

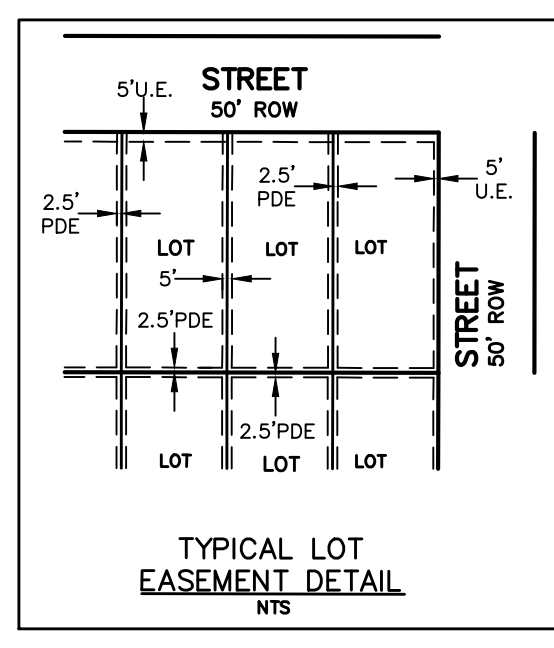
LINE TABLE		LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S45°19'27"E	7.07	L23	S51°17'55"E	15.00
L2	S00°19'27"E	8.64	L24	N57°30'10"E	14.14
L3	N89°40'33"E	50.00	L25	N32°29'50"W	21.21
L4	N00°19'27"W	3.37	L26	S77°29'50"E	65.68
L5	N44°24'47"E	14.22	L27	N45°55'57"W	14.12
L6	N26°00'26"E	50.00	L28	N44°04'03"E	14.16
L7	N23°31'53"W	14.89	L29	S44°24'47"W	21.31
L8	N18°20'18"E	15.77	L30	N45°35'13"W	14.08
L9	N81°33'29"E	14.07	L31	N44°27'44"E	7.10
L10	N35°59'31"E	50.00	L32	N45°35'18"W	7.04
L11	N08°29'14"W	21.30	L33	N35°37'27"W	7.12
L12	N36°16'42"E	9.48	L34	S57°02'58"W	7.33
L13	N81°27'57"E	21.62	L35	N30°29'17"W	13.17
L14	S54°38'58"E	149.21	L36	N67°37'46"E	13.26
L15	S77°29'50"E	40.68	L52	N61°55'40"W	208.32
L16	S36°32'32"E	20.86	L53	N63°40'48"W	68.81
L17	N53°17'03"E	21.50	L54	N66°26'14"W	68.81
L18	N57°30'10"E	14.14	L55	N69°16'39"W	68.81
L19	N32°29'50"W	14.14	L56	N71°52'05"W	68.81
L20	N57°30'10"E	14.14	L57	N74°42'30"W	68.81
L21	N32°29'50"W	14.14	L58	S77°14'44"E	75.88
L22	N12°30'10"E	25.00	L59	N18°20'18"E	29.12

CURVE TABLE					CURVE TABLE								
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	105.47	26°51'26"	225.00	53.72	S77°25'17"E	104.51	C21	143.51	164°27'08"	50.00	366.25	S45°40'49"E	99.08
C2	1.77	0°22'10"	275.00	0.89	N64°10'39"W	1.77	C22	42.76	101°2'31"	240.00	21.44	N85°54'40"W	42.71
C3	70.45	17°56'24"	225.00	35.52	N27°18'30"E	70.16	C23	47.15	102°3'28"	260.00	23.64	N85°49'11"W	47.09
C4	14.41	0°37'40"	1315.00	7.21	S53°41'39"E	14.41	C24	115.01	1°19'53"	4950.00	57.51	S36°39'34"W	115.01
C5	9.16	0°24'54"	1265.00	4.58	N53°48'02"W	9.16	C27	62.62	17°56'24"	200.00	31.57	S27°18'30"W	62.37
C6	304.03	27°52'17"	625.00	155.08	S68°33'42"E	301.04	C28	7.98	1°39'44"	275.00	3.99	N63°31'52"W	7.98
C7	218.43	17°15'45"	725.00	110.05	S73°51'57"E	217.61	C29	48.69	1°11'35'30"	25.00	36.78	N08°20'56"W	41.35
C8	52.64	1°51'37"	197.00	26.48	S57°34'46"E	52.48	C30	46.84	10°44'08"	250.00	23.49	S85°38'51"E	46.77
C9	160.02	14°06'18"	650.00	80.41	N70°26'41"W	159.61	C31	46.12	10°34'13"	250.00	23.13	N85°33'53"W	46.06
C10	235.62	27°00'00"	50.00	50.00	N57°30'10"E	70.71	C32	36.11	5°26'43"	380.00	18.07	N88°07'22"W	36.10
C11	9.00	1°52'28"	275.00	4.50	N11°33'56"E	9.00	C33	38.01	5°26'38"	400.00	19.02	N88°08'46"W	37.99
C12	21.82	5°00'00"	250.00	10.92	N10°00'10"E	21.81	C34	37.25	5°37'00"	380.00	18.64	S88°12'48"E	37.24
C13	4.63	1°10'46"	225.00	2.32	N11°54'47"E	4.63	C35	39.20	5°36'55"	400.00	19.62	S88°12'28"E	39.19
C14	469.22	23°22'39"	1150.00	237.92	S65°48'30"E	465.97	C36	126.87	41°32'16"	175.00	66.37	N68°12'57"E	124.11
C15	528.85	23°29'21"	1290.00	268.19	S65°45'09"E	525.16							
C16	142.89	16°34'42"	50.00	350.00	N57°30'10"E	98.99							
C17	32.27	61°37'48"	30.00	17.89	S79°22'24"W	30.74							
C18	405.47	14°47'50"	1570.00	203.87	S70°05'55"E	404.35							
C19	208.61	47°48'37"	250.00	110.81	N65°04'46"E	202.61							
C20	83.72	19°11'18"	250.00	42.26	S08°44'39"W	83.33							

CURVE TABLE					CURVE TABLE								
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C21	143.51	164°27'08"	50.00	366.25	S45°40'49"E	99.08	C29	48.69	1°11'35'30"	25.00	36.78	N08°20'56"W	41.35
C22	42.76	101°2'31"	240.00	21.44	N85°54'40"W	42.71	C30	46.84	10°44'08"	250.00	23.49	S85°38'51"E	46.77
C23	47.15	102°3'28"	260.00	23.64	N85°49'11"W	47.09	C31	46.12	10°34'13"	250.00	23.13	N85°33'53"W	46.06
C24	115.01	1°19'53"	4950.00	57.51	S36°39'34"W	115.01	C32	36.11	5°26'43"	380.00	18.07	N88°07'22"W	36.10
C27	62.62	17°56'24"	200.00	31.57	S27°18'30"W	62.37	C33	38.01	5°26'38"	400.00	19.02	N88°08'46"W	37.99
C28	7.98	1°39'44"	275.00	3.99	N63°31'52"W	7.98	C34	37.25	5°37'00"	380.00	18.64	S88°12'48"E	37.24
C29	48.69	1°11'35'30"	25.00	36.78	N08°20'56"W	41.35	C35	39.20	5°36'55"	400.00	19.62	S88°12'28"E	39.19
C30	46.84	10°44'08"	250.00	23.49	S85°38'51"E	46.77	C36	126.87	41°32'16"	175.00	66.37	N68°12'57"E	124.11
C31	46.12	10°34'13"	250.00	23.13	N85°33'53"W	46.06							
C32	36.11	5°26'43"	380.00	18.07	N88°07'22"W	36.10							
C33	38.01	5°26'38"	400.00	19.02	N88°08'46"W	37.99							
C34	37.25	5°37'00"	380.00	18.64	S88°12'48"E	37.24							
C35	39.20	5°36'55"	400.00	19.62	S88°12'28"E	39.19							
C36	126.87	41°32'16"	175.00	66.37	N68°12'57"E	124.11							

NOTES:

- ALL CORNERS ARE ONE-HALF INCH IRON RODS SET WITH CAP STAMPED "JBI" UNLESS OTHERWISE NOTED ON PLAT.
- 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
- ALL COMMON AREAS ARE BIKE & PEDESTRIAN ACCESS AND UTILITY EASEMENTS. ALL COMMON AREAS ARE HEREBY DEDICATED TO, AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, INC. PER THE CITY ATTORNEY.
- THE MAINTENANCE OF RETAINING WALLS IS THE RESPONSIBILITY OF THE PROPERTY OWNER WHERE THE WALL IS LOCATED.
- ALL PROPOSED LOTS SHALL HAVE A FIVE (5) FOOT UTILITY EASEMENT ADJACENT TO STREET AND ALLEY RIGHT-OF-WAYS.
- ALL PROPOSED LOTS SHALL HAVE A TWO AND ONE HALF (2.5) FOOT PRIVATE DRAINAGE EASEMENT ON THE SIDE AND REAR YARDS PER THE TYPICAL LOT EASEMENT DETAIL. THE PRIVATE DRAINAGE EASEMENTS ARE FOR PRIVATE USE OF EACH LOT OWNER AND NOT A PUBLIC DRAINAGE EASEMENT. EACH LOT OWNER MAY PARTIALLY ENCLOSE INTO THEIR OWN PRIVATE DRAINAGE EASEMENT WITH THEIR OWN PRIVATE UTILITY EQUIPMENT.



PRELIMINARY-FINAL REPLAT  
SOUTHERN HILLS AT CRAIG RANCH  
PHASE 3

116 RESIDENTIAL LOTS 5 COMMON AREAS

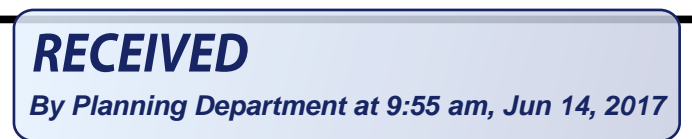
BEING A REPLAT OF LOT 1, BLOCK BB, CA-A4, AND A PORTION OF ST. GEORGE'S DRIVE RIGHT-OF-WAY, SOUTHERN HILLS AT CRAIG RANCH, PHASE 1 AS RECORDED IN VOLUME 2016, PAGE 247, COLLIN COUNTY PLAT RECORDS.

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**GA LAND DEVELOPMENT, LP** OWNER/DEVELOPER  
3751 Victoria Park Avenue Toronto, Ontario M1W3Z4 (416) 804-0669

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

REVISED: JUNE 08, 2017  
DATE: MAY 04, 2017  
Sheet 1 of 2



Plotted by: psander Plot Date: 6/8/2017 2:43 PM  
Drawing: H:\Projects\SBK010-Southern Hills-Ph3.dwg\SBK010-PreFinal P1.dwg Saved By: psander Save Time: 6/8/2017 1:45 PM

OWNER'S DEDICATION §

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS, GA LAND DEVELOPMENT, LP is the owner of a parcel of land located in the City of McKinney, Collin County, Texas, and being a part of the Elias Alexander Survey, Abstract Number 18, and being a part of the John Diggers Survey, Abstract Number 274, and being all of Lot 1, Block BB, Southern Hills at Craig Ranch Phase 1, an addition to the City of McKinney as recorded in Volume 2016, Page 247, Collin County Plat Records, and being all of CA-A4, of said Southern Hills at Craig Ranch Phase 1 Addition, and being a part of ST. George's Drive (a 50 foot wide right-of-way) dedicated by said Southern Hills at Craig Ranch Phase 1 Addition plat, and also being a part of that parcel of land described as Tract 1 (called 111.563 acres) described in deed to GA Land Development, LP as recorded in Document Number 20140304000199220, Deed Records of Collin County, Texas, and being further described as follows:

BEGINNING at a five-eighths inch iron rod found at the southwest corner of said Lot 1, Block BB, of said Southern Hills at Craig Ranch Phase 1 Addition, said point being in the north line of Lot 1, Block A, McKinney Towne Crossing Addition, an addition to the City of McKinney as recorded in Volume 2006, Page 190, Collin County Plat Records, said point also being the southeast corner of that called 28.33 acre tract of land described in deed to DD CR IV, LLC as recorded in Document Number 20140318000253290, Deed Records of Collin County, Texas;

THENCE North 00 degrees 19 minutes 27 seconds West, 416.99 feet along the east line of said 28.33 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the northwest corner of said Lot 1, Block BB, of said Southern Hills at Craig Ranch Phase 1 Addition, said point also being in the south right-of-way line of a 20 foot wide alley dedicated by said Southern Hills at Craig Ranch Phase 1 Addition plat;

THENCE along the north line of said Lot 1, Block BB, of said Southern Hills at Craig Ranch Phase 1 Addition as follows:

North 89 degrees 40 minutes 33 seconds East, 130.68 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 45 degrees 19 minutes 27 seconds East, 7.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 19 minutes 27 seconds East, 8.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 40 minutes 33 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 00 degrees 19 minutes 27 seconds West, 3.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 44 degrees 24 minutes 47 seconds East, 14.22 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 09 minutes 00 seconds East, at 545.91 passing a one-half inch iron rod with yellow cap stamped "JBI" found at the intersection of the south right-of-way line of Bethpage Drive with the west right-of-way line of St. George's Drive in all a total distance of 711.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 105.47 feet along a curve to the right having a central angle of 26 degrees 51 minutes 26 seconds, a radius of 225.00, a tangent of 53.72 feet, and whose chord bears South 77 degrees 25 minutes 17 seconds East, 104.51 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 26 degrees 00 minutes 26 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 1.77 feet along a curve to the left having a central angle of 00 degrees 22 minutes 10 seconds, a radius of 275.00, a tangent of 0.89 feet, and whose chord bears North 64 degrees 10 minutes 39 seconds West, 1.77 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 23 degrees 31 minutes 53 seconds West, 14.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 18 degrees 20 minutes 18 seconds East, 15.77 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 70.45 feet along a curve to the right having a central angle of 17 degrees 56 minutes 24 seconds, a radius of 225.00, a tangent of 35.52 feet, and whose chord bears North 27 degrees 18 minutes 30 seconds East, 70.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 36 degrees 16 minutes 42 seconds East, 145.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 81 degrees 33 minutes 29 seconds East, 14.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 14.41 feet along a curve to the left having a central angle of 00 degrees 37 minutes 40 seconds, a radius of 1315.00, a tangent of 7.21 feet, and whose chord bears South 53 degrees 41 minutes 39 seconds East, 14.41 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 35 degrees 59 minutes 31 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 9.16 feet along a curve to the right having a central angle of 00 degrees 24 minutes 54 seconds, a radius of 1265.00, a tangent of 4.58 feet, and whose chord bears North 53 degrees 48 minutes 02 seconds West, 9.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 08 degrees 29 minutes 14 seconds West, 21.30 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 36 degrees 16 minutes 42 seconds East, 9.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 101.56 feet along a curve to the right having a central angle of 01 degrees 10 minutes 11 seconds, a radius of 4,975.00, a tangent of 50.78 feet, and whose chord bears North 36 degrees 51 minutes 48 seconds East, 101.56 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the northwest corner of said CA-A4, of said Southern Hills at Craig Ranch Phase 1 Addition, said point also being at the intersection of the southeast right-of-way line of Homestead Drive (a 50 foot wide right-of-way) with the south right-of-way line of Craig Ranch Parkway (a 50 foot wide right-of-way at this point);

THENCE along the north line of said CA-A4, of said Southern Hills at Craig Ranch Phase 1 Addition and the south right-of-way line of Craig Ranch Parkway as follows:
North 81 degrees 27 minutes 57 seconds East, 21.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 54 degrees 38 minutes 58 seconds East, 149.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 304.03 feet along a curve to the left having a central angle of 27 degrees 52 minutes 17 seconds, a radius of 625.00, a tangent of 155.08 feet, and whose chord bears South 68 degrees 33 minutes 42 seconds East, 301.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 82 degrees 29 minutes 50 seconds East, 187.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 218.43 feet along a curve to the right having a central angle of 17 degrees 15 minutes 45 seconds, a radius of 725.00, a tangent of 110.05 feet, and whose chord bears South 73 degrees 51 minutes 57 seconds East, 217.61 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 52.64 feet along a curve to the right having a central angle of 15 degrees 18 minutes 37 seconds, a radius of 197.00, a tangent of 26.48 feet, and whose chord bears South 57 degrees 34 minutes 46 seconds East, 52.48 feet to a five-eighths inch iron rod found at the northeast corner of said CA-A4, of said Southern Hills at Craig Ranch Phase 1 Addition, said point also being north corner of Lot 2R, Block A, Southern Hills at Craig Ranch Commercial, an addition to the City of McKinney as recorded in Volume 2017, Page 59, Collin County Plat Records;

THENCE South 38 degrees 42 minutes 05 seconds West, 611.78 feet to a one-half inch iron rod found for corner, said point being the southeast corner of said Lot 1, Block BB, of said Southern Hills at Craig Ranch Phase 1 Addition, said point being the most westerly northwest corner of Lot 1R, Block A, Moviehouse Addition, an addition to the City of McKinney as recorded in Volume 2016, Page 778, Collin County Plat Records, said point also being the northeast corner of Lot 3R, Block A, McKinney Towne Crossing Addition, an addition to the City of McKinney as recorded in Volume 2007, Page 419, Collin County Plat Records;

THENCE along the south line of said Lot 1, Block BB, of said Southern Hills at Craig Ranch Phase 1 Addition as follows:
South 88 degrees 59 minutes 05 seconds West, 1320.00 feet to a five-eighths inch iron rod found for corner, said point being in the north line of Lot 2R, Block A, of said McKinney Towne Crossing Addition;
South 89 degrees 40 minutes 33 seconds West, 415.56 feet to the POINT OF BEGINNING and containing 1,010,441 square feet or 23.197 acres of land.

STATE OF TEXAS §

COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, GA LAND DEVELOPMENT, LP does hereby adopt this record plat designating the herein above described property as record plat of SOUTHERN HILLS AT CRAIG RANCH, PHASE 3, being a replat of Lot 1, Block BB, CA-A4, and a portion of St. George's Drive right-of-way, Southern Hills at Craig Ranch, Phase 1 as recorded in Volume 2016, Page 247, Collin County Plat Records, 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 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 \_\_\_\_\_, 2017.

GA LAND DEVELOPMENT, LP

By: Nick DiGiuseppe, authorized signature for GA Land Development, LP

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Nick DiGiuseppe 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 \_\_\_\_\_, 2017.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, 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 properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Collin County, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2017.

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

Mark W. Harp, R.P.L.S. No. 6425

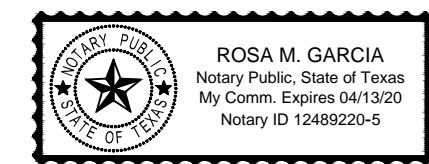


STATE OF TEXAS §

COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2017.



Notary Public, State of Texas

ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING ORDINANCE AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

PRELIMINARY-FINAL REPLAT
SOUTHERN HILLS AT CRAIG RANCH
PHASE 3

116 RESIDENTIAL LOTS 5 COMMON AREAS

BEING A REPLAT OF LOT 1, BLOCK BB, CA-A4, AND A PORTION OF ST. GEORGE'S DRIVE RIGHT-OF-WAY, SOUTHERN HILLS AT CRAIG RANCH, PHASE 1 AS RECORDED IN VOLUME 2016, PAGE 247, COLLIN COUNTY PLAT RECORDS.

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

GA LAND DEVELOPMENT, LP OWNER/DEVELOPER
3751 Victoria Park Avenue (416) 804-0669
Toronto, Ontario M1W3Z4

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

REVISED: JUNE 08, 2017
DATE: MAY 04, 2017

Plotted by: psmdier Plot Date: 6/8/2017 1:20 PM
Drawing: H:\Projects\SBK010-Southern Hills-Ph3\dwg\ysBK010-PreFinal PT.dwg Saved By: psmdier Save Time: 6/8/2017 1:05 PM