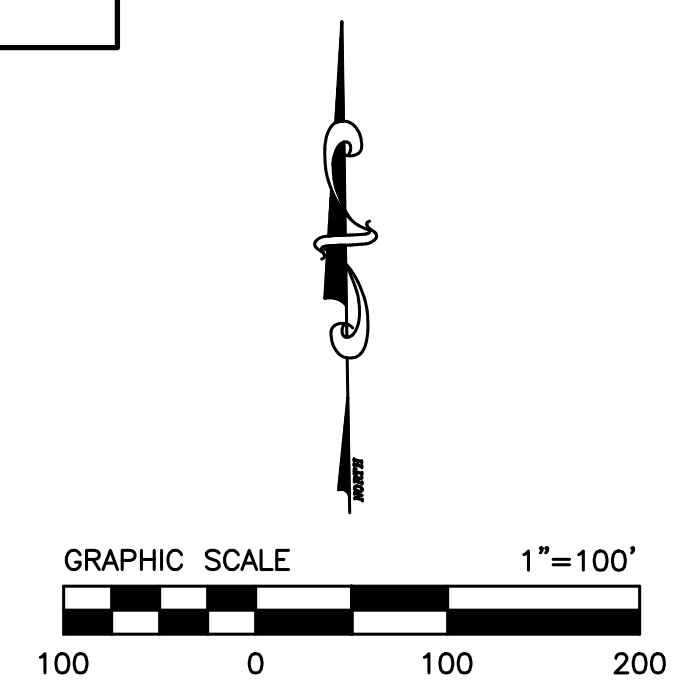


VICINITY MAP
N.T.S.



- NOTES:
- 1.) ALL CORNERS ARE ONE-HALF INCH IRON RODS SET WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
 - 2.) 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 THE SUBDIVISION ORDINANCE.
 - 3.) ALL COMMON AREAS TO BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - 4.) ALL PROPOSED LOTS SHALL HAVE A 5 FOOT UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAYS.
 - 5.) ALL FINISHED FLOORS SHALL BE TWO-FEET ABOVE THE 100-YEAR FLOODPLAIN AND WILL BE LABELED ON THE RECORD PLATS.
 - 6.) NO PORTION OF ANY LOT SHALL BE WITHIN THE SUNNYDAY DAM BREACH LIMITS.
 - 7.) A 20' WIDE PORTION COMMON AREA A85 & COMMON AREA A88 WILL BE DEDICATED AS A PEDESTRIAN-BICYCLE EASEMENT. SPECIFIC LOCATION WILL BE DETERMINED WITH PARKS DEPARTMENT PRIOR TO RECORD PLATS.
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PRELIMINARY-FINAL PLAT
AUBURN HILLS, PHASE 5
 301 RESIDENTIAL LOTS, 14 COMMON AREAS
 102,380 ACRES OUT OF
 THE MALACHI TUCKER SURVEY, ABSTRACT NO. 904
 AND THE
 HL UPSHER SURVEY, ABSTRACT NO. 934
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

AUBURN HILLS PARTNERS, L.P. OWNER/DEVELOPER
 5055 Keller Springs Road, Suite 545 (214)914-9809
 Addison, Texas 75001
 Contact: Fred Phillips

JBI PARTNERS, INC. SURVEYOR/ENGINEER
 16301 Quorum Drive, Suite 200 B (972) 248-7676
 Addison, Texas 75001
 TBPE No. F-438 TBPLS No. 10076000

RECEIVED
 By Planning Department at 12:23 pm, Jul 02, 2015

RESUBMITTED: JUNE 29, 2015
 SUBMITTED: MAY 11, 2015
 PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

OVERALL

AUBURN HILLS PARTNERS, L.P.
DOC NO 20150506000526390
(324.049 ACRES)

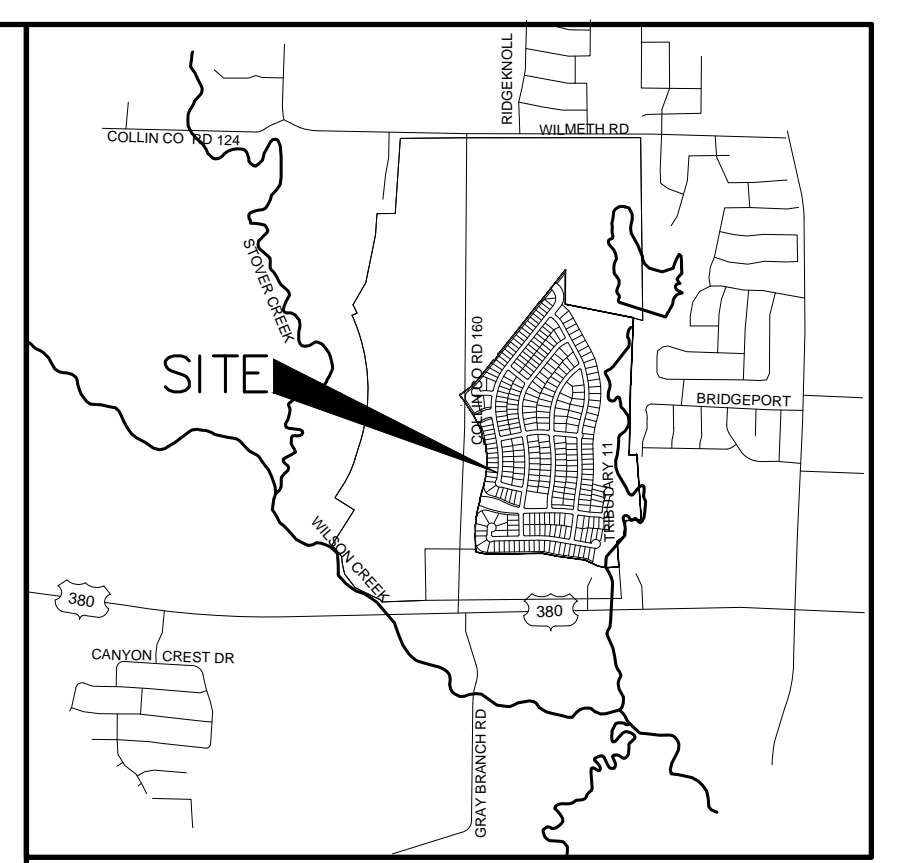
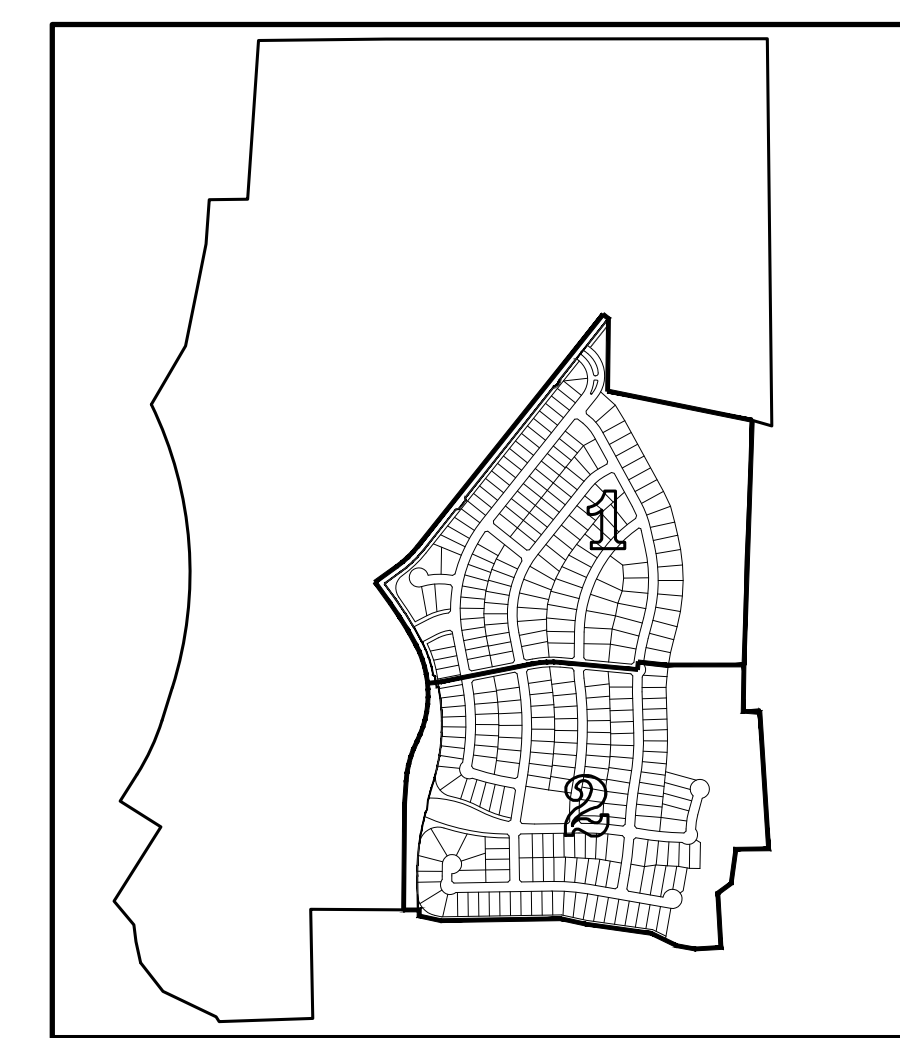
MALACHI TUCKER SURVEY ABSTRACT NO. 904
HL UPSHUR SURVEY ABSTRACT NO. 934

APPROXIMATE LOCATION OF THE
16.5' AT&T CO. EASEMENT
VOL. 530, PG. 685
VOL. 531, PG. 1
D.R.C.C.T.

10' UTILITY EASEMENT
DOC NO 20150605000668560

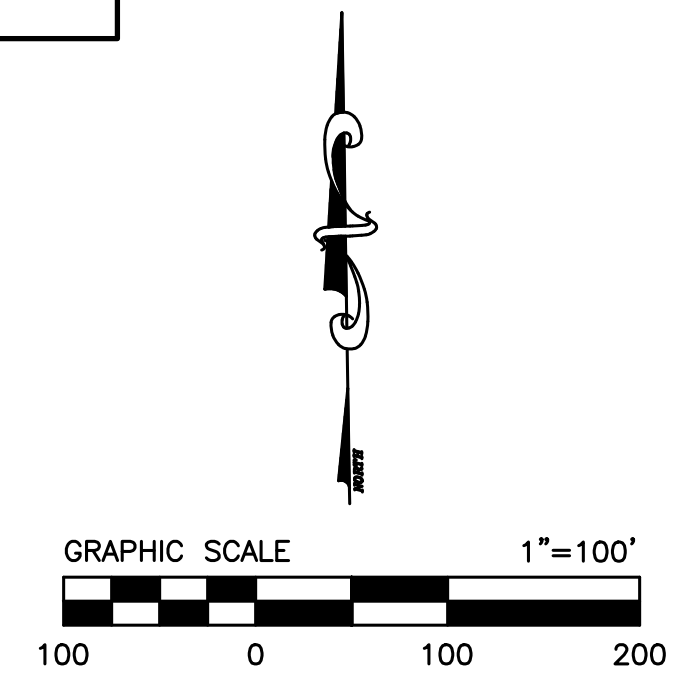
FLOOD CONTROL EASEMENT
VOLUME 521, PAGE 34
(19.5 ACRES)
D.R.C.C.T.
VOLUME 538, PAGE 387
(2.3 ACRES)
D.R.C.C.T.

JOSEPH K RICE SURVEY ABSTRACT NO. 768
SUMMIT VIEW LAKE PHASE THREE
VOL. 2009, PG. 156



VICINITY MAP
N.T.S.

KEY MAP



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PRELIMINARY-FINAL PLAT

AUBURN HILLS, PHASE 5

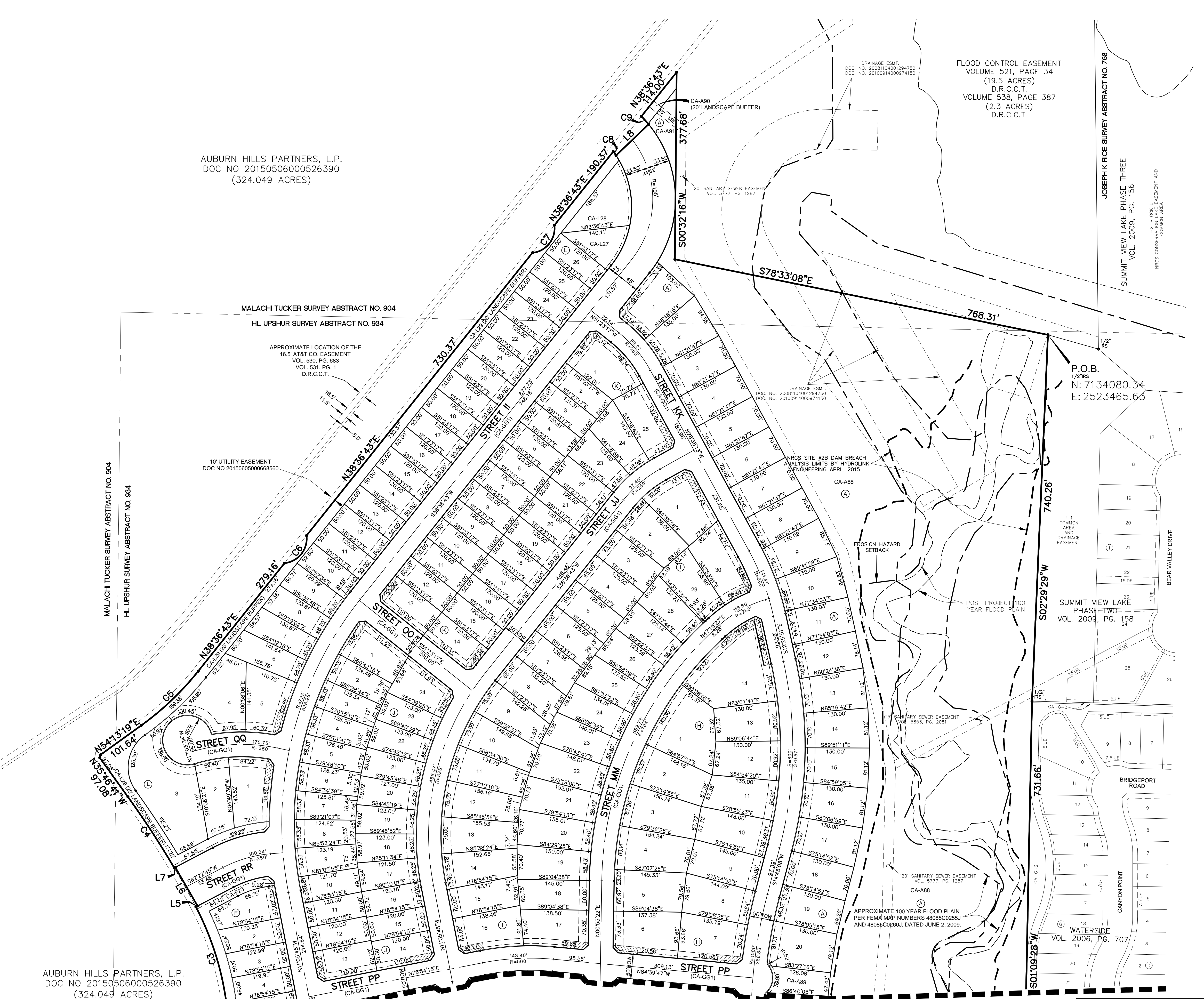
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RESUBMITTED: JULY 2, 2015
SUBMITTED: MAY 11, 2015
PAGE 1 OF 3
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY



MATCH LINE SEE SHEET 2

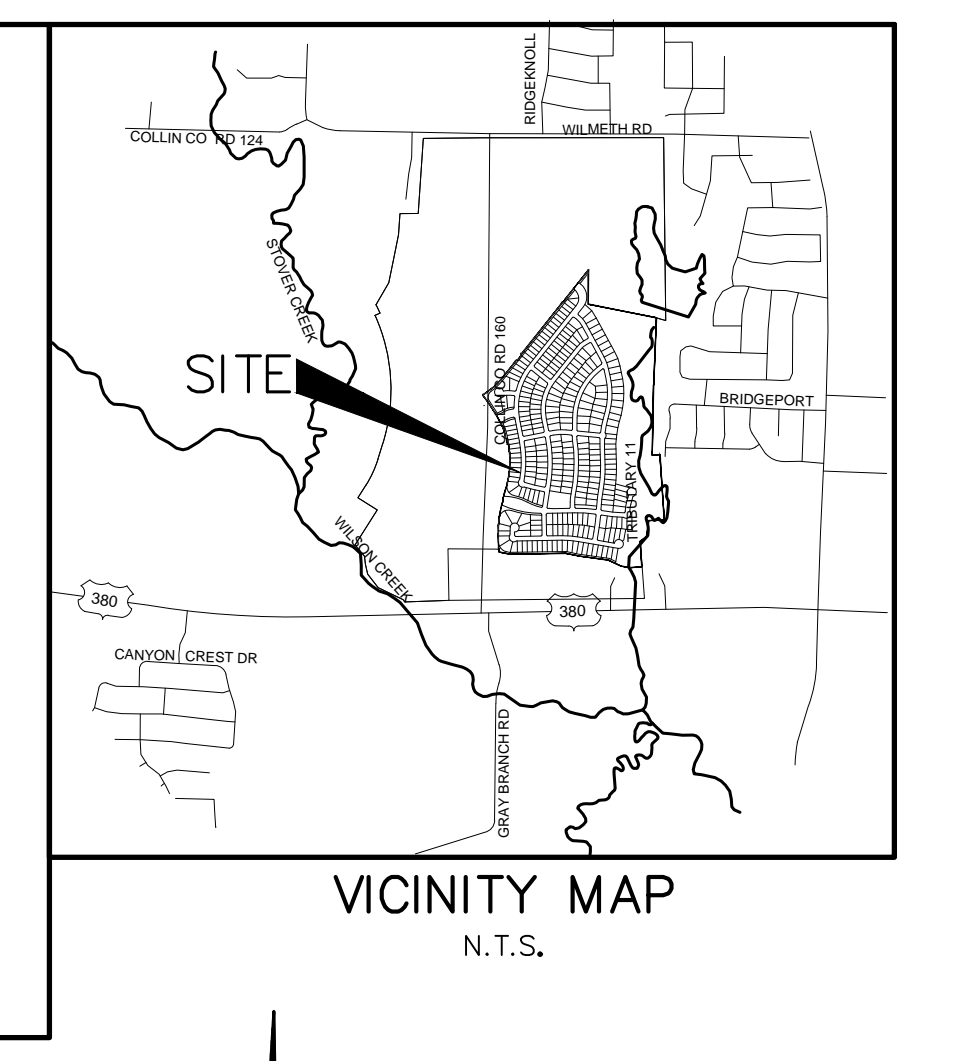
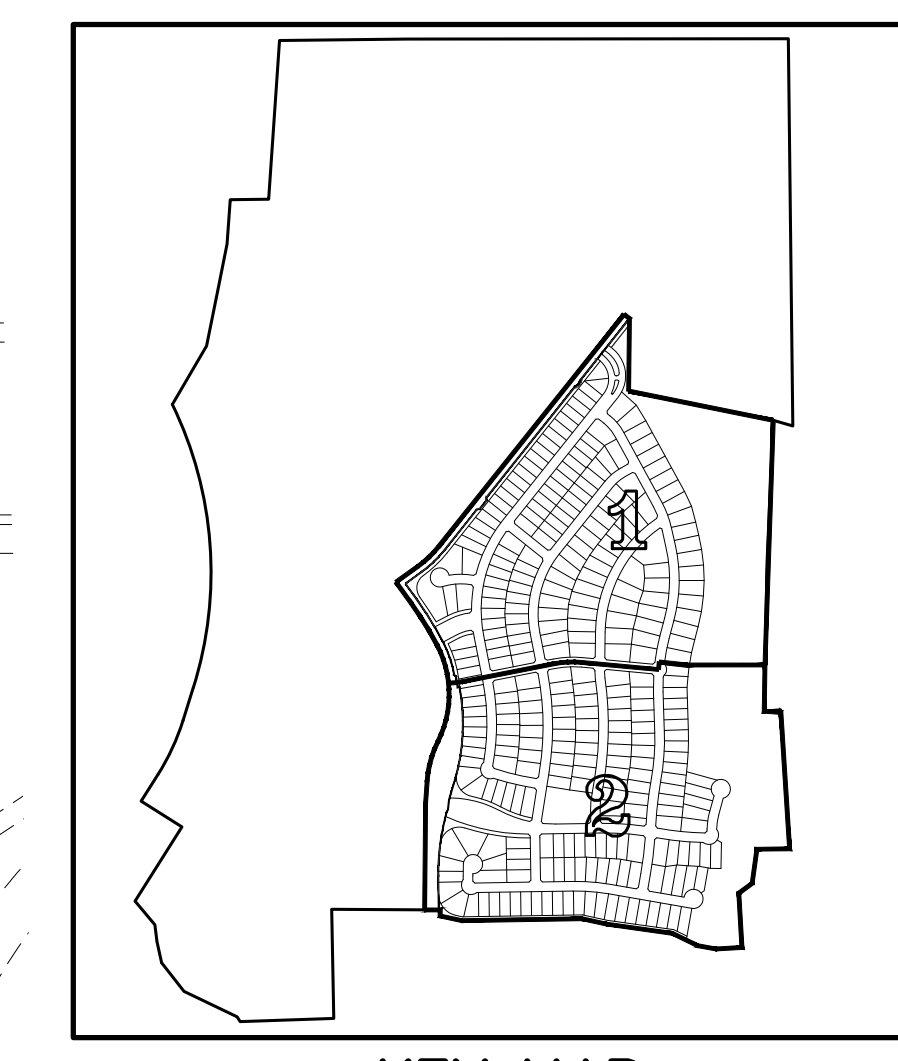
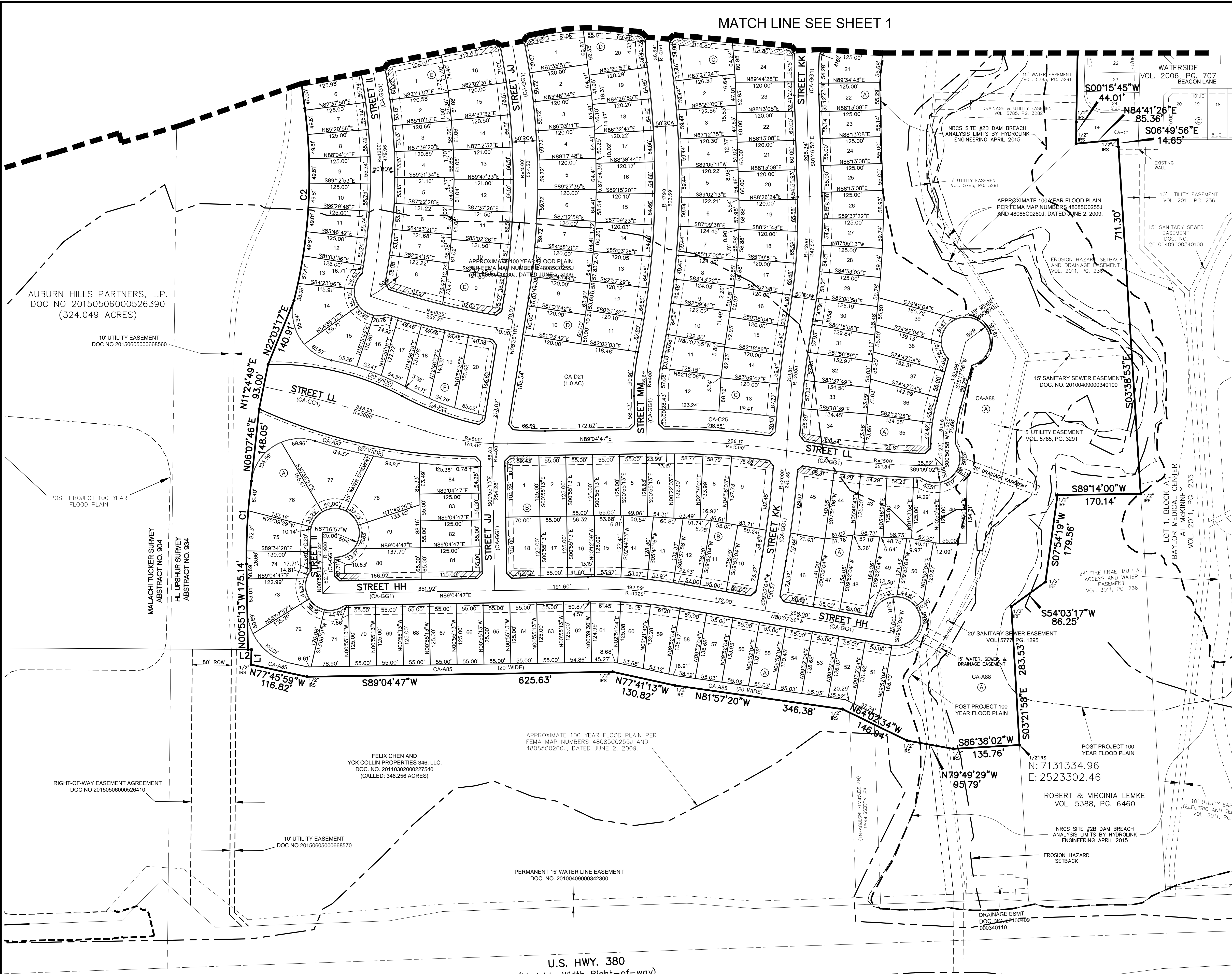
AUBURN HILLS PARTNERS, L.P.
DOC NO 20150506000526390
(324.049 ACRES)

RECEIVED
By Planning Department at 12:23 pm, Jul 02, 2015

LINE TABLE		
NO.	BEARING	LENGTH
L1	N01°29'00"E	30.84
L2	N89°36'36"W	7.38
L3	N07°33'32"W	97.61
L4	S82°25'16"W	20.00
L5	N62°22'45"E	3.82
L6	N29°58'49"W	90.08
L7	S62°22'45"W	2.32
L8	N46°10'33"E	91.01

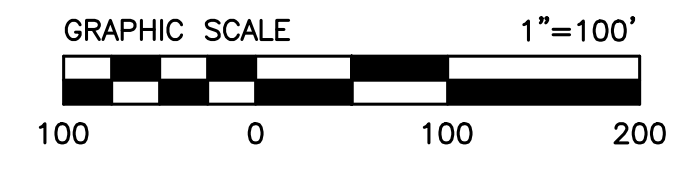
CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	170.37	008°36'02"	1135.00	85.35	N03°22'49"E	170.21
C2	396.17	021°37'05"	1050.00	200.47	N03°13'48"E	393.83
C3	204.63	020°02'31"	585.00	103.37	N17°36'00"W	203.59
C4	171.22	005°20'46"	1835.00	85.67	N33°06'19"W	171.16
C5	159.38	015°36'35"	585.00	80.19	N46°25'01"E	158.89
C6	79.54	091°08'46"	50.00	51.01	N38°36'43"E	71.41
C7	79.54	091°08'46"	50.00	51.01	N38°36'43"E	71.41
C8	9.79	002°58'36"	188.53	4.90	S34°58'56"E	9.79
C9	21.67	005°13'19"	237.73	10.84	N42°04'45"W	21.66

MATCH LINE SEE SHEET 1



COMMON AREAS

LOT	SQ. FT.	ACRES
CA-A85	27,548	0.632
CA-A88	1,097,325	25.191
CA-A89	5,892	0.138
CA-A90	2,054	0.047
CA-A91	4,787	0.298
CA-A97	12,978	0.298
CA-C25	9,502	0.218
CA-D21	43,701	1.003
CA-F22	12,806	0.294
CA-F23	7,033	0.161
CA-L27	6,393	0.147
CA-L28	10,422	0.239
CA-L29	40,920	0.939
CA-GG1	754,287	17.316



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ABSTRACT NO. 829

EXHIBIT A

STATE OF TEXAS ~
COUNTY OF COLLIN ~

WHEREAS, AUBURN HILLS PARTNERS, is the owner of a 102.380 acre tract of land located in the City of McKinney, Collin County, Texas, a part of the Malachi Tucker Survey, Abstract Number 904, and a part of the HL Upshur Survey, Abstract Number 934, being a part of that called 324.049 acre tract of land described in a Deed of Trust to Auburn Hills Partners, L.P., recorded in Document Number 20150506000526420, Deed Records Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod set in the west line of said 324.049 acre tract of land, said point being the northwest corner of Common Area Lot 1, Block I of Summit View Lake, Phase Two, an addition to the City of McKinney recorded in Volume 2009, Page 158, Official Public Records Collin County, Texas;

THENCE along the west line of said 324.049 acre tract of land as follows:

South 02 degrees 29 minutes 29 seconds West, 740.26 feet to a one-half inch iron rod set at the southwest corner of said Summit View Lake, Phase Two and said point being the northwest corner of Waterside Addition, an addition to the City of McKinney recorded in Volume 2006, Page 707, Official Public Records Collin County, Texas;
South 01 degrees 09 minutes 28 seconds West, 731.66 feet along the west line of said Waterside Addition to a one-half inch iron rod set for corner;
South 00 degrees 15 minutes 45 seconds West, 44.01 feet to a one-half inch iron rod set at the southwest corner of said Waterside Addition;
North 84 degrees 41 minutes 26 seconds East, 85.36 feet along the south line of said Waterside Addition to a one-half inch iron rod set for corner;
South 06 degrees 49 minutes 56 seconds East, 14.65 feet along the south line of said Waterside Addition to a one-half inch iron rod set at the northwest corner of Baylor Medical Center at McKinney, an addition to the City of McKinney recorded in Volume 2011, Page 235, Official Public Records Collin County, Texas;
South 03 degrees 38 minutes 53 seconds East, 711.30 feet along the west line of said Baylor Medical Center at McKinney to a one-half inch iron rod found at the northeast corner of that tract of land described in deed to Robert & Virginia Lemke recorded in Volume 5388, Page 6460, Deed Records Collin County, Texas;
South 89 degrees 14 minutes 00 seconds West, 170.14 feet to a one-half inch iron rod found for the northwest corner of said Robert & Virginia Lemke tract of land;

THENCE along the west line of said 324.049 acre tract of land and along the west line of said Robert & Virginia Lemke tract of land as follows:

South 07 degrees 54 minutes 19 seconds West, 179.56 feet to a one-half inch iron rod found for corner;
South 54 degrees 03 minutes 17 seconds West, 86.25 feet to a one-half inch iron rod found for corner;
South 03 degrees 21 minutes 58 seconds East, 283.53 feet to a one-half inch iron rod set at the southeast corner of said 324.049 acre tract of land;

THENCE along the south line of said 324.049 acre tract of land as follows:

South 86 degrees 38 minutes 02 seconds West, 135.76 feet to a one-half inch iron rod set for corner;
North 79 degrees 49 minutes 29 seconds West, 95.79 feet to a one-half inch iron rod set for corner;
North 64 degrees 02 minutes 34 seconds West, 146.94 feet to a one-half inch iron rod set for corner;
North 81 degrees 57 minutes 20 seconds West, 346.38 feet to a one-half inch iron rod set for corner;
North 77 degrees 41 minutes 13 seconds West, 130.82 feet to a one-half inch iron rod set for corner;
South 89 degrees 04 minutes 47 seconds West, 625.63 feet to a one-half inch iron rod set for corner;
North 77 degrees 45 minutes 59 seconds West, 116.82 feet to a one-half inch iron rod set for corner;
North 01 degrees 29 minutes 00 seconds East, 30.84 feet to a one-half inch iron rod set for corner;
North 89 degrees 36 minutes 36 seconds West, 7.38 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 55 minutes 13 seconds West, 175.14 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 170.37 feet along a curve to the right having a central angle of 08 degrees 36 minutes 02 seconds, a radius of 1135.00 feet, a tangent of 85.35 feet, and whose chord bears North 03 degrees 22 minutes 49 seconds East, 170.21 feet to a one-half inch iron rod set for corner;

THENCE North 06 degrees 07 minutes 46 seconds East, 148.05 feet to a one-half inch iron rod set for corner;

THENCE North 11 degrees 24 minutes 49 seconds East, 93.00 feet to a one-half inch iron rod set for corner;

THENCE North 22 degrees 03 minutes 17 seconds East, 140.91 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 396.17 feet along a curve to the left having a central angle of 21 degrees 37 minutes 05 seconds, a radius of 1050.00 feet, a tangent of 200.47 feet, and whose chord bears North 03 degrees 13 minutes 48 seconds East, 393.83 feet to a one-half inch iron rod set for corner;

THENCE North 07 degrees 33 minutes 32 seconds West, 97.61 feet to a one-half inch iron rod set for corner;

THENCE South 82 degrees 25 minutes 16 seconds West, 20.00 feet to a one-half inch iron rod set for corner;
THENCE Northwesterly, 204.63 feet along a curve to the left having a central angle of 20 degrees 02 minutes 31 seconds, a radius of 585.00 feet, a tangent of 103.37 feet, and whose chord bears North 17 degrees 36 minutes 00 seconds West, 203.59 feet to a one-half inch iron rod set for corner;

THENCE North 62 degrees 22 minutes 45 seconds East, 3.82 feet to a one-half inch iron rod set for corner;

THENCE North 29 degrees 58 minutes 49 seconds West, 90.08 feet to a one-half inch iron rod set for corner;

THENCE South 62 degrees 22 minutes 45 seconds West, 2.33 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 171.22 feet along a curve to the left having a central angle of 05 degrees 20 minutes 46 seconds, a radius of 1835.00 feet, a tangent of 85.67 feet, and whose chord bears North 33 degrees 06 minutes 19 seconds West, 171.16 feet to a one-half inch iron rod set for corner;

THENCE North 35 degrees 46 minutes 41 seconds West, 97.08 feet to a one-half inch iron rod set for corner;

THENCE North 09 degrees 13 minutes 19 seconds East, 5.86 feet to a one-half inch iron rod set for corner;

THENCE North 54 degrees 13 minutes 19 seconds East, 101.64 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 159.38 feet along a curve to the left having a central angle of 15 degrees 36 minutes 35 seconds, a radius of 585.00 feet, a tangent of 80.19 feet, and whose chord bears North 46 degrees 25 minutes 01 seconds East, 158.89 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 279.16 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 79.54 feet along a curve to the left having a central angle of 91 degrees 08 minutes 46 seconds, a radius of 50.00 feet, a tangent of 51.01 feet, and whose chord bears North 38 degrees 36 minutes 43 seconds East, 71.41 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 730.37 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 79.54 feet along a curve to the left having a central angle of 91 degrees 08 minutes 46 seconds, a radius of 50.00 feet, a tangent of 51.01 feet, and whose chord bears North 38 degrees 36 minutes 43 seconds East, 71.41 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 190.37 feet to a one-half inch iron rod set for corner;

THENCE Southeasterly, 188.53 feet along a non-tangent curve to the right having a central angle of 02 degrees 58 minutes 36 seconds, a radius of 188.53 feet, a tangent of 4.90 feet, and whose chord bears South 34 degrees 58 minutes 56 seconds East, 9.79 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 91.01 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 188.53 feet along a non-tangent curve to the left having a central angle of 05 degrees 13 minutes 19 seconds, a radius of 237.73 feet, a tangent of 10.84 feet, and whose chord bears North 42 degrees 04 minutes 45 seconds West, 21.66 feet to a one-half inch iron rod set for corner;

THENCE North 38 degrees 36 minutes 43 seconds East, 114.00 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 32 minutes 16 seconds West, 377.68 feet to a one-half inch iron rod set for corner;

THENCE South 78 degrees 33 minutes 08 seconds East, 768.31 feet to the POINT OF BEGINNING and containing 4,459,685 square feet or 102.380 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from GPS observations using the City of McKinney geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

OWNER'S DEDICATION

STATE OF TEXAS ~
COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, AUBURN HILLS PARTNERS, L.P., does hereby adopt this preliminary final plat designating the hereinabove described property as AUBURN HILLS, PHASE 5, an addition to the City of McKinney, Collin County, Texas, and does 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 of efficiency of its respective systems on said Easements, and the City of McKinney and all public utilities construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at any time, or procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2015.

AUBURN HILLS PARTNERS LP
a Texas limited partnership
By: TA GP, LLC, a Delaware limited liability company
Its general partner

By: _____
Name: John D. Hutchinson
Its: President

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared John D. Hutchinson, 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, BILLY M. LOGSDON, JR., do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

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.

Billy M. Logsdon, Jr. R.P.L.S. No. 6487

STATE OF TEXAS *

COUNTY OF DALLAS *

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Billy M. Logsdon, Jr., 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 purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 2015.

Notary Public in and for the State of Texas.

NOTE:

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 THE SUBDIVISION ORDINANCE.

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