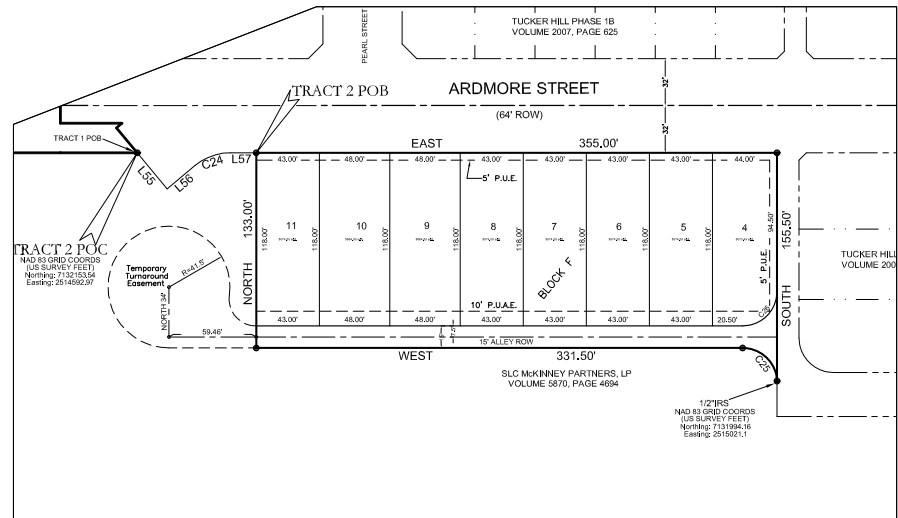
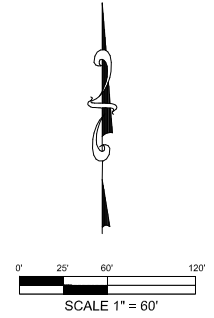
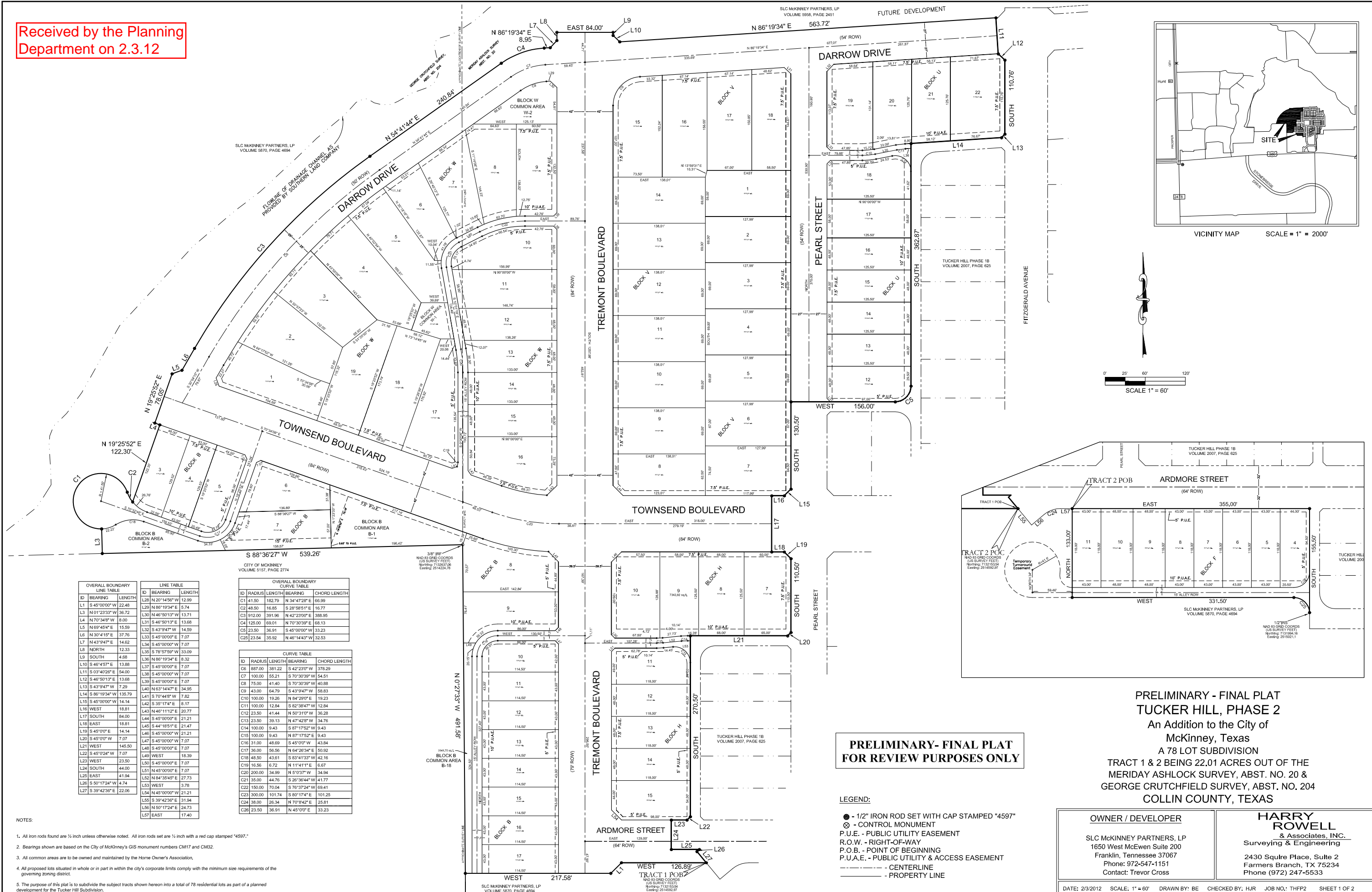


Received by the Planning Department on 2.3.12



OVERALL BOUNDARY LINE TABLE

| ID  | BEARING       | LENGTH |
|-----|---------------|--------|
| L1  | S 45°00'00" W | 22.48  |
| L2  | N 01°23'33" W | 36.72  |
| L3  | N 70°34'00" W | 8.00   |
| L4  | N 69°45'4" E  | 15.59  |
| L5  | N 30°41'5" E  | 37.76  |
| L6  | N 43°9'47" E  | 14.62  |
| L7  | N 19°25'52" E | 122.30 |
| L8  | N 03°40'28" E | 54.00  |
| L9  | S 03°40'28" E | 54.00  |
| L10 | S 45°00'00" W | 7.07   |
| L11 | S 45°00'00" W | 7.07   |
| L12 | S 45°00'00" W | 7.07   |
| L13 | S 43°9'47" W  | 7.29   |
| L14 | S 86°19'34" W | 135.79 |
| L15 | S 45°00'00" W | 14.14  |
| L16 | WEST          | 18.81  |
| L17 | SOUTH         | 84.00  |
| L18 | EAST          | 18.81  |
| L19 | S 45°00'0" E  | 14.14  |
| L20 | S 45°00'0" W  | 7.07   |
| L21 | WEST          | 145.50 |
| L22 | S 45°02'4" W  | 7.07   |
| L23 | WEST          | 23.50  |
| L24 | SOUTH         | 44.00  |
| L25 | EAST          | 41.94  |
| L26 | S 50°17'24" W | 4.74   |
| L27 | S 39°42'36" E | 22.06  |

OVERALL BOUNDARY CURVE TABLE

| ID  | RADIUS | LENGTH | BEARING       | CHORD LENGTH |
|-----|--------|--------|---------------|--------------|
| C1  | 41.50  | 182.79 | N 34°47'28" E | 66.99        |
| C2  | 48.50  | 16.85  | S 28°58'51" E | 16.77        |
| C3  | 912.00 | 391.96 | N 42°23'00" E | 388.95       |
| C4  | 125.00 | 69.01  | N 70°30'30" E | 68.13        |
| C5  | 23.50  | 36.91  | S 45°00'00" W | 33.23        |
| C25 | 23.54  | 35.92  | N 46°14'43" W | 32.53        |

CURVE TABLE

| ID  | RADIUS | LENGTH | BEARING       | CHORD LENGTH |
|-----|--------|--------|---------------|--------------|
| C6  | 887.00 | 381.22 | S 42°23'00" W | 378.29       |
| C7  | 100.00 | 55.21  | S 70°30'39" W | 54.51        |
| C8  | 75.00  | 41.40  | S 70°30'39" W | 40.88        |
| C9  | 43.00  | 64.79  | S 43°9'47" W  | 58.83        |
| C10 | 100.00 | 19.26  | N 84°29'00" E | 19.23        |
| C11 | 100.00 | 12.84  | S 82°38'47" W | 12.84        |
| C12 | 23.50  | 41.44  | N 50°31'00" W | 36.28        |
| C13 | 23.50  | 39.13  | N 47°42'00" W | 34.76        |
| C14 | 100.00 | 9.43   | S 87°17'52" W | 9.43         |
| C15 | 100.00 | 9.43   | N 87°17'52" E | 9.43         |
| C16 | 31.00  | 48.69  | S 45°00'0" W  | 43.84        |
| C17 | 36.00  | 56.56  | N 64°26'34" E | 50.92        |
| C18 | 48.50  | 43.61  | S 83°41'33" W | 42.16        |
| C19 | 16.56  | 6.72   | N 11°41'1" E  | 6.67         |
| C20 | 200.00 | 34.99  | N 5°03'7" W   | 34.94        |
| C21 | 35.00  | 44.76  | S 26°36'44" W | 41.77        |
| C22 | 150.00 | 70.04  | S 76°37'24" W | 68.41        |
| C23 | 300.00 | 101.74 | S 80°17'4" E  | 101.25       |
| C24 | 38.00  | 26.34  | N 70°9'42" E  | 25.81        |
| C26 | 23.50  | 36.91  | N 45°00'0" E  | 33.23        |

- NOTES:
- All iron rods found are 1/2 inch unless otherwise noted. All iron rods set are 1/2 inch with a red cap stamped "4597".
  - Bearings shown are based on the City of McKinney's GIS monument numbers CM17 and CM32.
  - All common areas are to be owned and maintained by the Home Owner's Association.
  - 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.
  - The purpose of this plat is to subdivide the subject tracts shown hereon into a total of 78 residential lots as part of a planned development for the Tucker Hill Subdivision.

**PRELIMINARY- FINAL PLAT FOR REVIEW PURPOSES ONLY**

- LEGEND:
- - 1/2" IRON ROD SET WITH CAP STAMPED "4597"
  - ⊗ - CONTROL MONUMENT
  - P.U.E. - PUBLIC UTILITY EASEMENT
  - R.O.W. - RIGHT-OF-WAY
  - P.O.B. - POINT OF BEGINNING
  - P.U.A.E. - PUBLIC UTILITY & ACCESS EASEMENT
  - — — — — CENTERLINE
  - — — — — PROPERTY LINE

**PRELIMINARY - FINAL PLAT  
TUCKER HILL, PHASE 2**  
An Addition to the City of McKinney, Texas  
A 78 LOT SUBDIVISION  
TRACT 1 & 2 BEING 22.01 ACRES OUT OF THE MERIDAY ASHLOCK SURVEY, ABST. NO. 20 & GEORGE CRUTCHFIELD SURVEY, ABST. NO. 204 COLLIN COUNTY, TEXAS

|   |   |
|---|---|
| <p><b>OWNER / DEVELOPER</b></p> <p>SLC MCKINNEY PARTNERS, LP<br/>1650 West McEwen Suite 200<br/>Franklin, Tennessee 37067<br/>Phone: 972-547-1151<br/>Contact: Trevor Cross</p> | <p><b>HARRY ROWELL &amp; Associates, INC.</b><br/>Surveying &amp; Engineering</p> <p>2430 Squire Place, Suite 2<br/>Farmers Branch, TX 75234<br/>Phone (972) 247-5533</p> |
|---|---|

DATE: 2/3/2012 SCALE: 1" = 60' DRAWN BY: BE CHECKED BY: HJR JOB NO.: THFP2 SHEET 1 OF 2

STATE OF TEXAS  
COUNTY OF COLLIN

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, SLC McKinney Partners, LP, is the owner of all that certain lot, tract or parcel of land situated in the Meriday Ashlock Survey, Abstract Number 20 and the George Crutchfield Survey, Abstract Number 20 in the City of McKinney and being more particularly described as follows:

Tract 120.853 Acres

BEING all that certain lot, tract or parcel of land situated in the Meriday Ashlock Survey, Abstract Number 20 and the George Crutchfield Survey, Abstract Number 204, in the City of McKinney, Collin County, Texas, and being a part of that certain tract of land described in deed to SLC McKinney, LP, recorded in Volume 5870, Page 4694 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "4597" for the easternmost southeast corner of the tract described herein;

THENCE WEST, a distance of 126.89 feet to a 1/2 inch iron rod set with a cap stamped "4597";

THENCE South 45 degrees 00 minutes 00 seconds West, a distance of 22.48 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE WEST, a distance of 217.58 feet to a 1/2 inch iron rod set with red cap stamped "4597" for the southernmost southwest corner of the herein described tract and being in the east line of a tract of land described in a deed to the City of McKinney, recorded in Volume 5157, Page 2774, Deed Records, Collin County, Texas;

THENCE North 00 degrees 27 minutes 33 seconds West, along said east line along a wire fence a distance of 491.58 feet to a 3/8 inch iron rod found for the northeast corner of said City of McKinney tract;

THENCE South 88 degrees 36 minutes 27 seconds West, along the north line of said City of McKinney tract a distance of 539.26 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE North 01 degrees 23 minutes 33" West, a distance of 36.72 feet to a 1/2 inch iron rod set with red cap stamped "4597" at the beginning of a curve to the right having a radius of 41.50 feet;

THENCE with said curve an arc length of 182.79 feet with a chord bearing of North 34 degrees 47 minute 28 seconds East, a distance of 66.99 feet to a 1/2 inch iron rod with cap stamped "4597" at the beginning of a curve to the left having a radius of 48.50 feet;

THENCE with said curve an arc length of 16.85 feet with a chord bearing of South 28 degrees 58 minutes 51 seconds East, a distance of 16.77 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE North 19 degrees 25 minutes 52 seconds East, a distance of 122.30 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE North 70 degrees 34 minutes 08 seconds West, a distance of 8.00 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE North 19 degrees 25 minutes 52 seconds East, a distance of 78.05 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE North 69 degrees 45 minutes 04 seconds East, a distance of 15.59 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE North 30 degrees 04 minutes 15 seconds East, a distance of 37.76 feet to a 1/2 inch iron rod set with cap stamped "4597" at the beginning of a curve to the right having a radius of 912.00 feet;

THENCE with said curve an arc length of 391.96 feet with a chord bearing of North 42 degrees 23 minutes 00 seconds East a distance of 388.95 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE North 54 degrees 41 minutes 44 seconds East, a distance of 240.84 feet to a 1/2 inch iron rod set with cap stamped "4597" at the beginning of a curve to the right having a radius of 125.00 feet;

THENCE with said curve an arc length of 69.01 feet with a chord bearing of North 70 degrees 30 minutes 39 seconds East a distance of 68.13 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE North 86 degrees 19 minutes 34 seconds East, a distance of 8.95 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE North 43 degrees 09 minutes 47 seconds East, a distance of 14.62 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE NORTH, a distance of 12.33 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE EAST, a distance of 84.00 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE SOUTH, a distance of 4.68 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE South 46 degrees 04 minutes 57 seconds East, a distance of 13.88 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE North 86 degrees 19 minutes 34 seconds East, a distance of 563.72 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE South 03 degrees 40 minutes 26 seconds East, a distance of 54.00 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE South 46 degrees 50 minutes 13 seconds West, a distance of 13.68 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE SOUTH, a distance of 110.76 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE South 43 degrees 09 minutes 47 seconds West, a distance of 7.29 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE South 86 degrees 19 minutes 34 seconds West, a distance of 135.79 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE SOUTH, a distance of 362.87 feet to a 1/2 inch iron rod set with cap stamped "4597" at the beginning of a curve to the right having a radius of 23.50 feet;

THENCE with said curve an arc length of 36.91 feet with a chord bearing of South 45 degrees 00 minutes 00 seconds West a distance of 33.23 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE WEST, a distance of 156.00 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE SOUTH, a distance of 130.50 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE South 45 degrees 00 minutes 00 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE WEST, a distance of 18.81 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE SOUTH, a distance of 84.00 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE EAST, a distance of 18.81 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE South 45 degrees 00 minutes 00 seconds East, a distance of 14.14 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE SOUTH a distance of 110.50 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE South 45 degrees 00 minutes 00 seconds West, a distance of 7.07 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE WEST, a distance of 145.50 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE SOUTH, a distance of 270.50 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE South 45 degrees 00 minutes 24 seconds West, a distance of 7.07 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE WEST, a distance of 23.50 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE SOUTH, a distance of 44.00 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE EAST, a distance of 41.94 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE South 50 degrees 17 minutes 24 seconds West, a distance of 4.74 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE South 39 degrees 42 minutes 36 seconds East, a distance of 22.06 feet to the POINT OF BEGINNING and containing 20.920 acres of land, more or less.

Tract 2

1.087 acres

BEING all that certain lot, tract or parcel of land situated in the Meriday Ashlock Survey, Abstract Number 20 and the George Crutchfield Survey, Abstract Number 204, in the City of McKinney, Collin County, Texas, and being a part of that certain tract of land described in deed to SLC McKinney, LP, recorded in Volume 5870, Page 4694 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a cap stamped "4597" for the easternmost southeast corner of a called 20.920 acre Tract 1, said point also being in a west line of Tucker Hill Phase 1B, an addition to the City of McKinney, recorded in Volume 2007, Page 625, Plat Records, Collin County, Texas;

THENCE South 39 degrees 42 minutes 36 seconds East, a distance of 31.94 feet to a point;

THENCE North 50 degrees 17 minutes 24 seconds East, a distance of 24.73 feet to a point at the beginning of a curve to the right having a radius of 38.00 feet;

THENCE with said curve an arc length of 26.34 feet with a chord bearing of South 70 degrees 08 minutes 42 seconds East, a distance of 25.81 feet to a point;

THENCE EAST, a distance of 17.40 feet to a 1/2 inch iron rod set with cap stamped "4597" for the POINT OF BEGINNING, said point being the northwest corner of the tract described herein being in the south line of Ardmoore Street, a 64 foot public right of way;

THENCE EAST, with said right-of-way, a distance of 355.00 feet to a 1/2 inch iron rod set with cap stamped "4597," being in the south line of said right-of-way;

THENCE SOUTH, a distance of 155.50 feet to a 1/2 inch iron rod with a cap stamped "4597" for the southeast corner of the tract described herein at the beginning of a curve to the left having a radius of 23.54 feet;

THENCE with said curve an arc length of 35.92 feet with chord bearing of North 43 degrees 51 minutes 21 seconds West a distance of 32.53 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE WEST, a distance of 331.50 feet to a 1/2 inch iron rod set with cap stamped "4597";

THENCE NORTH, a distance of 133.00 feet to the POINT OF BEGINNING and containing 1.087 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT SLC McKinney Partners, LP, does hereby adopt this plat designating by and through their duly authorized representatives the herein above described property as TUCKER HILL, PHASE 2, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the City of McKinney, Texas, for public use forever, the streets, alleys, public use areas and easements shown thereon. The streets and the alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated to the City of McKinney, Texas, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McKinney. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of McKinney and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The Fire Marshall or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

Witness, our hands at \_\_\_\_\_, Tennessee, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

SLC McKinney Partners, LP

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

STATE OF TENNESSEE  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Tennessee, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Tennessee

My commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

I, Harry J. Rowell, Registered Professional Land Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land and that the corner monuments shown thereon were property placed under my personal supervision in accordance with the platting rules and regulations of the City of McKinney, Texas.

\_\_\_\_\_  
Harry J. Rowell  
Registered Professional Land Surveyor No. 4597

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Harry J. Rowell**, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

My commission expires: \_\_\_\_\_

Received by the Planning  
Department on 2.3.12

PRELIMINARY- FINAL PLAT  
FOR REVIEW PURPOSES ONLY

PRELIMINARY - FINAL PLAT  
TUCKER HILL, PHASE 2

An Addition to the City of  
McKinney, Texas  
A 78 LOT SUBDIVISION  
TRACT 1 & 2 BEING 22.01 ACRES OUT OF THE  
MERIDAY ASHLOCK SURVEY, ABST. NO. 20 &  
GEORGE CRUTCHFIELD SURVEY, ABST. NO. 204  
COLLIN COUNTY, TEXAS

OWNER / DEVELOPER

SLC MCKINNEY PARTNERS, LP  
1650 West McEwen Suite 200  
Franklin, Tennessee 37067  
Phone: 972-547-1151  
Contact: Trevor Cross

HARRY  
ROWELL  
& Associates, INC.  
Surveying & Engineering

2430 Squire Place, Suite 2  
Farmers Branch, TX 75234  
Phone (972) 247-5533