of said 29.852 acre tract, common to the northwest corner of a called 5.00 acre tract of land described in a deed to Howard Joe Covington, as recorded in Volume 6052, Page 1378 of the Land Records of Collin County, Texas, same being in the centerline of County Road 202, a variable width right of way, no record found;

**THENCE** North 00°06'44" East, along the westerly line of said 29.852 acre tract and along the centerline of said County Road 202, a distance of 1,095.64 feet to 1/2 inch iron rod found for the northwest corner of said 29.852 acre tract, same being on the southerly right of way line of Weston Road (F.M. 543), a variable width right of way;

**THENCE** North 88°29'41" East, departing the centerline of said County Road 202, and along the northerly line of said 29.852 acre tract and the southerly right of way line of said Weston Road, a distance of 658.35 feet to a concrete monument found for corner;

**THENCE** South 88°05'27" East, continuing along the northerly line of said 29.852 acre tract and the southerly right of way line of said Farm Road No. 543, a distance of 527.83 feet to a 2 inch iron pipe found for the northeast corner of said 29.852 acre tract, common to the northwest corner of a called 2.00 acre tract of land described in a deed to Dakota W. Hatch, as recorded in Instrument No. 2021050300084170 of the Official Public Records of Collin County, Texas;

**THENCE** South 01°40'08" West, departing the southerly right of way line of said Weston Road, and along the easterly line of said 29.852 acre tract and the westerly line of said 2.00 acre tract, a distance of 435.58 feet to 1/2 inch iron rod with plastic cap stamped "Carter Burgess" found for an ell corner on the easterly line of said 29.852 acre tract, common to the southwest corner of said 2.00 acre tract and a northwest corner of a called 170.772 acre tract of land described in a deed to 1000 Trinity Falls Investments, LLC, as recorded in Instrument No. 20200518000724190, of the Official Public Records of Collin County, Texas;

**THENCE** South 01°35'02" West, continuing along the easterly line of said 29.852 acre tract, and along the westerly line of said 170.772 acre tract, a distance of 676.69 feet to 1/2 inch iron rod with plastic cap stamped "GREER 4117" found for the southeast corner of said 29.852 acre tract, common to the northeast corner of a called 54.05 acre tract of land described in a Corrected Warranty Deed to Gary E. Hefner Or Michelle Hefner, Trustee Of The Hefner Living Trust, as recorded in Instrument No. 201300513000652030 of the Official Public Records of Collin County, Texas;

**THENCE** North 88°33'46" West, departing the easterly line of said 170.772 acre tract, and along the southerly line of said 29.852 acre tract, a distance of 466.81 feet to the **POINT OF BEGINNING** and containing 29.839 acres (1,299,783 square feet) or of land, more or less.

**THENCE** North 88°42'57" West, continuing along the southerly line of said 29.852 acre tract and along the northerly line of said 5.00 acre tract, a distance of 466.81 feet to the **POINT OF BEGINNING** and containing 29.839 acres (1,299,783 square feet) or of land, more or less.

**THENCE** North 88°42'57" West, continuing along the southerly line of said 29.852 acre tract and along the northerly line of said 5.00 acre tract, a distance of 466.81 feet to the **POINT OF BEGINNING** and containing 29.839 acres (1,299,783 square feet) or of land, more or less.

**LEGAL DESCRIPTION**

BEING a tract of land situated in M.Hart Survey, Abstract No. 371, Collin County, Texas, and being all of a called 54.05 acre tract of land described in a Corrected Warranty Deed to Gary E. Hefner Or Michelle Hefner, Trustee Of The Hefner Living Trust, as recorded in Instrument No. 201300513000652030 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8 inch iron rod found for the northerly most northwest corner of said 54.05 acre tract, common to the northeast corner of a called 5.00 tract of land described in a deed to Howard Joe Covington, as recorded in Volume 6052, Page 1378 of the Land Records of Collin County, Texas, same being on the southerly line of a called 29.852 acre tract of land described as