

STATE OF TEXAS~
 COUNTY OF COLLIN~

WHEREAS, PACG-Forest Grove Estates, LLC is the owner of a parcel of land located in the City of the McKinney ETJ, Collin County, Texas, a part of the Samuel Burton Survey, Abstract 123, and being all of that called 14.85 acre tract as recorded in Document Number 20210915001884900, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a three-eighths inch iron rod found for corner in the North line of Farm to Market 2933, said point being at the Southeast corner of said 14.85 acre tract, said point being at the southwest corner of a tract of land described in deed to David R. Craft and Robert J. Craft, as recorded in Instrument Number 97-0006683;

THENCE along the south line of said 14.85 acre tract and north line of said Farm to Market 2933 as follows:
 South 81 degrees 51 minutes 04 seconds West, 161.82 feet to a wood monument found for corner;
 Southwestly, 360.40 feet along a curve to the left, having a central angle of 23 degrees 44 minutes 10 seconds, a radius of 869.95 feet, a tangent of 182.82 feet and whose chord bears South 70 degrees 03 minutes 41 seconds West, 357.83 feet to a one-half inch iron rod with cap stamped "BURNS" found for corner, said point being at the northeast corner of a tract of land described in deed to Guadalupe Torres, as recorded in Instrument Number 20170420000503010;

THENCE South 89 degrees 59 minutes 25 seconds West, 374.54 feet to a mag nail found for corner, in Farm to Market 340, said point being the southwest corner of said 13.85 acre tract, said point being the northwest corner of said Torres tract, said point also being in the east line of a tract of land described in deed to Kenneth M. Hawkins and wife Patricia D. Hawkins, as recorded in Instrument Number 98-0087021;

THENCE along the west line of said 14.85 acre tract and east line of said Hawkins tract as follows:
 North 05 degrees 19 minutes 57 seconds West, 235.54 feet to a mag nail set for corner;
 North 04 degrees 14 minutes 30 seconds East, 604.23 feet to a point for corner at the northwest corner of said 14.85 acre tract, said point also being the northeast corner of said Hawkins tract;

THENCE along the north line of said 14.85 acre tract as follows:
 North 78 degrees 09 minutes 55 seconds East, 150.16 feet to a metal post found for corner;
 South 53 degrees 54 minutes 35 seconds East, 157.92 feet to a metal post found for corner;
 North 83 degrees 24 minutes 48 seconds East, 151.88 feet to a metal post found for corner;
 South 81 degrees 21 minutes 28 seconds East, 434.86 feet to a three-eighths inch iron rod found for corner at the northeast corner of said 14.85 acre tract, said point being the northwest corner of said Craft tract;

THENCE South 00 degrees 41 minutes 53 seconds West, 581.96 feet along the east line of said 14.85 acre tract and west line of said Craft tract to the POINT OF BEGINNING and containing 646,799 square feet or 14.848 acre of land.

STATE OF TEXAS §
 COUNTY OF DALLAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, PACG-Forest Grove Estates, LLC, does hereby adopt this record plat designating the herein above described property as Forest Grove Estates, being an addition to the City of McKinney ETJ, Collin County, Texas, and do 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 ETJ 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 ETJ 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 _____, 2021.

BY: PACG-Forest Grove Estates, LLC

By: David Dellinger, authorized signature for PACG-Forest Grove Estates, LLC

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared David Dellinger 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 _____, 2021.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of McKinney, Collin County, Texas.

Dated this the ____ day of _____, 2021.

"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."

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



STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

Notary Public, State of Texas

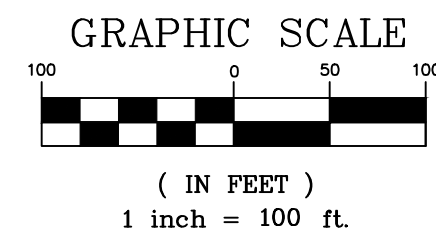
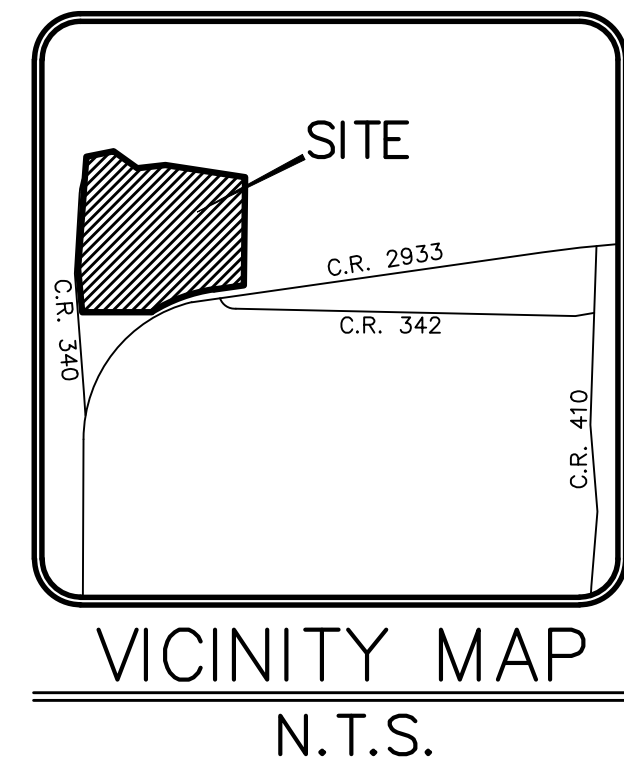


"Approved and Accepted"

City Manager
 City of McKinney, Texas

Date

- PRELIMINARY-FINAL PLAT: FOR REVIEW PURPOSES ONLY
- ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE



LEGEND

- POB POINT OF BEGINNING
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- ROW RIGHT-OF-WAY
- S.F. SQUARE FEET

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
A-1	88,412	2.030
A-2	88,045	2.021
A-3	89,819	2.062
A-4	71,872	1.650
A-5	263,681	6.053

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	279.04'	019°59'06"	800.00'	140.95'	N79°59'52"E	277.63'
C2	208.35'	015°12'26"	785.00'	104.79'	N82°23'12"E	207.74'

NOTES:

1. ACCORDING TO MAP NUMBER 48085C0170J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE MAP, A PORTION OF THIS PROPERTY IS WITHIN UNSHADED ZONE X DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ACCORDING TO MAP NUMBER 48085C0165J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE MAP, A PORTION OF THIS PROPERTY LIES WITHIN SHADED ZONE A, AREAS DETERMINED TO BE IN THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) WITH NO BASE FLOOD ELEVATIONS DETERMINED.
2. ALL LOT CORNERS ARE ONE-HALF INCH IRON SET WITH A YELLOW CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.
3. 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), DISTANCES SHOWN HEREON ARE GRID DISTANCES.

PRELIMINARY-FINAL PLAT
 FOREST GROVE ESTATES

5 RESIDENTIAL LOTS
 BEING 14.848 ACRES OUT OF
 THE SAMUEL BURTON SURVEY, ABSTRACT NO. 123
 CITY OF MCKINNEY ETJ,
 COLLIN COUNTY, TEXAS

PACG-Forest Grove Estates, LLC OWNER/DEVELOPER
 700 Central Expressway, Suite 400 (214) 212-1884
 Allen, Texas 75013
 Contact: David Dellinger

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

Drawing: H:\Projects\PC6001-Shafer Tract\surveying\dwg\PC6001PT.dwg Saved By: dbell Save Time: 10/18/2021 1:54 PM Plotted by: dbell Plot Date: 10/18/2021 2:01 PM