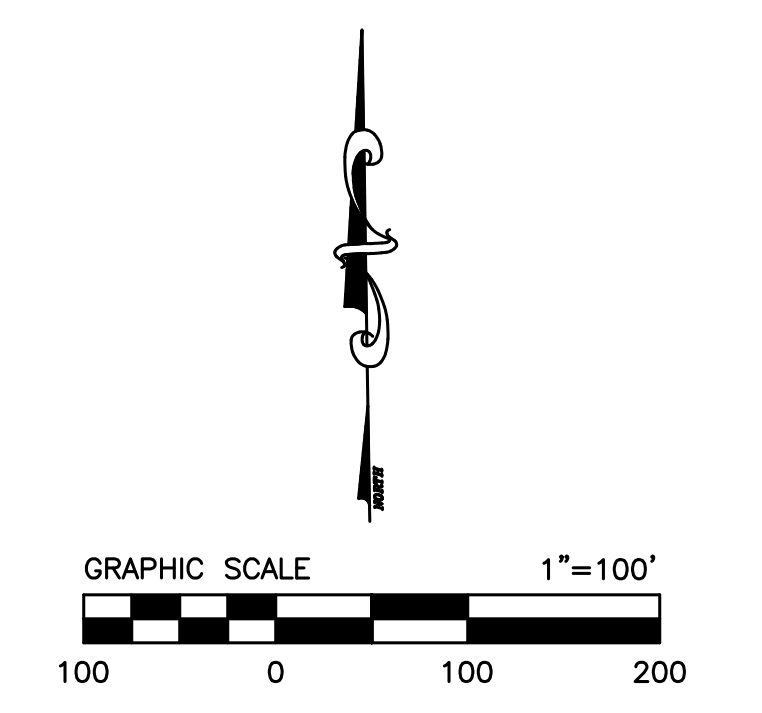
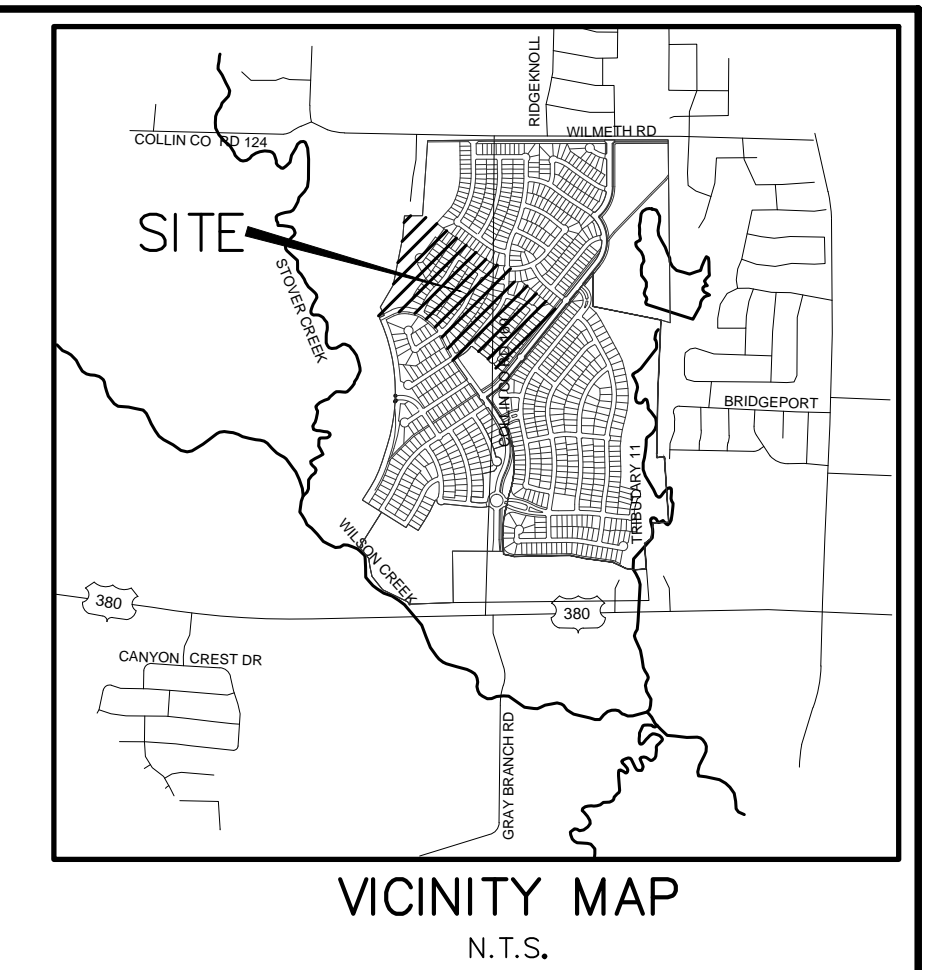


COMMON AREAS		
LOT	SQ. FT.	ACRES
CA-T32	15,177	0.348
CA-T33	19,109	0.439
CA-V27	3,825	0.088
CA-W22	5,528	0.127
CA-X61	315,857	7.251

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S55°18'10"E	60.61'	L16	N85°09'15"E	67.83'
L2	S57°06'27"E	62.12'	L17	N51°23'17"W	38.07'
L3	S63°02'53"E	55.66'	L18	N08°09'29"E	20.00'
L4	S73°32'32"E	52.19'	L19	S83°38'23"W	14.14'
L5	S87°11'40"E	65.37'	L20	S38°38'23"W	19.74'
L6	N01°31'28"E	1.35'	L21	N33°31'13"W	50.00'
L7	S88°28'34"E	50.00'	L22	N56°31'24"E	5.50'
L8	S01°31'28"W	3.50'	L23	N12°56'11"E	14.49'
L9	S43°28'34"E	14.14'	L24	N76°28'02"W	13.64'
L10	S88°28'34"E	3.50'	L25	S56°31'24"W	4.55'
L11	S01°31'28"W	50.00'	L26	N33°31'13"W	50.00'
L12	N88°28'34"W	3.50'	L27	N56°31'24"E	5.20'
L13	S46°31'26"W	14.14'	L28	N10°15'27"E	13.83'
L14	S01°31'28"W	109.13'	L29	N51°37'35"W	75.00'
L15	S88°28'34"E	72.13'	L30	N78°27'37"W	67.36'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	5.79'	024°35'17"	13.50'	2.94'	N13°49'05"E	5.75'
C2	65.51'	075°04'23"	50.00'	38.42'	N44°18'19"W	60.93'
C3	101.44'	017°53'01"	325.00'	51.14'	S47°34'54"W	101.03'
C4	202.83'	005°48'39"	2000.00'	101.50'	N27°36'08"W	202.75'
C5	38.62'	004°12'55"	525.00'	19.32'	N26°48'16"W	38.62'
C6	138.11'	015°04'21"	525.00'	69.46'	N44°05'25"W	137.71'
C7	105.38'	026°50'02"	225.00'	53.67'	N65°02'36"W	104.42'
C8	181.13'	037°44'17"	275.00'	93.99'	S82°40'14"W	177.87'
C9	94.85'	002°43'02"	2000.00'	47.43'	N24°35'00"W	94.84'



- 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 AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - 4.) ALL PROPOSED LOTS SHALL HAVE A 5 FOOT UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAYS.
 - 5.) ALL FINISHED FLOORS SHALL BE TWO- FEET ABOVE THE 100-YEAR FLOODPLAIN AND WILL BE LABELED ON THE RECORD PLATS.
 - 6.) NO PORTION OF ANY LOT SHALL BE WITHIN THE SUNNYDAY DAM BREACH LIMITS.

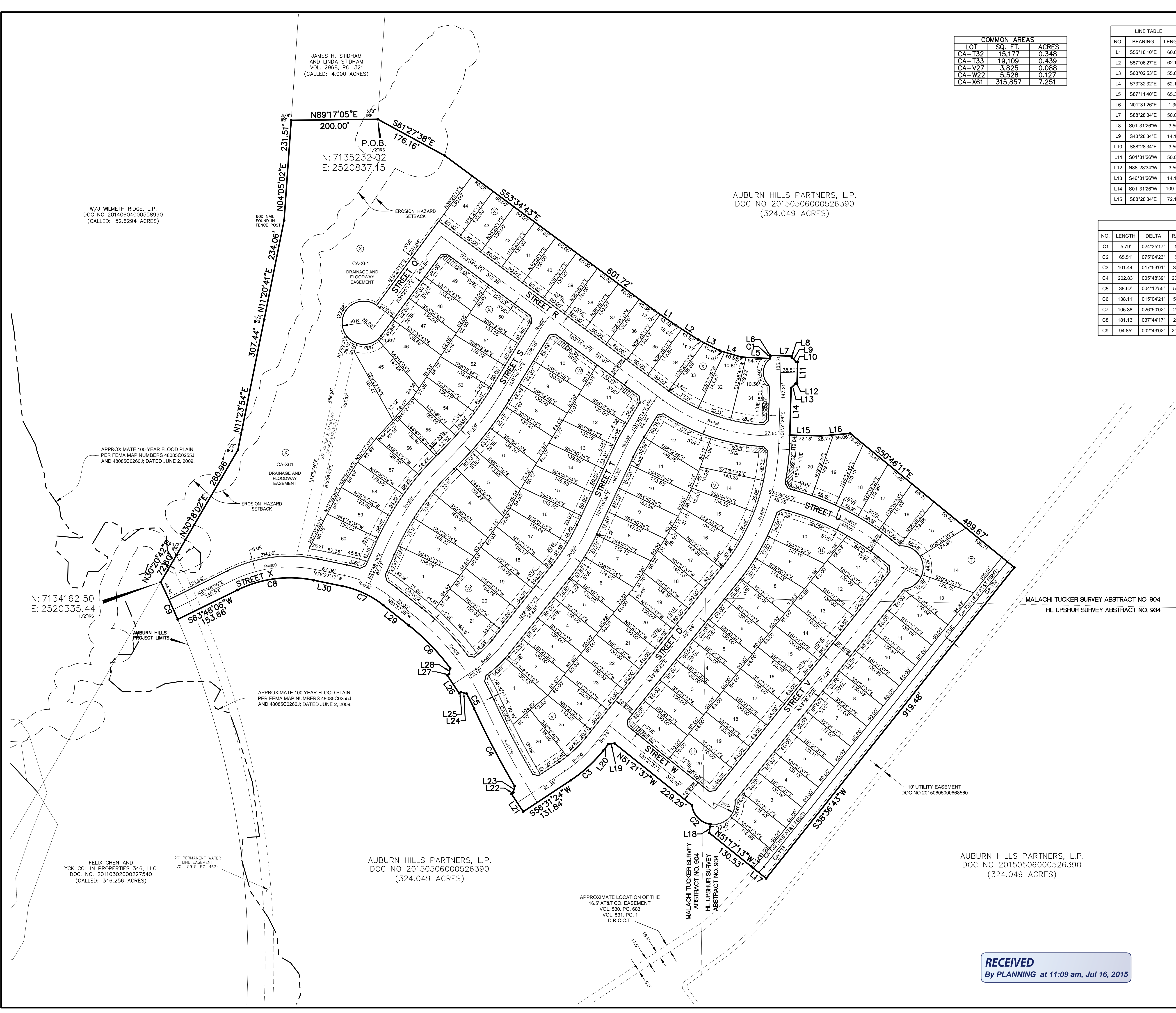
PRELIMINARY-FINAL PLAT
AUBURN HILLS, PHASE 3

117 RESIDENTIAL LOTS, 5 COMMON AREAS
39.418 ACRES OUT OF
THE MALACHI TUCKER SURVEY, ABSTRACT NO. 904
AND THE
HL UPSHER SURVEY, ABSTRACT NO. 934
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

AUBURN HILLS PARTNERS, L.P. OWNER/DEVELOPER
5055 Keller Springs Road, Suite 545
Addison, Texas 75001
Contact: Fred Phillips (214)914-9809

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

RECEIVED
By PLANNING at 11:09 am, Jul 16, 2015



JAMES H. STIDHAM AND LINDA STIDHAM VOL. 2968, PG. 321 (CALLED: 4.000 ACRES)

P.O.B. 1/2"RS N: 7135232.02 E: 2520837.15

AUBURN HILLS PARTNERS, L.P. DOC NO 20150506000526390 (324.049 ACRES)

W/1 WLMETH RIDGE, L.P. DOC NO 20140604000558990 (CALLED: 52.6294 ACRES)

APPROXIMATE 100 YEAR FLOOD PLAIN PER FEMA MAP NUMBERS 48085C0255J AND 48085C0260J, DATED JUNE 2, 2009.

N: 7134162.50 E: 2520335.44 1/2"RS

MALACHI TUCKER SURVEY ABSTRACT NO. 904
HL UPSHER SURVEY ABSTRACT NO. 934

AUBURN HILLS PARTNERS, L.P. DOC NO 20150506000526390 (324.049 ACRES)

AUBURN HILLS PARTNERS, L.P. DOC NO 20150506000526390 (324.049 ACRES)

APPROXIMATE LOCATION OF THE 16.5 AT&T CO. EASEMENT VOL. 530, PG. 683 VOL. 531, PG. 1 D.R.C.C.T.

FELIX CHEN AND YCK COLLIN PROPERTIES 346, LLC. DOC. NO. 20110302000227540 (CALLED: 346.256 ACRES)

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

Plotted by: bogsdon Plot Date: 7/16/2015 7:33 AM
PAGE 1 OF 2
Drawing: H:\Projects\TR2013-Chem\dwg\CIVIL\TR2013-PreFinal PT (POD 3).DWG Saved By: bogsdon Save Time: 7/13/2015 2:46 PM

STATE OF TEXAS ~

COUNTY OF COLLIN ~

WHEREAS, AUBURN HILLS PARTNERS, is the owner of a 39.418 acre tract 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 324.049 acre tract of land described in a Deed of Trust to Auburn Hills Partners, L.P., recorded in Document Number 20150506000526420, Deed Records Collin County, Texas, and being further described as follows:

BEGINNING at a five-eighths inch iron rod found in the west line of said 324.049 acre tract of land, said point being the southeast 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 South 61 degrees 27 minutes 38 seconds East, 176.16 feet to a one-half inch iron rod set for corner;

THENCE South 53 degrees 34 minutes 43 seconds East, 601.72 feet to a one-half inch iron rod set for corner;

THENCE South 55 degrees 18 minutes 10 seconds East, 60.61 feet to a one-half inch iron rod set for corner;

THENCE South 57 degrees 06 minutes 27 seconds East, 62.12 feet to a one-half inch iron rod set for corner;

THENCE South 63 degrees 02 minutes 53 seconds East, 55.66 feet to a one-half inch iron rod set for corner;

THENCE South 73 degrees 32 minutes 32 seconds East, 52.19 feet to a one-half inch iron rod set for corner;

THENCE South 87 degrees 11 minutes 40 seconds East, 65.37 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 5.79 feet along a non-tangent curve to the left having a central angle of 24 degrees 35 minutes 17 seconds, a radius of 13.50 feet, a tangent of 2.94 feet, and whose chord bears North 13 degrees 49 minutes 05 seconds East, 5.75 feet to a one-half inch iron rod set for corner;

THENCE North 01 degrees 31 minutes 26 seconds East, 1.35 feet to a one-half inch iron rod set for corner;

THENCE South 88 degrees 28 minutes 34 seconds East, 50.00 feet to a one-half inch iron rod set for corner;

THENCE South 01 degrees 31 minutes 26 seconds West, 3.50 feet to a one-half inch iron rod set for corner;

THENCE South 43 degrees 28 minutes 34 seconds East, 14.14 feet to a one-half inch iron rod set for corner;

THENCE South 88 degrees 28 minutes 34 seconds East, 3.50 feet to a one-half inch iron rod set for corner;

THENCE South 01 degrees 31 minutes 26 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 88 degrees 28 minutes 34 seconds West, 3.50 feet to a one-half inch iron rod set for corner;

THENCE South 46 degrees 31 minutes 26 seconds West, 14.14 feet to a one-half inch iron rod set for corner;

THENCE South 01 degrees 31 minutes 26 seconds West, 109.13 feet to a one-half inch iron rod set for corner;

THENCE South 88 degrees 28 minutes 34 seconds East, 72.13 feet to a one-half inch iron rod set for corner;

THENCE North 85 degrees 09 minutes 15 seconds East, 67.83 feet to a one-half inch iron rod set for corner;

THENCE South 50 degrees 46 minutes 11 seconds East, 489.67 feet to a one-half inch iron rod set for corner;

THENCE South 38 degrees 36 minutes 43 seconds West, 919.48 feet to a one-half inch iron rod set for corner;

THENCE North 51 degrees 23 minutes 17 seconds West, 38.07 feet to a one-half inch iron rod set for corner;

THENCE North 51 degrees 17 minutes 13 seconds West, 130.53 feet to a one-half inch iron rod set for corner;

THENCE North 08 degrees 09 minutes 29 seconds East, 20.00 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 65.51 feet along a non-tangent curve to the right having a central angle of 75 degrees 04 minutes 23 seconds, a radius of 50.00 feet, a tangent of 38.42 feet, and whose chord bears North 44 degrees 18 minutes 19 seconds West, 60.93 feet to a one-half inch iron rod set for corner;

THENCE North 51 degrees 21 minutes 37 seconds West, 229.29 feet to a one-half inch iron rod set for corner;

THENCE South 83 degrees 38 minutes 23 seconds West, 14.14 feet to a one-half inch iron rod set for corner;

THENCE South 38 degrees 38 minutes 23 seconds West, 19.74 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 101.44 feet along a curve to the right having a central angle of 17 degrees 53 minutes 01 seconds, a radius of 325.00 feet, a tangent of 51.14 feet, and whose chord bears South 47 degrees 34 minutes 54 seconds West, 101.03 feet to a one-half inch iron rod set for corner;

THENCE South 56 degrees 31 minutes 24 seconds West, 131.84 feet to a one-half inch iron rod set for corner;

THENCE North 33 degrees 31 minutes 13 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 56 degrees 31 minutes 24 seconds East, 5.50 feet to a one-half inch iron rod set for corner;

THENCE North 12 degrees 56 minutes 11 seconds East, 14.49 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 202.83 feet along a non-tangent curve to the right having a central angle of 05 degrees 48 minutes 39 seconds, a radius of 2,000.00 feet, a tangent of 101.50 feet, and whose chord bears North 27 degrees 36 minutes 08 seconds West, 202.75 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 38.62 feet along a curve to the left having a central angle of 04 degrees 12 minutes 55 seconds, a radius of 525.00 feet, a tangent of 19.32 feet, and whose chord bears North 26 degrees 48 minutes 16 seconds West, 38.62 feet to a one-half inch iron rod set for corner;

THENCE North 76 degrees 28 minutes 02 seconds West, 13.64 feet to a one-half inch iron rod set for corner;

THENCE South 56 degrees 31 minutes 24 seconds West, 4.55 feet to a one-half inch iron rod set for corner;

THENCE North 33 degrees 28 minutes 36 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 56 degrees 31 minutes 24 seconds East, 5.20 feet to a one-half inch iron rod set for corner;

THENCE North 10 degrees 15 minutes 27 seconds East, 13.83 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 138.11 feet along a non-tangent curve to the left having a central angle of 15 degrees 04 minutes 21 seconds, a radius of 525.00 feet, a tangent of 69.46 feet, and whose chord bears North 44 degrees 05 minutes 25 seconds West, 137.71 feet to a one-half inch iron rod set for corner;

THENCE North 51 degrees 37 minutes 35 seconds West, 75.00 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 105.38 feet along a curve to the left having a central angle of 26 degrees 50 minutes 02 seconds, a radius of 225.00 feet, a tangent of 53.67 feet, and whose chord bears North 65 degrees 02 minutes 36 seconds West, 104.42 feet to a one-half inch iron rod set for corner;

THENCE North 78 degrees 27 minutes 37 seconds West, 67.36 feet to a one-half inch iron rod set for corner;

LEGAL DESCRIPTION (CONTINUED)

THENCE Southwesterly, 181.13 feet along a curve to the left having a central angle of 37 degrees 44 minutes 17 seconds, a radius of 275.00 feet, a tangent of 93.99 feet, and whose chord bears South 82 degrees 40 minutes 14 seconds West, 177.87 feet to a one-half inch iron rod set for corner;

THENCE South 63 degrees 48 minutes 06 seconds West, 153.66 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 94.85 feet along a curve to the left having a central angle of 02 degrees 43 minutes 02 seconds, a radius of 2,000.00 feet, a tangent of 47.43 feet, and whose chord bears North 24 degrees 35 minutes 00 seconds West, 94.84 feet to a one-half inch iron rod set in the west line of said 324.049 acre tract of land, said point being in the east line of a called 52.6294 acre parcel of land described in deed to W/J Wilmeth Ridge, L.P. as recorded in Document Number 20140604000558990, Deed Records Collin County, Texas;

THENCE along the west line of said 324.049 acre tract of land and along the east line of said 52.6294 acre tract 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 a one-half inch iron rod set for corner;
North 11 degrees 23 minutes 54 seconds East, 307.44 feet to a one-half inch iron rod set for corner;
North 11 degrees 20 minutes 41 seconds East, 234.06 feet to a 60d nail found in 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 said 4.000 acre tract;

THENCE North 89 degrees 17 minutes 05 seconds East, 200.00 feet along the west line of said 324.049 acre tract of land and along the south line of said 4.000 acre tract to the POINT OF BEGINNING and containing 1,717,039 square feet or 39.418 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 3, 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 _____, 2015.

AUBURN HILLS PARTNERS LP
a Texas limited partnership
By: TA GP, LLC, a Delaware limited liability company
its general partner

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 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 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 _____, 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 REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

PRELIMINARY-FINAL PLAT

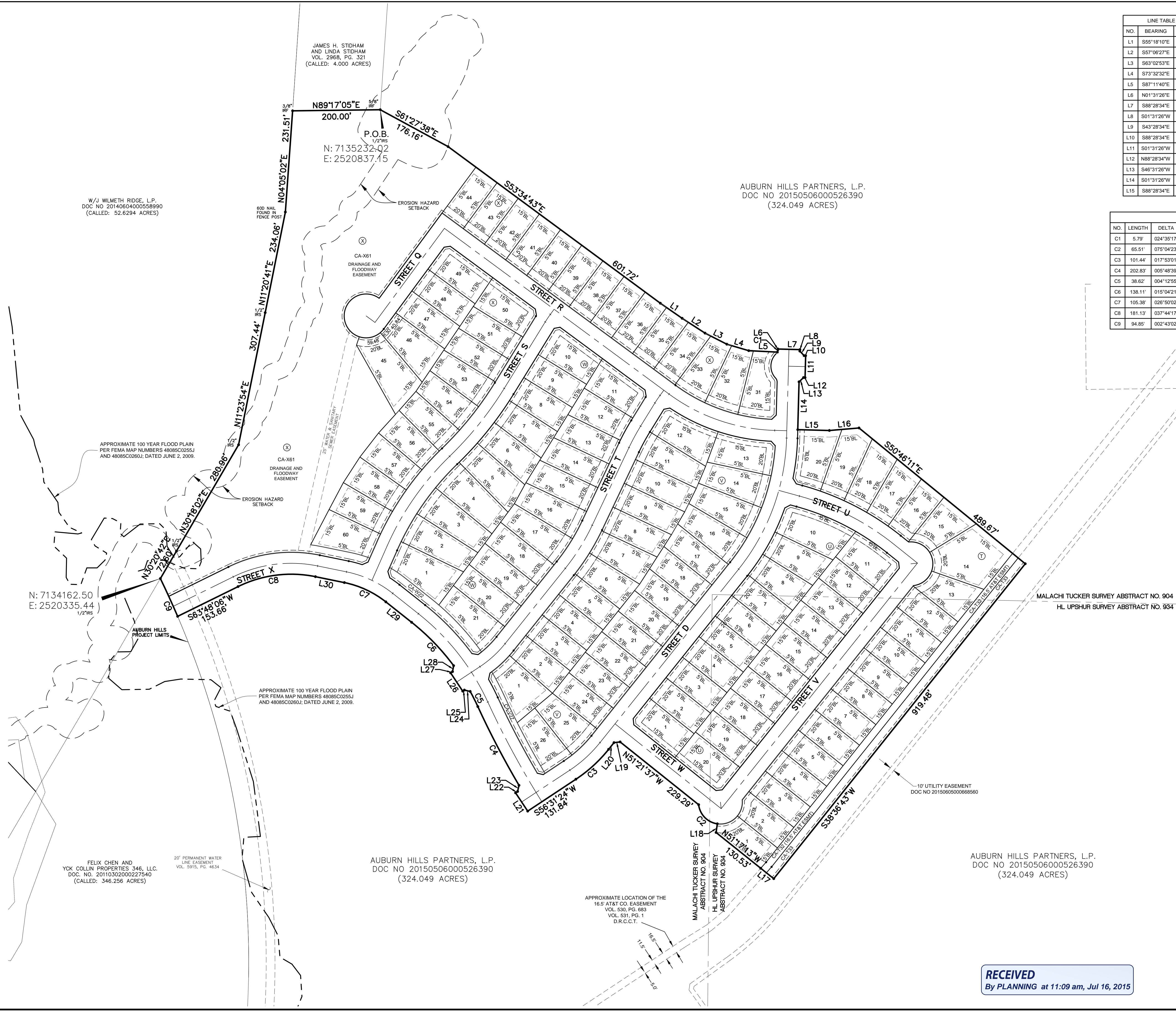
AUBURN HILLS, PHASE 3

117 RESIDENTIAL LOTS, 5 COMMON AREAS
39.418 ACRES OUT OF
THE MALACHI TUCKER SURVEY, ABSTRACT NO. 904
AND THE
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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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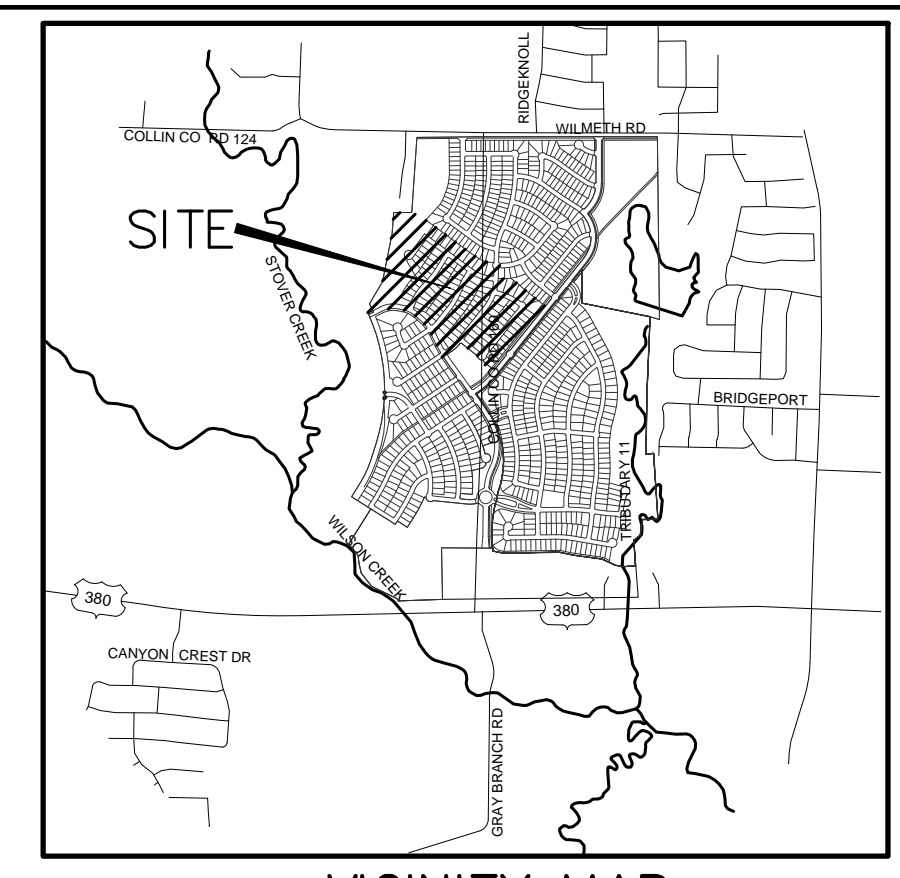
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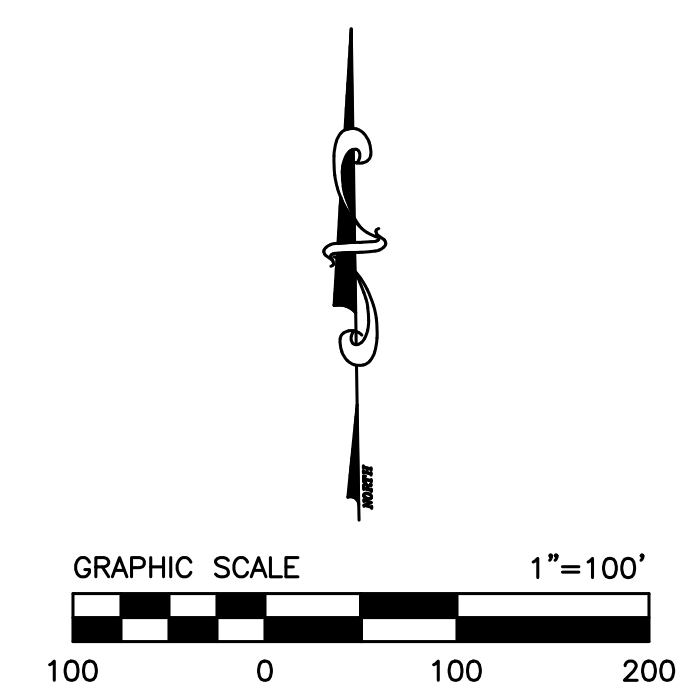


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VICINITY MAP
N.T.S.



**SETBACK PLAN
PRELIMINARY-FINAL PLAT
AUBURN HILLS, PHASE 3**

117 RESIDENTIAL LOTS, 5 COMMON AREAS
39.403 ACRES OUT OF
THE MALACHI TUCKER SURVEY, ABSTRACT NO. 904
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Addison, Texas 75001
TBPE No. F-438 TBPLS No. 10076000

RESUBMITTED: JULY 13, 2015
SUBMITTED: JUNE 29, 2015
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

RECEIVED
By PLANNING at 11:09 am, Jul 16, 2015

JAMES H. STIDHAM AND LINDA STIDHAM VOL. 2968, PG. 321 (CALLED: 4.000 ACRES)

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20' PERMANENT WATER LINE EASEMENT
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(324.049 ACRES)

APPROXIMATE LOCATION OF THE
16.5' AT&T CO. EASEMENT
VOL. 530, PG. 683
VOL. 531, PG. 1
D.R.C.C.T.

MALACHI TUCKER SURVEY ABSTRACT NO. 904
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