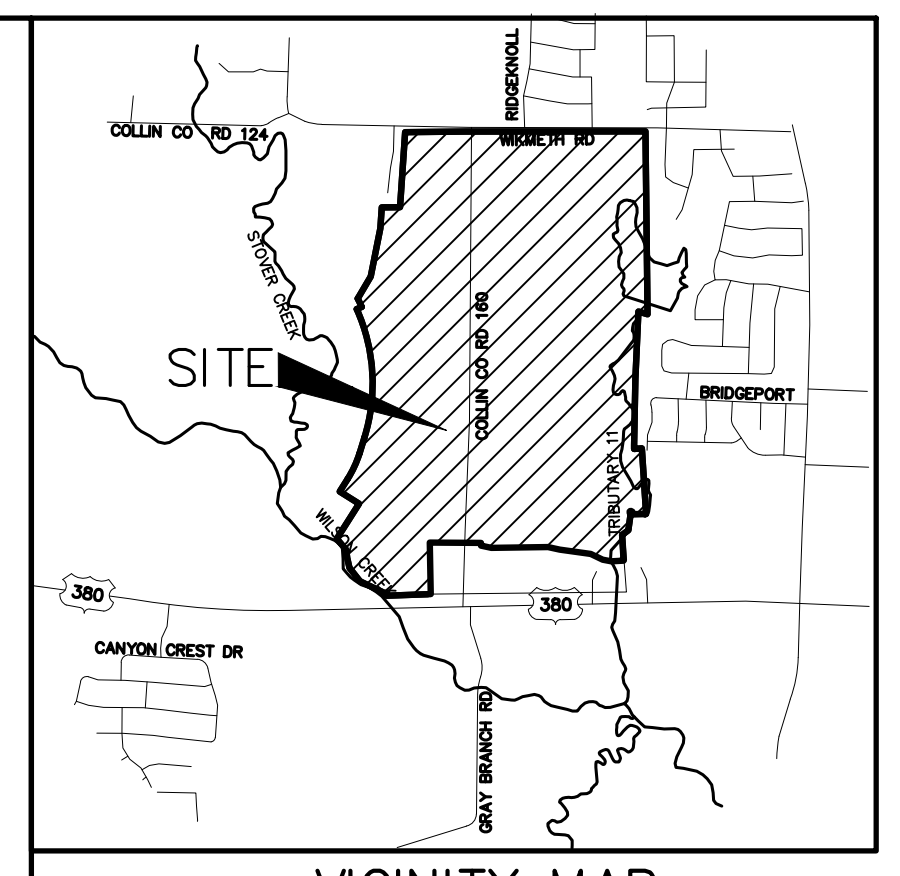
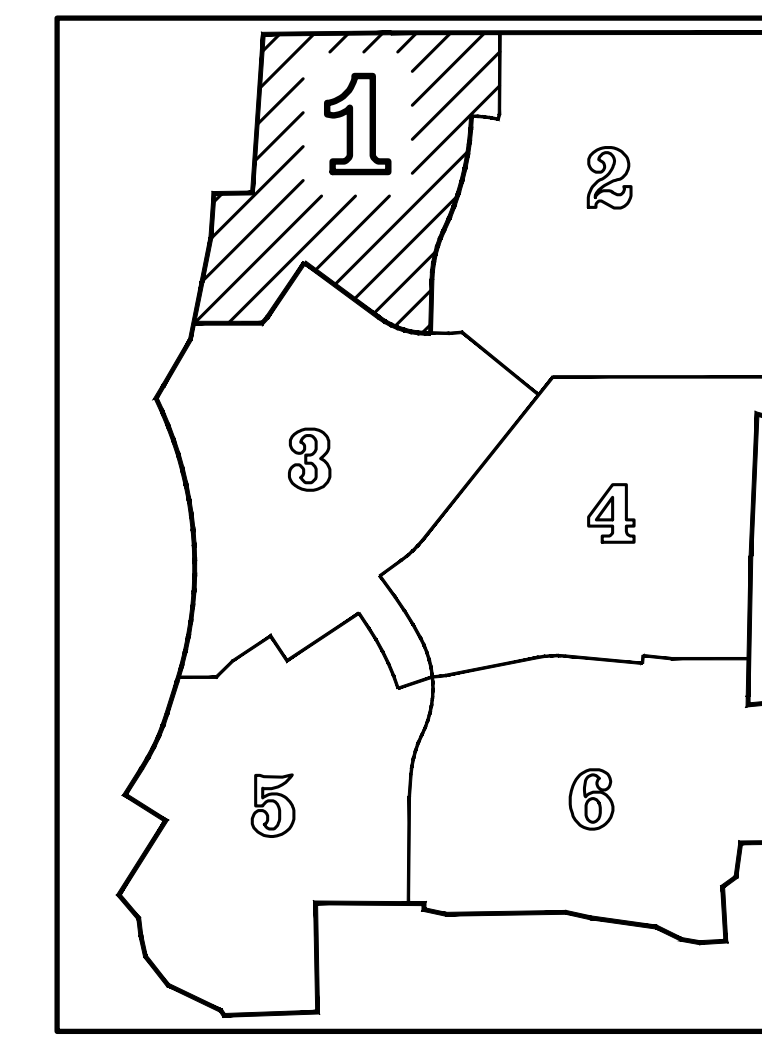
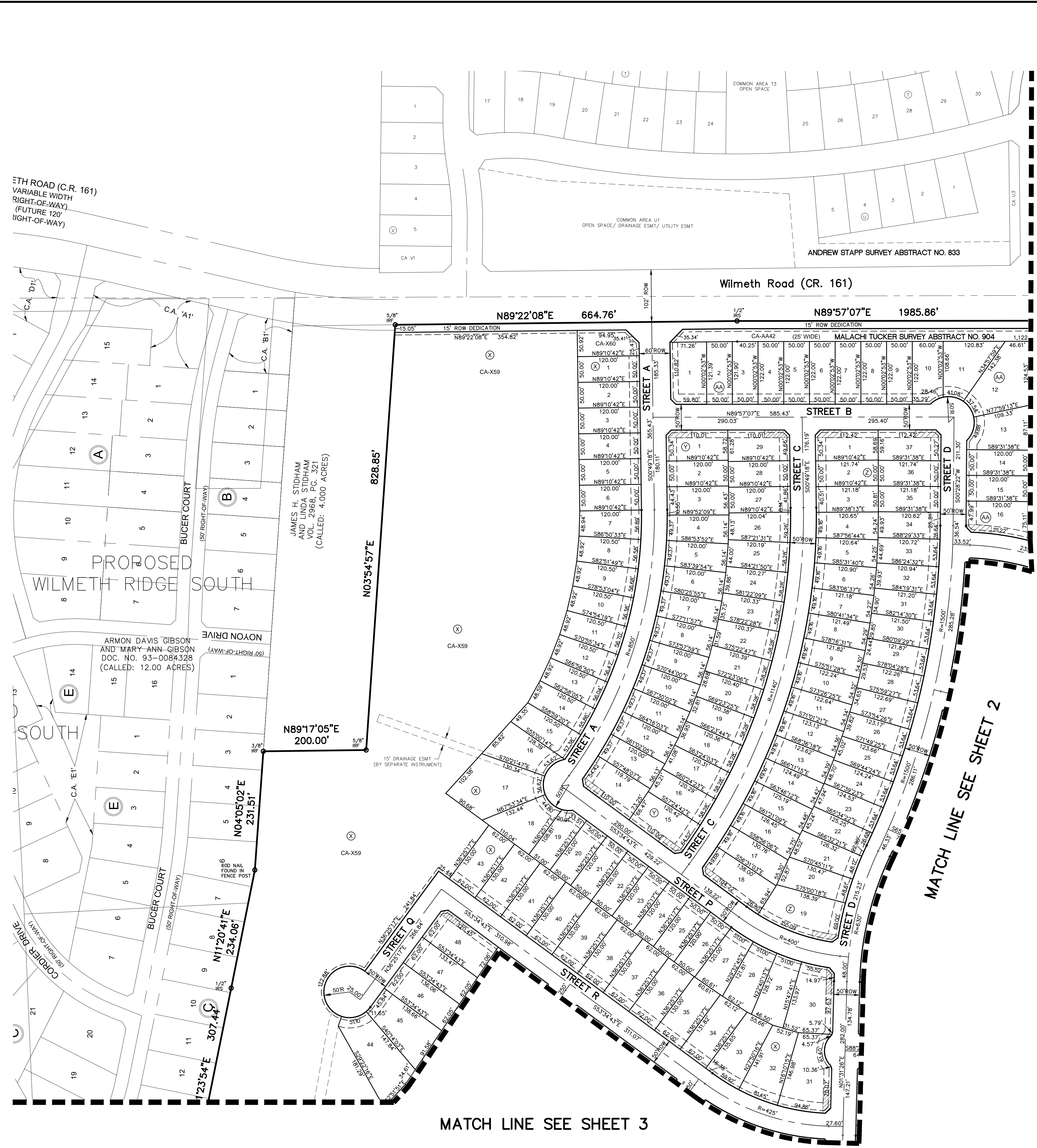


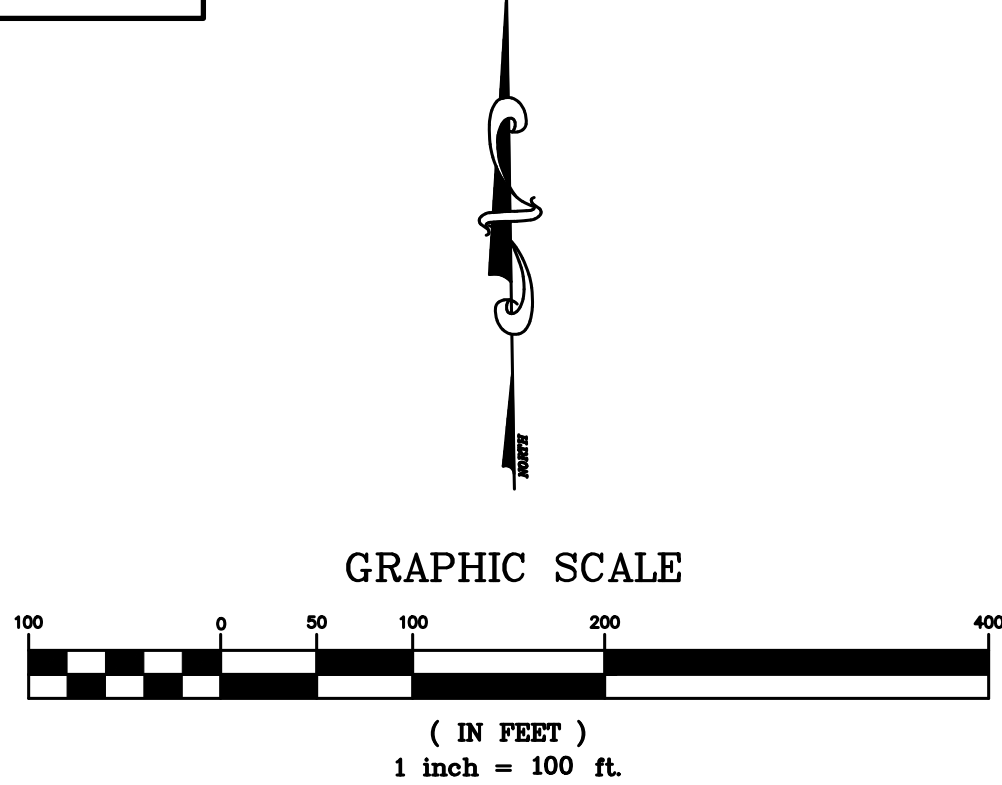
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 - 7.) A 20' WIDE PORTION CA-103 & CA-105 WILL BE DEDICATED AS A PEDESTRIAN-BICYCLE EASEMENT. SPECIFIC LOCATION WILL BE DETERMINED WITH PARKS DEPARTMENT PRIOR TO RECORD PLATS.

PRELIMINARY-FINAL PLAT
AUBURN HILLS
 859 RESIDENTIAL LOTS, 47 COMMON AREAS
 324.049 ACRES OUT OF
 THE MALACHI TUCKER SURVEY, ABSTRACT NO. 904
 AND THE
 HL UPSHER SURVEY, ABSTRACT NO. 934
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

FELIX Y. CHEN 1477 Cortez Avenue Burlingame, California 94010	OWNER (214)914-9809
YCK COLLIN PROPERTIES 346, LLC 1477 Cortez Avenue Burlingame, California 94010	OWNER (214)914-9809
AMALGAMATED DEVELOPMENT, LP 5055 Keller Springs Road, Suite 545 Addison, Texas 75001 Contact: Fred Phillips	DEVELOPER (214)914-9809
JBI PARTNERS, INC. 16301 Quorum Drive, Suite 200 B Addison, Texas 75001 TBPE No. F-438 TBPLS No. 10076000	SURVEYOR/ENGINEER (972) 248-7676



- LEGEND**
- IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - POB POINT OF BEGINNING
 - ROW RIGHT-OF-WAY
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
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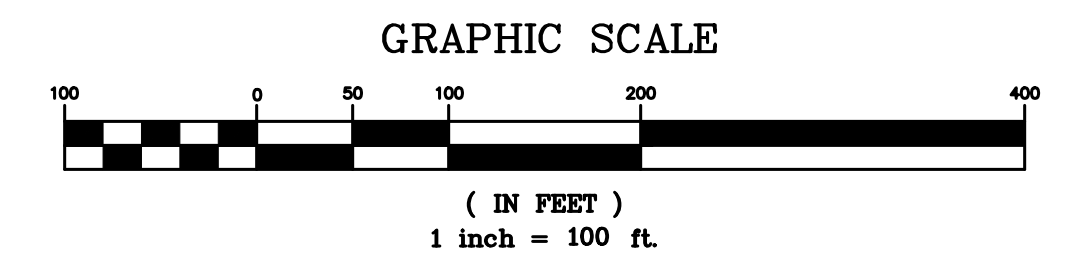
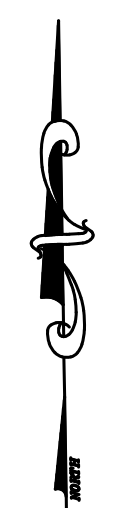
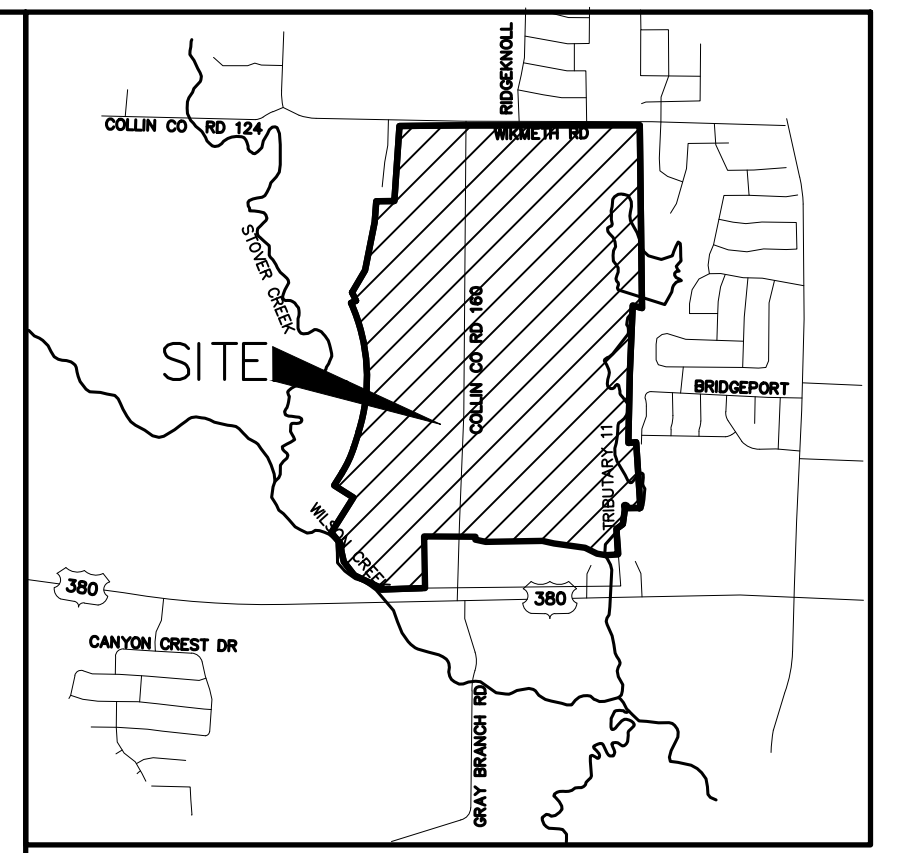
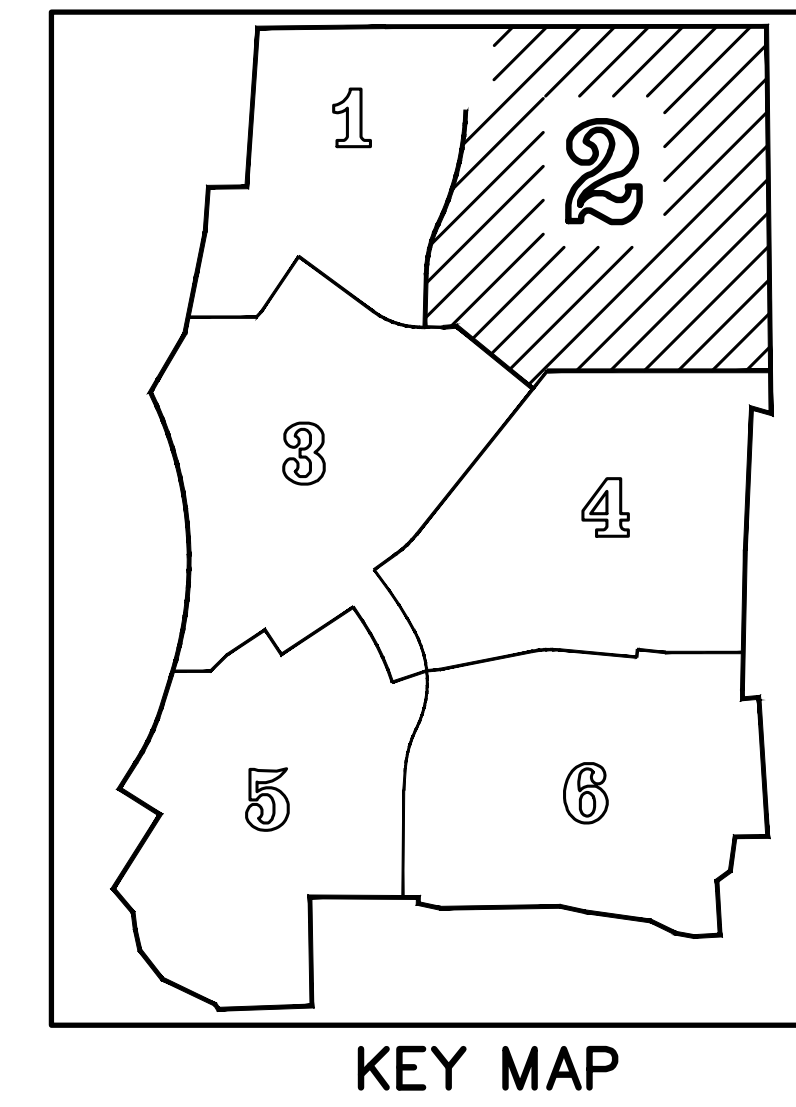
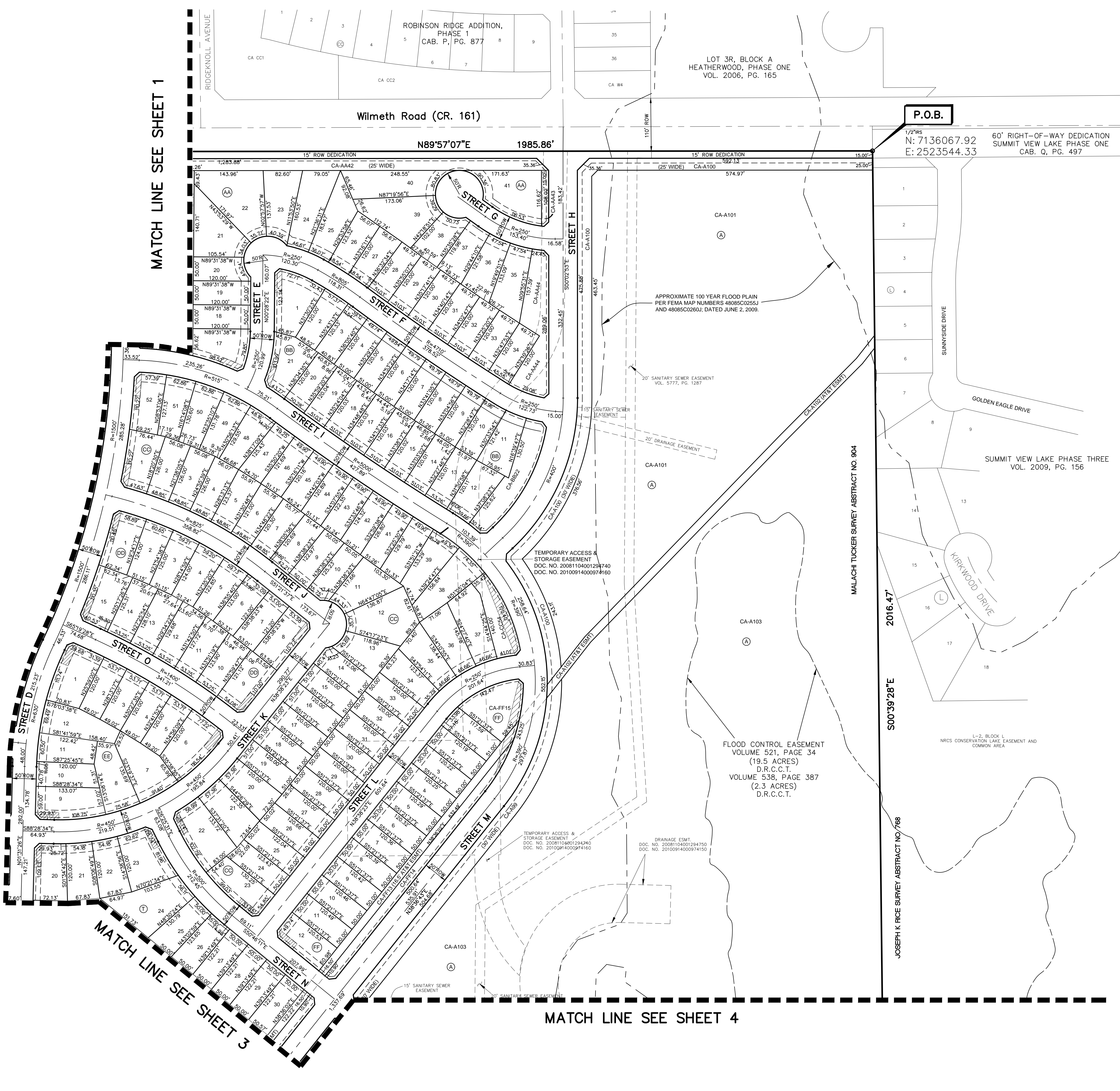
FELIX Y. CHEN OWNER
 1477 Cortez Avenue (214)914-9809
 Burlingame, California 94010

YCK COLLIN PROPERTIES 346, LLC OWNER
 1477 Cortez Avenue (214)914-9809
 Burlingame, California 94010

AMALGAMATED DEVELOPMENT, LP DEVELOPER
 5055 Keller Springs Road, Suite 545 (214)914-9809
 Addison, Texas 75001
 Contact: Fred Phillips

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

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- LEGEND**
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859 RESIDENTIAL LOTS, 47 COMMON AREAS

324.049 ACRES OUT OF
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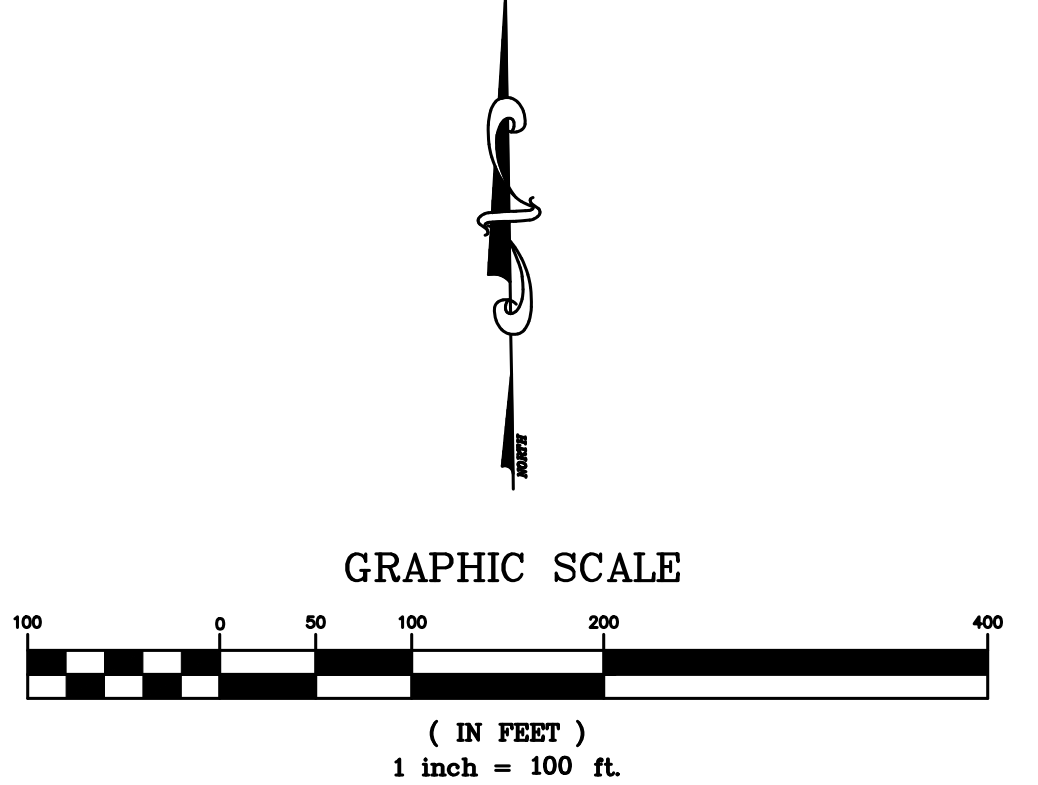
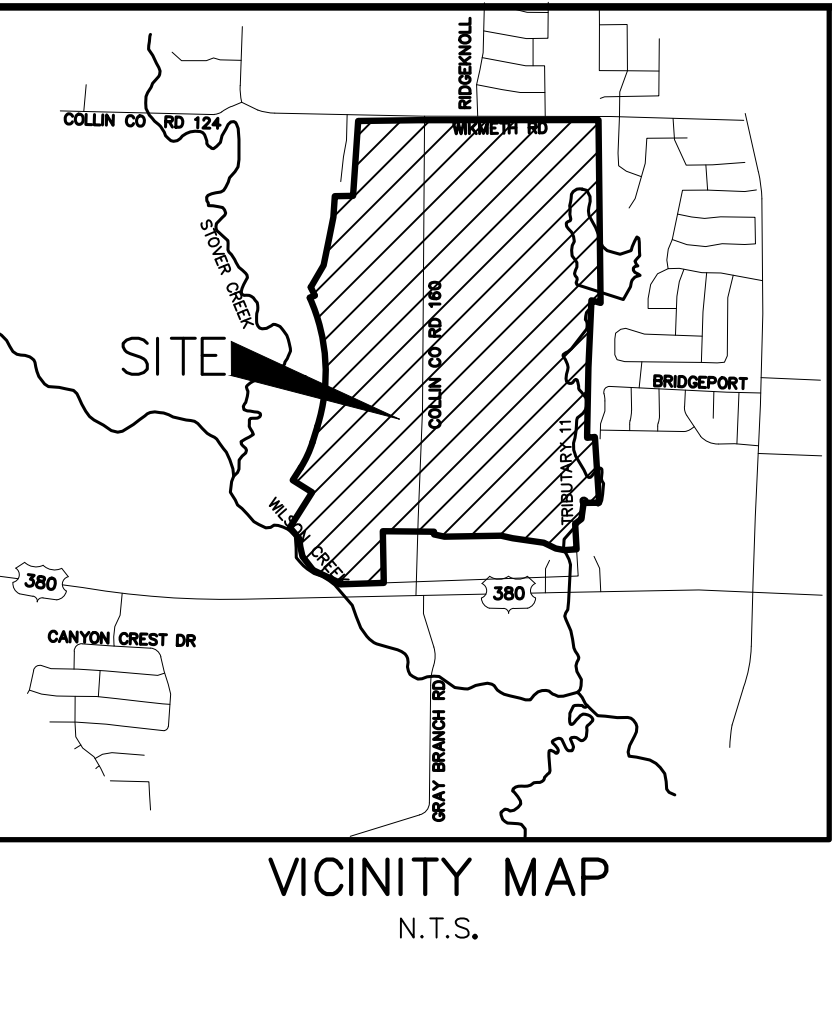
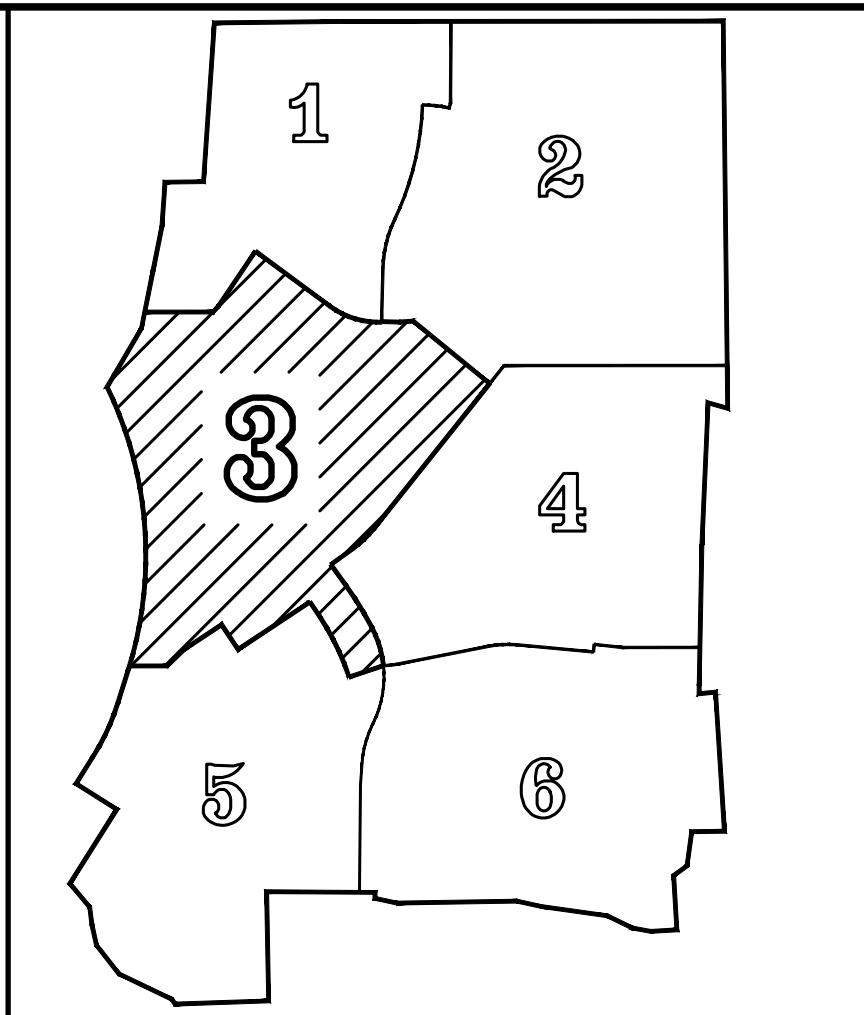
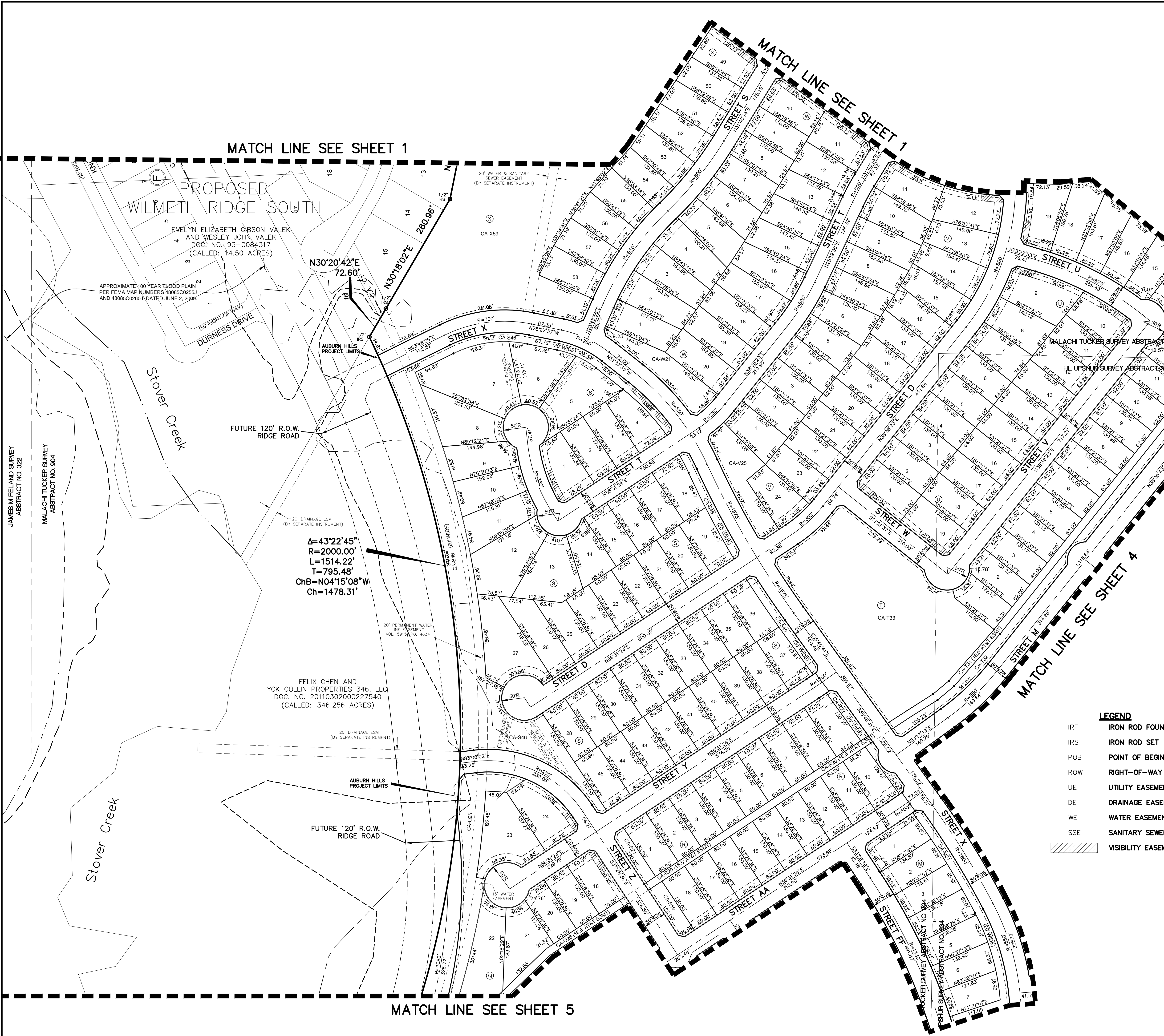
YCK COLLIN PROPERTIES 346, LLC **OWNER**
1477 Cortez Avenue
Burlingame, California 94010 (214)914-9809

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5055 Keller Springs Road, Suite 545
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

RESUBMITTED: APRIL 02, 2015
SUBMITTED: MARCH 16, 2015

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LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
	VISIBILITY EASEMENT

PRELIMINARY-FINAL PLAT

AUBURN HILLS

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JAMES M FELAND SURVEY
ABSTRACT NO. 322

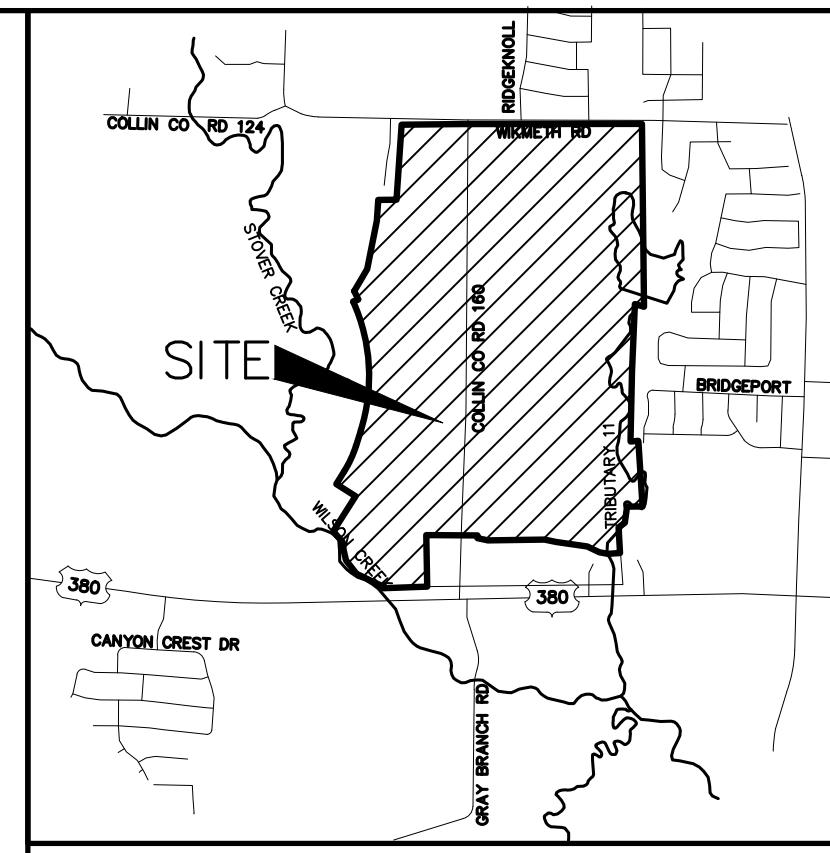
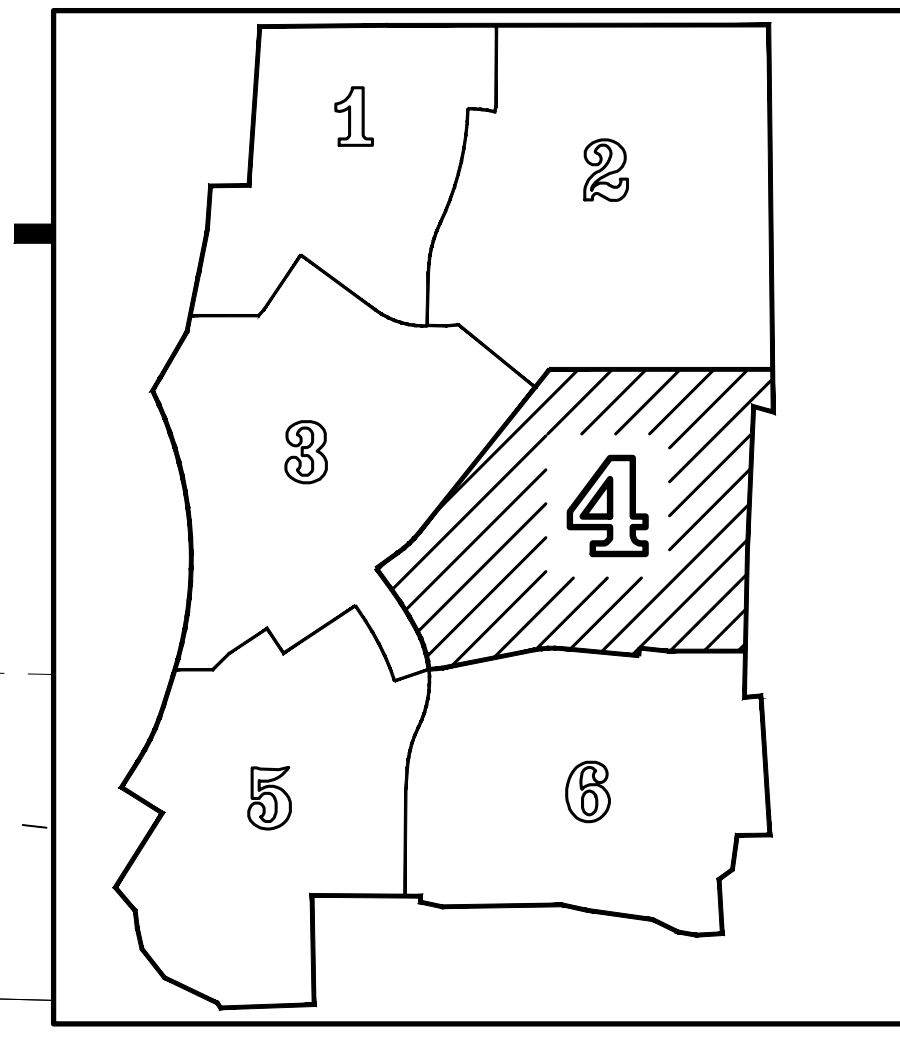
MALACHI TUCKER SURVEY
ABSTRACT NO. 904

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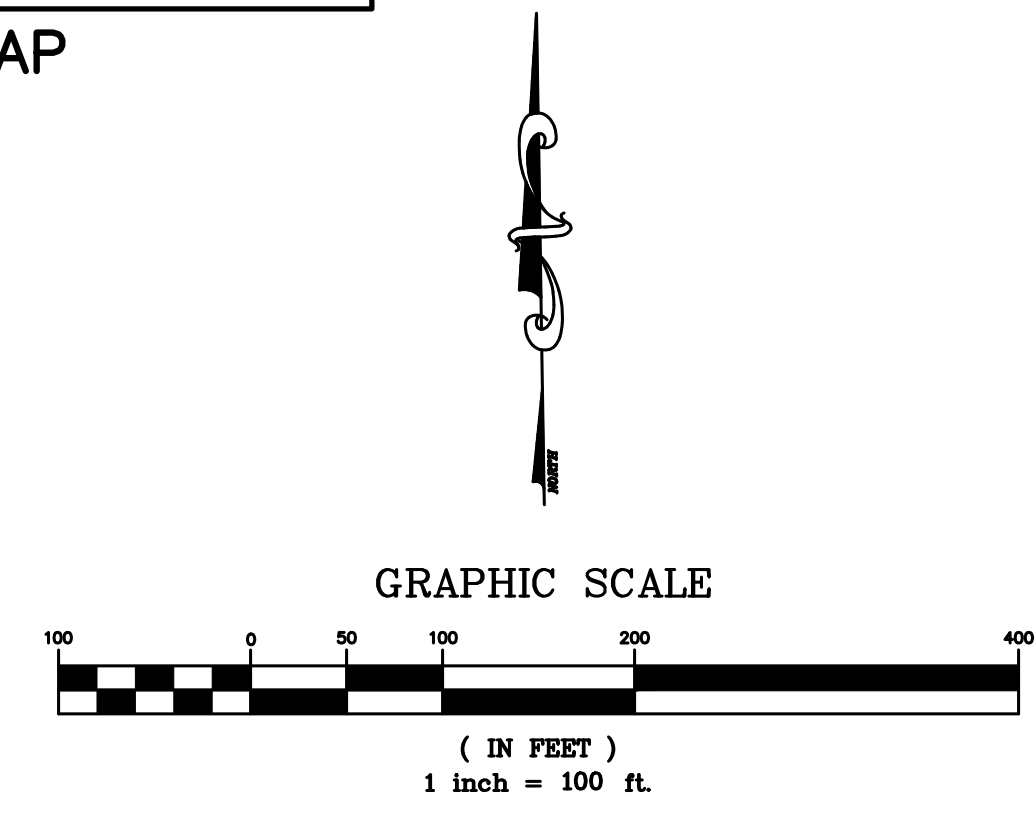
MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 6



VICINITY MAP
N.T.S.

KEY MAP



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PRELIMINARY-FINAL PLAT

AUBURN HILLS

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 AND THE
 HL UPSHER SURVEY, ABSTRACT NO. 934
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

FELIX Y. CHEN **OWNER**
 1477 Cortez Avenue (214)914-9809
 Burlingame, California 94010

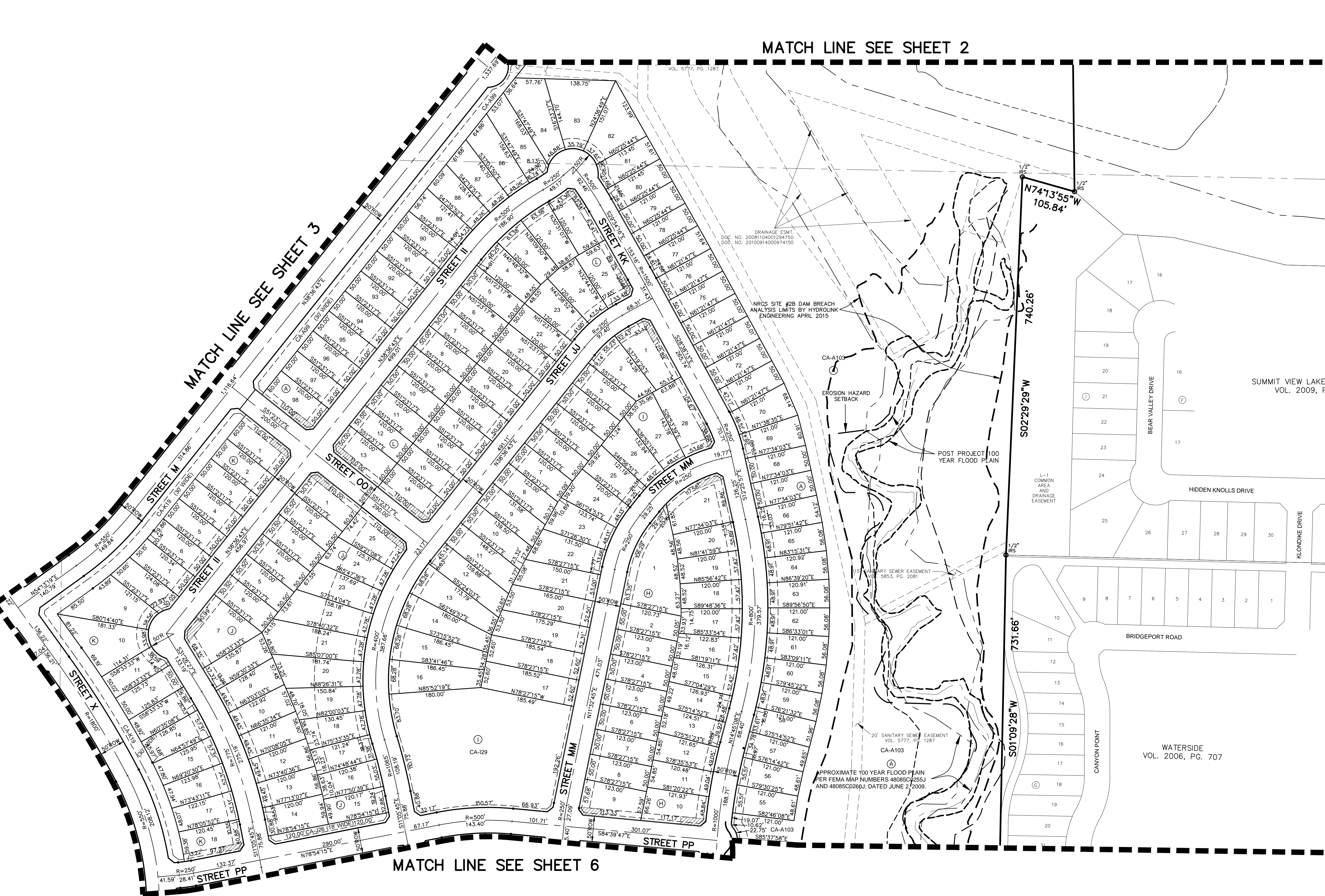
YCK COLLIN PROPERTIES 346, LLC **OWNER**
 1477 Cortez Avenue (214)914-9809
 Burlingame, California 94010

AMALGAMATED DEVELOPMENT, LP **DEVELOPER**
 5055 Keller Springs Road, Suite 545 (214)914-9809
 Addison, Texas 75002
 Contact: Fred Phillips

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

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
	VISIBILITY EASEMENT



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MATCH LINE SEE SHEET 3

$\Delta=14^{\circ}50'36''$
 $R=1200.00'$
 $L=310.88'$
 $T=156.31'$
 $ChB=N24^{\circ}51'32''E$
 $Ch=310.01'$

$N32^{\circ}16'50''E$
 $164.05'$
 $N: 7132096.83$
 $E: 2520173.27$

$N57^{\circ}43'10''W$
 $231.16'$

$N32^{\circ}16'50''E$
 $457.37'$

$N40^{\circ}05'32''W$
 $160.60'$

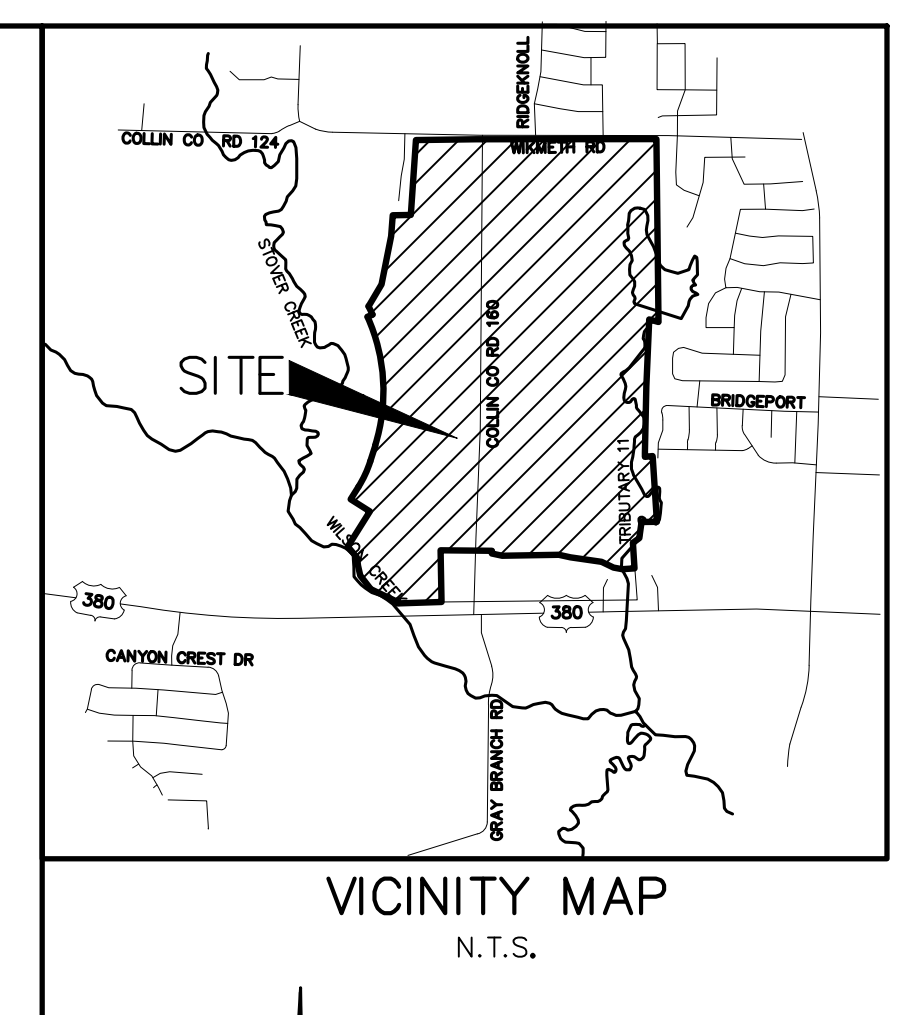
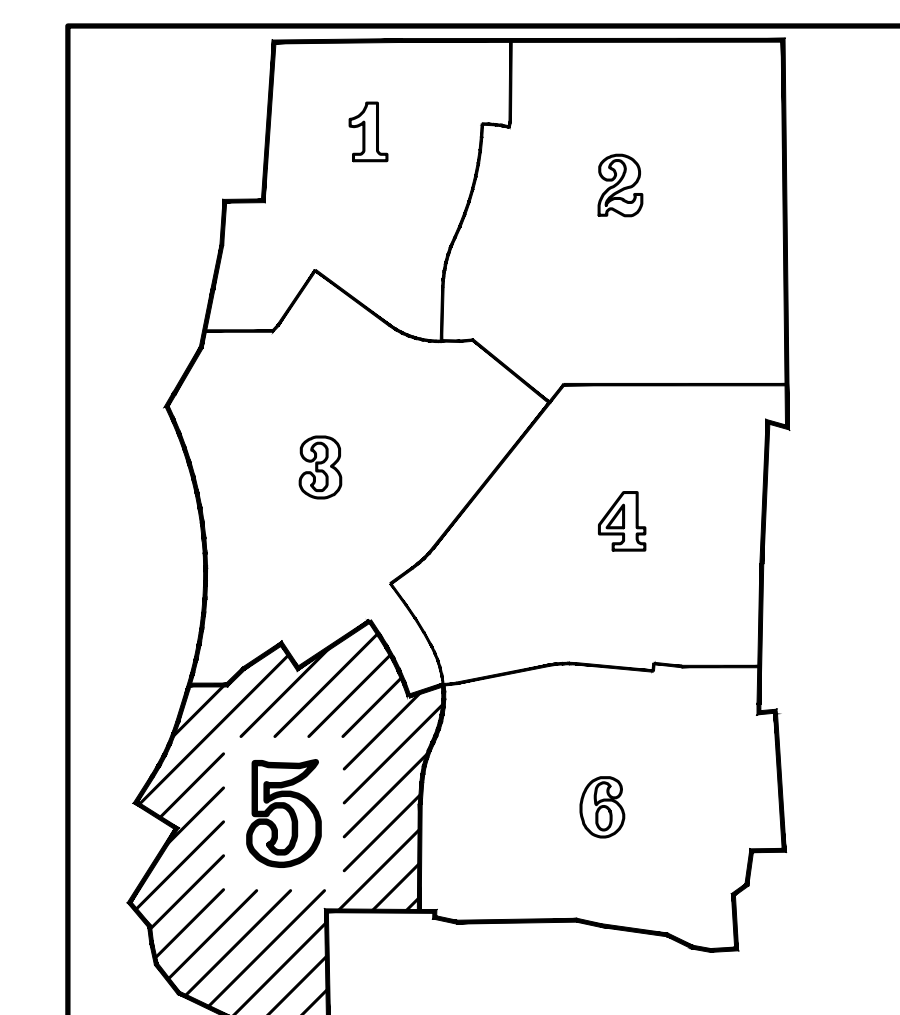
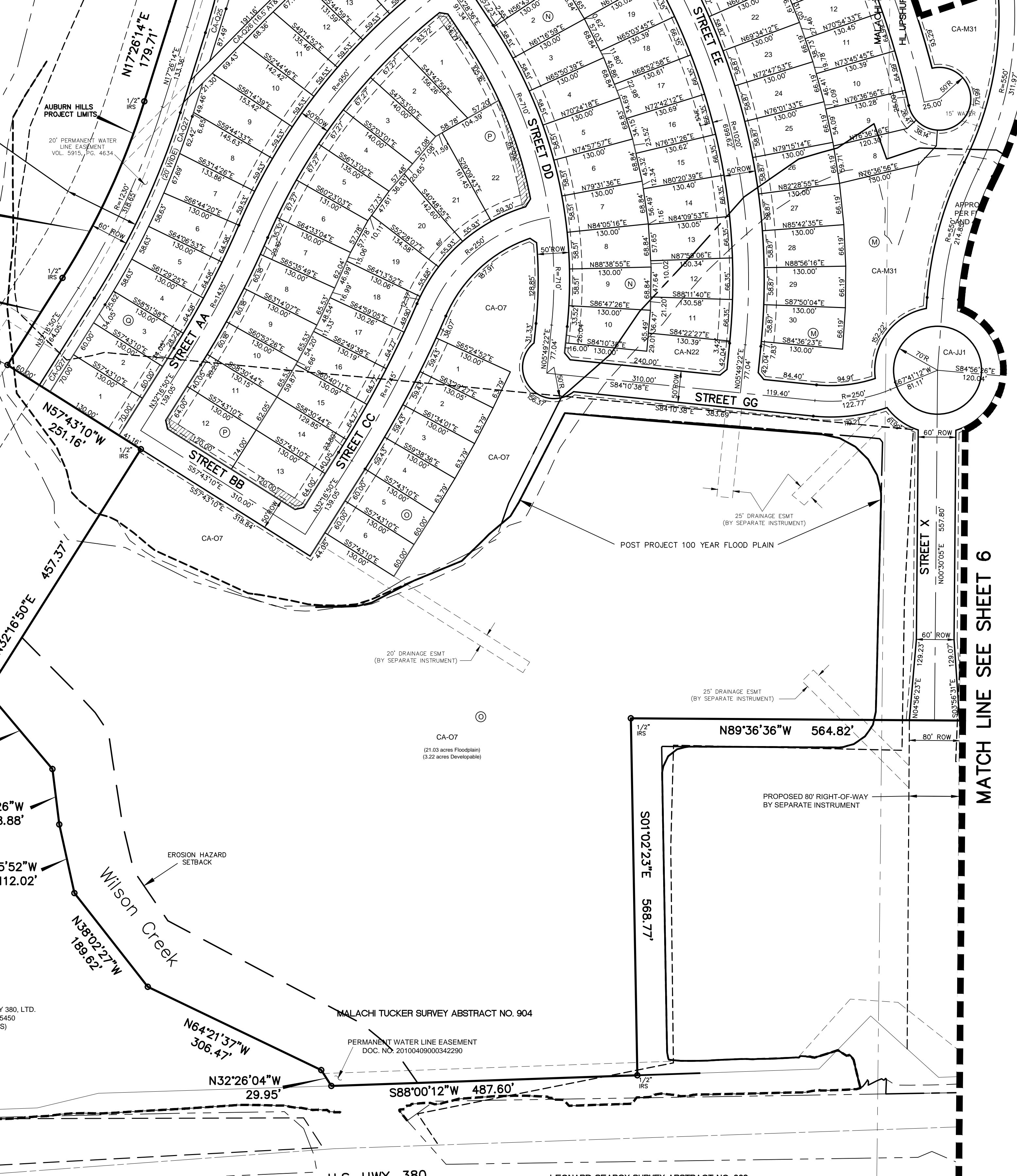
$N07^{\circ}04'26''W$
 $88.88'$

$N12^{\circ}25'52''W$
 $112.02'$

$N38^{\circ}02'27''W$
 $189.62'$

$N64^{\circ}21'37''W$
 $306.47'$

$N32^{\circ}26'04''W$
 $29.95'$

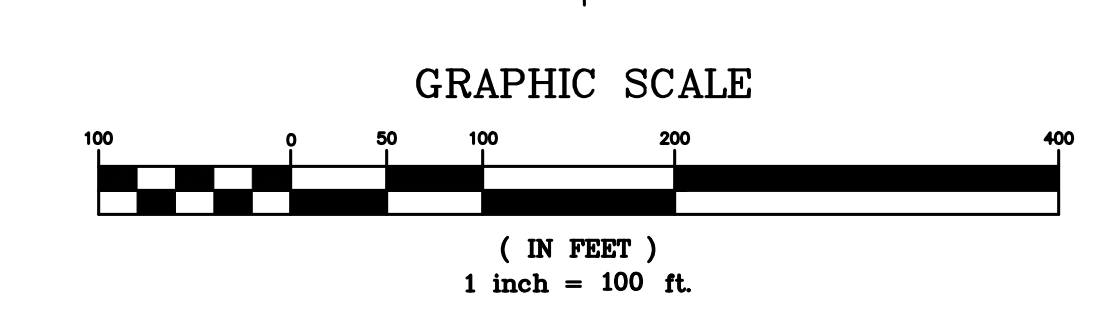


KEY MAP

VICINITY MAP
N.T.S.

LEGEND

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
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PRELIMINARY-FINAL PLAT

AUBURN HILLS

859 RESIDENTIAL LOTS, 47 COMMON AREAS

324.049 ACRES OUT OF
 THE MALACHI TUCKER SURVEY, ABSTRACT NO. 904
 AND THE
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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

FELIX Y. CHEN OWNER
 1477 Cortez Avenue
 Burlingame, California 94010 (214)914-9809

YCK COLLIN PROPERTIES 346, LLC OWNER
 1477 Cortez Avenue
 Burlingame, California 94010 (214)914-9809

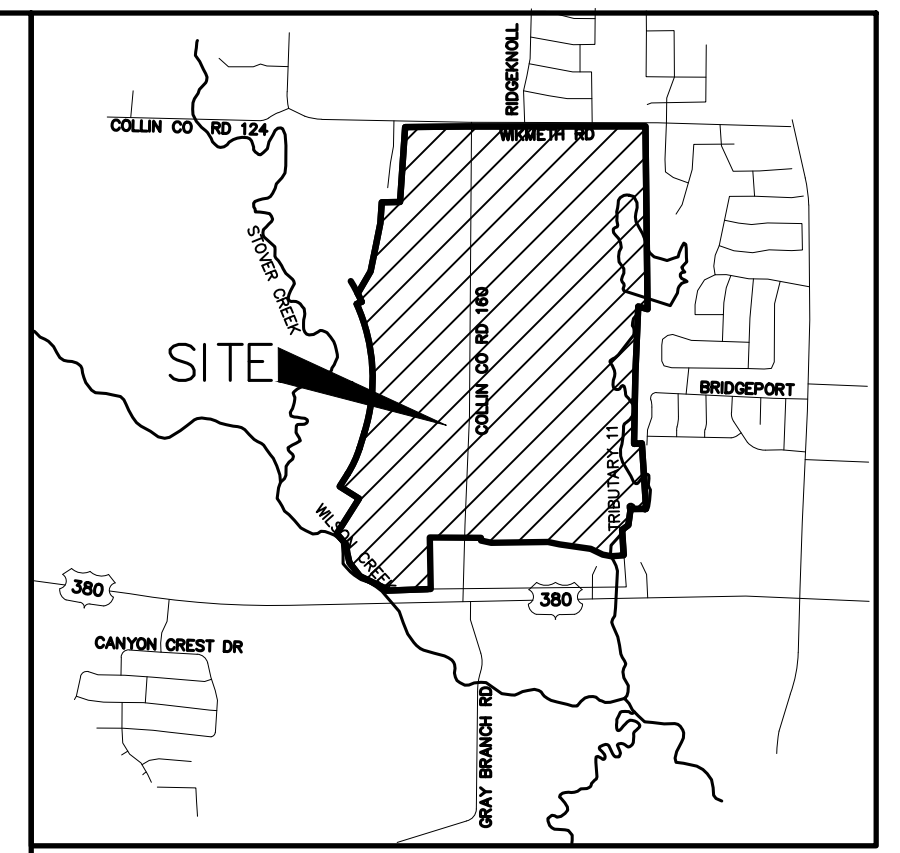
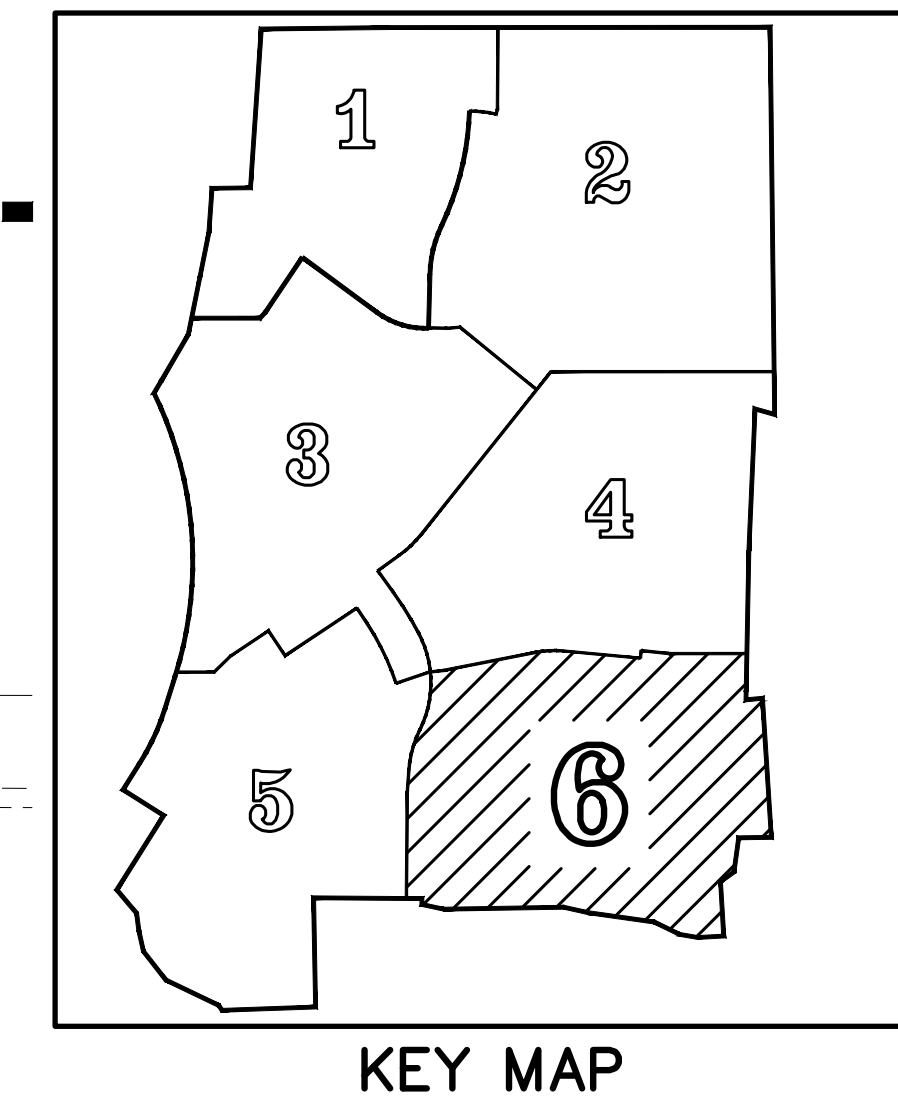
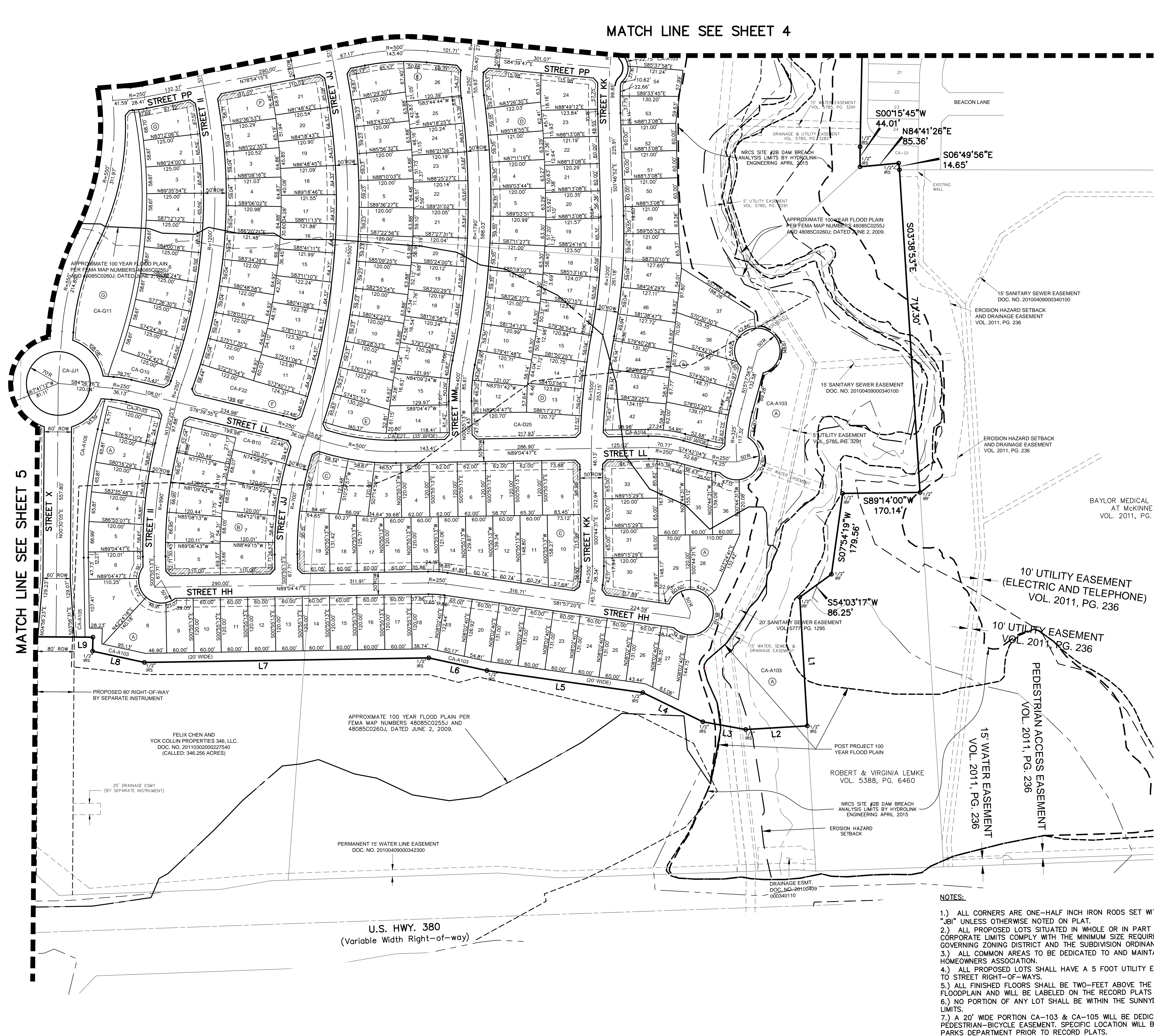
AMALGAMATED DEVELOPMENT, LP DEVELOPER
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 Addison, Texas 7500 (214)914-9809
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 16301 Quorum Drive, Suite 200 B
 Addison, Texas 75001 (972) 248-7676
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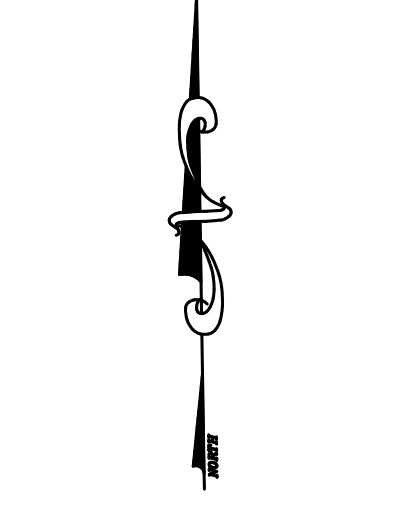
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 SUBMITTED: MARCH 16, 2015

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MATCH LINE SEE SHEET 4



VICINITY MAP N.T.S.



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°21'58"E	283.53'
L2	S86°38'02"W	135.76'
L3	N79°49'29"W	95.79'
L4	N64°02'34"W	146.94'
L5	N81°57'20"W	346.38'
L6	N77°41'13"W	130.82'
L7	S89°04'47"W	625.63'
L8	N77°45'59"W	116.82'
L9	N01°29'00"E	30.84'

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OWNER'S CERTIFICATION

STATE OF TEXAS ~
COUNTY OF COLLIN ~

WHEREAS, FELIX Y. CHEN AND YCK COLLIN PROPERTIES 346, LLC, are the owners of a parcel of land located in the City of McKinney, Collin County, Texas, a part of the Malachi Tucker Survey, Abstract Number 904, and a part of the HL Upshur Survey, Abstract Number 934, being a part of that called 38.48 acre tract of land described in deed to Felix Chen and YCK Collin Properties 38, LLC, recorded in Document Number 20110302000227520, Deed Records Collin County, Texas, and being a part of that called 346.256 acre tract of land described in deed to Felix Chen and YCK Collin Properties 346, LLC, recorded in Document Number 20110302000227540, Deed Records Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod set in the east line of said 346.256 acre tract of land, said point being in the west line of Summit View Lake, Phase One, an addition to the City of McKinney recorded in Cabinet Q, Page 497, Map Records Collin County, Texas, and said point being in the south right-of-way line of Wilmeth Road (County Road 161, a variable width right-of-way);

THENCE South 00 degrees 39 minutes 28 seconds East, 2016.47 feet to a one-half inch iron rod set at the southwest corner of Summit View Lake, Phase Three, an addition to the City of McKinney, recorded in Volume 2009, Page 156, Official Public Records Collin County, Texas and said point being in the north line of Summit View Lake, Phase Two, an addition to the City of McKinney recorded in Volume 2009, Page 158, Official Public Records Collin County, Texas;

THENCE North 74 degrees 13 minutes 55 seconds West, 105.84 feet to a one-half inch iron rod set at the northwest corner of said Summit View Lake, Phase Two;

THENCE South 02 degrees 29 minutes 29 seconds West, 740.26 feet to a one-half inch iron rod set at the southwest corner of said Summit View Lake, Phase Two and said point being the northwest corner of Waterside Addition, an addition to the City of McKinney recorded in Volume 2006, Page 707, Official Public Records Collin County, Texas;

THENCE South 01 degrees 09 minutes 28 seconds West, 731.66 feet along the west line of said Waterside Addition to a one-half inch iron rod set for corner;

THENCE South 00 degrees 15 minutes 45 seconds West, 44.01 feet to a one-half inch iron rod set at the southwest corner of said Waterside Addition;

THENCE North 84 degrees 41 minutes 26 seconds East, 85.36 feet along the south line of said Waterside Addition to a one-half inch iron rod set for corner;

THENCE South 06 degrees 49 minutes 56 seconds East, 14.65 feet along the south line of said Waterside Addition to a one-half inch iron rod set at the northwest corner of Baylor Medical Center at McKinney, an addition to the City of McKinney recorded in Volume 2011, Page 235, Official Public Records Collin County, Texas;

THENCE South 03 degrees 38 minutes 53 seconds East, 711.30 feet along the west line of said Baylor Medical Center at McKinney to a one-half inch iron rod found at the northeast corner of that tract of land described in deed to Robert & Virginia Lemke recorded in Volume 5388, Page 6460, Deed Records Collin County, Texas;

THENCE South 89 degrees 14 minutes 00 seconds West, 170.14 feet to a one-half inch iron rod found for the northwest corner of said Robert & Virginia Lemke tract of land;

THENCE along the west line of said Robert & Virginia Lemke tract of land as follows:
South 07 degrees 54 minutes 19 seconds West, 179.56 feet to a one-half inch iron rod found for corner;
South 54 degrees 03 minutes 17 seconds West, 86.25 feet to a one-half inch iron rod found for corner;
South 03 degrees 21 minutes 58 seconds East, 283.53 feet to a one-half inch iron rod set for corner;

THENCE South 86 degrees 38 minutes 02 seconds West, 135.76 feet to a one-half inch iron rod set for corner;

THENCE North 79 degrees 49 minutes 29 seconds West, 95.79 feet to a one-half inch iron rod set for corner;

THENCE North 64 degrees 02 minutes 34 seconds West, 146.94 feet to a one-half inch iron rod set for corner;

THENCE North 81 degrees 57 minutes 20 seconds West, 346.38 feet to a one-half inch iron rod set for corner;

THENCE North 77 degrees 41 minutes 13 seconds West, 130.82 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 04 minutes 47 seconds West, 625.63 feet to a one-half inch iron rod set for corner;

THENCE North 77 degrees 45 minutes 59 seconds West, 116.82 feet to a one-half inch iron rod set for corner;

THENCE North 01 degrees 29 minutes 00 seconds East, 30.84 feet to a one-half inch iron rod set for corner;

THENCE North 89 degrees 36 minutes 36 seconds West, 564.82 feet to a one-half inch iron rod set for corner;

THENCE South 01 degrees 02 minutes 23 seconds East, 568.77 feet to a one-half inch iron rod set for corner in the north right-of-way line of U.S. Highway No. 380;

THENCE South 88 degrees 00 minutes 12 seconds West, 487.60 feet along the north right-of-way line of U.S. Highway No. 380 to a point in Wilson Creek for corner;

THENCE along Wilson Creek as follows:
North 32 degrees 26 minutes 04 seconds West, 29.95 feet to a point for corner;
North 64 degrees 21 minutes 37 seconds West, 306.47 feet to a point for corner;
North 38 degrees 02 minutes 27 seconds West, 189.62 feet to a point for corner;
North 12 degrees 25 minutes 52 seconds West, 112.02 feet to a point for corner;
North 07 degrees 04 minutes 26 seconds West, 88.88 feet to a point for corner;
North 40 degrees 05 minutes 32 seconds West, 160.60 feet to a point for corner;

THENCE North 32 degrees 16 minutes 50 seconds East, 457.37 feet to a one-half inch iron rod set for corner;

THENCE North 57 degrees 43 minutes 10 seconds West, 251.16 feet to a one-half inch iron rod set for corner;

THENCE North 32 degrees 16 minutes 50 seconds East, 164.05 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 310.88 feet along a curve to the left having a central angle of 14 degrees 50 minutes 36 seconds, a radius of 1200.00 feet, a tangent of 156.31 feet, and whose chord bears North 24 degrees 51 minutes 32 seconds East, 310.01 feet to a one-half inch iron rod set for corner;

THENCE North 17 degrees 26 minutes 14 seconds East, 179.71 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 1514.22 feet along a curve to the left having a central angle of 43 degrees 22 minutes 45 seconds, a radius of 2000.00 feet, a tangent of 795.48 feet, and whose chord bears North 04 degrees 15 minutes 08 seconds West, 1478.31 feet to a one-half inch iron rod set for corner in the east line of a called 52.6294 acre tract of land described in deed to W/J Wilmeth Ridge, LP recorded in Document Number 20140604000558990, Deed Records Collin County, Texas;

THENCE along the easterly line of said 52.6294 acre tract of land as follows:
North 30 degrees 20 minutes 42 seconds East, 72.60 feet to a one-half inch iron rod set for corner;
North 30 degrees 18 minutes 02 seconds East, 280.96 feet to one-inch iron rod set for corner;
North 11 degrees 23 minutes 54 seconds East, 307.44 feet to one-inch iron rod set for corner;
North 11 degrees 20 minutes 41 seconds East, 234.06 feet to a 60d nail found in a wooded fence post for corner;

North 04 degrees 05 minutes 02 seconds East, 231.51 feet to a three-eighths inch iron rod found at the southwest corner of a called 4.000 acre tract of land described in deed to James H. Stidham and Linda Stidham recorded in Volume 2968, Page 321, Deed Records Collin County, Texas;

THENCE North 89 degrees 17 minutes 05 seconds East, 200.00 feet to a five-eighths inch iron rod found at the southeast corner of said 4.000 acre tract of land;

THENCE North 03 degrees 54 minutes 57 seconds East, 828.85 feet along the east line of said 4.000 acre tract of land to a five-eighths inch iron rod found in the south right-of-way line of Wilmeth Road;

THENCE along the south right-of-way line of Wilmeth Road as follows:
North 89 degrees 22 minutes 08 seconds East, 664.76 feet to a one-half inch iron rod set for corner;
North 89 degrees 57 minutes 07 seconds East, 1985.86 feet to the POINT OF BEGINNING and containing 14,115,568 square feet or 324.049 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS ~
COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, FELIX Y. CHEN AND YCK COLLIN PROPERTIES 346, LLC, does hereby adopt this plat designating the hereinabove described property as AUBURN HILLS, 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 or 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 _____, 2015.

Authorized Signature
FELIX Y. CHEN

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Felix Y. Chen, 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 _____, 2015.

Notary Public in and for the State of Texas

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

Authorized Signature
YCK COLLIN PROPERTIES 346, LLC

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, 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 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 _____, 2015.

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 IS NOT TO BE RECORDED FOR ANY PURPOSE
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 _____, Texas, this ____ day of _____, 2015.

Notary Public in and for the State of Texas.

NOTE:

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 SUBDIVISION ORDINANCE.

PRELIMINARY-FINAL PLAT

AUBURN HILLS

859 RESIDENTIAL LOTS, 47 COMMON AREAS

324.049 ACRES OUT OF
THE MALACHI TUCKER SURVEY, ABSTRACT NO. 904
AND THE
HL UPSHER SURVEY, ABSTRACT NO. 934

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

FELIX Y. CHEN OWNER
1477 Cortez Avenue (214)914-9809
Burlingame, California 94010

YCK COLLIN PROPERTIES 346, LLC OWNER
1477 Cortez Avenue (214)914-9809
Burlingame, California 94010

AMALGAMATED DEVELOPMENT, LP DEVELOPER
5055 Keller Springs Road, Suite 545 (214)914-9809
Addison, Texas 7500
Contact: Fred Phillips

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

RESUBMITTED: APRIL 02, 2015
SUBMITTED: MARCH 16, 2015 Sheet 7 of 7

Plotted by: adewey Plot Date: 4/13/2015 2:59 PM
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