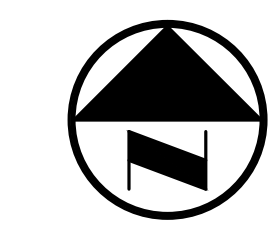


VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE IN FEET
SCALE: 1" = 60'

LEGEND

- (C.M.) CONTROLLING MONUMENT
- SIR 1/2-INCH IRON ROD WITH "POQUE ENG & DEV" CAP SET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.M.E. WALL MAINTENANCE EASEMENT

- NOTES:
1. THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE BEARING OF SOUTH 86 DEGREES, 19 MINUTES, 34 SECONDS WEST FOR THE NORTH RIGHT-OF-WAY LINE OF DARROW DRIVE ACCORDING TO THE PLAT OF TUCKER HILL, PHASE 2A, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS RECORDED IN VOLUME 2013, PAGE 82, PLAT RECORDS, COLLIN COUNTY, TEXAS.
 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 REGULATIONS OF THE SUBDIVISION ORDINANCE.
 3. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
 4. ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
 5. ALL COMMON AREAS ARE TO BE DRAINAGE, UTILITY, PEDESTRIAN ACCESS, AND LANDSCAPE EASEMENTS.

PRELIMINARY-FINAL PLAT
TUCKER HILL, PHASE 4
LOCATED IN THE CITY OF MCKINNEY, TEXAS
A 118 LOT SUBDIVISION AND 5 COMMON AREAS
AND BEING 37.3206 ACRES OUT OF THE
MERIDAY ASHLOCK SURVEY, ABSTRACT No. 20
COLLIN COUNTY, TEXAS
SHEET 1 OF 3

OWNER:
SLC MCKINNEY PARTNERS, LP
1550 West McEwen Drive
Suite 200
Franklin, Tennessee 37067
(972) 547-1151 (PHONE)

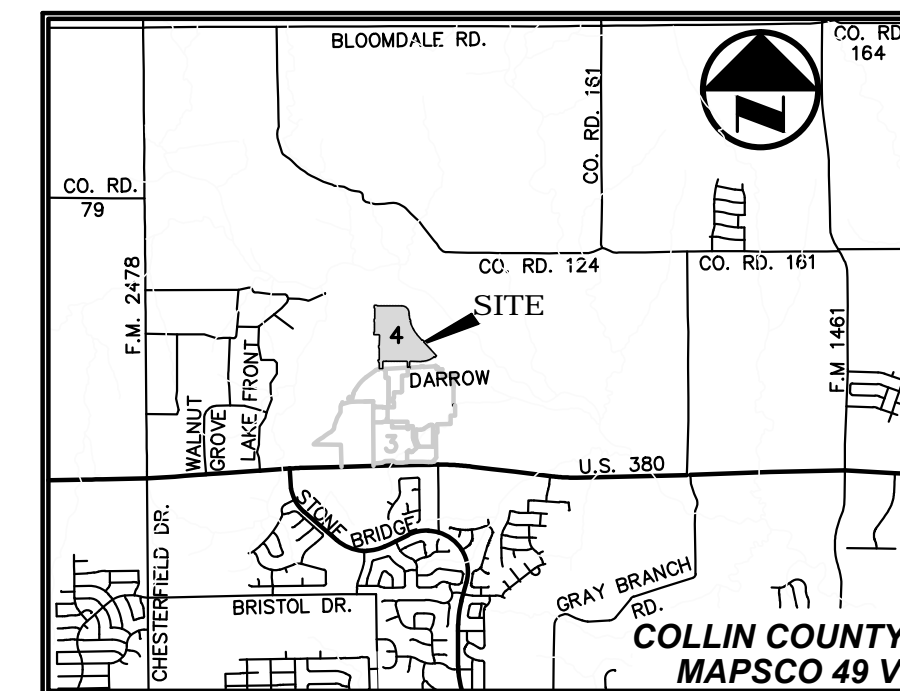
POQUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. #000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00

PREPARED 06-24-2015
SURVEYED 06-16-2015
SCALE: 1" = 60'
PI NUMBER 1252-15-022
DRAWN BY: RLG
CHECKED BY: AWS

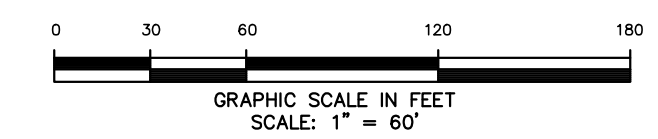
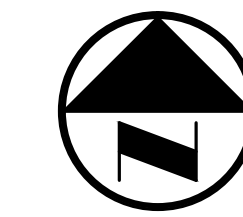
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

RECEIVED
By Planning Department at 12:14 pm, Aug 12, 2015

AS/ML/CLON 08/12/2015 - 10:28AM
 N:\JONES\1200-1799\1252-15-022 TUCKER HILL PHASE 4-PREIM PLAT.DWG
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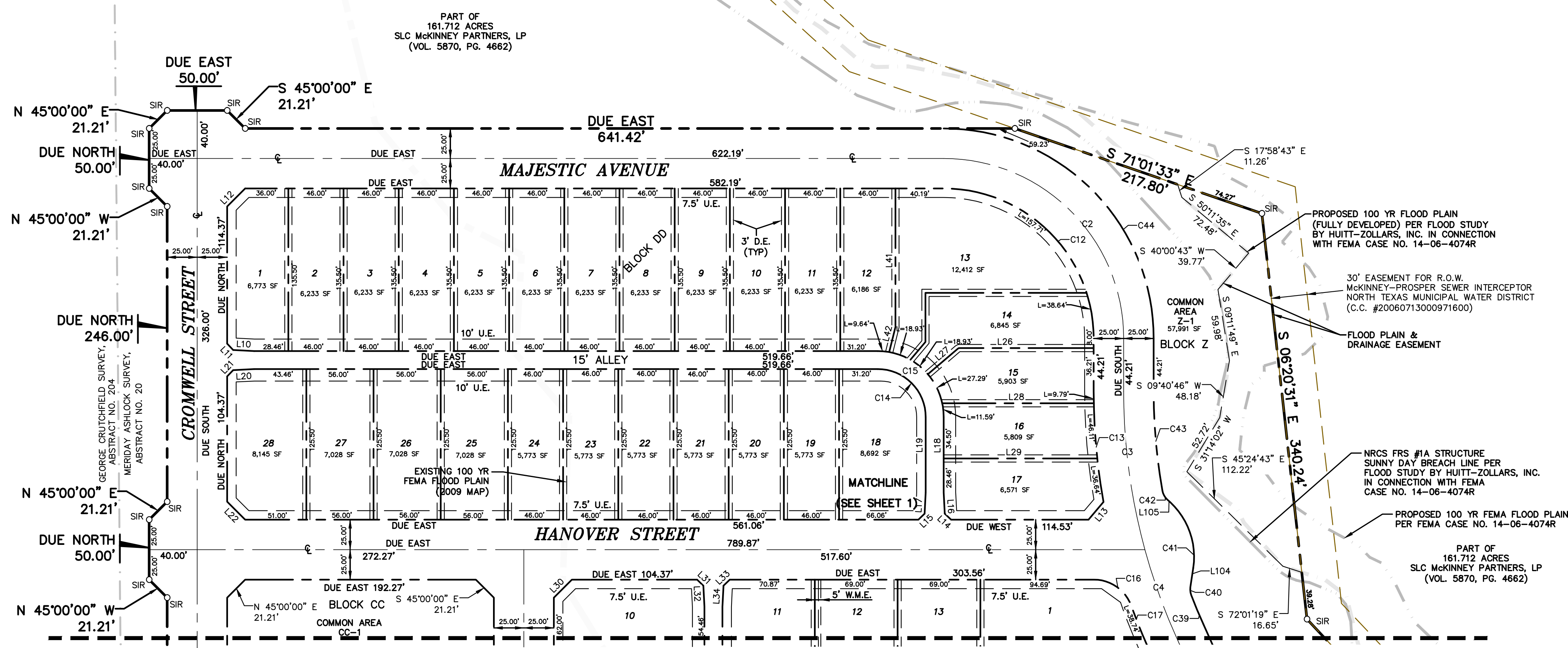


VICINITY MAP
NOT TO SCALE



LEGEND

- (C.M.) CONTROLLING MONUMENT
- SIR 1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.M.E. WALL MAINTENANCE EASEMENT



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 43°11'02\"	7.73'
L2	N 87°25'59\"	21.50'
L3	S 45°00'00\"	21.21'
L4	N 90°00'00\"	57.00'
L5	S 00°00'00\"	4.11'
L6	S 43°09'47\"	14.59'
L7	N 46°04'57\"	13.88'
L8	N 00°00'00\"	4.68'
L9	S 90°00'00\"	84.00'
L10	S 87°08'15\"	17.56'
L11	S 43°34'08\"	7.25'
L12	N 45°00'00\"	21.21'
L13	S 40°15'12\"	19.30'
L14	S 46°25'52\"	7.25'
L15	S 46°25'52\"	7.25'
L16	N 02°51'45\"	17.56'
L17	N 02°51'45\"	17.56'
L18	S 00°00'00\"	62.96'
L19	N 00°00'00\"	62.96'
L20	S 87°08'15\"	17.56'
L21	N 43°34'08\"	7.25'
L22	S 45°00'00\"	21.21'
L23	N 90°00'00\"	111.74'
L24	N 49°30'07\"	32.62'
L25	N 90°00'00\"	126.30'
L26	N 90°00'00\"	127.97'
L27	N 45°00'00\"	21.21'
L28	N 46°25'52\"	7.25'
L29	N 02°51'45\"	17.56'
L30	S 46°25'52\"	7.25'
L31	N 02°51'45\"	17.56'
L32	N 02°51'45\"	17.56'
L33	S 46°25'52\"	7.25'
L34	N 02°51'45\"	17.56'
L35	N 02°51'46\"	16.95'
L36	S 46°25'53\"	7.25'
L37	N 02°51'44\"	16.93'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L38	S 46°25'52\"	7.25'
L39	N 45°00'00\"	21.21'
L40	N 17°26'39\"	22.23'
L41	N 00°00'00\"	115.50'
L42	N 14°02'10\"	21.48'
L43	N 45°00'00\"	21.21'
L44	S 46°25'52\"	7.25'
L45	S 02°51'45\"	17.56'
L46	N 46°25'52\"	7.25'
L47	S 02°51'45\"	17.56'
L48	N 87°08'15\"	17.56'
L49	N 87°08'15\"	17.56'
L50	N 43°34'08\"	7.25'
L51	N 43°34'08\"	7.25'
L52	S 00°00'00\"	79.46'
L53	S 00°00'00\"	79.46'
L54	S 00°00'00\"	79.46'
L55	S 02°51'45\"	17.56'
L56	S 00°00'00\"	79.46'
L57	S 02°51'45\"	17.56'
L58	S 46°25'52\"	7.25'
L59	N 46°25'52\"	7.25'
L60	S 45°00'00\"	21.21'
L61	N 90°00'00\"	55.04'
L62	N 13°33'54\"	35.83'
L63	N 47°18'53\"	46.16'
L64	S 00°00'00\"	72.11'
L65	N 46°48'58\"	130.50'
L66	N 47°07'17\"	130.50'
L67	N 49°05'46\"	130.50'
L68	N 59°37'06\"	67.19'
L69	S 77°29'34\"	22.01'
L70	S 01°48'58\"	21.21'
L71	N 45°00'00\"	21.21'
L72	N 45°00'00\"	21.21'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L73	N 02°51'45\"	17.56'
L74	N 02°51'45\"	17.56'
L75	N 02°51'45\"	17.56'
L76	N 46°25'52\"	7.25'
L77	S 00°00'00\"	79.46'
L78	S 00°00'00\"	79.46'
L79	N 46°25'52\"	7.25'
L80	S 46°25'52\"	7.25'
L81	N 02°51'45\"	17.56'
L82	N 46°25'52\"	7.25'
L83	N 90°00'00\"	37.74'
L84	N 48°21'49\"	20.07'
L85	N 45°00'00\"	21.21'
L86	S 45°00'00\"	21.21'
L87	N 00°00'00\"	104.37'
L88	N 43°34'08\"	7.25'
L89	N 87°08'15\"	17.56'
L90	S 87°08'15\"	17.56'
L91	S 43°34'08\"	7.25'
L92	S 02°51'45\"	104.37'
L93	N 45°00'00\"	21.21'
L94	S 45°00'00\"	21.21'
L95	S 88°11'02\"	21.21'
L96	N 02°40'54\"	20.90'
L97	N 46°48'58\"	42.57'
L98	S 19°46'32\"	60.38'
L99	N 46°48'58\"	130.50'
L100	N 46°48'58\"	130.50'
L101	N 46°48'58\"	130.50'
L102	N 46°48'58\"	130.50'
L103	N 46°48'58\"	130.50'
L104	S 08°29'39\"	16.23'
L105	S 47°00'39\"	3.78'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	1°30'37\"	625.00'	16.47'	8.24'	S 72°28'46\"	16.47'
C2	90°00'01\"	150.00'	235.62'	150.00'	N 45°00'01\"	212.13'
C3	15°16'58\"	500.00'	133.37'	67.08'	S 07°38'29\"	132.97'
C4	8°49'47\"	500.00'	77.05'	38.60'	S 19°41'51\"	76.98'
C5	30°22'54\"	100.00'	53.03'	27.15'	N 74°48'33\"	52.41'
C6	19°04'17\"	500.00'	166.43'	83.99'	S 33°38'53\"	165.66'
C7	6°25'02\"	600.00'	67.20'	33.64'	S 74°54'02\"	67.16'
C8	11°53'28\"	600.00'	124.52'	62.49'	S 84°03'16\"	124.30'
C9	43°11'02\"	100.00'	75.37'	39.58'	N 68°24'29\"	73.60'
C10	45°57'31\"	425.00'	340.90'	180.22'	N 67°01'15\"	331.84'
C11	6°39'16\"	575.00'	66.78'	33.43'	S 86°40'22\"	66.74'
C12	90°00'00\"	125.00'	196.35'	125.00'	N 45°00'00\"	176.78'
C13	10°05'58\"	525.00'	92.54'	46.39'	N 05°02'59\"	92.42'
C14	90°00'00\"	40.00'	62.83'	40.00'	N 45°00'00\"	56.57'
C15	90°00'00\"	55.00'	86.39'	55.00'	N 45°00'00\"	77.78'
C16	70°08'55\"	33.00'	40.38'	23.16'	N 45°56'32\"	37.91'
C17	41°3'40\"	525.00'	38.74'	19.38'	N 21°59'55\"	38.73'
C18	1°08'29\"	525.00'	10.46'	5.23'	N 24°40'59\"	10.46'
C19	30°22'54\"	75.00'	39.77'	20.36'	N 74°48'33\"	39.31'
C20	90°00'00\"	23.50'	36.91'	23.50'	S 45°00'00\"	33.23'
C21	90°00'00\"	23.50'	36.91'	23.50'	N 45°00'00\"	33.23'
C22	90°00'00\"	23.50'	36.91'	23.50'	N 45°00'00\"	33.23'
C23	90°00'00\"	23.50'	36.91'	23.50'	N 45°00'00\"	33.23'
C24	90°00'00\"	38.50'	60.48'	38.50'	N 45°00'00\"	54.45'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C25	46°56'27\"	38.50'	31.54'	16.72'	N 23°28'14\"	30.67'
C26	43°03'33\"	38.50'	28.93'	15.19'	N 68°28'14\"	28.26'
C27	30°22'54\"	125.00'	66.28'	33.94'	N 74°48'33\"	65.51'
C28	6°24'53\"	655.50'	73.39'	36.73'	S 37°41'48\"	73.35'
C29	21°6'48\"	655.50'	26.08'	13.04'	S 42°02'38\"	26.08'
C30	8°11'46\"	655.50'	93.77'	46.96'	S 38°35'14\"	93.69'
C31	9°12'01\"	525.00'	84.30'	42.24'	S 38°35'01\"	84.21'
C32	43°11'02\"	75.00'	56.53'	29.68'	N 68°24'29\"	55.20'
C33	90°00'00\"	23.50'	36.91'	23.50'	S 45°00'00\"	33.23'
C34	90°00'00\"	23.50'	36.91'	23.50'	S 45°00'00\"	33.23'
C35	6°07'12\"	625.00'	66.76'	33.41'	S 86°56'24\"	66.73'
C36	43°11'02\"	125.00'	94.21'	49.47'	N 68°24'29\"	92.00'
C37	40°24'01\"	400.00'	282.05'	147.17'	N 69°48'00\"	276.24'
C38	19°04'17\"	475.00'	158.11'	79.79'	S 33°38'53\"	157.38'
C39	3°11'38\"	475.00'	26.48'	13.24'	S 22°30'56\"	26.47'
C40	29°24'46\"	13.00'	6.67'	3.41'	S 06°12'44\"	6.60'
C41	55°30'18\"	62.00'	60.06'	32.62'	N 19°15'30\"	57.74'
C42	36°59'28\"	13.00'	8.39'	4.35'	S 28°30'56\"	8.25'
C43	10°01'10\"	475.00'	83.07'	41.64'	S 05°00'35\"	82.96'
C44	90°00'00\"	175.00'	274.89'	175.00'	N 45°00'00\"	247.49'
C45	44°44'32\"	13.00'	10.15'	5.35'	N 65°33'18\"	9.90'
C46	89°29'04\"	40.50'	63.25'	40.14'	N 43°11'02\"	57.02'
C47	44°44'29\"	13.00'	10.15'	5.35'	N 20°48'44\"	9.90'

NOTES:

- THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE BEARING OF SOUTH 86 DEGREES, 19 MINUTES, 34 SECONDS WEST FOR THE NORTH RIGHT-OF-WAY LINE OF DARROW DRIVE ACCORDING TO THE PLAT OF TUCKER HILL, PHASE 2A, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS RECORDED IN VOLUME 2013, PAGE 82, PLAT RECORDS, COLLIN COUNTY, TEXAS.
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- ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- ALL COMMON AREAS ARE TO BE DRAINAGE, UTILITY, PEDESTRIAN ACCESS, AND LANDSCAPE EASEMENTS.

**PRELIMINARY-FINAL PLAT
TUCKER HILL, PHASE 4**
LOCATED IN THE CITY OF MCKINNEY, TEXAS
A 118 LOT SUBDIVISION AND 5 COMMON AREAS
AND BEING 37.3206 ACRES OUT OF THE
MERIDAY ASHLOCK SURVEY, ABSTRACT No. 20
COLLIN COUNTY, TEXAS
SHEET 2 OF 3

OWNER:
SLC MCKINNEY PARTNERS, LP
1550 West McEwen Drive
Suite 200
Franklin, Tennessee 37067
(972) 547-1151 (PHONE)

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. # 000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00

PREPARED 06-24-2015
SURVEYED 06-16-2015
SCALE: 1" = 60'
PI NUMBER 1252-15-022
DRAWN BY: RLG
CHECKED BY: AWS

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

ASME/ISO 9001:2015 - 10-28-2014
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OWNER'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF COLLIN ~

WHEREAS, SLC McKinney Partners, L.P. is the owner of a 37.3206 acre tract of land situated in the Meriday Ashlock Survey, Abstract No. 20, Collin County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed (with Vendor's Lien) to SLC McKinney Partners, L.P. recorded in Volume 5870, Page 4662 of the Deed Records of Collin County; said 37.3206 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found at the west end of the north terminus of Tremont Boulevard (an 84-foot wide right-of-way); said point also being Due North, a distance of 12.33 feet from a point at the northeast end of a right-of-way corner clip at the intersection of the west right-of-way line of said Tremont Boulevard and the north right-of-way line of Darrow Drive (a 54-foot wide right-of-way);

THENCE, Due North, a distance of 138.11 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 53 degrees, 52 minutes, 48 seconds West, a distance of 18.57 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 18 degrees, 18 minutes, 32 seconds West, a distance of 50.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the beginning of a non-tangent curve to the right;

THENCE, in an easterly direction, along said curve to the right, having a central angle of 01 degrees, 30 minutes, 37 seconds, a radius of 625.00 feet, a chord bearing and distance of North 72 degrees, 26 minutes, 46 seconds East, 16.47 feet, an arc distance of 16.47 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

THENCE, North 37 degrees, 03 minutes, 12 seconds East, a distance of 24.89 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, Due North, a distance of 257.80 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 45 degrees, 00 minutes, 00 seconds West, a distance of 21.21 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, Due North, a distance of 50.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 45 degrees, 00 minutes, 00 seconds East, a distance of 21.21 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, Due North, a distance of 236.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 45 degrees, 00 minutes, 00 seconds West, a distance of 21.21 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, Due West, a distance of 119.13 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, Due North, a distance of 50.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 45 degrees, 00 minutes, 00 seconds East, a distance of 21.21 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, Due North, a distance of 236.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 45 degrees, 00 minutes, 00 seconds West, a distance of 21.21 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, Due North, a distance of 50.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 45 degrees, 00 minutes, 00 seconds East, a distance of 21.21 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, Due North, a distance of 246.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 45 degrees, 00 minutes, 00 seconds West, a distance of 21.21 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, Due North, a distance of 50.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap se for corner;

THENCE, North 45 degrees, 00 minutes, 00 seconds East, a distance of 21.21 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, Due East, a distance of 50.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, South 45 degrees, 00 minutes, 00 seconds East, a distance of 21.21 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, Due East, a distance of 641.42 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, South 71 degrees, 01 minutes, 33 seconds East, a distance of 217.80 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, South 06 degrees, 20 minutes, 31 seconds East, a distance of 340.24 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, South 43 degrees, 12 minutes, 34 seconds East, a distance of 160.42 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

THENCE, South 39 degrees, 13 minutes, 04 seconds East, a distance of 62.85 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

THENCE, South 42 degrees, 56 minutes, 47 seconds East, a distance of 67.59 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

THENCE, South 43 degrees, 07 minutes, 21 seconds East, a distance of 138.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

THENCE, South 42 degrees, 34 minutes, 46 seconds East, a distance of 59.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

THENCE, South 43 degrees, 48 minutes, 03 seconds East, a distance of 71.51 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

THENCE, South 43 degrees, 11 minutes, 02 seconds East, a distance of 377.49 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, South 46 degrees, 48 minutes, 58 seconds West, a distance of 185.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 43 degrees, 11 minutes, 02 seconds West, a distance of 7.73 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, North 87 degrees, 25 minutes, 59 seconds West, a distance of 21.50 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the beginning of a non-tangent curve to the right;

THENCE, in a southwesterly direction, along said curve to the right, having a central angle of 40 degrees, 42 minutes, 35 seconds, a radius of 450.00 feet, a chord bearing and distance of South 69 degrees, 38 minutes, 43 seconds West, 313.05 feet, an arc distance of 319.73 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

THENCE, Due West, a distance of 271.39 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, South 45 degrees, 00 minutes, 00 seconds West, a distance of 21.21 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, Due South, a distance of 126.39 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner in the north terminus of Fitzgerald Avenue (a 64-foot wide right-of-way); said point also being Due West, a distance of 7.00 feet from a 1/2-inch iron rod found at the east end of said north terminus of Fitzgerald Avenue;

THENCE, Due West, along the said north terminus of Fitzgerald Avenue, a distance of 57.00 feet to a 1/2-inch iron rod found for corner; said point also being at the west end of said north terminus of Fitzgerald Avenue;

THENCE, Due South, departing the said north terminus of Fitzgerald Avenue and along the west right-of-way line of sad Fitzgerald Avenue, a distance of 4.11 feet to a 1/2-inch iron rod found for corner; said point also being at the northeast end of a right-of-way corner clip at the intersection of the said west line of Fitzgerald Avenue and the said north line of Darrow Drive;

THENCE, South 43 degrees, 09 minutes, 47 seconds West, departing the said west line of Fitzgerald Avenue and along the said right-of-way corner clip, a distance of 14.59 feet to a 1/2-inch iron rod found for corner; said point also being at the southwest end of said right-of-way corner clip at the intersection of the said west line of Fitzgerald Avenue and the said north line of Darrow Drive;

THENCE, South 86 degrees, 19 minutes, 34 seconds West, along the said north line of Darrow Drive, a distance of 567.19 feet to a 1/2-inch iron rod found for corner; said point also being at the southeast end of a right-of-way corner clip at the intersection of the said north line of Darrow Drive and the east right-of-way line of said Tremont Boulevard;

THENCE, North 46 degrees, 04 minutes, 57 seconds West, departing the said north line of Darrow Drive and along the said right-of-way corner clip, a distance of 13.88 feet to a 1/2-inch iron rod found for corner; said point also being at the northwest end of said right-of-way corner clip;

THENCE, Due North, along the said east line of Tremont Boulevard, a distance of 4.68 feet to a 1/2-inch iron rod found for corner; said point also being at the east end of said north terminus of Tremont Boulevard;

THENCE, Due West, departing the said east line of Tremont Boulevard and along the said north terminus of Tremont Boulevard, a distance of 84.00 feet to the POINT OF BEGINNING;

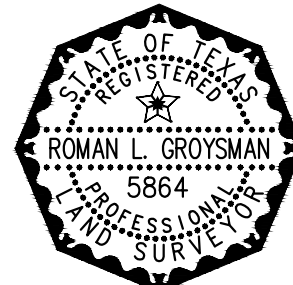
CONTAINING, 1,625,686 square feet or 37.3206 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roman L. Groysman, do hereby certify that I prepared this plat from and 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
RELEASED 06/24/15 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Roman L. Groysman, Registered Professional Land Surveyor No. 5864



STATE OF TEXAS ~
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Roman L. Groysman, 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.

OWNER'S DEDICATION

STATE OF TEXAS ~
COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, SLC MCKINNEY PARTNERS, L.P. do hereby adopt this plat designating the hereinabove described property as TUCKER HILL, PHASE 4, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever, their 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 anyway, endanger interfere with the construction, maintenance or efficiency of it's respective systems on said Easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinance, rules, regulations and resolutions of the City of McKinney, Texas.

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

By: _____

Name: Trevor Cross, Authorized Representative, SLC McKinney Partners, L.P.

STATE OF TEXAS ~
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared _____ authorized representative of SLC McKinney Partners, L.P., authorized to do business in the State of Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2015.

Notary Public in and for the State of Texas

NOTES:

- 1. THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE BEARING OF SOUTH 86 DEGREES, 19 MINUTES, 34 SECONDS WEST FOR THE NORTH RIGHT-OF-WAY LINE OF DARROW DRIVE ACCORDING TO THE PLAT OF TUCKER HILL, PHASE 2A, AN ADDITION TO THE CITY OF MCKINNEY, TEXAS RECORDED IN VOLUME 2013, PAGE 82, PLAT RECORDS, COLLIN COUNTY, TEXAS.
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 REGULATIONS OF THE SUBDIVISION ORDINANCE.
3. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
4. ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
5. ALL COMMON AREAS ARE TO BE DRAINAGE, UTILITY, PEDESTRIAN ACCESS, AND LANDSCAPE EASEMENTS.

PRELIMINARY-FINAL PLAT
TUCKER HILL, PHASE 4
LOCATED IN THE CITY OF MCKINNEY, TEXAS
A 118 LOT SUBDIVISION AND 5 COMMON AREAS
AND BEING 37.3206 ACRES OUT OF THE
MERIDAY ASHLOCK SURVEY, ABSTRACT No. 20
COLLIN COUNTY, TEXAS
SHEET 3 OF 3

Table with 2 columns: Field Name (OWNER, PREPARED, SURVEYED, SCALE, PI NUMBER, DRAWN BY, CHECKED BY) and Value (SLC MCKINNEY PARTNERS, L.P., 06-24-2015, 06-16-2015, 1" = 60', 1252-15-022, RLG, AWS).

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

ASSEMBLED ON 08/12/2015 AT 10:30AM
NO. J0551200-1249\1202-15-022_PRELIM PLATTING
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