



LINE TABLE

NO.	BEARING	LENGTH
L1	S09°24'38"W	14.10
L2	S37°21'46"E	50.05
L3	S80°35'55"E	14.19

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	4.21'	000°14'50"	975.00'	2.10'	S55°01'00"W	4.21'
C2	2.82'	000°09'28"	1,025.00'	1.41'	N54°56'21"E	2.82'

**LEGEND**

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- CA COMMON AREA
- UE UTILITY EASEMENT
- WE WATER EASEMENT
- DE DRAINAGE EASEMENT
- WME PRIVATE WALL MAINTENANCE EASEMENT
- (A) BLOCK DESIGNATION
- (//) SIGHT VISIBILITY EASEMENT
- (---) STREET NAME CHANGE

**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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
- 3.) ALL COMMON AREAS TO BE DEDICATED TO, OWNED AND MAINTAINED BY THE AUBURN HILLS HOMEOWNERS ASSOCIATION, INC.
- 4.) ALL PROPOSED LOTS SHALL HAVE A 10 FOOT UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAYS.
- 5.) ALL FINISHED FLOORS SHALL BE A MINIMUM OF TWO-FOOT ABOVE THE 100-YEAR FLOODPLAIN.
- 6.) ALL COMMON AREAS ARE TO BE BICYCLE AND PEDESTRIAN ACCESS AND DRAINAGE EASEMENTS.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY-FINAL PLAT**

**AUBURN HILLS PHASE 2**

26 RESIDENTIAL LOTS, 7 COMMON AREAS

7.641 ACRES OUT OF THE MALACHI TUCKER SURVEY, ABSTRACT NO. 904

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**AUBURN HILLS PARTNERS, L.P.** OWNER  
5055 Keller Springs Road, Suite 450 Addison, Texas 75001 (214)914-9809  
Contact: Fred Phillips

**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 19, 2018  
SUBMITTED: SEPTEMBER 13, 2017

Drawing: H:\Projects\TR2013-Chen\dwg\CIVIL\TR2013-PP(27 LOTS) - 1st subcomments.dwg Saved By: astout Save Time: 6/8/2018 5:39 PM Plotted by: astout Plot Date: 6/19/2018 9:35 AM

LEGAL DESCRIPTION

BEING that parcel of land located in the City of McKinney, Collin County, Texas, a part of the Malachi Tucker Survey, Abstract Number 904, and being a part of that called 324.049 acre tract of land described in Special Warranty Deed to Auburn Hills Partners, L.P., as recorded in Document Number 20150506000526390, Deed Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod set at the north corner of Lot CA R-2, Block R of Auburn Hills Phase 1A, an addition of the City of McKinney as recorded on Document Number 20161031010004500, said point being the southwest line of Auburn Hills Parkway (a 50 foot wide right-of-way), and said point being the southwest line of Auburn Hills Infrastructure, an addition to the City of McKinney, as recorded in Document Number 20160922010003860, Plat Records of Collin County, Texas;

THENCE South 56 degrees 31 minutes 24 seconds West, 854.68 feet to a one-half inch iron rod set in the northwest line of a called 27.952 acre tract of land described in a Special Warranty Deed to Jen Texas 14 LLC, as recorded in Document Number 20151016001312650, Deed Records of Collin County, Texas;

THENCE South 45 degrees 46 minutes 28 seconds West, 208.31 feet along the northwest line of said 27.952 acre tract of land to a one-half inch iron rod set for corner;

THENCE South 46 degrees 42 minutes 45 seconds West, 176.96 feet along the northwest line of said 27.952 acre tract of land to a one-half inch iron rod set at the most westerly northwest corner of said 27.952 acre tract of land;

THENCE North 17 degrees 26 minutes 14 seconds East, 102.05 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 433.35 feet along a curve to the left having a central angle of 22 degrees 22 minutes 06 seconds, a radius of 1,110.00 feet, a tangent of 219.47 feet, and whose chord bears North 06 degrees 15 minutes 10 seconds East, 430.60 feet to a one-half inch iron rod set at the southwest corner of a called 12.289 acre tract of land described in a Special Warranty Deed to Prosper Independent School District, as recorded in Document Number 20170913001230500, Deed Records of Collin County, Texas;

THENCE North 56 degrees 31 minutes 24 seconds East, 866.14 feet along the southeast line of said 12.289 acre tract of land to a one-half inch iron rod set in the southwest line of Auburn Hills Parkway, said point being in the southwest line of said Auburn Hills Infrastructure;

THENCE along the southwest line of said Auburn Hills Infrastructure as follows:

- South 35 degrees 46 minutes 41 seconds East, 119.37 feet to a one-half inch iron rod set for corner;
- South 09 degrees 24 minutes 38 seconds West, 14.10 feet to a one-half inch iron rod set for corner;
- Southwesterly, 4.21 feet along a curve to the right having a central angle of 00 degrees 14 minutes 50 seconds, a radius of 975.00 feet, a tangent of 2.10 feet, and whose chord bears South 55 degrees 01 minutes 00 seconds West, 4.21 feet to a one-half inch iron rod set for corner;
- South 37 degrees 21 minutes 46 seconds East, 50.05 feet to a one-half inch iron rod set for corner;
- Northeasterly, 2.82 feet along a curve to the left having a central angle of 00 degrees 09 minutes 28 seconds, a radius of 1,025.00 feet, a tangent of 1.41 feet, and whose chord bears North 54 degrees 56 minutes 21 seconds East, 2.82 feet to a one-half inch iron rod set for corner;
- South 80 degrees 35 minutes 55 seconds East, 14.19 feet to a one-half inch iron rod set for corner;
- South 35 degrees 46 minutes 41 seconds East, 137.39 feet to the POINT OF BEGINNING and containing 332,849 square feet or 7.641 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 2, 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 \_\_\_\_\_, 2017.

AUBURN HILLS PARTNERS, L.P., a Texas limited liability company

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 Irving, 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, 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 Addison, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas.

NOTES:

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