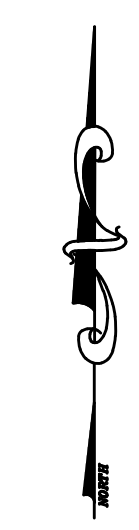
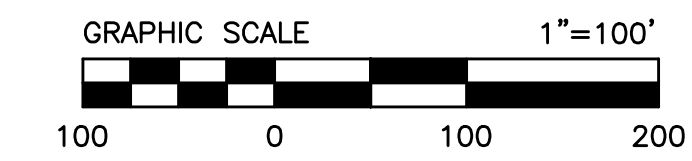


VICINITY MAP
N.T.S.



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'

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
Q-18	9,050	0.208
Q-19	9,100	0.209
Q-20	9,574	0.220
Q-21	31,706	0.728
R-1	7,800	0.179
R-2	7,800	0.179
R-3	7,800	0.179
R-4	7,800	0.179
R-5	7,800	0.179
R-6	7,800	0.179
R-7	7,800	0.179
R-8	7,800	0.179
R-9	8,139	0.187
S-1	12,573	0.289
S-2	7,800	0.179
S-3	7,800	0.179
S-4	7,800	0.179
S-5	7,800	0.179
S-6	7,800	0.179
S-7	7,800	0.179
S-8	7,800	0.179
S-9	7,800	0.179
S-10	7,800	0.179
S-11	7,800	0.179
S-12	7,800	0.179
S-13	8,140	0.187

COMMON AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
Q CA-2	9,654	0.222
Q CA-3	6,282	0.144
R CA-3	9,645	0.221
R CA-4	2,421	0.056
R CA-5	2,556	0.059
S CA-1	4,357	0.100
S CA-2	2,548	0.059

- LEGEND**
- POB POINT OF BEGINNING
 - CIRF CAPPED IRON ROD FOUND
 - CIRS CAPPED IRON ROD SET
 - CM CONTROL MONUMENT
 - IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - 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

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

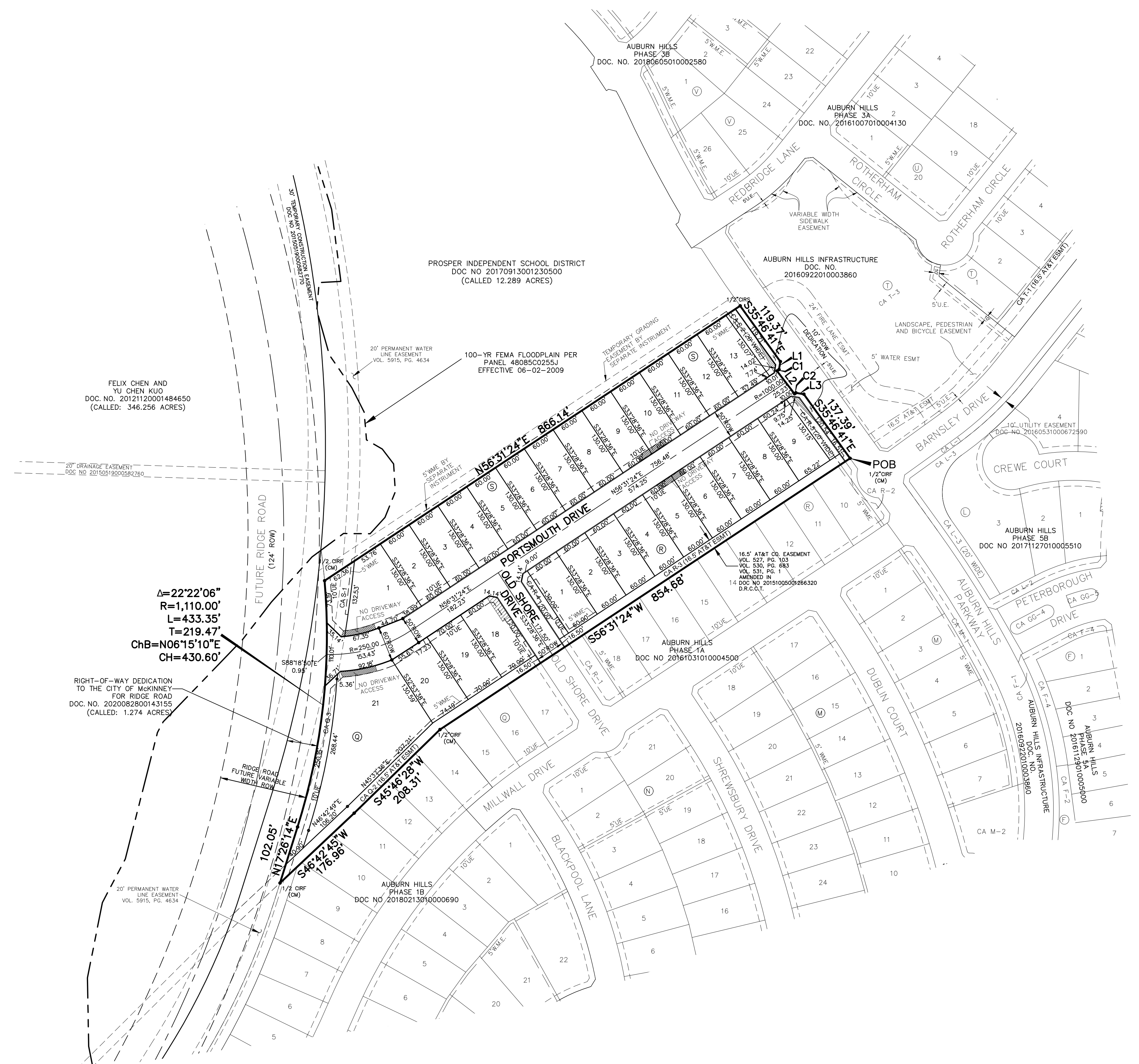
PRELIMINARY-FINAL PLAT

**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

TAYLOR MORRISON OF TEXAS, INC. OWNER/DEVELOPER
6735 Salt Cedar Way, Building 1, Suite 200 Frisco, Texas 75034
Contact: Phillip Thompson (469)252-2194

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road Suite 300 Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000 (972)248-7676



$A=22^{\circ}22'06''$
 $R=1,110.00'$
 $L=433.35'$
 $T=219.47'$
 $ChB=N06^{\circ}15'10''E$
 $CH=430.60'$

RIGHT-OF-WAY DEDICATION
TO THE CITY OF MCKINNEY
FOR RIDGE ROAD
DOC. NO. 2020082800143155
(CALLED: 1.274 ACRES)

20' PERMANENT WATER
LINE EASEMENT
VOL. 5915, PG. 4634

FELIX CHEN AND
YU CHEN KUO
DOC. NO. 20121120001484650
(CALLED: 346.256 ACRES)

PROSPER INDEPENDENT SCHOOL DISTRICT
DOC NO 20170913001230500
(CALLED 12.269 ACRES)

100-YR FEMA FLOODPLAIN PER
PANEL 48085C0255J
EFFECTIVE 06-02-2009

16.5' AT&T CO. EASEMENT
VOL. 527 PG. 103
VOL. 530 PG. 683
VOL. 531 PG. 1
AMENDED IN
14 DOC NO 20151025501866320
D.R.C.C.T.

AUBURN HILLS
PHASE 5B
DOC NO 20171127010005510

AUBURN HILLS
PHASE 3B
DOC. NO. 20180605010002580

AUBURN HILLS
PHASE 3A
DOC. NO. 20161007010004130

AUBURN HILLS INFRASTRUCTURE
DOC. NO.
20160922010003860

AUBURN HILLS
PHASE 1B
DOC NO 20180213010000690

OWNERS CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

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 all of that called 7.641 acre tract of land described in deed to Taylor Morrison of Texas, INC. as recorded in Document Number 20201008001744740, Deed Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch capped iron rod stamped "JBI" found 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 as Document Number 2016-764, Plat Records, Collin County, Texas, said point being the southwest line of Auburn Hills Parkway (a 50 foot wide right-of-way), dedicated by Auburn Hills Infrastructure, an addition to the City of McKinney, as recorded in Document Number 2016-655, Plat Records of Collin County, Texas;

THENCE along the northwest line of said Auburn Hills, Phase 1A, an addition to the City of McKinney, South 56 degrees 31 minutes 24 seconds West, 854.88 feet to a one-half inch capped iron rod stamped "JBI" found for corner, being in the northwest line of Lot 14, Auburn Hills Phase 1B, ad addition to the City of McKinney as recorded as Document No. 2018-103, Plat Records, Collin County, Texas;

THENCE along the northwest line of said Auburn Hills Phase 1B as follows:
South 45 degrees 46 minutes 28 seconds West, 208.31 feet to a one-half inch iron rod stamped "JBI" found for corner;

South 46 degrees 42 minutes 45 seconds West, 176.96 feet to a one-half inch iron rod stamped "JBI" found at the most westerly northwest corner of said Auburn Hills, Phase 1B;

THENCE North 17 degrees 26 minutes 14 seconds East, 102.05 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, the beginning of a curve to the left;

THENCE Northeasterly, 433.35 feet along said 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 stamped "JBI" found at the southwest corner of that 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 (50' R.O.W.), said point being in the southwest line of said Auburn Hills Infrastructure addition;

THENCE along the southwest line of said Auburn Hills Infrastructure addition as follows:
South 35 degrees 46 minutes 41 seconds East, 119.37 feet to a one-half inch capped iron rod stamped "JBI" set for corner;

South 09 degrees 24 minutes 38 seconds West, 14.10 feet to a one-half inch capped iron rod stamped "JBI" set for corner the beginning of a non-tangent curve to the right;

Southwesterly, 4.21 feet along said 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 capped iron rod stamped "JBI" set for corner;

South 37 degrees 21 minutes 46 seconds East, 50.05 feet to a one-half inch capped iron rod stamped "JBI" set for corner, the beginning of a non-tangent curve to the left;

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 capped iron rod stamped "JBI" found for set for corner;

South 80 degrees 35 minutes 55 seconds East, 14.19 feet to a one-half inch capped iron rod stamped "JBI" found 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)

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TAYLOR MORRISON OF TEXAS, INC., THROUGH THE UNDER SIGNED AUTHORITY, DOES HEREBY ADOPT THIS PRELIMINARY-FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS AUBURN HILLS, PHASE 2, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE IN FEE SIMPLE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENTS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SHOWN HEREIN. TAYLOR MORRISON OF TEXAS, INC., DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, ALLEYS, EASEMENTS AND RIGHTS UNTO THE PUBLIC AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID FINAL PLAT. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

EXECUTED this _____ day of _____, 2021.

TAYLOR MORRISON OF TEXAS, INC.

By _____
Name: Phillip Thompson
Title: VP, Land Development

NOTARY CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Phillip Thompson of TAYLOR MORRISON OF TEXAS, INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Mark W. Harp, Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the City of McKinney, Collin County, Texas Subdivision Rules and Regulations.

Dated this the _____ day of _____, 2021.



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

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public, State of Texas

"Approved and Accepted"

City Manager
City of McKinney, Texas

Date

NOTES:

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.

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

TAYLOR MORRISON OF TEXAS, INC. OWNER/DEVELOPER
6735 Salt Cedar Way, Building 1, Suite 200 (469)252-2194
Frisco, Texas 75034
Contact: Phillip Thompson

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road Suite 300 (972)248-7676
Carrallton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

DATE: January 4, 2021

Sheet 2 of 2