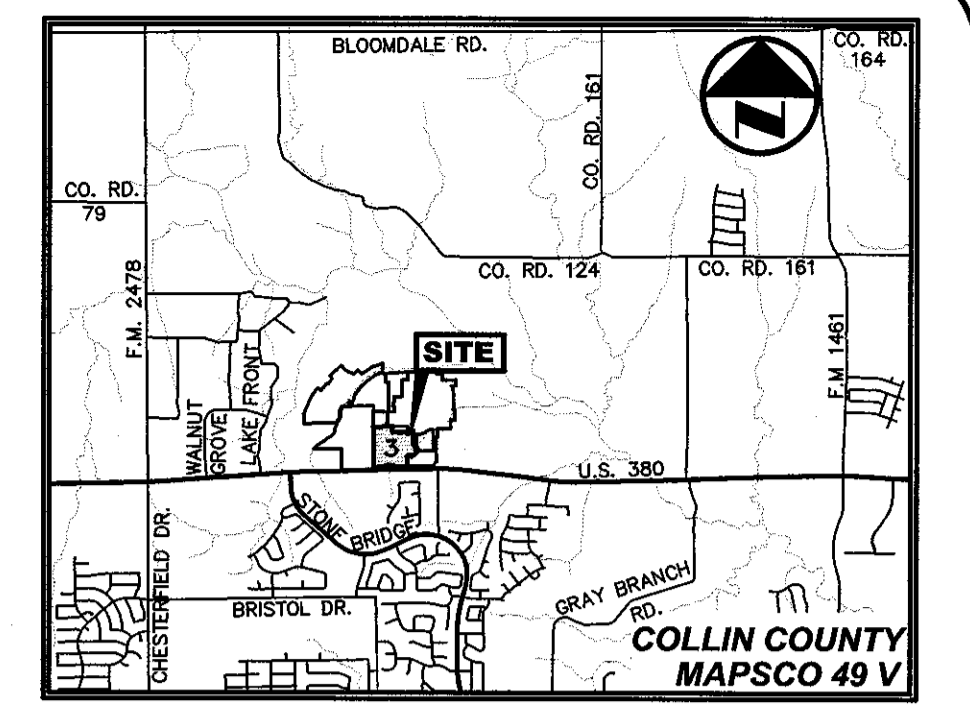
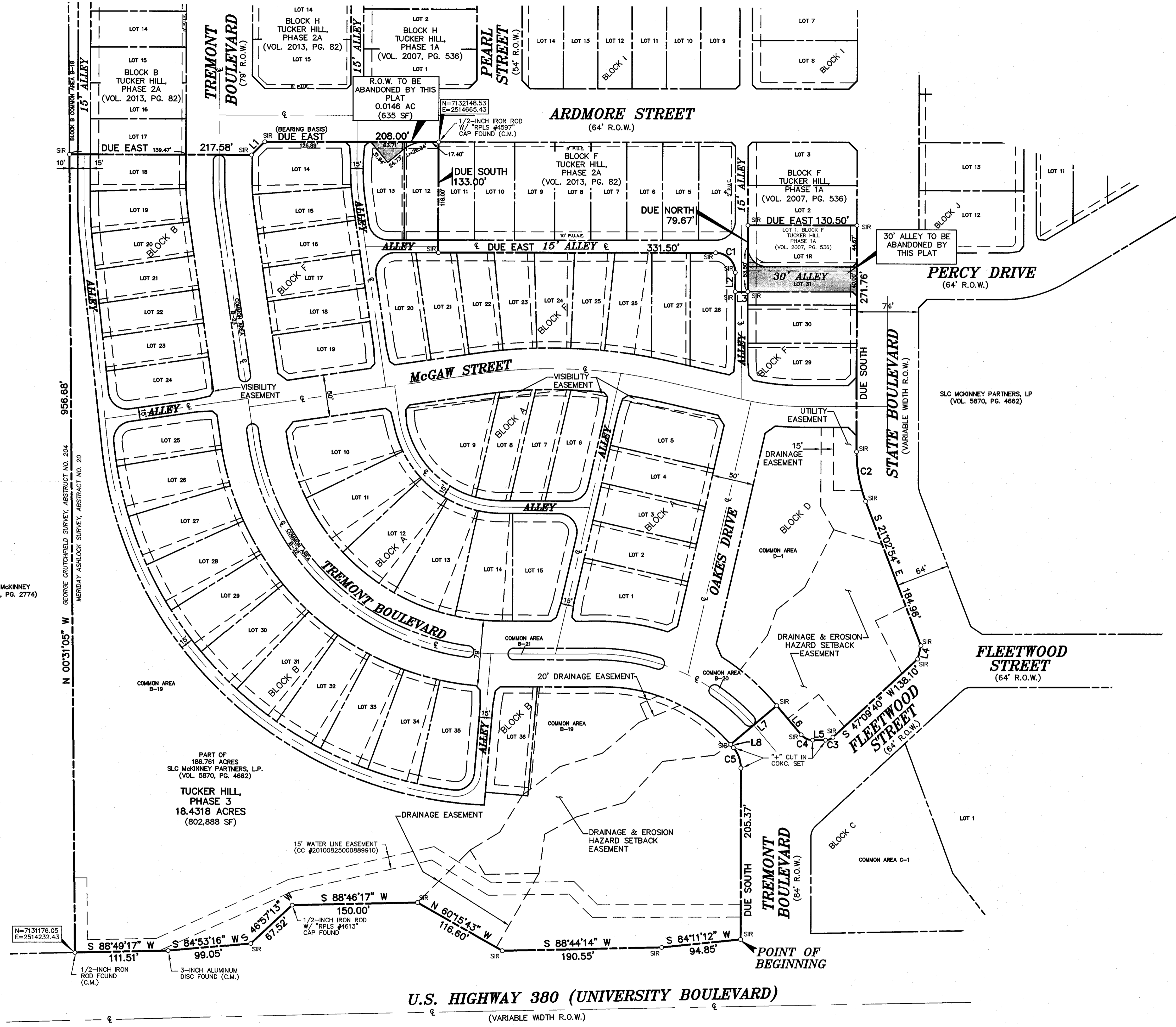
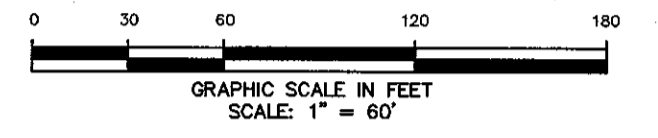
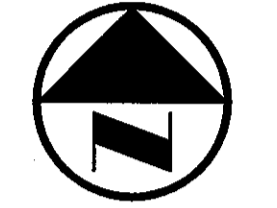


T.M. LUIS, 09/29/2014, 3:56PM, TUCKER HILL, 3-REVISED DWA, 1252-14-030, PRELIM PLAT, DWG. N.A. LOTS 1200-1209, 1252-14-030, TUCKER HILL, 3-REVISED DWA, 1252-14-030, PRELIM PLAT, DWG. © POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2012. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, RETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.



VICINITY MAP  
NOT TO SCALE



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 45°00'00" E	22.48'
L2	S 00°00'00" E	23.17'
L3	N 90°00'00" E	15.00'
L4	S 130°23'23" W	16.56'
L5	S 90°00'00" W	15.43'
L6	N 40°09'46" W	48.47'
L7	S 49°50'14" W	72.00'
L8	S 40°09'46" E	5.00'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	90°00'00"	23.50'	36.91'	23.50'	S 48°00'00" E	33.23'
C2	21°02'54"	165.00'	60.62'	30.65'	S 10°31'27" E	60.27'
C3	42°50'20"	13.00'	9.72'	5.10'	S 68°34'50" W	9.50'
C4	49°50'14"	18.00'	15.66'	8.36'	N 65°04'53" E	15.17'
C5	40°09'46"	38.00'	26.84'	13.89'	S 20°04'53" E	26.09'

- NOTES:
1. THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE BEARING OF DUE EAST FOR THE SOUTH RIGHT-OF-WAY LINE OF ARDMORE STREET 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.
  3. (C.M.) - CONTROLLING MONUMENT.
  4. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
  5. ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
  6. ALL COMMON AREAS ARE TO BE DRAINAGE, UTILITY, PEDESTRIAN ACCESS, AND LANDSCAPE EASEMENTS.
  7. PRIVATE USE EASEMENTS TO ALLOW FOR WALLS, FOUNDATION, DRAINAGE & RESIDENTIAL ACCESS. RESIDENTIAL ACCESS TO INCLUDE PRIVATE USAGE OF THE EASEMENT AREA, UP TO THE FACE OF THE BUILDING FOUNDATION ON THE SUBJECT RESIDENTIAL LOT, FOR THE BENEFIT OF THE ADJACENT LOT.

**PRELIMINARY/FINAL REPLAT**  
**TUCKER HILL, PHASE 3**  
 AN ADDITION TO THE CITY OF MCKINNEY, TEXAS  
 A 55 LOT SUBDIVISION AND 7 COMMON AREAS  
 BEING A REPLAT OF LOT 1, BLOCK F, TUCKER HILL PHASE 1A  
 ADDITION, AND BEING 18.4318 ACRES OUT OF THE  
 MERIDAY ASHLOCK SURVEY, ABSTRACT No. 20  
 COLLIN COUNTY, TEXAS  
 SHEET 1 OF 4

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

PREPARED FOR:  
 JOHN D. &  
 KATHERINE M. MOORE  
 2203 Stote Blvd.  
 McKinney, Texas 75071  
 (Lot 1, Block F)

PREPARED FOR:  
 SLC MCKINNEY PARTNERS, LP  
 1650 West McEwen  
 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. F-00048; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00  
 (214) 544-8880 PHONE  
 (214) 544-8882 FAX  
 www.PogueEngineering.com

PREPARED 09-22-2014  
 SURVEYED 06-19-2014  
 SCALE: 1" = 60'  
 PI NUMBER 1252-14-030  
 DRAWN BY: RLG  
 CHECKED BY: RPP

RECEIVED  
 By Planning Department at 8:12 am, Sep 30, 2014





**LEGEND**

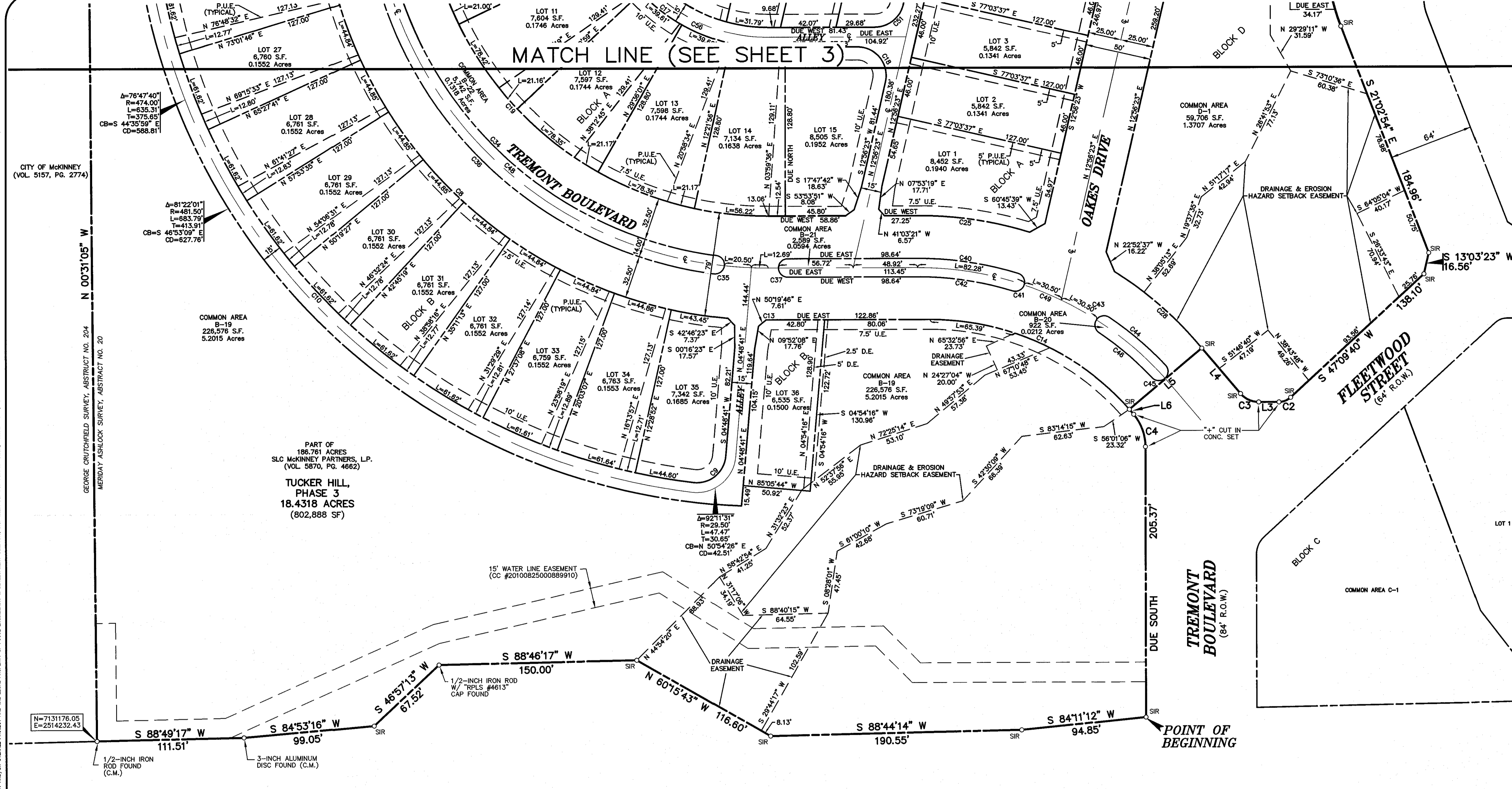
P.U.E.	PRIVATE USE EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
---	PROPERTY LINE
(C.M.)	CONTROLLING MONUMENT
SIR	1/2-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	90°00'00"	23.50'	36.91'	23.50'	N 45°00'00" W	33.23'
C2	42°50'00"	13.00'	9.72'	8.10'	N 85°04'53" E	9.50'
C3	49°04'46"	18.00'	15.66'	8.36'	S 85°04'53" E	15.17'
C4	40°09'46"	38.00'	26.64'	13.89'	N 20°04'53" W	26.09'
C5	81°51'4"	289.50'	41.70'	20.89'	S 04°07'37" E	41.67'
C6	92°03'05"	22.00'	35.35'	22.80'	S 52°13'41" E	31.66'
C7	61°20'09"	400.00'	43.30'	21.67'	S 03°06'04" E	43.28'
C8	76°59'51"	339.50'	453.87'	268.11'	S 46°53'09" E	420.62'
C9	92°11'11"	22.00'	35.40'	22.86'	N 50°42'28" E	31.70'
C10	76°47'41"	466.50'	625.26'	369.71'	S 44°35'58" E	579.50'
C11	87°56'55"	22.00'	33.77'	21.23'	S 37°46'19" W	30.55'
C13	0°22'03"	339.50'	2.18'	1.09'	S 89°48'58" E	2.18'
C14	48°57'22"	200.30'	171.15'	91.19'	N 65°30'10" W	165.99'
C15	81°51'4"	215.00'	30.97'	15.91'	S 04°07'37" E	30.95'
C16	81°51'4"	215.00'	30.97'	15.91'	S 04°07'37" E	30.95'
C17	77°57'03"	131.70'	179.18'	108.56'	S 51°01'28" E	165.68'
C18	102°56'23"	22.00'	39.53'	27.63'	N 38°31'48" W	34.42'
C19	81°44'46"	260.50'	371.67'	228.44'	S 49°07'37" E	340.94'
C20	211°31'37"	625.00'	231.19'	116.93'	N 87°39'25" W	229.87'
C21	98°15'14"	23.50'	40.30'	27.15'	S 40°52'23" W	35.54'
C22	81°44'46"	23.50'	33.53'	20.34'	S 49°07'37" E	30.76'
C23	81°51'4"	200.00'	28.81'	14.43'	S 04°07'37" E	28.79'
C24	350°27'	575.00'	38.55'	19.28'	N 78°58'50" W	38.54'
C25	173°00'22"	275.54'	84.16'	42.41'	N 81°12'29" W	83.84'
C26	120°16'18"	275.00'	58.10'	29.16'	S 83°56'52" E	57.99'
C27	53°00'33"	325.00'	31.20'	15.61'	S 87°14'58" E	31.19'
C28	182°71'4"	275.54'	88.75'	44.76'	N 48°25'57" W	88.36'
C29	180°00'00"	7.00'	21.99'	INFINITE	N 80°00'00" W	14.00'
C30	81°51'4"	243.00'	35.01'	17.53'	S 04°07'37" E	34.98'
C31	180°00'00"	7.00'	21.99'	INFINITE	N 81°44'46" E	14.00'
C32	81°51'4"	257.00'	37.02'	18.54'	S 04°07'37" E	36.99'
C33	180°00'00"	7.00'	21.99'	INFINITE	S 81°44'46" W	14.00'
C34	74°04'15"	293.00'	378.78'	221.08'	S 45°17'21" E	352.95'
C35	179°59'56"	7.00'	21.99'	INFINITE	N 07°40'30" E	14.00'
C36	74°04'15"	307.00'	396.88'	231.64'	S 45°17'21" E	369.82'
C37	180°00'00"	7.00'	21.99'	INFINITE	S 00°00'00" E	14.00'
C38	77°27'44"	116.70'	157.78'	93.60'	S 51°16'08" E	146.03'
C39	142°71'7"	575.00'	145.06'	72.92'	S 88°58'25" W	144.68'
C40	171°5'08"	257.00'	77.39'	38.99'	N 81°22'26" W	77.09'
C41	180°00'00"	7.00'	21.99'	INFINITE	N 17°15'08" E	14.00'
C42	171°5'08"	243.00'	73.17'	36.86'	N 81°22'26" W	72.89'
C43	180°00'00"	7.00'	21.99'	INFINITE	S 32°09'56" W	14.00'
C44	143°23'15"	257.00'	66.70'	33.54'	N 50°24'46" W	66.52'
C45	180°00'00"	7.00'	21.99'	INFINITE	N 47°01'21" E	14.00'
C46	143°23'15"	243.00'	63.07'	31.71'	N 50°24'46" W	62.89'
C47	81°51'4"	250.00'	36.01'	18.04'	S 04°07'37" E	35.98'
C48	81°44'46"	300.00'	428.02'	259.62'	S 49°07'37" E	392.63'
C49	48°44'33"	290.00'	212.68'	113.25'	N 65°37'44" W	206.32'
C51	77°03'37"	22.00'	29.59'	17.82'	N 51°28'12" E	27.41'
C53	211°31'37"	600.00'	221.84'	112.25'	N 87°39'25" W	220.68'
C54	123°56'23"	300.00'	67.75'	34.02'	S 83°31'48" E	67.61'
C55	81°51'4"	207.50'	29.89'	14.97'	S 04°07'37" E	29.87'
C56	81°44'46"	124.20'	177.20'	107.48'	S 49°07'37" E	162.55'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 00°00'00" E	23.17'
L2	N 90°00'00" E	15.00'
L3	S 90°00'00" W	15.43'
L4	N 40°09'46" W	45.47'
L5	S 49°50'14" W	72.00'
L6	S 40°09'46" E	5.00'
L7	N 06°12'09" W	3.60'
L8	S 08°15'14" W	11.28'
L9	N 08°15'14" W	11.28'
L12	N 45°00'00" E	7.07'



CITY OF MCKINNEY  
(VOL. 5157, PG. 2774)

GEORGE CRITCHFIELD SURVEY, ABSTRACT NO. 204  
MCKINNEY ASHLOCK SURVEY, ABSTRACT NO. 20

PART OF  
188.761 ACRES  
SLC MCKINNEY PARTNERS, LP.  
(VOL. 5870, PG. 4662)

**TUCKER HILL,  
PHASE 3  
18.4318 ACRES  
(802,888 SF)**

**U.S. HIGHWAY 380 (UNIVERSITY BOULEVARD)**  
(VARIABLE WIDTH R.O.W.)

- NOTES:**
1. THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE BEARING OF DUE EAST FOR THE SOUTH RIGHT-OF-WAY LINE OF ARDMORE STREET 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.
  3. (C.M.) - CONTROLLING MONUMENT.
  4. COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES, TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).
  5. ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
  6. ALL COMMON AREAS ARE TO BE DRAINAGE, UTILITY, PEDESTRIAN ACCESS, AND LANDSCAPE EASEMENTS.
  7. PRIVATE USE EASEMENTS TO ALLOW FOR WALLS, FOUNDATION, DRAINAGE & RESIDENTIAL ACCESS. RESIDENTIAL ACCESS TO INCLUDE PRIVATE USAGE OF THE EASEMENT AREA, UP TO THE FACE OF THE BUILDING FOUNDATION ON THE SUBJECT RESIDENTIAL LOT, FOR THE BENEFIT OF THE ADJACENT LOT.

**PRELIMINARY/FINAL REPLAT  
TUCKER HILL, PHASE 3**  
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS  
A 55 LOT SUBDIVISION AND 7 COMMON AREAS  
BEING A REPLAT OF LOT 1, BLOCK F, TUCKER HILL PHASE 1A  
ADDITION, AND BEING 18.4318 ACRES OUT OF THE  
MERIDAY ASHLOCK SURVEY, ABSTRACT No. 20  
COLLIN COUNTY, TEXAS  
SHEET 2 OF 4

PREPARED FOR:  
JOHN D. &  
KATHERINE M. MOORE  
2203 State Blvd.  
McKinney, Texas 75071

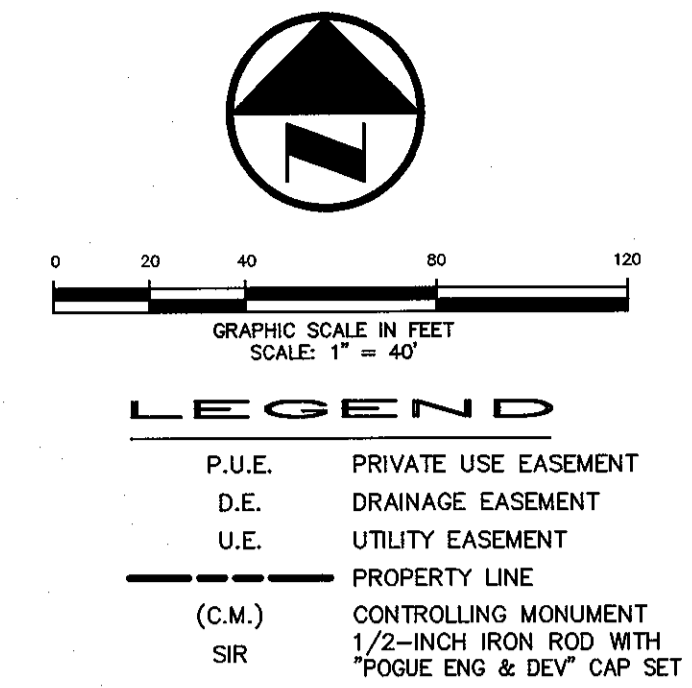
PREPARED FOR:  
SLC MCKINNEY PARTNERS, LP  
1650 West McEwen  
Suite 200  
Franklin, Tennessee 37067  
(972) 547-1151 (PHONE)



PREPARED 09-22-2014  
SURVEYED 06-19-2014  
SCALE: 1" = 40'  
PI NUMBER 1252-14-030  
DRAWN BY: RLG  
CHECKED BY: RPP

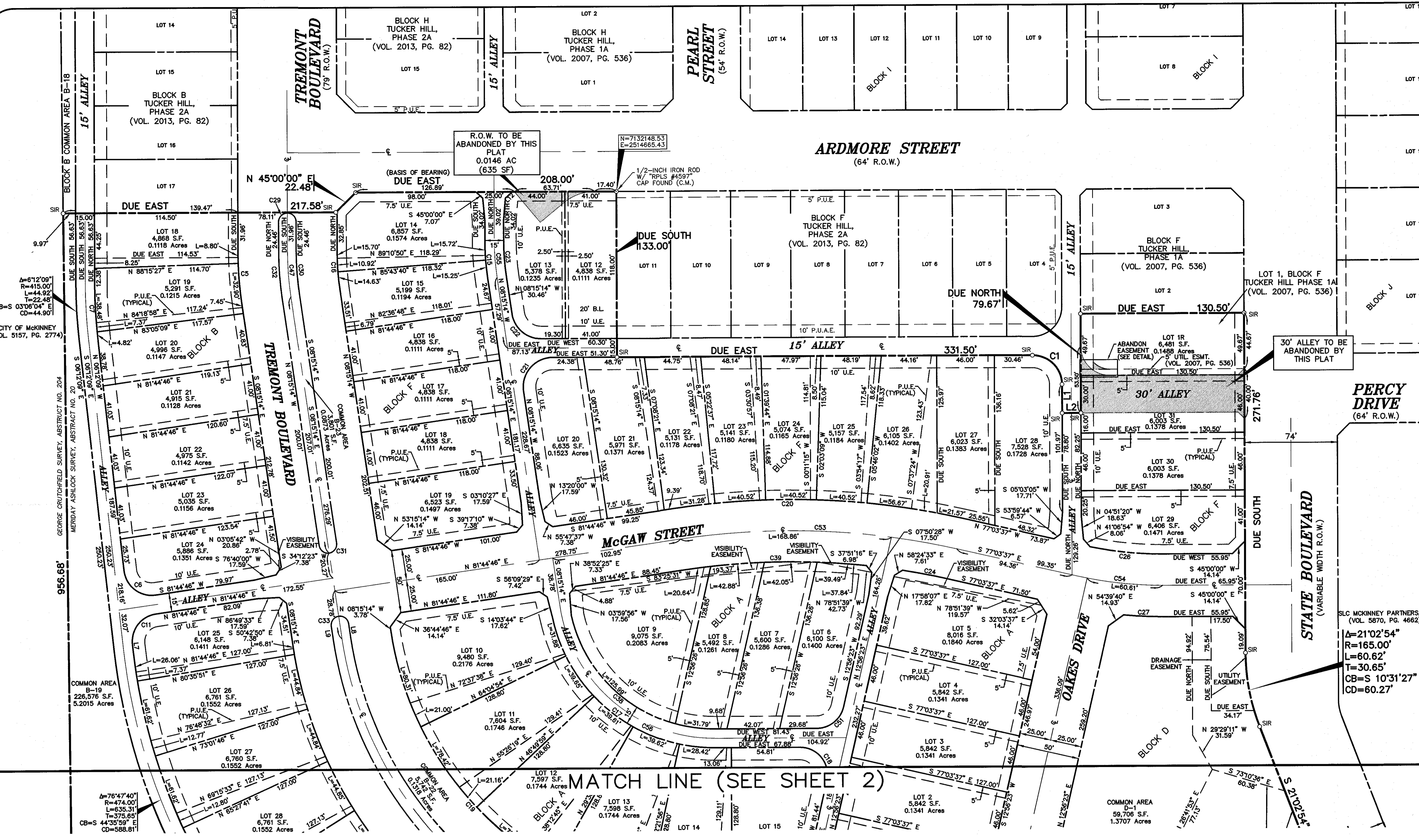
PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY



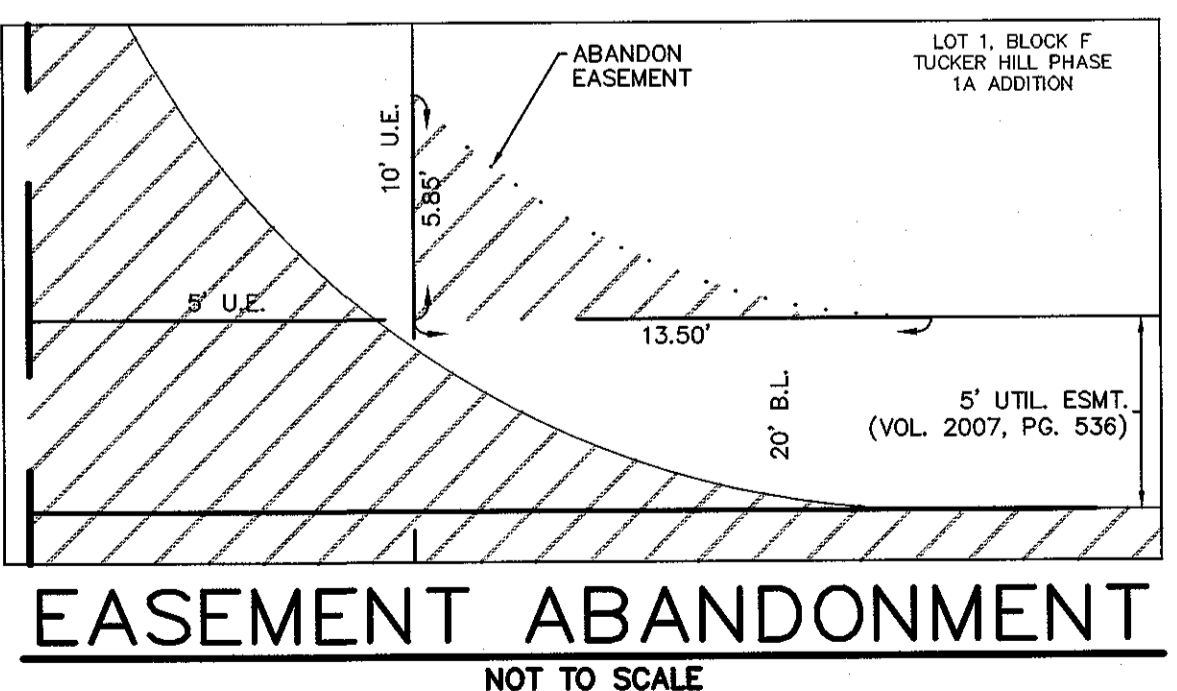


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	90°00'00"	23.50'	36.91'	23.50'	N 45°00'00" W	33.23'
C2	42°50'20"	13.00'	9.72'	6.10'	N 88°54'50" E	9.50'
C3	48°50'14"	18.00'	15.66'	8.36'	S 85°04'53" E	15.17'
C4	40°09'46"	38.00'	26.64'	13.89'	N 20°04'53" W	26.09'
C5	81°51'4"	289.50'	41.70'	20.89'	S 04°07'37" E	41.67'
C6	92°03'05"	22.00'	35.35'	22.80'	S 52°13'41" E	31.66'
C7	61°20'09"	400.00'	43.30'	21.67'	S 03°06'04" E	43.28'
C8	76°35'51"	339.50'	453.67'	268.11'	S 46°33'09" E	420.62'
C9	92°11'31"	22.00'	35.40'	22.86'	N 50°54'28" E	31.70'
C10	76°47'41"	468.50'	625.26'	369.71'	S 44°35'58" E	579.50'
C11	87°56'55"	22.00'	33.77'	21.23'	S 37°46'19" W	30.55'
C12	82°27'03"	339.50'	2.18'	1.09'	S 89°48'58" E	2.18'
C13	48°57'22"	200.30'	171.15'	91.19'	N 65°30'10" W	165.99'
C14	81°51'4"	215.00'	30.97'	15.51'	S 04°07'37" E	30.95'
C15	81°51'4"	215.00'	30.97'	15.51'	S 04°07'37" E	30.95'
C16	91°51'4"	215.00'	30.97'	15.51'	S 04°07'37" E	30.95'
C17	77°57'03"	131.70'	178.18'	108.56'	S 51°01'28" E	165.68'
C18	102°56'23"	22.00'	39.53'	27.63'	N 38°31'48" W	34.42'
C19	81°44'46"	280.50'	371.67'	225.44'	S 49°07'37" E	340.94'
C20	211°37'	625.00'	231.19'	116.93'	N 87°39'25" W	229.87'
C21	98°15'14"	23.50'	40.30'	27.15'	S 40°52'23" W	35.54'
C22	81°44'46"	23.50'	33.53'	20.34'	S 49°07'37" E	30.76'
C23	81°51'4"	200.00'	28.81'	14.43'	S 04°07'37" E	28.79'
C24	330°27'	575.00'	38.55'	19.28'	N 78°58'50" W	38.54'
C25	173°00'21"	275.54'	84.16'	42.41'	N 81°12'28" W	83.84'
C26	120°16'16"	275.00'	58.10'	29.16'	S 83°56'52" E	57.99'
C27	53°00'33"	325.00'	31.20'	15.61'	S 87°14'58" E	31.19'
C28	182°17'14"	275.54'	88.75'	44.78'	N 48°25'37" W	88.36'
C29	180°00'00"	7.00'	21.99'	INFINITE	N 90°00'00" W	14.00'
C30	81°51'4"	243.00'	38.01'	17.53'	S 04°07'37" E	34.98'
C31	180°00'00"	7.00'	21.99'	INFINITE	N 90°00'00" W	14.00'
C32	81°51'4"	257.00'	37.02'	18.54'	S 04°07'37" E	36.99'
C33	180°00'00"	7.00'	21.99'	INFINITE	N 90°00'00" W	14.00'
C34	74°04'15"	293.00'	378.78'	221.08'	S 48°17'21" E	352.95'
C35	179°59'56"	7.00'	21.99'	INFINITE	N 07°40'30" E	14.00'
C36	74°04'15"	307.00'	396.88'	231.64'	S 45°17'21" E	369.82'
C37	180°00'00"	7.00'	21.99'	INFINITE	N 90°00'00" W	14.00'
C38	77°27'44"	118.70'	157.78'	93.60'	S 51°16'08" E	146.03'
C39	142°17'17"	575.00'	145.08'	72.92'	S 88°58'25" W	144.68'
C40	171°50'08"	257.00'	77.39'	38.99'	N 81°22'26" W	77.09'
C41	180°00'00"	7.00'	21.99'	INFINITE	N 90°00'00" W	14.00'
C42	171°50'08"	243.00'	73.17'	36.86'	N 81°22'26" W	72.89'
C43	180°00'00"	7.00'	21.99'	INFINITE	S 32°09'06" W	14.00'
C44	145°15'15"	257.00'	66.70'	33.54'	N 50°24'46" W	66.52'
C45	180°00'00"	7.00'	21.99'	INFINITE	N 90°00'00" W	14.00'
C46	145°15'15"	243.00'	63.07'	31.71'	N 50°24'46" W	62.89'
C47	81°51'4"	250.00'	36.01'	18.04'	S 04°07'37" E	35.98'
C48	81°44'46"	300.00'	428.02'	259.62'	S 49°07'37" E	392.63'
C49	48°44'33"	250.00'	212.68'	113.25'	N 65°37'44" W	208.32'
C50	77°03'37"	22.00'	29.59'	17.52'	N 51°28'12" E	27.41'
C51	211°13'17"	600.00'	221.94'	112.25'	N 87°39'25" W	220.69'
C52	125°56'23"	300.00'	67.75'	34.02'	S 83°31'48" E	67.61'
C53	81°51'4"	207.50'	29.89'	14.97'	S 04°07'37" E	29.87'
C54	81°44'46"	124.20'	177.20'	107.48'	S 49°07'37" E	162.55'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°00'00" E	23.17'
L2	N 90°00'00" E	15.00'
L3	S 90°00'00" W	15.43'
L4	N 40°09'46" W	45.47'
L5	S 49°50'14" W	72.00'
L6	S 40°09'46" E	5.00'
L7	N 05°12'09" W	3.80'
L8	S 08°15'14" W	11.28'
L9	N 08°15'14" W	11.28'
L12	N 45°00'00" E	7.07'



- NOTES:
1. THE BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE BEARING OF DUE EAST FOR THE SOUTH RIGHT-OF-WAY LINE OF ARDMORE STREET 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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  3. (C.M.) - CONTROLLING MONUMENT.
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  5. ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
  6. ALL COMMON AREAS ARE TO BE DRAINAGE, UTILITY, PEDESTRIAN ACCESS, AND LANDSCAPE EASEMENTS.
  7. PRIVATE USE EASEMENTS TO ALLOW FOR WALLS, FOUNDATION, DRAINAGE & RESIDENTIAL ACCESS. RESIDENTIAL ACCESS TO INCLUDE PRIVATE USAGE OF THE EASEMENT AREA, UP TO THE FACE OF THE BUILDING FOUNDATION ON THE SUBJECT RESIDENTIAL LOT, FOR THE BENEFIT OF THE ADJACENT LOT.



**PRELIMINARY/FINAL REPLAT  
TUCKER HILL, PHASE 3**  
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS  
A 55 LOT SUBDIVISION AND 7 COMMON AREAS  
BEING A REPLAT OF LOT 1, BLOCK F, TUCKER HILL PHASE 1A  
ADDITION, AND BEING 18.4318 ACRES OUT OF THE  
MERIDAY ASHLOCK SURVEY, ABSTRACT No. 20  
COLLIN COUNTY, TEXAS  
SHEET 3 OF 4

<p>PREPARED FOR: JOHN D. &amp; KATHERINE M. MOORE 2203 State Blvd. McKinney, Texas 75071</p>	<p>PREPARED FOR: SLC MCKINNEY PARTNERS, LP 1650 West McEwen Suite 200 Franklin, Tennessee 37067 (972) 547-1151 (PHONE)</p>	<p><b>POGUE</b> ENGINEERING &amp; 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</p>	<p>PREPARED 09-22-2014 SURVEYED 06-19-2014 SCALE: 1" = 40' PI NUMBER 1252-14-030 DRAWN BY: RLG CHECKED BY: RPP</p>
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WILLIAMS 09/29/2014 - 4:06PM  
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 TUCKER HILL, PHASE 3-REVISED.DWG  
 1252-14-030-POGUE  
 POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2012 ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, SURVEYING AND SUBSEQUENT DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POGUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POGUE ENGINEERING & DEVELOPMENT COMPANY, INC.



OWNER'S DEDICATION

STATE OF TEXAS ~
COUNTY OF COLLIN ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT We, CITY OF MCKINNEY, TEXAS, SLC MCKINNEY PARTNERS, L.P., and JOHN D. MOORE & KATHERINE M. MOORE, do hereby adopt this plat designating the hereinabove described property as TUCKER HILL, PHASE 3, 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 \_\_\_\_\_, 2014.

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 \_\_\_\_\_, 2014.

Notary Public in and for the State of Texas

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

Name: John D. Moore, Owner

STATE OF TEXAS ~
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared John D. Moore, owner of Lot 1, Block F, Tucker Hill Phase 1A Addition.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public in and for the State of Texas

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

Name: Katherine M. Moore, Owner

STATE OF TEXAS ~
COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Katherine M. Moore, owner of Lot 1, Block F, Tucker Hill Phase 1A Addition.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS ~
COUNTY OF COLLIN ~

WHEREAS, City of McKinney, Texas (part of Ardmore Street), John D. and Katherine M. Moore (Lot 1, Block F) and SLC McKinney Partners, L.P. are the owners of an 18.4318 acre tract of land situated in the Meriday Ashlock Survey, Abstract No. 20, Collin County, Texas; said tract being part of 186.761 acre tract 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, Texas, part of Ardmore Street, all of a 30-foot wide alley along the south line of Block F, Tucker Hill, Phase 1A, an addition to the City of McKinney, Texas according to the plat recorded in Volume 2007, Page 536 of the Plat Records of Collin County, Texas and all of Lot 1, Block F of said Tucker Hill, Phase 1A; said 18.4318 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the intersection of the north right-of-way line of U.S. Highway 380 (University Boulevard, a variable width right-of-way) and the west right-of-way line of Tremont Boulevard (an 84-foot wide right-of-way);

THENCE, along the said north line of U.S. Highway 380, the following seven (7) calls:

South 84 degrees, 11 minutes, 12 seconds West, a distance of 94.85 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

South 88 degrees, 44 minutes, 14 seconds West, a distance of 190.55 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

North 60 degrees, 15 minutes, 43 seconds West, a distance of 116.60 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

South 88 degrees, 46 minutes, 17 seconds West, a distance of 150.00 feet to a 1/2-inch iron rod with "RPLS #4613" cap found at an angle point;

South 46 degrees, 57 minutes, 13 seconds West, a distance of 67.52 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

South 84 degrees, 53 minutes, 16 seconds West, a distance of 99.05 feet to a 3-inch aluminum disk found at an angle point;

South 88 degrees, 49 minutes, 17 seconds West, a distance of 111.51 feet to a 1/2-inch iron found for corner; said point also being the southeast corner of that certain tract of land described in Warranty Deed to City of McKinney recorded in Volume 5157, Page 2774 of the said Deed Records;

THENCE, North 00 degrees, 31 minutes, 05 seconds West, departing the said north line of U.S. Highway 380 and along the east line of said City of McKinney tract, a distance of 956.68 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the southwest corner of Block B of said Tucker Hill, Phase 2A;

THENCE, Due East, departing the said east line of said City of McKinney tract and along the said Block B, at a distance of 139.47 feet passing the southeast corner of said Block B and the west end of the south terminus of Tremont Boulevard (a 79-foot wide right-of-way), continuing along the said south terminus of Tremont Boulevard, in all a total distance of 217.58 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the east end of said south terminus of Tremont Boulevard and an angle point in the south right-of-way line of Ardmore Street (a variable width right-of-way);

THENCE, along the said south line of Ardmore Street, the following two (2) calls:

North 45 degrees, 00 minutes, 00 seconds East, a distance of 22.48 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at an angle point;

Due East, at a distance of 126.89 feet passing an angle point in the said south line of Ardmore Street, continuing at a distance of 190.60 feet passing an angle point in the said south line of Ardmore Street, continuing in all a total distance of 208.00 feet to a 1/2-inch iron rod with "RPLS #4597" cap found for corner; said point also being the northwest corner of Block F of said Tucker Hill, Phase 2A;

THENCE, Due South, departing the said south line of Ardmore Street and along the west line of said Block F, at a distance of 118.00 feet passing the southwest corner of said Block F and the north end of the west terminus of a 15-foot wide alley, continuing along the said west terminus of alley, in all a total distance of 133.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the south end of said terminus 15-foot wide alley;

THENCE, Due East, along the south right-of-way line of said alley, a distance of 331.50 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right; said point also being the north end of a circular right-of-way corner clip at the intersection of the said south right-of-way line of alley and the west right-of-way line of said alley;

THENCE, in a southeasterly direction, along said right-of-way corner clip and said curve to the right, having a central angle of 90 degrees, 00 minutes, 00 seconds, a radius of 23.50 feet, a chord bearing and distance of South 45 degrees, 00 minutes, 00 seconds East, 33.23 feet, an arc distance of 36.91 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve; said point also being the south end of said right-of-way corner clip;

THENCE, Due South, along the west right-of-way line of said alley, a distance of 23.17 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being at the intersection of the west right-of-way line of said alley and the south right-of-way line of a 30-foot wide alley;

THENCE, Due East, along the south right-of-way line of said 30-foot wide alley, a distance of 15.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner;

THENCE, due North, departing the said south line of said 30-foot wide alley, at a distance of 53.50 feet passing a north end of a circular right-of-way corner clip at the intersection of the north right-of-way line of said 30-foot wide alley and the east right-of-way line of said 15-foot wide alley, continuing along the east right-of-way line of said 15-foot wide alley and the west line of said Lot 1, Block F, in all a total distance of 79.67 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the northwest line of said Lot 1, Block F and the southwest corner of Lot 2, Block F of said Tucker Hill, Phase 2A;

THENCE, Due East, departing the said east right-of-way line of said 15-foot wide alley and along the north line of said Lot 1, Block F and the south line of said Lot 2, Block F, a distance of 130.50 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner in the west right-of-way line of State Boulevard (a variable width right-of-way);

THENCE, departing the said north line of Lot 1, Block F and said south line of Lot 2, Block F and along the said west right-of-way line and southwest right-of-way line of State Boulevard, the following three (3) calls:

Due South, at a distance of 44.67 feet passing the north end of a right-of-way corner clip at the intersection of the said west line of State Boulevard and the north right-of-way line of said 30-foot wide alley, continuing at a distance of 84.67 feet passing the south end of a right-of-way corner clip at the intersection of the said west line of State Boulevard and the south right-of-way line of said 30-foot wide alley, continuing in all a distance of 271.76 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the left;

In a southerly direction, along said curve to the left, having a central angle of 21 degrees, 02 minutes, 54 seconds, a radius of 165.00 feet, a chord bearing and distance of South 10 degrees, 31 minutes, 27 seconds East, 60.27 feet, an arc distance of 60.62 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the end of said curve;

South 21 degrees, 02 minutes, 54 seconds East, a distance of 184.96 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the north end of a right-of-way corner clip at the intersection of the said southwest line of State Boulevard and the northwest right-of-way line of Fleetwood Street (a 64-foot wide right-of-way);

THENCE, South 13 degrees, 03 minutes, 23 seconds West, departing the said southwest line of State Boulevard and along the said right-of-way corner clip, a distance of 16.56 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being at the south end of said right-of-way corner clip;

THENCE, along the said northwest line of said Fleetwood Street, the following three (3) calls:

South 47 degrees, 09 minutes, 40 seconds West, a distance of 138.10 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set at the beginning of a tangent curve to the right;

In a southwest direction, along said curve to the right, having a central angle of 42 degrees, 50 minutes, 20 seconds, a radius of 13.00 feet, a chord bearing and distance of South 68 degrees, 34 minutes, 50 seconds West, 9.50 feet, an arc distance of 9.72 feet to a "+" cut in concrete set at the end of said curve;

Due West, a distance of 15.43 feet to a "+" cut in concrete set at the beginning of a tangent curve to the right; said point also being the southeast end of a circular right-of-way corner clip at the intersection of the said northwest line of Fleetwood Street and the northeast right-of-way line of said Tremont Boulevard;

THENCE, in a northwesterly direction, departing the said northwest line of Fleetwood Street and along said right-of-way corner clip and said curve to the right, having a central angle of 49 degrees, 50 minutes, 14 seconds, a radius of 18.00 feet, a chord bearing and distance of North 65 degrees, 04 minutes, 53 seconds West, 15.17 feet, an arc distance of 15.66 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap at the end of said curve; said point also being the northwest end of said right-of-way corner clip;

THENCE, North 40 degrees, 09 minutes, 46 seconds West, along the said northeast line of Tremont Boulevard, a distance of 45.47 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the east end of the north terminus of said Tremont Boulevard;

THENCE, South 49 degrees, 50 minutes, 14 seconds West, departing the said northeast line of Tremont Boulevard and along the said north terminus of Tremont Boulevard, a distance of 72.00 feet to a 1/2-inch iron rod with "Pogue Eng & Dev" cap set for corner; said point also being the west end of said north terminus of Tremont Boulevard;

THENCE, along the said west line of Tremont Boulevard, the following three (3) calls:

South 40 degrees, 09 minutes, 46 seconds East, a distance of 5.00 feet to a "+" cut in concrete set at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 40 degrees, 09 minutes, 46 seconds, a radius of 38.00 feet, a chord bearing and distance of South 20 degrees, 04 minutes, 53 seconds East, 26.09 feet, an arc distance of 26.64 feet to a "+" cut in concrete set at the end of said curve;

Due South, a distance of 205.37 feet to the POINT OF BEGINNING;

CONTAINING, 802,888 square feet or 18.4318 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 09-22-14 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 \_\_\_\_\_, 2014.

Notary Public in and for the State of Texas.

PRELIMINARY/FINAL REPLAT
TUCKER HILL, PHASE 3
AN ADDITION TO THE CITY OF MCKINNEY, TEXAS
A 55 LOT SUBDIVISION AND 7 COMMON AREAS
BEING A REPLAT OF LOT 1, BLOCK F, TUCKER HILL PHASE 1A
ADDITION, AND BEING 18.4318 ACRES OUT OF THE
MERIDAY ASHLOCK SURVEY, ABSTRACT No. 20
COLLIN COUNTY, TEXAS
SHEET 4 OF 4

Table with 4 columns: PREPARED FOR, SCALE, PI NUMBER, DRAWN BY, CHECKED BY. Includes contact information for Pogue Engineering & Development Company, Inc.

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY