



STONEBRIDGE RANCH LAKES REPORT

**Brought to you by the Amenities Committee of the
Stonebridge Ranch Community Association (SRCA)**



CONTENTS

01 **The Value of Water**

02 **Bodies of Water in Stonebridge Ranch**

Big La Cima
Little La Cima
Grand Haven & Winter Haven
Priest Meadow
Millerd Pond
Stonebridge Lake
Stonebridge Lake Dam
Adriatica 1
Adriatica 2
Glen Oaks
Wellington 1—3
Wellington 4 & 5
Wellington 6 & 7
Cascades Lake
Parkview Estates
Fountainview
Quail Creek
Wynn Ridge 1 & 2
Nora Haney

19 **SRCA Responsibilities**

Landscape Maintenance
404 Areas
Hardscape & Other Maintenance
Fountains & Dredging
Quality of Life & Sport Fishing
Dams
Wells
Got Questions?

25 **Map of SRCA Lake & Pond Locations**

WITH SPECIAL THANKS

We thank the dedicated homeowner volunteers of the Amenities Committee who assisted in the creation of this report. Jim Buerkle provided research from historical SRCA documents and the Collin Central Appraisal District (CAD). Other contributors include Tom Fredricks, David Vartian, Nathan de Guia, Sheryl Ek, Jim Terilli, Lisa Porter, David Morgan, and Ben DeVries. Edited by Communications Specialist Erica Lee.

When we survey our residents, they consistently rate our 500+ acres of common area as one of their favorite aspects of living here. As one of the largest planned communities in the state of Texas, we provide homeowners with unique access to many beautiful vistas. In Stonebridge Ranch, a lovely overlook across a lake or pond is just a short walk or a bike ride away!

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“The common space is amazing. I’ve been here for 24 years.”

“My favorite aspect of life here is taking walks with my family and enjoying the beautiful scenery.”

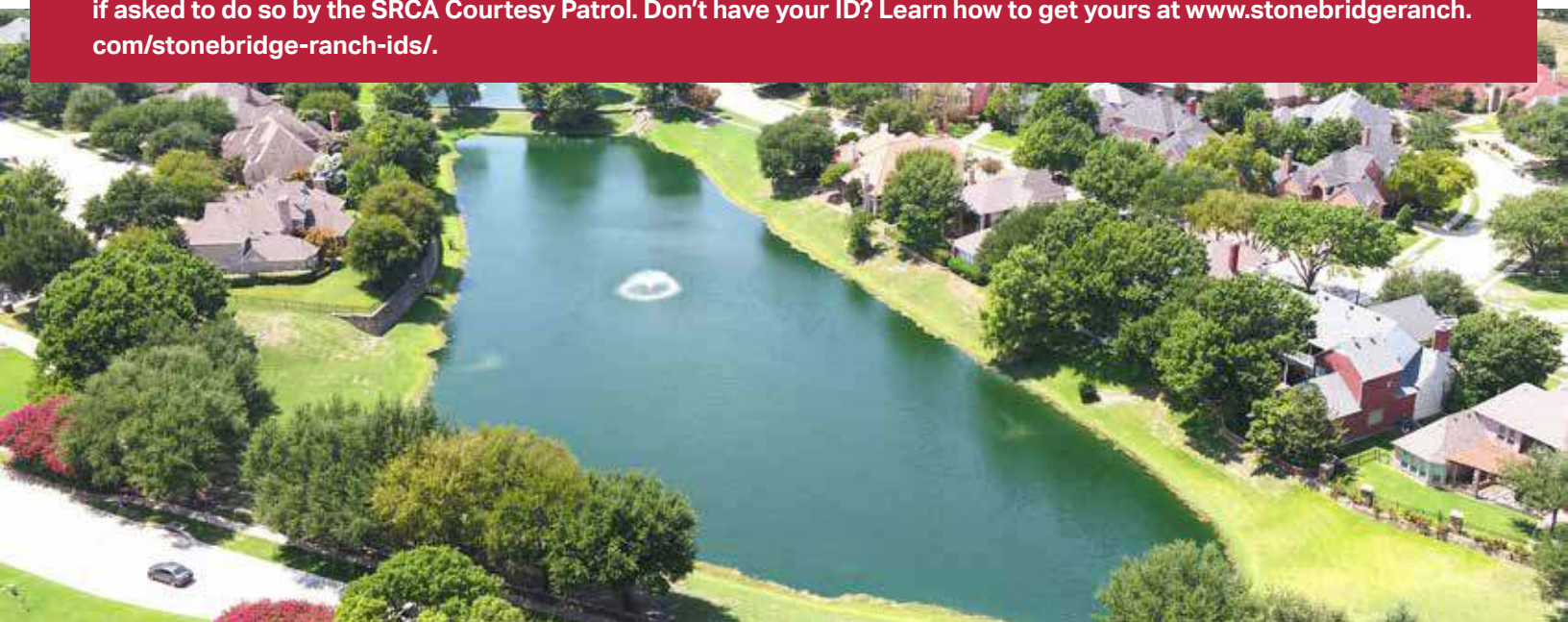
“I love the walking & biking trails and fishing when the weather is nice”

“I believe the natural areas add to the health and well-being of the community.”

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Our lakes and ponds contribute to our community’s premier aesthetic and the strong property values we are known for in McKinney. Read ahead to learn about the many bodies of water owned and maintained by the Stonebridge Ranch Community Association (SRCA)!

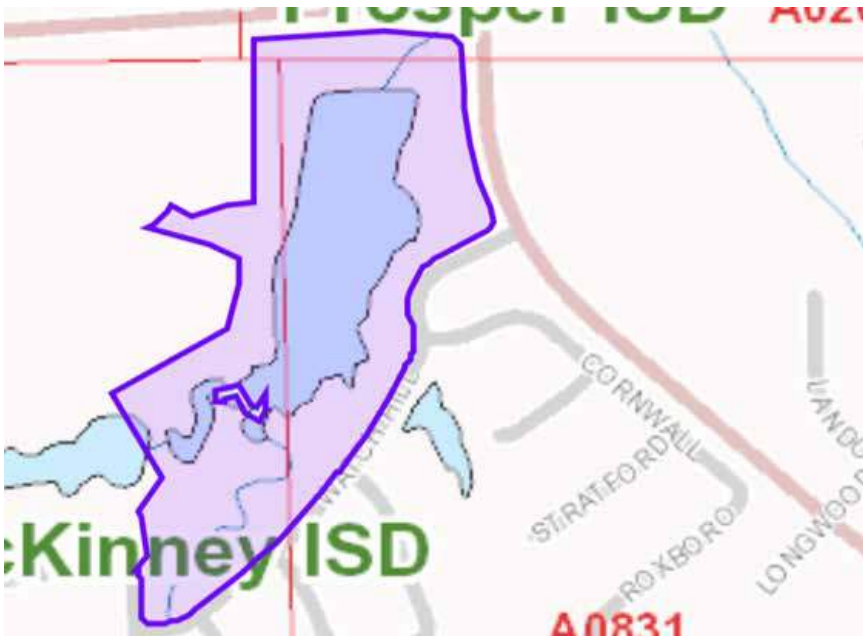
NOTE: The maps and Property ID #s in this report are sourced from the Collin Central Appraisal District (CAD) via www.collincad.org. The portions of land depicted in purple on each map are common areas owned by the SRCA. As such, they are private property maintained for the benefit of SRCA homeowners and their guests (not the general public). When you and your household members fish, picnic, etc. at SRCA lakes and ponds, we encourage you to carry your Stonebridge Ranch IDs with you. You can use your ID to quickly and easily identify yourself as a resident if asked to do so by the SRCA Courtesy Patrol. Don’t have your ID? Learn how to get yours at www.stonebridgeranch.com/stonebridge-ranch-ids/.



Covering seven acres, Big La Cima is the second largest lake in Stonebridge Ranch. It is located on the north side of Watch Hill Lane between the cross streets of Stonebridge Drive and Montclair Circle. The SRCA owns the lake and the surrounding land depicted in purple in Figure #1 (Property ID #2638650, www.collincad.org). The SRCA also owns and maintains the surface creeks which flow into Big La Cima.

Many residents love this destination for its impressive stone hardscaping and picturesque tower. This location also provides great opportunities for catch-and-release fishing. It is home to Bass and Bluegill, as well as many smaller fish species.

Fig. #1



Little La Cima is located on the south side of Watch Hill Lane between the cross streets of Penobscot Lane and Haverford Way. The SRCA owns the pond and the surrounding land depicted in Figure #2 (Property ID #2538476, www.collincad.org).

Fig. #2



Along with an unnamed body of water, Grand Haven and Winter Haven are part of the watershed which drains into Big La Cima. See Figure #3 below (Property ID #2580452, www.collincad.org).

Grand Haven is located north of the row of homes at the juncture of Grand Haven Lane and Josiah Lane, and Winter Haven is located on the west side of Winter Haven Lane between the cross streets of Perry Meadow Lane and Barre Meadow Lane. All of the property highlighted in purple belongs to the SRCA.

Fig. #3



The SRCA supports healthy sport fish populations in select lakes and ponds. Pictured left in the summer of 2020, our professional vendor performed vital fishery maintenance at Winter Haven prior to a large scale dredging project. (Note: for your safety, residents may not launch personal watercraft on any body of water owned by the SRCA, except for Stonebridge Lake when our professional lifeguards are on duty. See p. 7 in this report for more details.)

Priest Meadow (Property #2580452, www.collincad.org) is a small pond located south of the Winter Haven pond. It is adjacent to a 404 Natural Area, which is governed by United States Army Corps of Engineers (USACE) safeguards (see pp. 19-20 for more details). It is also adjacent to a cul-de-sac at the western termination of Priest Meadow Court. The nearest cross street is Barre Meadow Lane. See Figure #4 below.

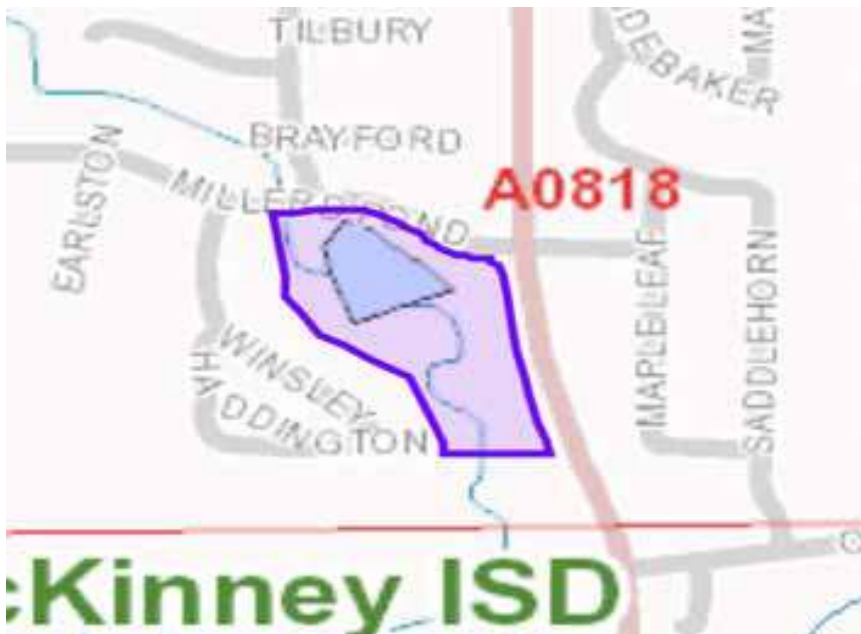
Fig. #4



Shown below in Figure #5, Millerd Pond is located on the southwest corner of Stonebridge Drive and Millerd Pond Drive (Property ID #2518233, www.collincad.org). This pond is favored by many of our residents for its charming dock, gazebo with picnic tables, and opportunity for catch-and-release fishing.

MILLERD vs. MILLARD? The street adjacent to this pond is named “Millerd Pond Drive” in the original plat of development. For this reason, we use the “Millerd” spelling in SRCA communications. When driving to this pond, you may notice that the adjacent city street sign uses the “Millard” spelling. The “Millard” spelling is also used to name the adjacent street by some third-party map services such as Google Maps.

Fig. #5

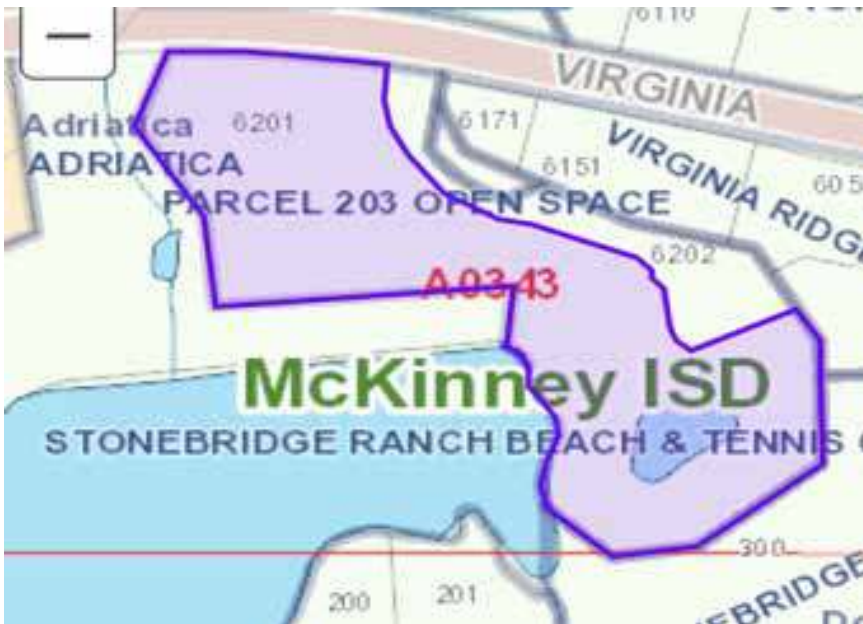


In 2020, the SRCA conducted a large landscaping project near the gazebo at the northwest edge of Millerd Pond. Aging trees were thinned to enable the growth of new sod, thereby preventing excess soil erosion into the water. See p. 19 in this report for more info regarding lake and pond maintenance.

The property surrounding this 31.5-acre lake consists of five different CAD ID numbers (#1944940, #2634645, #2631312, #2631311 and #1967048, www.collincad.org). A sixth adjacent property, #1944940, is home to our Beach Club, tennis courts, the onsite SRCA office and circle drive, a playground, and the Stonebridge Lake dock and boat launch. You can find details about these amenities and our onsite office at www.stonebridgeranch.com.

Though residents may not cross private residential or gated properties adjacent to the lake, much of the waterline is easily accessible for catch-and-release fishing via the dam sidewalk (see p. 8). When the Beach Club is open, SRCA residents may access the dock to launch personal watercraft on the lake. See www.stonebridgeranch.com/beach-and-tennis-club/ for open pool dates and details. (Per their village guidelines, homeowners with lakefront property may launch watercraft at any time from their own lots.)

Fig. #6



The parcel of land denoted as Property ID #2634645 (www.collincad.org) begins on the south side of Virginia Parkway between Adriatic Parkway and the main drive entrance to the SRCA Beach & Tennis Club (6201 Virginia Parkway).

It includes a creek which runs north from Stonebridge Lake, as well as the Stonebridge Lake dam. Residents may access the area in purple, and many enjoy fishing from this shore area (see Figure #7).

Fig. #7



The dam sidewalk features prominently in many of our favorite SRCA events, such as the Kite & Chalk Art festival (which we host annually in March) and our adult and teen fishing tournaments. For easy access to the dam, residents may park in the SRCA parking lots at the Beach & Tennis Club (6201 Virginia Parkway). For directions, see the map at the bottom of this web page: www.stonebridgeranch.com/visiting-the-office/

Property #2631312 (www.collincad.org) is a small corner parcel located on the southeast corner of Stonebridge Drive and Virginia Parkway. As seen in Figure #8, the southeast corner of this plot provides very limited access to the Stonebridge Lake shoreline. The lake shore sidewalk just south of the homes on Dalmatia Drive and Sea Side Lane (which circles around to the Adriatica Bell Tower, outlined below in red) is private property belonging to the village of Adriatica. It is reserved for Adriatica residents.

Property #2631311 (Figure #9, www.collincad.org) also belongs to the SRCA. It is located just south of Figure #8.

Fig. #8



Fig. #9



The purple area shown in Figure #10 (Property ID #1967048, www.collincad.org) belongs to the SRCA. It is located on the north side of Glen Oaks Drive between the cross streets of Lake Creek Drive and Kings Lake Drive. This lovely inlet is part of Stonebridge Lake.

The body of water located on the south side of Glen Oaks Drive (depicted in light blue in Fig. #10) is private property owned and maintained by a nearby country club. As such, it is not designated for use by SRCA residents.

Fig. #10



The three ponds located west of the intersection of Stonebridge Drive and Wellington Point Road (Property ID #2017744, www.collincad.org) are connected by a small creek. These three ponds are favored by many young anglers in our community.

SRCA residents may access the area in purple as shown in Figure #11 below. There is plenty of room on the banks to set up camping chairs or a picnic blanket while you fish with your family. These ponds are the location for our *Hook, Line & Sinker* fishing tournament each May, which we host for Stonebridge Ranch kids age 12 and younger.

Fig. #11



Wellington 4 & 5 are depicted in Figure #12 (Property ID #2094699, www.collincad.org). They are connected by a surface creek. The adjacent streets are Windsor Drive, Stillwater Drive, and Silverlake Road.

Wellington 6 & 7 are depicted in Figure #13 (Property ID #2094697, www.collincad.org). They are located west of ponds 4 & 5 across Stillwater Drive.

Fig. #12



Fig. #13



Our third largest body of water, Cascades Lake, covers 3.6 acres and is located next to Tom Allen Jr. Park at 3301 Bahnman Drive. The SRCA owns the lake and shoreline area (Figure #14, Property ID #261279, www.collincad.org). The adjacent park is owned and maintained by the City of McKinney.

To the west, behind a row of houses facing Bahnman Drive, the SRCA owns a related drainage area. The SRCA is responsible for the landscaping here to help mitigate erosion into the lake (Figure #15, Property ID #2589887).

Fig. #14



Fig. #15



According to the plat of development, the Parkview Estates pond is designated as a retention pond. It is located at the intersection of Dalton Drive and St. Johns Drive (Property ID #2543587, www.collincad.org) as shown in Figure #16.

Fig. #16



The Fountainview pond (Figure #17, Property ID #2127557, www.collincad.org) is located on the southeast corner of Custer Road and Fountainview Drive.

This picturesque pond is surrounded by beautiful trees and includes a scenic pavilion overlook. The SRCA also owns and maintains the park at the south end of the pond, making this a great destination for a picnic or playtime with your family.

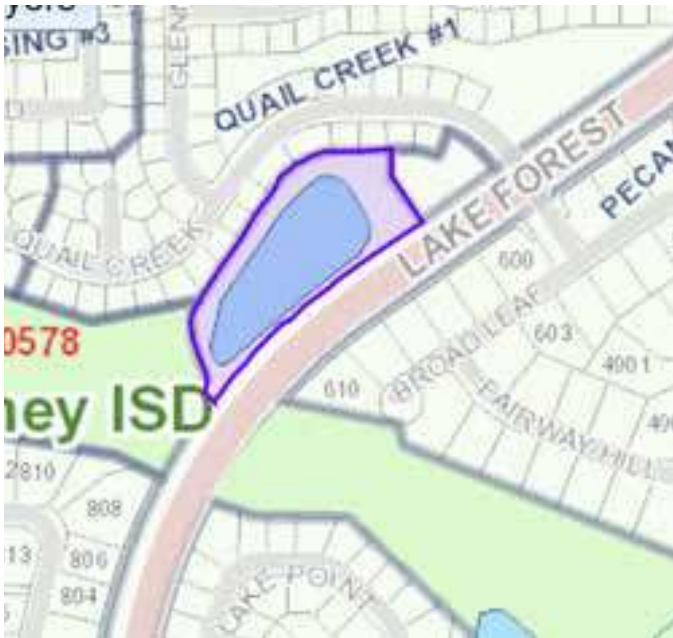
Fig. #17



The Quail Creek pond (Figure #18, Property ID # 2022401, www.collincad.org) is located on the west side of Lake Forest Drive just south of Quail Creek Drive. It is classified as a water retention pond and is filled by runoff from the adjacent golf course (depicted in green in Fig. #18).

The SRCA also owns and maintains the adjacent pocket park which includes slides and climbing equipment to entertain Stonebridge Ranch kids.

Fig. #18



Wynn Ridge 1 (Figure #19, www.collincad.org) is located near the intersection of Pamilla Lane and Lost Pines Drive, just off Ridge Road. The SRCA owns the picnic table (see below) which overlooks the area. Wynn Ridge 2 (Figure #20, www.collincad.org) is located at the western termination of Grand Bay Court, adjacent to the cul-de-sac.

Both of these areas are designated as water detention areas, which are designed to help prevent flooding. Unlike water retention areas with a maintained water level, the water level in detention areas is dependent on rainfall. Given the water level fluctuation, the SRCA focuses its maintenance efforts to ensure the free flow of drainage water.

Fig. #19



Fig. #20



Nora Haney Park, located on the east side of Lake Forest Drive between Glen Oaks Drive and Eldorado Drive, is owned by the SRCA. It includes an open play field and playground and is a favorite meet-up spot for residents due to its convenient parking area. (See the purple area depicted in Figure #21, Property ID #1965297, www.collincad.org.) This park also includes a 404 Natural Area which is governed by United States Army Corps of Engineers (USACE) safeguards (see pp. 19-20 for more details).

The adjacent pond (depicted in blue in Fig. #21) is private property owned and maintained by a nearby country club. By agreement with the club, SRCA residents may catch-and-release fish from this pond, but only from the shoreline adjoining Nora Haney Park. Residents may not trespass on the golf course or private residential properties to fish from this pond.

Fig. #21



The purple areas depicted in Figures #1-21 are owned by the SRCA, which contracts trusted third-party vendors to complete all related maintenance projects, such as mowing grass, trimming trees, clearing drainage areas, treating the water to help reduce algae and mosquito populations, and more.



The SRCA Board of Directors oversees a Request for Proposal (RFP) bid process for each vendor to ensure we receive the required services at a competitive price. Vendors are then reviewed based on performance, and their contracts may be renewable depending on our project needs and the terms of the vendor's original contract. Read ahead to learn specifics about each area of SRCA oversight.

Landscape Maintenance

In cooperation with our Board and volunteer committees, our professional management staff make a myriad of landscaping decisions based on the unique features of each lake and pond. These features include the designated purpose for that body of water, the surrounding topography, the tree canopy and available sunlight, the current level of soil erosion, watershed drainage requirements, and more.

Homeowners with waterfront property are responsible for their own landscaping and hardscaping maintenance up to the water's edge (see Section 9.12 of the *SRCA Covenants, Conditions, and Restrictions*, which you can read at www.stonebridgeranch.com).



com/governing-documents/). Waterfront property owners are not responsible for any maintenance beyond the water's edge (beaver activity, cattails, algae, etc.).

404 Areas

SRCA oversight is restrained by applicable government restrictions. The SRCA owns many storm water and soil conservation easements. Most of these areas, along with a number of our lakes and ponds, are located in or near “404 Areas.” Such green belts are under the jurisdiction of the United States Army Corps of Engineers (USACE). They are designated as “no maintenance” zones, protected by Section 404 of the federal Clean Water Act (one of our nation’s most influential environmental laws). The objective of the Clean Water Act is to maintain and restore the integrity of the nation’s waters through a variety of means, including protecting designated wetlands from development and working to reduce soil loss due to rain and flooding runoff.

As you drive, walk, or jog through our community, you may have noticed these locations. Each one is marked with a blue sign which says: “Undisturbed Native Area—USACE 404.” Unless there is a landscaping hazard which constitutes imminent danger to human life (such as a broken tree branch falling over a sidewalk or roadway), the SRCA is not permitted to perform any landscaping maintenance in these areas without special permission by the USACE. Our oversight is limited to the boundary lines and can go no further.



We encourage you to note these green pockets of untamed nature. Ever wonder what Stonebridge Ranch looked like before it was developed? These areas give us a tiny glimpse into the past.

Hardscape & Other Maintenance

The SRCA owns and maintains many features which enhance enjoyment of our lakes and ponds. These include monuments, columns, retaining walls, benches, trash cans, walkways, fishing piers, gazebos, etc.

The SRCA is not responsible for all retaining walls and sidewalks which abut our lakes and ponds, however. For example, as noted on p. 9, the village of Adriatica is responsible for a portion of sidewalk adjacent to Stonebridge Lake. Similarly, homeowners with waterfront property are responsible for the upkeep of retaining walls on their lots. The City of McKinney also oversees many sidewalks, trails, and hardscaping throughout Stonebridge Ranch (see the map at www.mckinneytexas.org/615/Parks-Trails-Locator).

Fountains & Dredging

The SRCA owns a total of 14 fountains. Beyond being aesthetically pleasing, fountains can help aerate the water. Fountain function and efficiency can be impeded by a build-up of silt at the bottom of a lake or pond. Such build-up is inevitable due to rain run-off. We experienced this issue at the pond in Winter Haven (p. 4), necessitating our first large-scale dredging project as an association in 2020. (For an in-depth look at the project, read the June 2020 issue of *Stonebridge Ranch News*, linked via www.stonebridgeranch.com/stonebridge-ranch-news/.)



Quality of Life

The bodies of water listed in this report enhance our community and quality of life in many ways. They provide beautiful vistas and wildlife habitat and can serve as destinations for exercise and leisure activities. Every day, we see residents jogging, walking, and exercising their pets on paths adjacent to our lakes and ponds.

We have identified the following fish species in Stonebridge Ranch bodies of water: Largemouth Bass, Bluegill, Redear Sunfish, Channel Catfish, White Crappie, White Bass, Green Sunfish, Bullhead Catfish, and Inland Silversides. As you can see, our lakes and ponds teem with wildlife. It's no wonder that Stonebridge Ranch attracts beautiful birds of many species.

Sport Fishing

Catch-and-release fishing is a very popular activity in Stonebridge Ranch. In a recent survey of homeowners, residents voted it as one of their favorite past-times. As a result, the Amenities Committee has invested resources in four main bodies of water to further enhance sport fishing in our community. These areas were chosen for a number of reasons, including their accessibility and popularity. They are:

1. Big La Cima (p. 2)
2. Stonebridge Lake (p. 7)
3. Wellington #1 (p. 11)
4. Cascades Lake (p. 13)



This exciting initiative began with a fish survey to determine the health of the fish populations in these locations. The study revealed overpopulation of some fish species, as well as insufficient food sources for others. Both issues lead to stunted fish growth. The study also indicated the need for dredging in some areas.

As a result of the findings, the SRCA contracted a vendor to remove a number of fish from Big La Cima and Wellington #1-#3 and relocate them – alive and well – to other bodies of water. Next, in the spring of 2019 and 2020, the SRCA stocked the four locations with Tilapia, which serve as a food source for Bass (alternative to Bluegill). Such efforts support both the Bluegill and Bass populations, thereby offering an increased opportunity for residents to catch-and-release larger fish species.



In the fourth quarter of 2020, the Board of Directors approved a pilot program to determine if fish feeders can provide the same result as Tilapia restocking – at a less expensive price point. In the Spring of 2021, two fish feeders were installed at Big La Cima, and one was installed at Wellington Pond #1. We will conduct future fish studies to determine the results.

Dams

The SRCA owns four dams. Three are located in the La Cima watershed, and the other is located at Wellington # 7 (Figure #12, p. 12). Our dams are governed by the Texas Commission on Environmental Quality (TCEQ), which conducts regular inspections.

Wells

Three of our ponds are fed by wells to help maintain water levels during times of low rainfall and drought conditions. At two of these, Wellington and Fountainview, we utilize a float system to control water flow as needed. We activate the well at Big La Cima every June until we have added the number of gallons required by the North Texas Municipal Water District (NTMWD).

Got Questions?

While our community covers over 5,000 acres and includes 500+ acres of common area, please note: the plots of land we own are not contiguous. We conduct our maintenance work alongside countless home and business owners. Our association does not allocate budget funds to pay for the upkeep of adjacent private (or public) properties.



As residents interact within the landscape, they sometimes spot issues before our landscaping teams can via their regularly-scheduled inspections. Please contact our professional onsite staff if you have a question regarding landscaping or lake and pond maintenance.

When you do, please be prepared to identify the location of the issue using cross streets, identifying landmarks, etc. This will enable staff to determine if the location is under SRCA jurisdiction. You can email STONEB@Ciramail.com, call 214.733.5800, or fill out the 'Submit a Question' form at www.stonebridgeranch.com/submit-a-question/. Thank you!



SRCA Lakes & Ponds

- 1 — Big La Cima
- 2 — Little La Cima
- 3 — Grand Haven & Winter Haven
- 4 — Priest Meadow
- 5 — Millerd Pond
- 6 — Stonebridge Ranch Lake
- 7 — Stonebridge Ranch Dam
- 8 — Adriatica 1
- 9 — Adriatica 2
- 10 — Glen Oaks
- 11 — Wellington Ponds 1-3
- 12 — Wellington Ponds 4 & 5
- 13 — Wellington Ponds 6 & 7
- 14 — Cascades Lake
- 15 — Cascades Drainage Area
- 16 — Parkview Estates
- 17 — Fountainview
- 18 — Quail Creek
- 19 — Wynn Ridge 1
- 20 — Wynn Ridge 2
- 21 — Nora Haney Park

- Stonebridge Drive
- Ridge Road
- Lake Forest Drive
- Virginia Parkway
- Eldorado Drive

