

SHEET 5

SHEET 2

SHEET 4

SHEET 3

FUTURE PARKLAND DEDICATION

- 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.
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**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

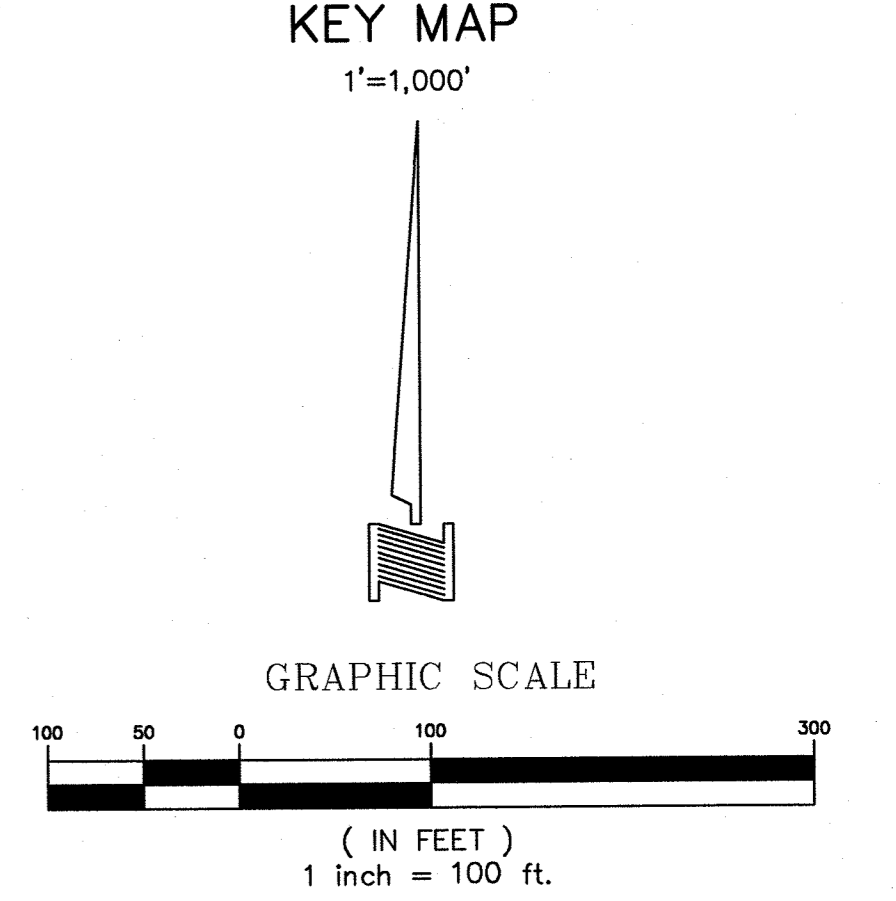
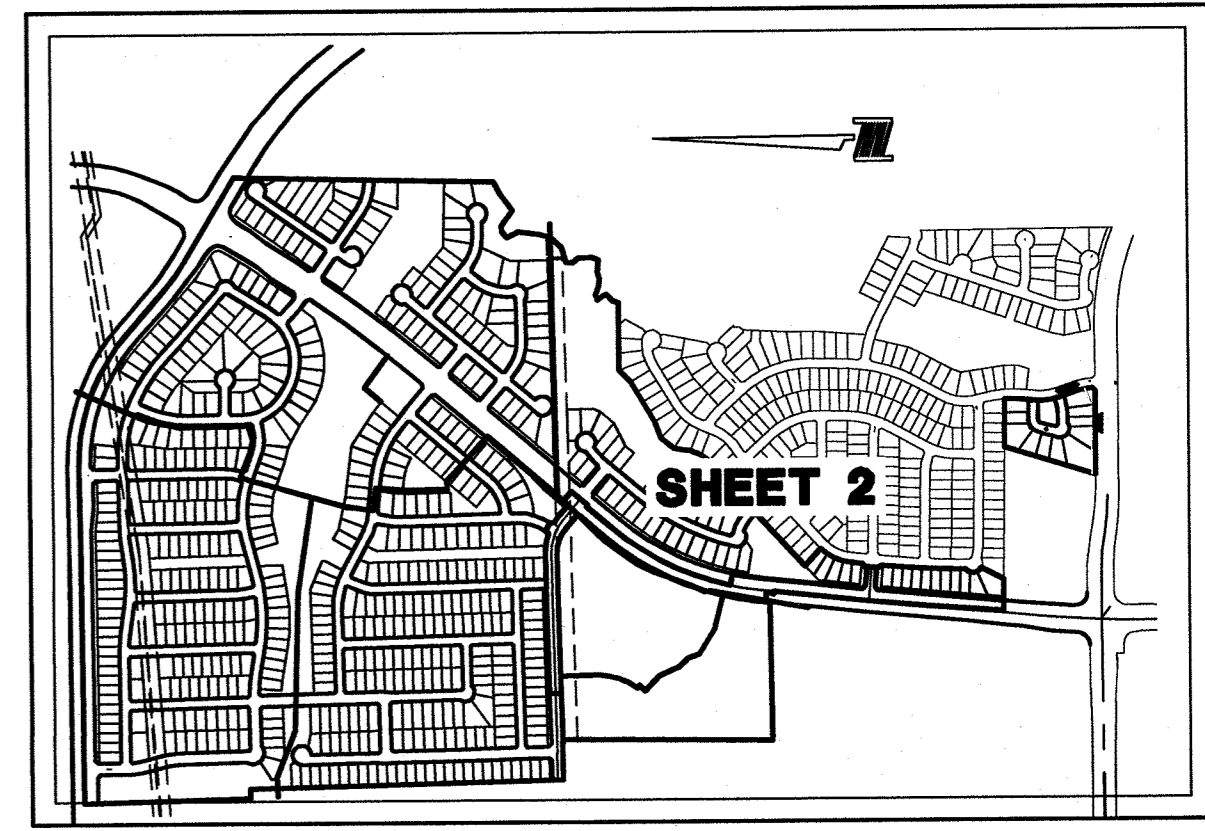
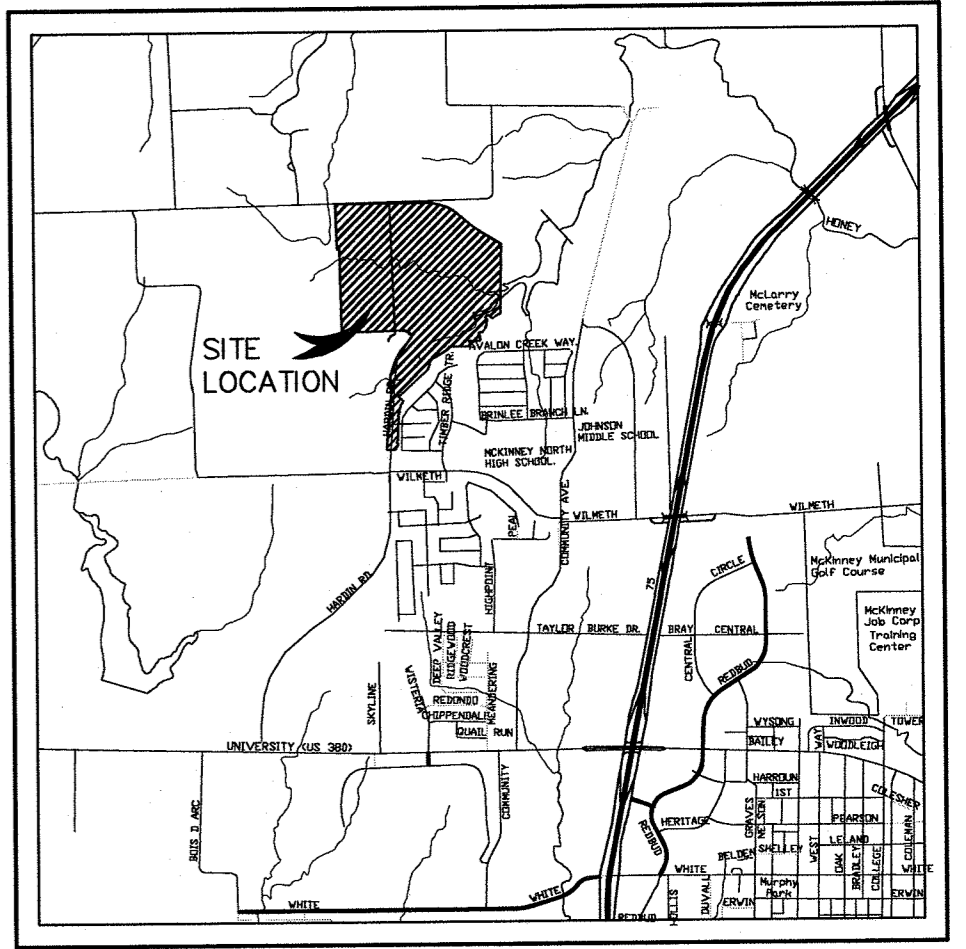
CONTACT: CHRISTI BROWNLOW

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"

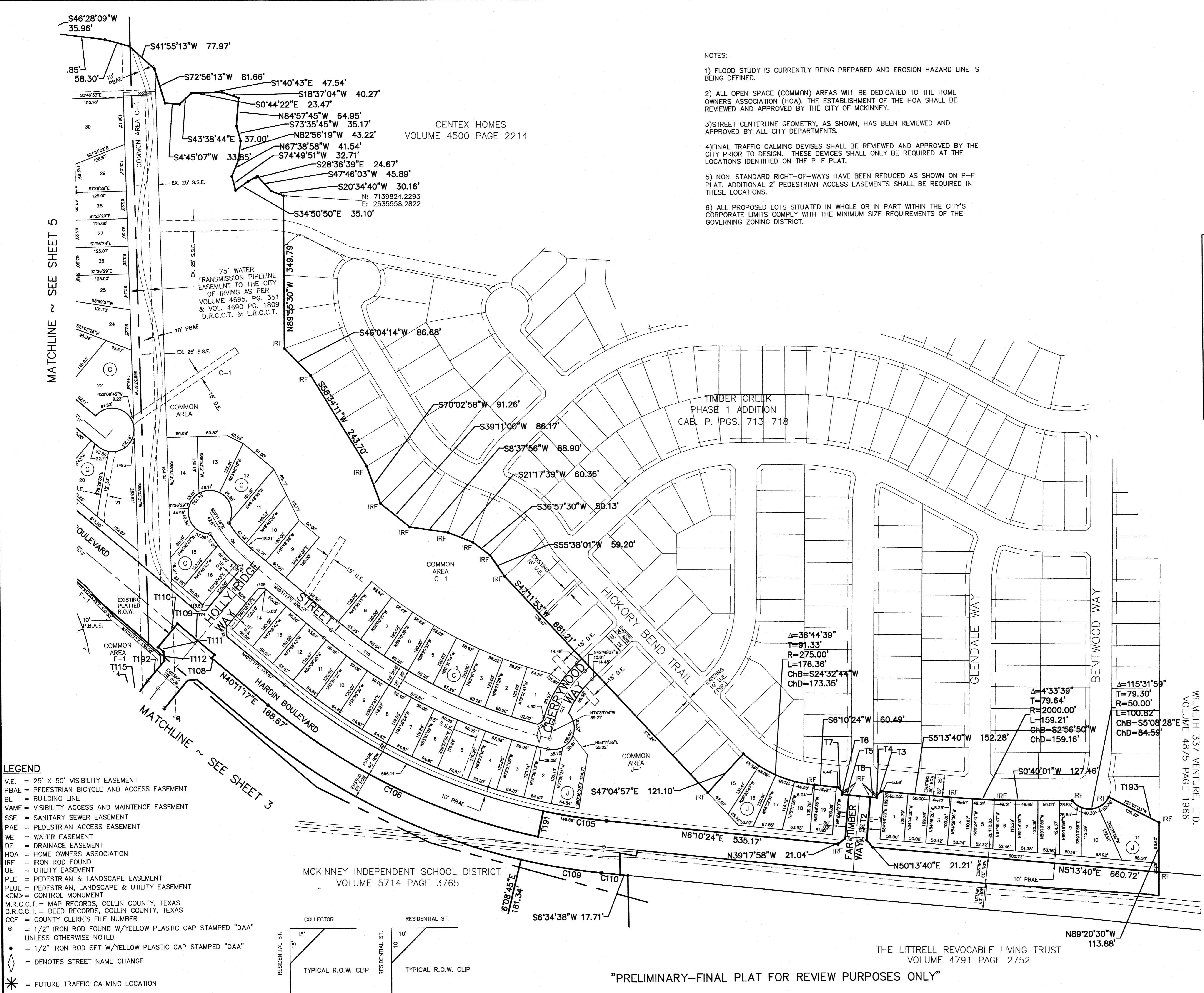
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- LEGEND**
- V.E. = 25' X 50' VISIBILITY EASEMENT
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 - BL = BUILDING LINE
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 - SSE = SANITARY SEWER EASEMENT
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 - <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

MCKINNEY INDEPENDENT SCHOOL DISTRICT
 VOLUME 5714 PAGE 3765

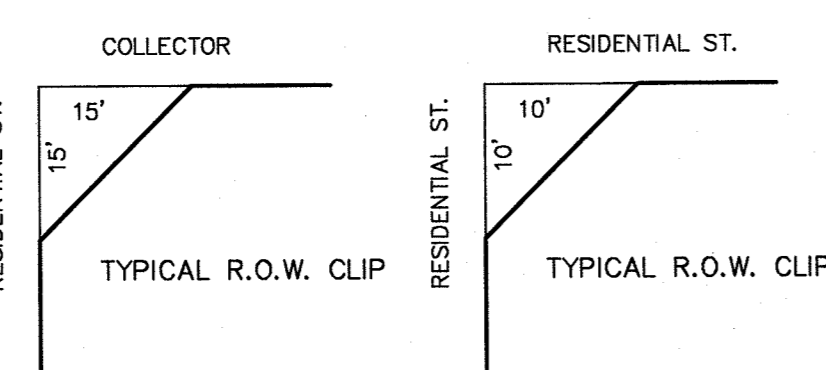
THE LITRELL REVOCABLE LIVING TRUST
 VOLUME 4791 PAGE 2752

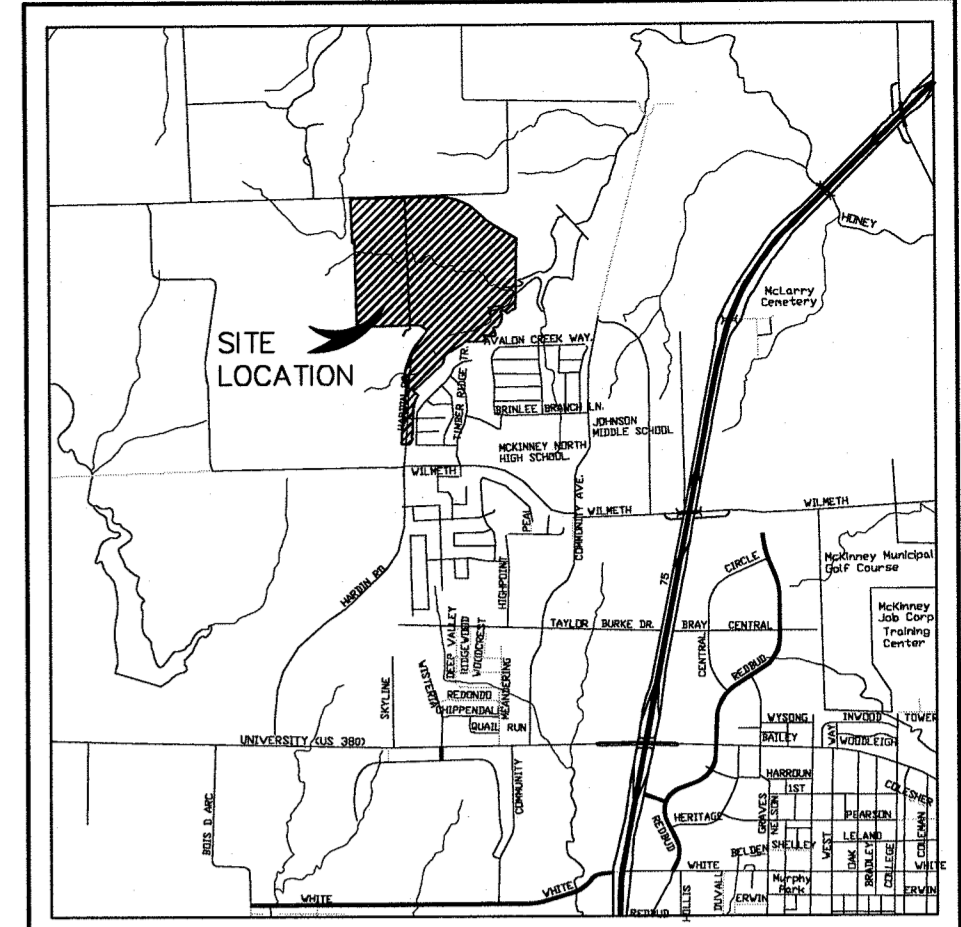
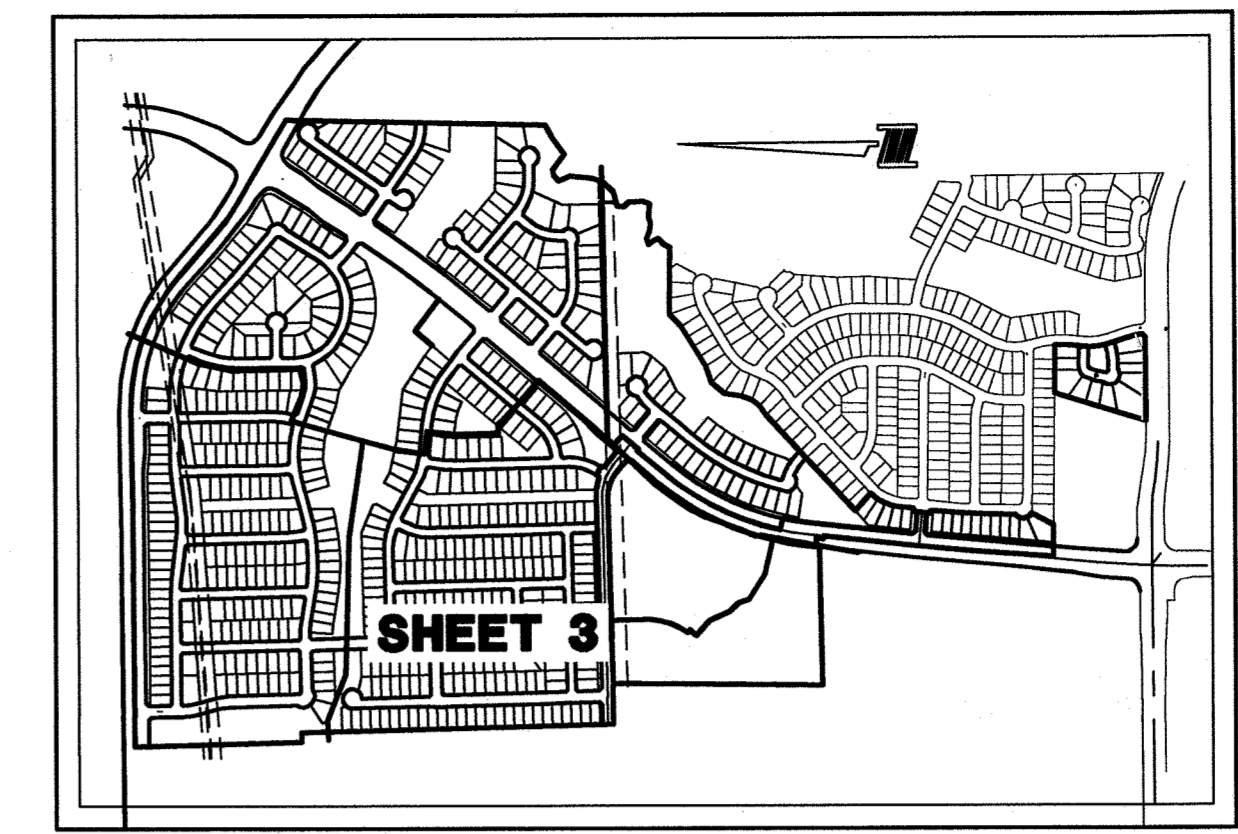
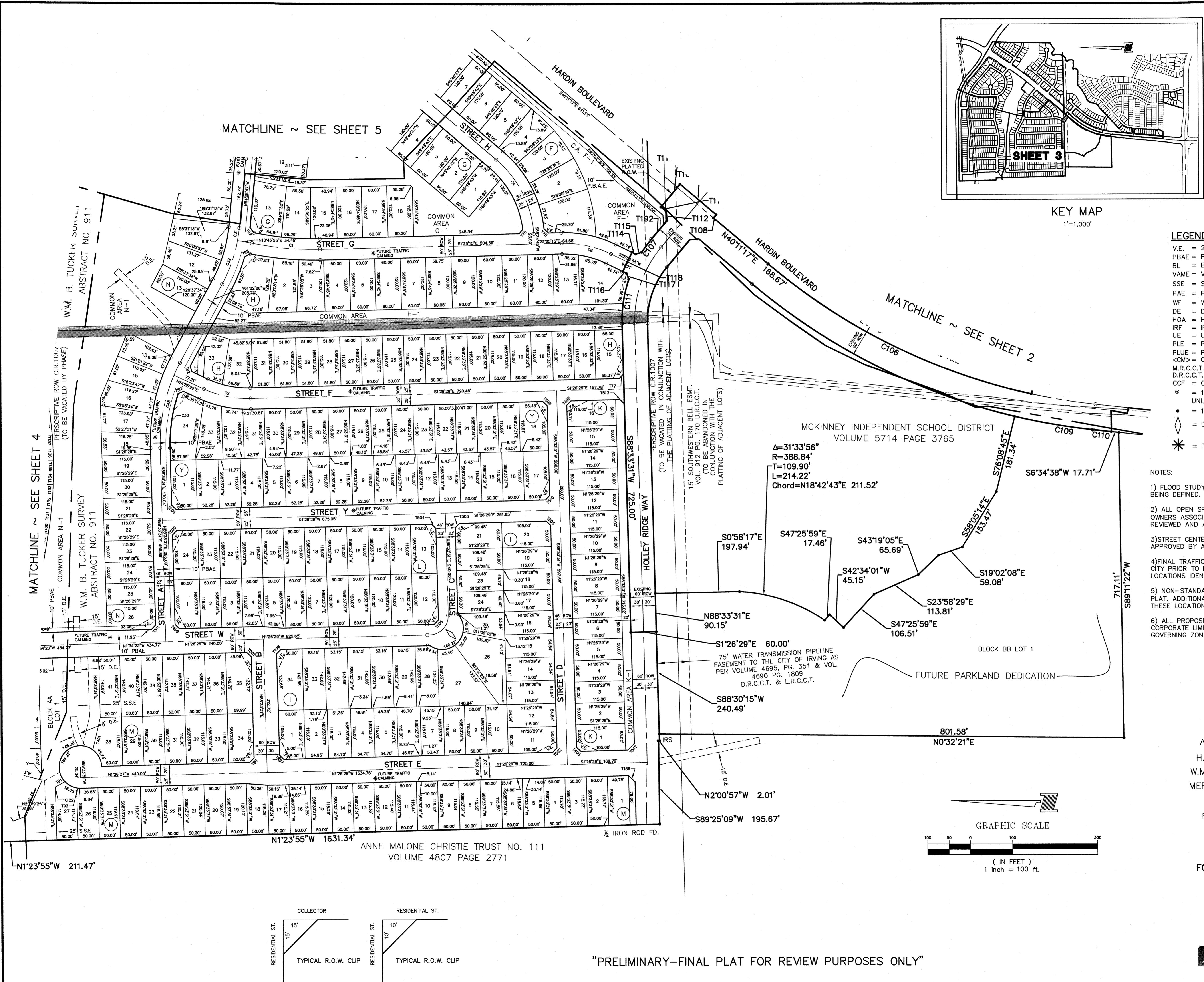
"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

MATCHLINE ~ SEE SHEET 5

MATCHLINE ~ SEE SHEET 3

WILMETH 337 VENTURE, LTD.
 VOLUME 4875 PAGE 1966





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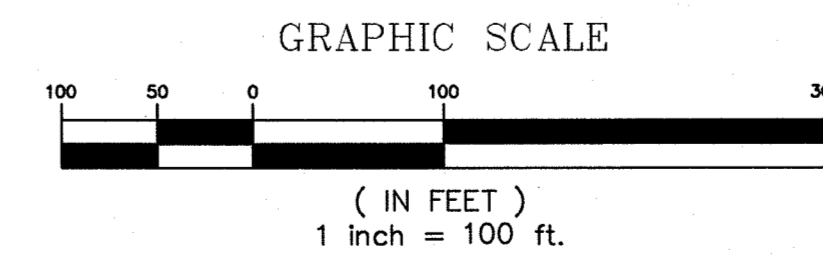
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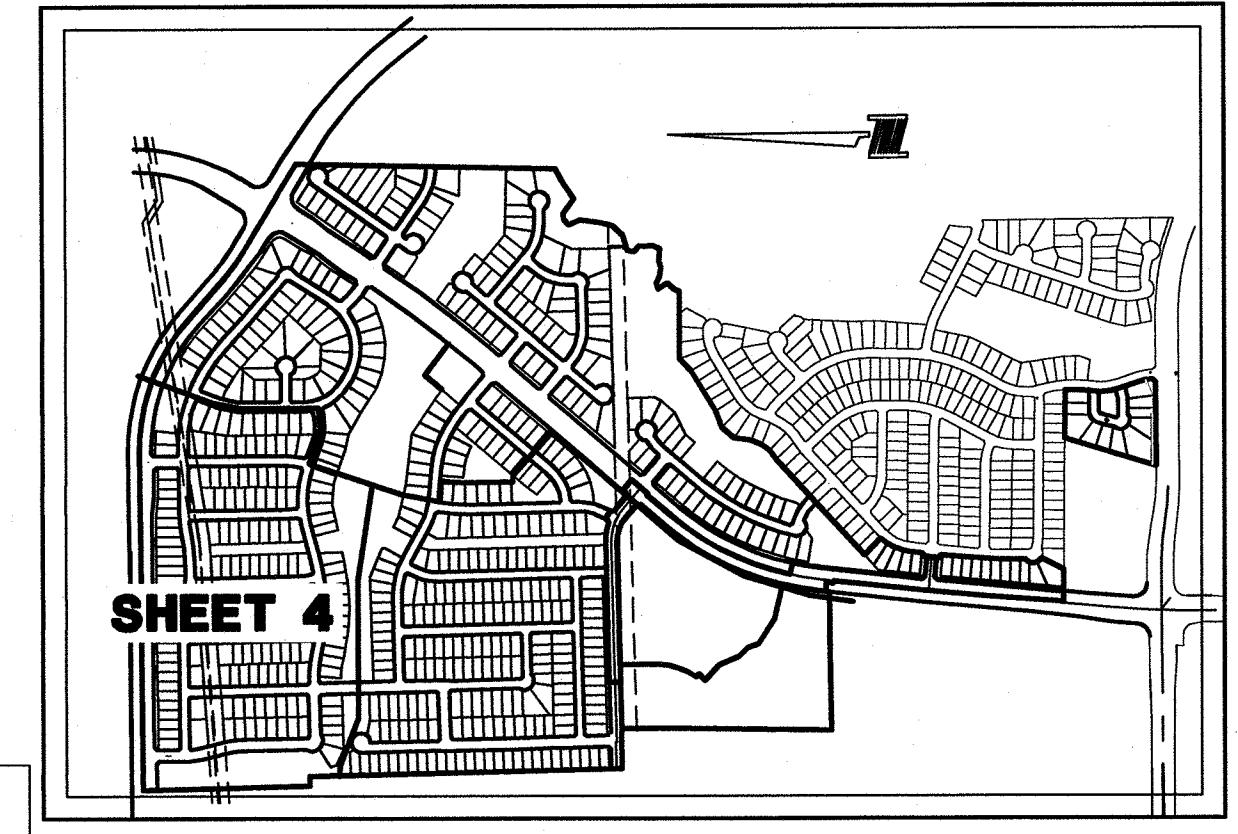
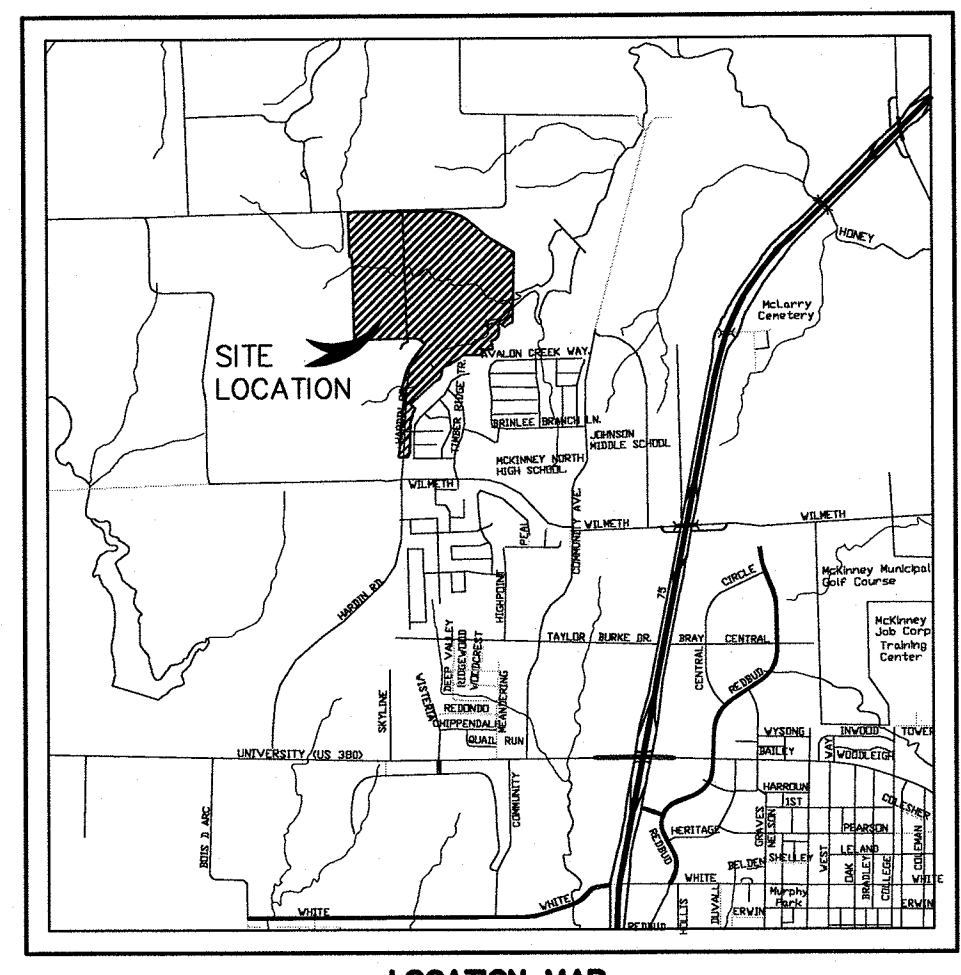
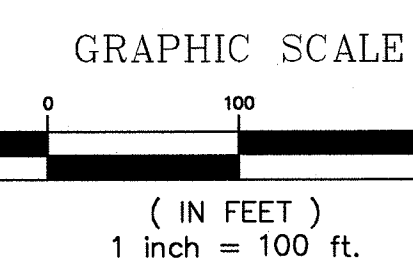
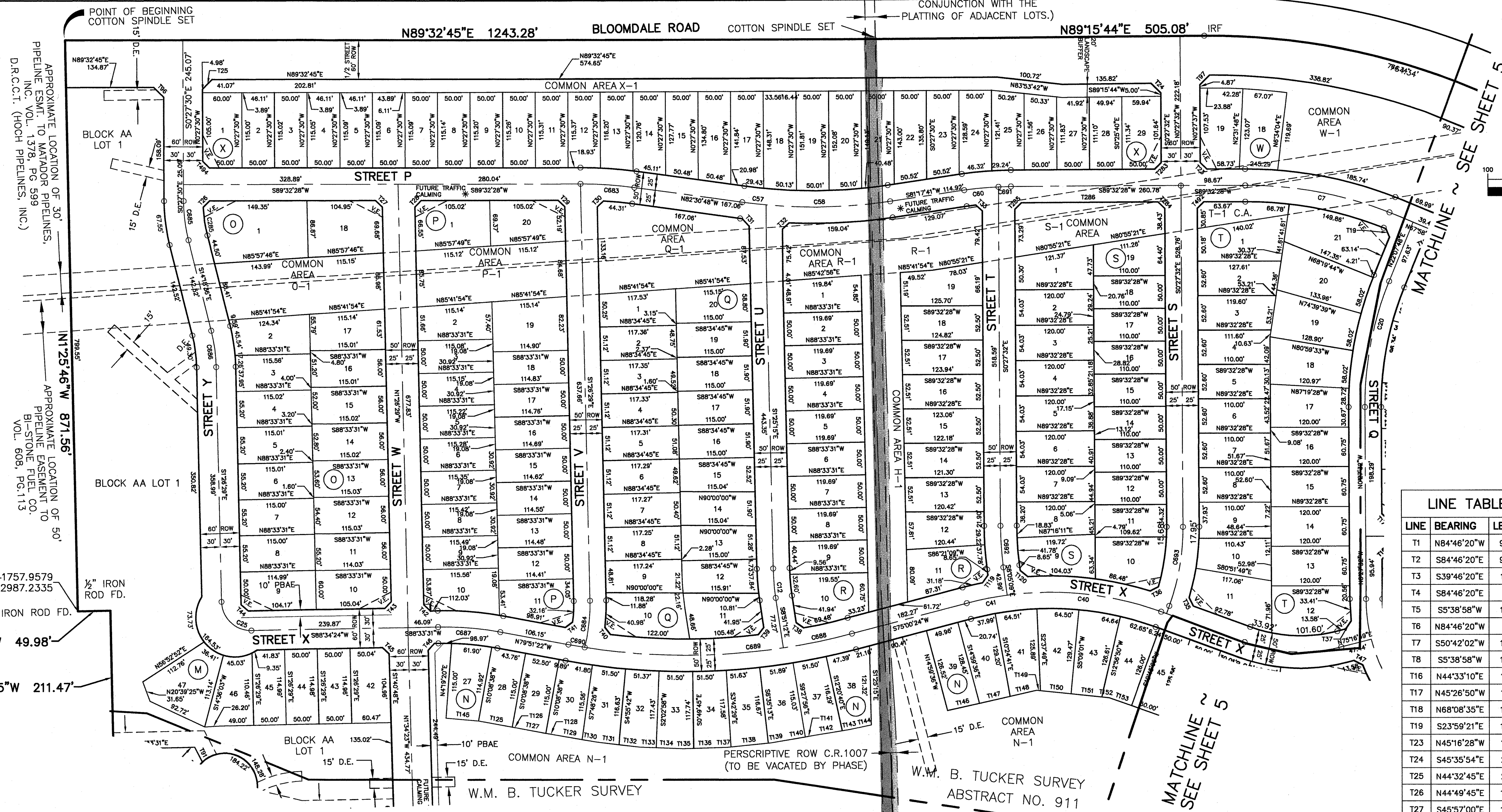


"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

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
T82	N71°36'28"E	13.64'
T90	N46°26'19"W	14.14'
T91	S27°48'30"E	25.62'
T92	N52°50'15"W	6.95'
T96	S45°27'23"E	21.21'
T97	N44°18'53"E	21.19'
T98	S31°28'52"E	14.63'
T99	N53°40'20"E	14.90'
T100	S4°45'36"E	14.15'
T101	N85°11'17"E	14.14'
T102	S4°48'43"E	21.21'
T103	S85°14'32"W	21.19'
T104	N55°25'31"W	50.21'
T106	S4°48'43"E	14.14'
T107	S85°11'17"W	14.14'
T108	S49°48'43"E	10.00'
T109	N40°11'17"E	111.20'
T110	N49°48'43"W	70.00'
T111	S40°11'17"W	16.20'
T112	S85°11'17"W	21.21'

LINE TABLE

LINE	BEARING	LENGTH
T113	N85°11'17"E	21.21'
T114	N25°56'54"E	9.53'
T115	N16°08'06"W	14.84'
T116	S25°56'54"W	9.53'
T117	S88°01'56"W	14.84'
T118	N64°03'05"W	50.00'
T119	S35°35'15"W	14.54'
T120	N50°59'39"W	14.51'
T121	N79°51'22"W	52.50'
T122	N79°51'22"W	7.45'
T127	N79°51'22"W	45.05'
T128	N79°51'22"W	14.95'
T129	N84°24'09"W	41.44'
T130	N80°23'53"W	22.14'
T131	N83°54'56"W	35.22'
T132	N83°54'56"W	31.89'
T133	N87°57'35"W	25.53'
T134	N87°57'35"W	41.58'
T135	S87°59'45"W	15.85'
T136	S87°59'45"W	51.26'

LINE TABLE

LINE	BEARING	LENGTH
T138	S83°57'06"W	57.39'
T139	S80°05'43"W	53.78'
T140	S80°05'43"W	53.78'
T141	S80°05'43"W	9.63'
T142	S80°24'09"W	47.69'
T143	S80°24'09"W	12.31'
T144	S77°56'39"W	33.22'
T145	N85°30'18"W	50.19'
T146	S77°12'44"W	50.00'
T147	S77°12'44"W	48.40'
T148	S77°12'44"W	41.82'
T149	N84°24'40"W	5.91'
T150	N84°24'40"W	47.26'
T151	N84°24'40"W	47.26'
T152	N84°24'40"W	11.20'
T153	N70°45'12"W	36.66'
T154	N29°56'21"W	14.24'
T155	N45°13'36"W	14.15'
T156	S43°33'31"W	21.21'

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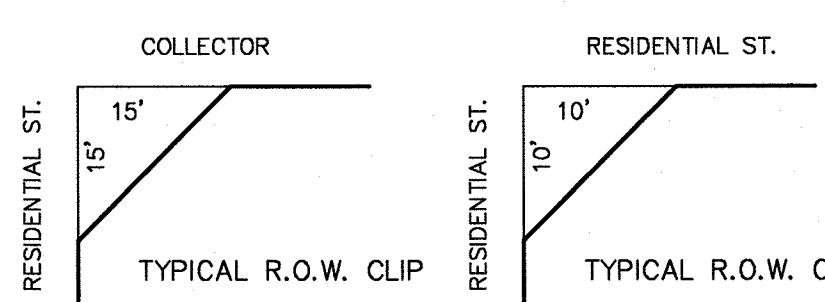
LINE	BEARING	LENGTH
T191	N77°41'34"W	60.00'
T192	N49°48'41"W	57.34'
T193	S27°05'33"W	129.39'
T278	N85°13'53"E	14.08'
T279	N40°10'57"E	44.84'
T280	N84°36'32"E	14.36'
T282	S4°45'32"E	14.16'
T283	S44°32'28"W	14.14'
T284	S45°27'32"E	14.14'
T285	N44°32'28"W	14.14'
T286	N89°32'28"E	210.00'
T287	N77°57'46"E	20.54'
T491	S76°55'46"E	77.80'
T492	S44°32'28"W	14.14'
T493	S28°15'11"W	5.80'
T494	N45°27'31"W	14.14'
T495	N43°33'31"E	14.14'
T496	S46°24'13"E	14.13'
T497	N43°33'31"E	14.14'
T498	S46°26'29"E	14.14'

LINE TABLE

LINE	BEARING	LENGTH
T499	N43°33'31"E	14.14'
T500	S46°26'29"E	14.14'
T501	S43°33'31"W	14.14'
T502	N46°26'29"W	14.14'
T503	S46°26'29"E	14.14'
T504	S43°33'31"W	14.14'
T505	S43°33'31"W	14.14'
T506	N46°26'29"W	14.14'
T507	S23°01'30"E	13.48'
T508	S43°26'20"W	14.11'
T509	N43°33'31"E	14.14'
T510	N46°26'29"W	14.14'
T511	N46°26'29"W	14.14'
T512	S46°10'44"E	21.12'
T513	S43°35'47"W	14.15'

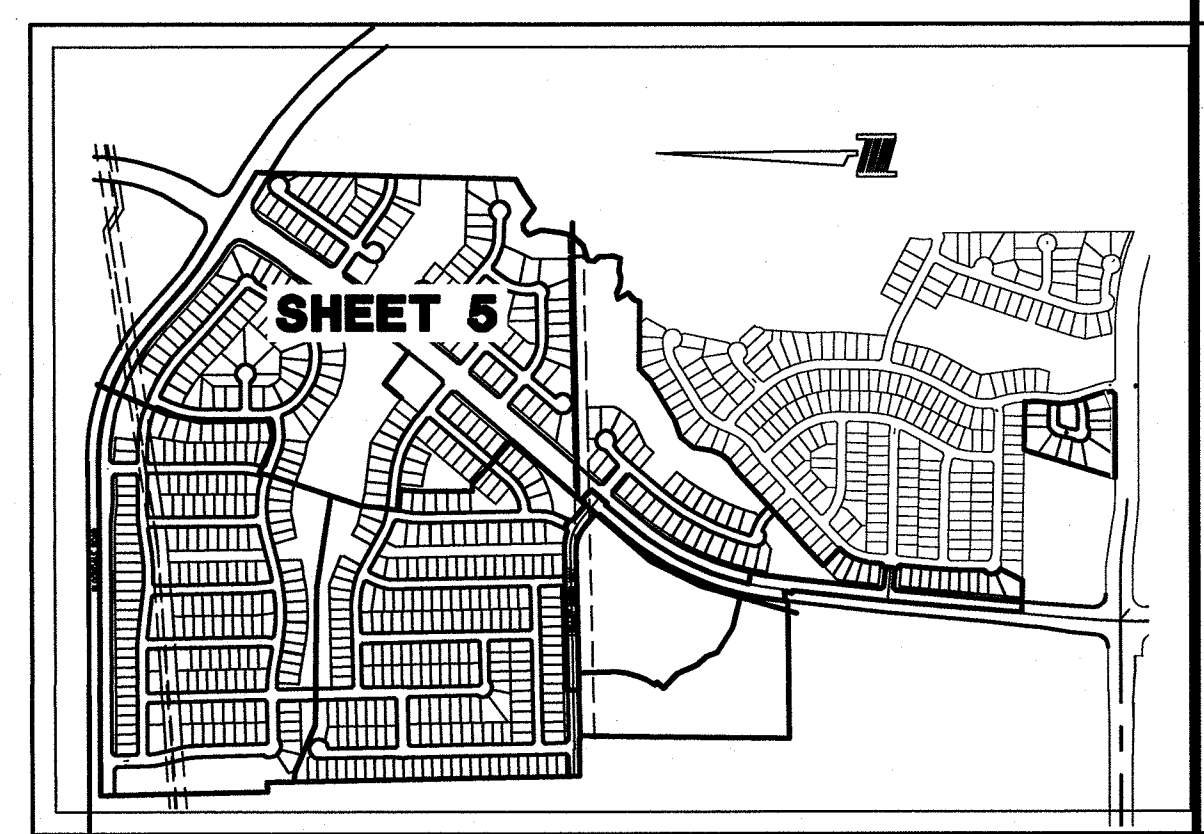
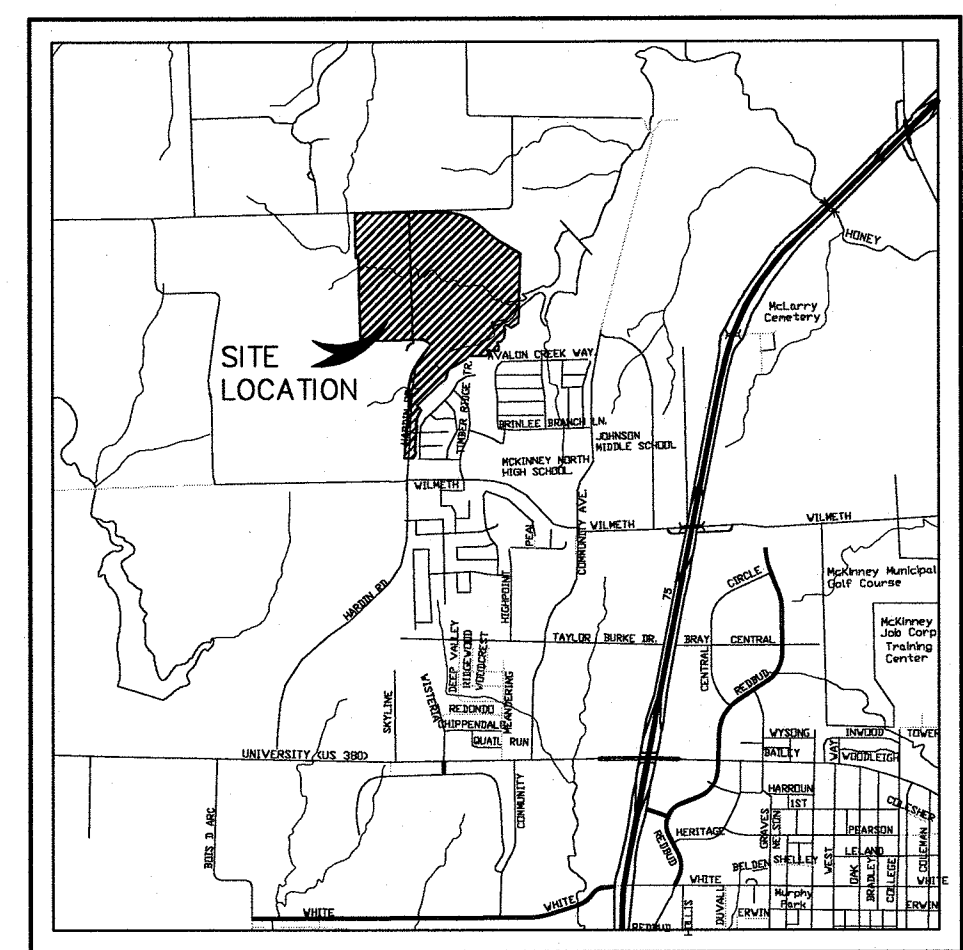
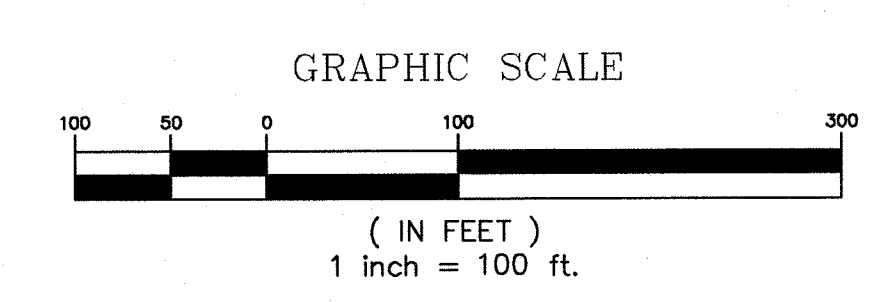
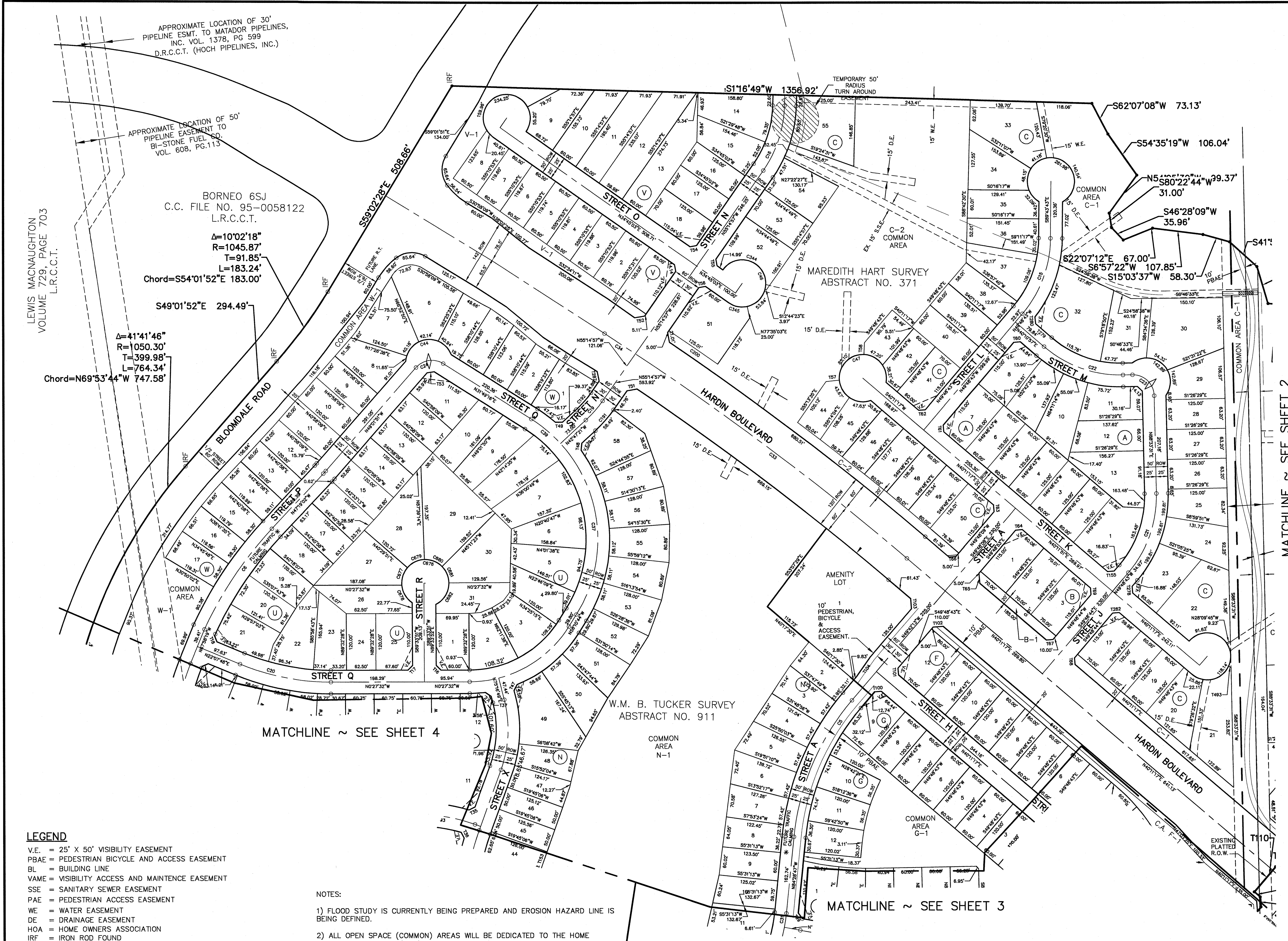
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W.M.B. TUCKER SURVEY ~ ABSTRACT NO 911
MEREDITH HART SURVEY ~ ABSTRACT N. 371
COLLIN COUNTY, TEXAS
FEBRUARY 2012 SCALE: 1"=100'
590 RESIDENTIAL LOTS
19 COMMON AREAS AND 2 PARK LOTS
OWNER AND DEVELOPER
FORESTAR (USA) REAL ESTATE GROUP, INC
14755 PRESTON 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.



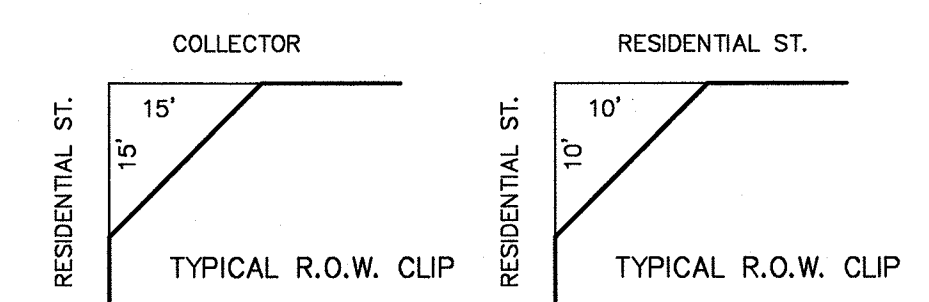
12-206PF
 PRELIMINARY-FINAL PLAT
 TIMBER CREEK
 208.14 ACRES
 AN ADDITION TO THE CITY OF MCKINNEY
 H. TUCKER SURVEY ~ ABSTRACT NO. 907
 W.M.B. TUCKER SURVEY ~ ABSTRACT NO 911
 MEREDITH HART SURVEY ~ ABSTRACT N. 371
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- LEGEND**
- V.E. = 25' X 50' VISIBILITY 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

