

5) NON-STANDARD RIGHT-OF-WAYS HAVE BEEN REDUCED AS SHOWN ON P-F PLAT. ADDITIONAL 2' PEDESTRIAN ACCESS EASEMENTS SHALL BE REQUIRED IN

6) ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE

1) FLOOD STUDY IS CURRENTLY BEING PREPARED AND EROSION HAZARD LINE IS

GRAPHIC SCALE

( IN FEET ) 1 inch = 200' ft.

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.

MA

Z

3)STREET CENTERLINE GEOMETRY, AS SHOWN, HAS BEEN REVIEWED AND

4) FINAL TRAFFIC CALMING DEVISES SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO DESIGN. THESE DEVICES SHALL ONLY BE REQUIRED AT THE

# SITE LOCATION NCKINNEY NOR Hckinney Hunicipal Golf Course NcKinney Job Corp Training Center REDONDO BATLEY VODLEIGH

LOCATION MAP NOT TO SCALE

### 12-206PF PRELIMINARY-FINAL PLAT TIMBER CREEK

208.14 ACRES

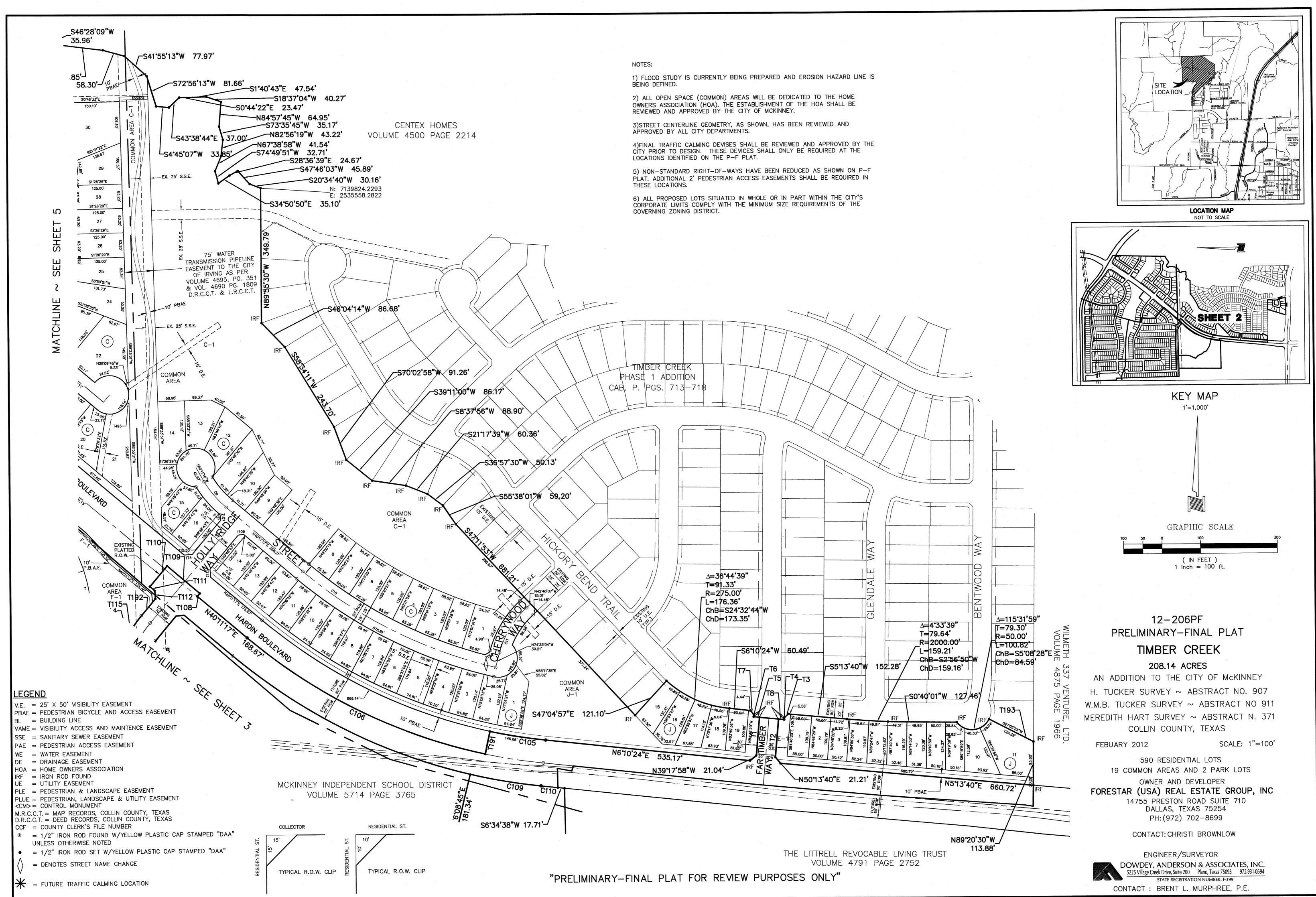
AN ADDITION TO THE CITY OF MCKINNEY H. TUCKER SURVEY ~ ABSTRACT NO. 907 W.M.B. TUCKER SURVEY ~ ABSTRACT NO 911 MEREDITH HART SURVEY ~ ABSTRACT N. 371 COLLIN COUNTY, TEXAS

SCALE: 1"=200' FEBUARY 2012

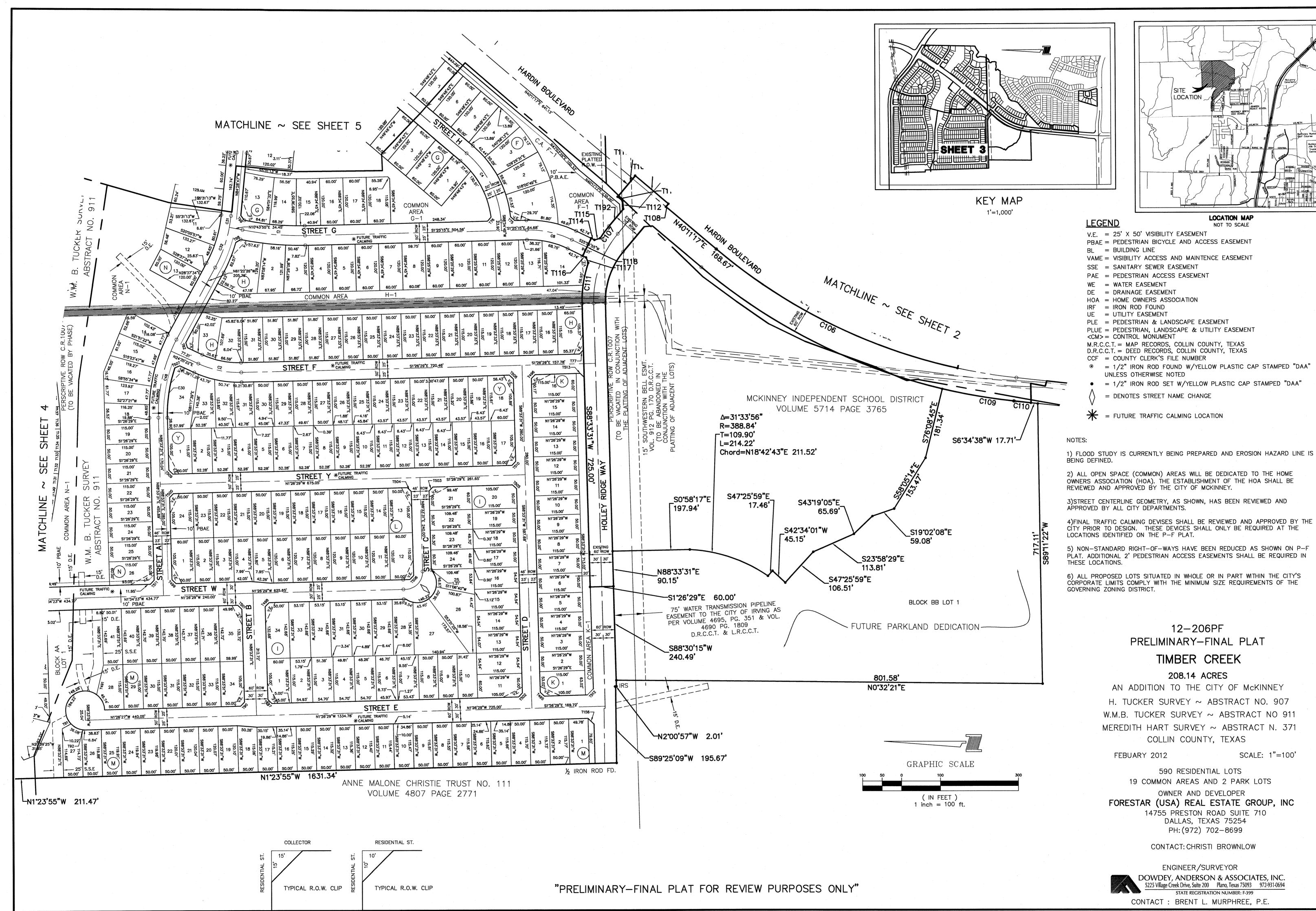
590 RESIDENTIAL LOTS 19 COMMON AREAS AND 2 PARK LOTS OWNER AND DEVELOPER FORESTAR (USA) REAL ESTATE GROUP, INC 14755 PRESTON ROAD SUITE 710 DALLAS, TEXAS 75254 PH:(972) 702-8699

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.



SHEET 2



Nckinney Municip Golf Course

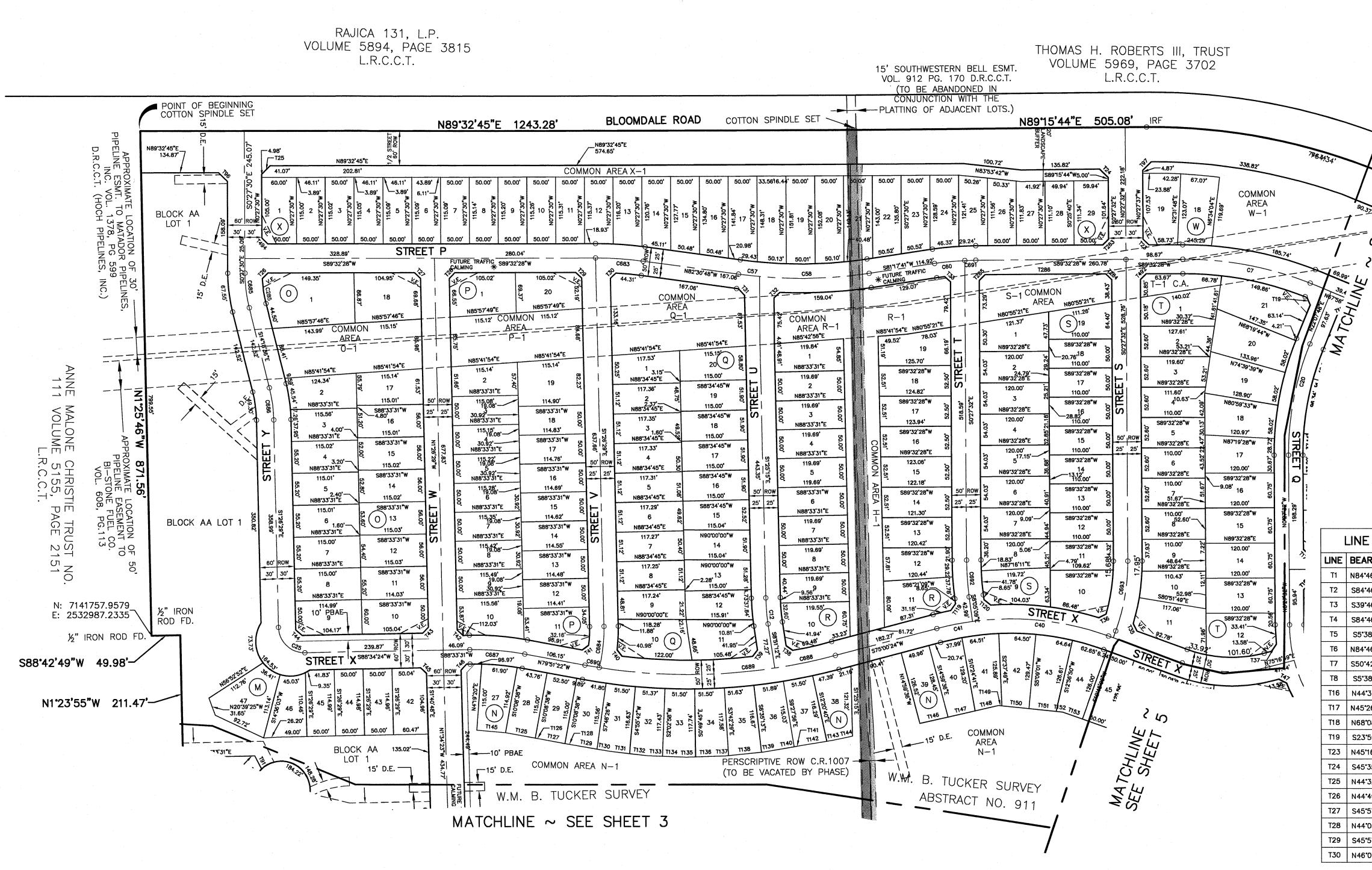
McKinney Job Cor Training Center

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

SCALE: 1"=100'

19 COMMON AREAS AND 2 PARK LOTS FORESTAR (USA) REAL ESTATE GROUP, INC 14755 PRESTON ROAD SUITE 710

DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694



**LEGEND** 

BL = BUILDING LINE

WE = WATER EASEMENT

IRF = IRON ROD FOUND

UE = UTILITY EASEMENT

<CM>= CONTROL MONUMENT

DE = DRAINAGE EASEMENT

V.E. =  $25' \times 50'$  VISIBILITY EASEMENT

SSE = SANITARY SEWER EASEMENT

HOA = HOME OWNERS ASSOCIATION

PLE = PEDESTRIAN & LANDSCAPE EASEMENT

PLUE = PEDESTRIAN, LANDSCAPE & UTILITY EASEMENT

M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS

D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS

PAE = PEDESTRIAN ACCESS EASEMENT

PBAE = PEDESTRIAN BICYCLE AND ACCESS EASEMENT

VAME = VISIBILITY ACCESS AND MAINTENCE EASEMENT

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 DEVISES 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.

CCF	= COUNTY CLERK'S FILE NUMBER				
۲	= 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP STAMPED "DAA"				
	UNLESS OTHERWISE NOTED		COLLECTOR		RESIDENTIAL ST.
•	= 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA"		45'		10'
$\langle \rangle$	= DENOTES STREET NAME CHANGE	TIAL ST	15' in	TIAL ST	10' 2
*	= FUTURE TRAFFIC CALMING LOCATION	RESIDEN.	TYPICAL R.O.W. CLIP	RESIDEN.	TYPICAL R.O.W. CLIP

l	LINE TAE	BLE
LINE	BEARING	LENGTH
T53	S8'36'18"E	15.22'
T54	N10°24'11"W	14.13'
T55	N79 <b>*</b> 42'56"E	14.15'
T56	S10°14'57"E	14.14'
T57	S5*55'52"E	28.57'
T58	S87*40'31"E	25.00'
T60	S4*48'43"E	14.14'
T61	N85'11'17"E	14.14'
T62	N4*48'43"W	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'
Т69	S8512'56"W	14.12'
T74	N4*48'43"W	21.21'
T75	N41 <b>*</b> 47'47"E	14.58'
T76	N48'36'00"W	13.59'

T77 N46°26'29"W 13.61'

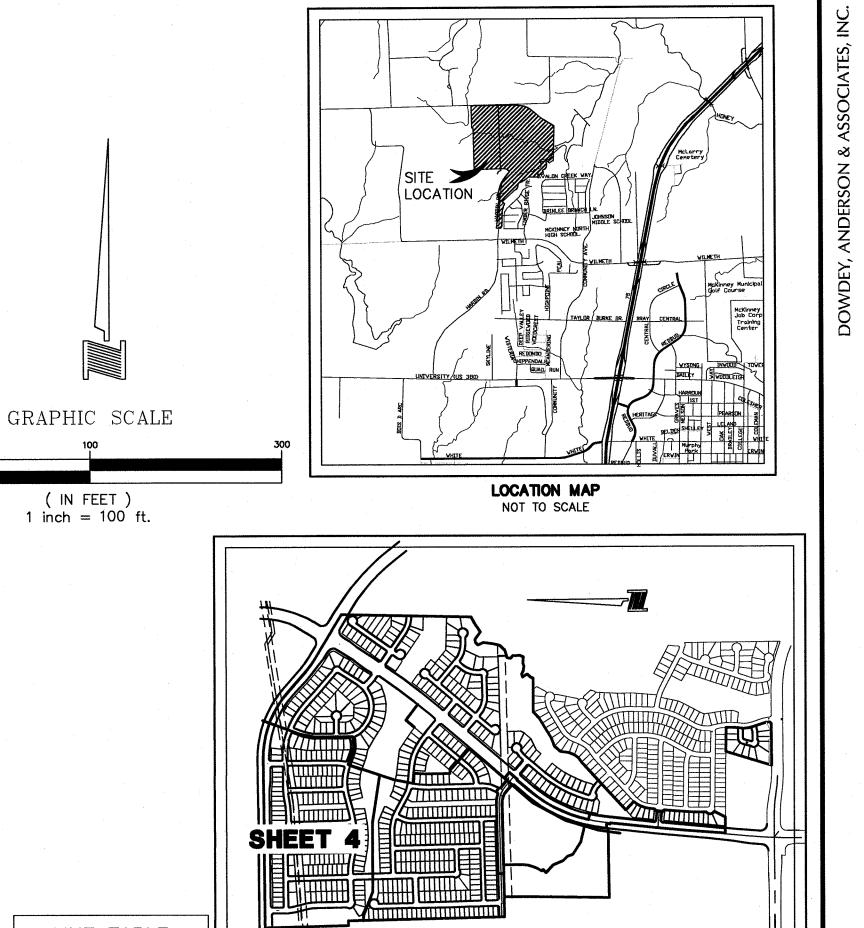
LINE TABLE			
LINE	LENGTH		
T82	N71*36'28"E	13.64'	
T90	N46*26'19"W	14.14'	
T91	S27*48'30"E	25.62'	
T92	N52*50'15"W	6.95'	
T96	S45°27'23"E	21.21'	
T97	N4418'53"E	21.19'	
T98	S31*28'52"E	14.63'	
T99	N53'40'20"E	14.90'	
T100	S4'45'36"E	14.15'	
T101	N85°11'17"E	14.14'	
T102	S4*48'43"E	21.21'	
T103	S85*14'32"W	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	N8511'17"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	S68'01'56"W	14.84'		
T118	N64*03'05"W	50.00'		
T119	S35*35'15"W	14.54'		
T120	N50*59'39"W	14.51'		
T125	N79*51'22*W	52.50'		
T126	N79'51'22"W	7.45'		
T127	N79*51'22"W	45.05 <b>'</b>		
T128	N79*51'22"W	14.95'		
T129	N80*23'53"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'		

i I	LINE TAE	BLE
LINE	BEARING	LENGTH
T137	S87'59'45"W	51.26 <b>'</b>
T138	S83*57'06"W	57.39 <b>'</b>
T139	S80'05'43"W	53.78 <b>'</b>
T140	S80'05'43"W	53.78 <b>'</b>
T141	S80'05'43"W	9.63'
T142	S80'24'09"W	47.69'
T143	S80'24'09"W	12.31'
T144	S77 <b>*</b> 56 <b>'</b> 39"W	33.22'
T145	N85*30'18"W	50.19'
T146	S77'12'44"W	50.00'
T147	S7712'44"W	48.40'
T148	S77'12'44"W	41.62'
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	N4*51'36"W	14.15'
T156	S43*33'31"W	21.21'

N46°07'22"E	13.48'						
LINE TABLE							
BEARING	LENGTH						
N77'41'34"W	60.00'						
N49*48'41"W	57.34'						
S27'05'33"W	129.39'						
N85'13'53"E	14.08'						
N40°10'57"E	44.84'						
N84*36'32"E	14.36'						
S4*45'32"E	14.16'						
S44*32'28"W	14.14'						
S45 <b>*</b> 27'32"E	14.14'						
N44 <b>*</b> 32'28"E	14.14'						
N89'32'28"E	210.00'						
N77 <b>*</b> 57'46"E	20.54'						
S76*55'46"E	77.80'						
S44*32'28"W	14.14'						
S28'15'11"W	5.80'						
N45'27'31"W	14.14'						
N43'33'31"E	14.14'						
S46*24'13"E	14.13'						
N43'33'31"E	14.14'						
S46'26'29"E	14.14'						
	LINE TAE BEARING N77'41'34"W N49'48'41"W S27'05'33"W N85'13'53"E N40'10'57"E N84'36'32"E S4'45'32"E S44'32'28"W S45'27'32"E N44'32'28"E N77'57'46"E S76'55'46"E S76'55'46"E S44'32'28"W S28'15'11"W N45'27'31"W N45'27'31"W N43'33'31"E S46'24'13"E N43'33'31"E						

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"



KEY MAP 1'=1,000'

NE TABLE					
EARING	LENGTH				
84 <b>•</b> 46'20"W	99.89'				
84 <b>•</b> 46'20"E	99.62'				
39 <b>°</b> 46'20"E	14.14'				
84 <b>*</b> 46'20"E	5.50'				
5*38'58"W	15.02'				
84 <b>•</b> 46'20"W	5.28'				
50 <b>°</b> 42'02"W	14.26'				
5*38'58"W	14.98'				
44 <b>*</b> 33'10*E	14.14'				
45 <b>°</b> 26'50"W	14.14'				
68*08'35"E	13.89'				
23*59'21"E	13.86'				
45 <b>'</b> 16'28"W	14.10'				
45 <b>'</b> 35'54"E	21.16'				
44 <b>*</b> 32'45"E	21.21'				
44 <b>*</b> 49'45"E	13.79'				
45 <b>*</b> 57'00"E	14.26'				
44°03'00"E	14.02'				
45 <b>*</b> 57'00"E	14.26'				
46°07'22"E	13.48'				

5

LINE TABLE				
LINE	BEARING	LENGTH		
T31	S42'15'49"E	15.13'		
T32	N46'03'27"E	13.75'		
Т33	S49'34'55"E	13.09'		
T35	N26°34'04"W	14.46'		
T36	S62"24'41"W	14.15 <b>'</b>		
Т37	S33*24'17"W	14.87'		
T38	N54°47'07"W	13.94'		
Т39	S37*10'02"W	13.89'		
T40	N37°36'04"W	13.98'		
T41	S53*46'21"W	13.89'		
T42	N47°21'14"W	13.92'		
T43	S43'33'31"W	14.14'		
T44	N48'40'47"W	14.73'		
T45	S46'26'20"E	14.13'		
T46	N42 <b>'</b> 44'24"E	14.28'		
T47	S62*50'40"E	14.89'		
T48	S84*33'26"E	14.92'		
T49	N0*51'28"W	14.88'		
T51	S10*47'48"E	21.37'		
T52	N10'08'23"W	21.17'		

	LINE TABLE				
LINE	BEARING	LENGTH			
T499	N43 <b>*</b> 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 <b>*</b> 33 <b>*</b> 31"W	14.14'			
T505	S43 <b>*</b> 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'			

### 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

FEBUARY 2012 SCALE: 1"=100'

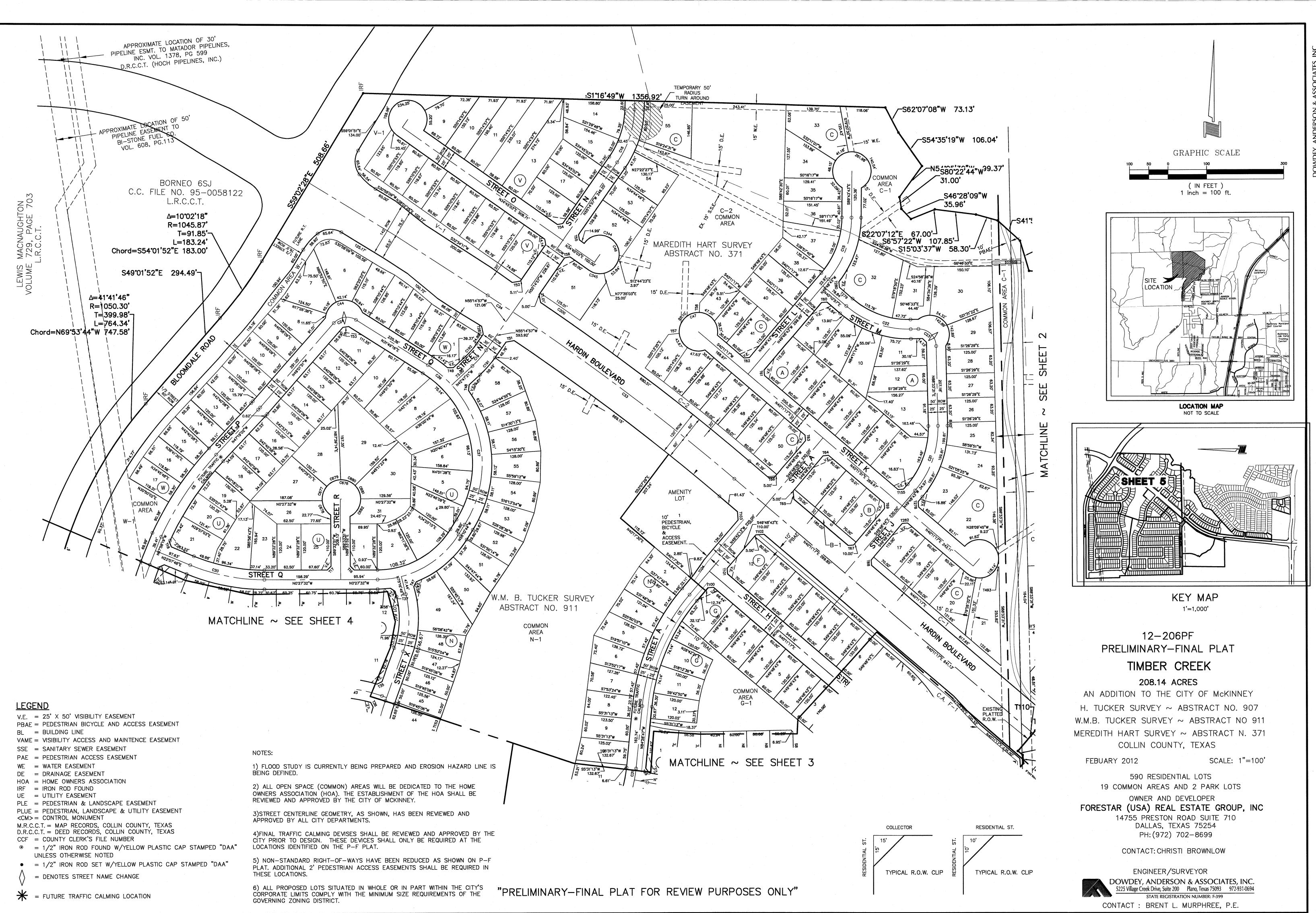
590 RESIDENTIAL LOTS 19 COMMON AREAS AND 2 PARK LOTS OWNER AND DEVELOPER FORESTAR (USA) REAL ESTATE GROUP, INC

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.



V.E.	=	25' X 50' VISIBILITY EASEME
PBAE	=	PEDESTRIAN BICYCLE AND A
BL	=	BUILDING LINE
VAME	=	VISIBILITY ACCESS AND MAIN
SSE	=	SANITARY SEWER EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEM
WE	=	WATER EASEMENT
DE	=	DRAINAGE EASEMENT
HOA	=	HOME OWNERS ASSOCIATION
IRF	=	IRON ROD FOUND
UE	=	UTILITY EASEMENT
PLE	=	PEDESTRIAN & LANDSCAPE
PLUE	=	PEDESTRIAN, LANDSCAPE &
<cm></cm>	=	CONTROL MONUMENT
M.R.C	.C.	T. = MAP RECORDS, COLLIN

SHEET 5

#### 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 right, having a radius of 1050.58 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° 02' 28" 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" West, 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;

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;

Phase I:

corner

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

	CURVE TABLE						
CURVE DELTA		RADIUS TANGENT L		LENGTH	CHORD		
C1	12*42'00"	725.00'	80.68'	160.70 <b>'</b>	S4*55'45"W 160.37'		
C2	26'01'50"	250.00'	57.79 <b>'</b>	113.58'	S11*34'26"W 112.61'		
C4	45 <b>*</b> 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 <b>*</b> 53'41"	825.26'	129.93'	257.75'	N56*15'58"W 256.70'		
C7	22 <b>*29'</b> 13"	600.00'	119.28'	235.48'	N7912'56"W 233.97'		
C8	27 <b>*</b> 22 <b>*</b> 10"	250.00'	60.87 <b>'</b>	119.42'	N1215'50"E 118.29'		
С9	18 <b>°</b> 26'56"	275.00'	44.66'	88.55'	S49'30'06"W 88.17'		
C10	26 <b>*</b> 55'35"	1204.50'	288.36'	566.06'	S26*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 <b>'</b>	45.40'	S5'08'13"E 45.37'		
C15	39*55'00"	250.00'	90.79 <b>'</b>	174.17'	S69*46'13"E 170.67'		
C16	33 <b>•</b> 27'33"	250.00'	75.14'	145.99'	S71*58'44"E 143.93'		
C19	12 <b>°</b> 27'36"	250.00'	27.29'	54.37 <b>'</b>	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 <b>*26'</b> 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 <b>*</b> 50 <b>*</b> 36"	350.00'	14.80'	29.59'	S81*41'23"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 <b>°</b> 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 <b>°</b> 35'30"	50.00'	221.79'	134.91'	N8'36'18"W 97.55'
C46	270 <b>°</b> 00'01"	50.00'	50.00 <b>'</b>	235.62'	N79 <b>*</b> 45'04″E 70.71'
C47	300'00'00"	50.00'	28.87'	261.80'	N49'48'43"W 50.00'
C48	30*04`03"	400.00'	107.43'	209.91'	N76'24'27"W 207.51'
C57	2*36'47"	804.00'	18.34'	36.67'	S83*49'11"E 36.66'
C58	13•34'44"	804.00'	95.72'	190.54'	N88'05'03"E 190.10'
C60	6 <b>°</b> 02'33"	500.00'	26.39'	52.73'	S84"18'58"W 52.71'
C105	5 <b>°</b> 20'19"	1574.01'	73.38'	146.66'	N9*14'24"E 146.61'
C106	27*54'48"	1428.36'	354.99'	695.87'	N26'14'52"E 689.01'
C107	7*26'10"	295.00'	19.17 <b>'</b>	38.29'	N53'31'48"W 38.26'
C109	7'10'41"	1490.00'	93.46'	186.67'	S9*45'45"W 186.55'

#### SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Texas.

"PRELIMINARY - FOR REVIEW ONLY"

SEAN PATTON Registered Professional Land Surveyor No. 5660

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 20\_\_\_\_,

Notary Public in and for the State of Texas

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.

NOTES:

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

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,

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 vellow 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

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

South 36° 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 681.21 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 a 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 Wilmeth 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 09° 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, 689.01feet;

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;

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C110	0 <b>°</b> 25'27 <b>"</b>	5911.92'	21.89'	43.78'	N616'46"E 43.78'
C111	20'35'10"	295.00'	53.57 <b>'</b>	105.99'	N81*08'54"W 105.42'
C191	12'27'36"	280.00'	30.57'	60.89'	S49°01'09"E 60.77'
C192	12*27'36"	220.00'	24.02'	47.84'	S49'01'09"E 47.75'
C200	1 10'41"	6080.00'	62.51'	125.01'	N3412'18"E 125.01'
C285	11'18'56"	220.00'	21.80'	43.45'	S8'38'34"E 43.38'
C344	270.00'01"	50.00'	50.00'	235.62'	N79*45'04"E 70.71'
C345	270'00'01"	50.00'	50.00 <b>'</b>	235.62'	N79'45'04"E 70.71'
C676	299*49'55"	50.00'	28.97'	261.65'	N3*38'25"E 50.13'
C677	45*41'43"	50.00'	21.07'	39.88'	N72'21'00"W 38.83'
C678	52'11'40"	48.70'	23.85'	44.36'	S59*03'08"W 42.84'
C679	47'09'23"	50.00'	21.82'	41.15'	N25*55'27"W 40.00'
C680	47'09'23"	50.00'	21.82'	41.15'	N2113'56"E 40.00'
C681	43*55'33"	50.00'	20.16'	38.33'	N66°46'24"E 37.40'
C682	64 <b>°</b> 49'13"	50.00'	31.74'	56.57'	S58'51'13"E 53.60'
C683	7 <b>'</b> 56'44"	600.00'	41.67'	83.21'	N86'29'10"W 83.14'
C684	15*09'33"	272.20'	36.22'	72.02'	N6 <b>'27'</b> 40"E 71.81'
C685	13*49'20"	250.00'	30.30'	60.31'	S7 <b>·</b> 23 <b>'</b> 22"E 60.16'
C686	12*50'25"	250.00'	28.13'	56.03'	N7'52'31"W 55.91'

C687 11'35'06" 475.00' 48.19' 96.04' N85'38'56"W 95.88'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C688	7'12'11"	856.25'	53.89'	107.64'	N78'03'40"E 107.57'
C689	17*32'56"	999.97'	154.35'	306.28'	N89*55'16"E 305.08'
C690	1 <b>°</b> 26'55"	999.97'	12.64'	25.28'	S80°34'49"E 25.28'
C691	2'12'13"	500.00'	9.62'	19.23'	S88*26'22"W 19.23'
C692	7"19'09"	500.00'	31.98'	63.87 <b>'</b>	S4'07'07"E 63.83'
C693	20*12'38"	350.00'	62.38'	123.46'	N9'38'47"E 122.82'

CURVE TABLE

### PARK ARFA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)	
BLOCK AA LOT 1	AA	194675	4.47	
BLOCK BB LOT 1	BB	494188	11.34	

#### STATE OF TEXAS § COUNTY OF COLLIN §

NOW. THEREFORE, KNOW ALL MEN BY THESE PRESENT:

FORESTAR (USA) REAL ESTATE GROUP, INC., do hereby adopt this preliminary-final plat designating the herein above described property as TIMBER CREEK, an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

EROSION HAZARD SETBACK EASEMENT

We do hereby dedicate for the public use forever, the Erosion Hazard Setback Easements shown herewith. The Erosion Hazard Setback Easements shown are hereby dedicated for the purpose of keeping from harm any person, animals, or man-made structure. No pools, decks, or any other man-made structure or improvement may be located within the Erosion Hazard Setback Easement.

The City of McKinney shall have the right to remove and keep removed all parts of any building, fences, shrubs, trees, or other improvements or growths, which in any way interfere with said easements. The City of McKinney shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity, at any time, of procuring the permission of anyone. The City of McKinney may also modify the channel shape within this easement if it is determined necessary for the public benefit. This may include, but is not limited to, the removal of trees or the addition of rock or concrete.

FORESTAR (USA) REAL ESTATE GROUP, INC.

By: Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ §
COUNTY OF \_\_\_\_\_ §

BEFORE me the undersigned, a Notary Public, on this day personally appeared \_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

Notary Public in and for the State of Texas

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

4)FINAL TRAFFIC CALMING DEVISES 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.

follows

plastic cap stamped "Huitt-Zollars" found for a corner;

20° 35' 10" and a chord bearing and distance of North 81° 08' 54" West, 105.42

COMMON AREA TABLE						
LOT	BLOCK	AREA (SF)	AREA (AC)			
0-1	0	21555	0.49			
B-1	В	4037	0.09			
C-2	С	207608	4.77			
E-1	E	16604	0.38			
F-1	F	39602	0.91			
G-1	G	63059	1.45			
H-1	н	58927	1.35			
J-1	J	98658	2.26			
K-1	К	16501	0.38			
N-1	N	524956	12.05			
P-1	Р	19599	0.45			
Q-1	Q	28089	0.64			
R-1	R	56945	1.31			
S-1	S	15048	0.35			
T-1	Т	4089	0.09			
V-1	V	21785	0.50			
W-1	W	83487	1.92			
X-1	Х	28752	0.66			
C-1	С	556475	12.77			

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 Holley Ridge Way; THENCE with said north line, the following eleven (11) courses and distances as

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

North 49° 48' 41" West, a distance of 57.34 feet to a point for a corner athte 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

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 68° 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

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 to the POINT OF **BEGINNING** and containing 191.608 acres of land, more or less.

#### LAND DESCRIPTION (Tract 3 – 11.44 acres)

Being a 11.44 acre tract of land situated in the Wm. 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

**COMMENCING** at a 5/8 inch iron rod found with a vellow plastic cap stamped "Huitt-Zollars" at a southerly corner of said Priority Development, L.P. tract, said point also being the northeast corner of a tract of land described in instrument to the Littrel 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 West, 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, South 89 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 southwest corner of said Priority Development, L.P. tract;

THENCE, North 00 degrees 32 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 vellow 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 course

South 01 degrees 26 minutes 29 seconds East, a distance of 199.41 feet to a 5/8 inch iron rod found with a vellow plastic cap stamped "Huitt-Zollars South 10 degrees 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

rod found with a vellow plastic cap stamped "Huitt-Zollars"

South 18 degrees 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 degrees 32 minutes 27 seconds West, a distance of 90.94 feet to a 5/8 inch iron rod found with a vellow plastic cap stamped "Huitt-Zollars"

South 42 degrees 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 degrees 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 degrees 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 43 degrees 19 minutes 07 seconds East, a distance of 65.69 feet to a 5/8 inch iron rod found with a yellow plastic cap stamped "Huitt-Zollars"

South 19 degrees 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 degrees 05 minutes 16 seconds East, a distance of 153.47 feet to a 5/8 inch iron

South 76 degrees 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 nontangent curve to the left having a central angle of 07 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 06 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.

### 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

FEBUARY 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.