

LEGAL DESCRIPTION
 BEING a parcel of land located in the City of McKinney, Collin County, Texas, being a part of the Leonard Searcy Survey, Abstract Number 828, and being all of that called 22,910 acre tract of land described in deed to First Texas Homes, Inc., as recorded in Document Number 2021040600687060, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a five-eighths inch iron rod found at the southwest corner of said 22,910 acre tract, said point being in the east line of Lot 7, Block H, Brookview, Phase 2A, an addition to the City of McKinney as recorded in Cabinet P, Page 919, Official Public Records of Collin County, Texas, said point also being the northwest corner of Lot 41, Block M, The Village of Lake Forest, Phase III, an addition to the City of McKinney as recorded in Cabinet N, Page 96, Official Public Records of Collin County, Texas;

THENCE North 02 degrees 04 minutes 25 seconds East, 2,082.53 feet along the west line of said 22,910 acre tract to a one-half inch iron rod with cap stamped "4701" found at the northwest corner of said 22,910 acre tract, said point being in the northeast corner of Brookview, Phase 2B, an addition to the City of McKinney as recorded in Cabinet P, Page 914, Official Public Records of Collin County, Texas, said point also being in the south line of Lot 16, Block B, Wilson Creek Crossing, an addition to the City of McKinney as recorded in Volume 2018, Page 784, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 16 minutes 58 seconds East, 212.62 feet along the north line of said 22,910 acre tract and along the south line of said Lot 16, Block B to a point for corner in the approximate centerline of Wilson Creek;

THENCE along the common line of said 22,910 acre tract and said Lot 16, Block B, and along the approximate centerline of Wilson Creek as follows:
 South 05 degrees 52 minutes 27 seconds West, 137.97 feet to a point for corner;
 South 30 degrees 24 minutes 35 seconds West, 325.45 feet to a point for corner;
 South 42 degrees 08 minutes 25 seconds East, 57.10 feet to a point for corner;
 South 64 degrees 36 minutes 00 seconds East, 303.73 feet to a point for corner;
 North 49 degrees 09 minutes 55 seconds East, 131.53 feet to a point for corner;
 South 33 degrees 25 minutes 18 seconds East, 119.55 feet to a point for corner;
 South 43 degrees 57 minutes 59 seconds East, 13.86 feet to a point for corner;

THENCE continuing along the common line of said 22,910 acre tract and said Lot 16, Block B as follows:
 South 11 degrees 53 minutes 41 seconds West, 152.40 feet to a point for corner;
 South 42 degrees 42 minutes 08 seconds East, 88.42 feet to a point for corner in the west right-of-way line of Lake Forest Parkway, a 120 foot right-of-way, from which said point for corner bears South 02 degrees 27 minutes 39 seconds West, 59.93 feet along the west right-of-way line of Lake Forest Parkway to a one-half inch iron rod with cap stamped "4701" found for witness;

THENCE along the east line of said 22,910 acre tract and along the west right-of-way line of Lake Forest Parkway as follows:
 South 02 degrees 27 minutes 39 seconds West, 345.65 feet to a one-half inch iron rod with cap stamped "4701" found for corner;
 Southeastly, 199.58 feet along a curve to the left having a central angle of 09 degrees 04 minutes 31 seconds, a radius of 1,260.00 feet, a tangent of 100.00 feet and whose chord bears South 02 degrees 04 minutes 45 seconds East, 199.37 feet to a one-half inch iron rod with cap stamped "4701" found for corner;
 South 06 degrees 36 minutes 58 seconds East, 225.83 feet to a one-half inch iron rod with cap stamped "4701" found for corner;
 Southeastly, 180.56 feet along a curve to the right having a central angle of 09 degrees 04 minutes 30 seconds, a radius of 1,140.00 feet, a tangent of 90.47 feet and whose chord bears South 02 degrees 04 minutes 42 seconds East, 180.37 feet to a one-half inch iron rod with cap stamped "4701" found for corner;
 South 02 degrees 27 minutes 31 seconds West, 302.80 feet to a one-half inch iron rod with cap stamped "4701" found at the southeast corner of said 22,910 acre tract, said point also being the northeast corner of that tract of land described in deed to the City of McKinney as recorded in Volume 5097, Page 5690, Official Public Records of Collin County, Texas;

THENCE North 88 degrees 32 minutes 23 seconds West, 636.64 feet along the south line of said 22,910 acres of land to the POINT OF BEGINNING and containing 997,968 square feet or 22,910 acres of land.

DEDICATION STATEMENT
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That FIRST TEXAS HOMES, INC., acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **PECAN HILL**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used 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.

FIRST TEXAS HOMES, 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.
 WITNESS MY HAND THIS ____ DAY OF _____, 2023.

Keith Hardesty, Division President
 First Texas Homes, Inc.

STATE OF TEXAS §
 COUNTY OF DALLAS §
 Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Keith Hardesty, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/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 _____, 2023.

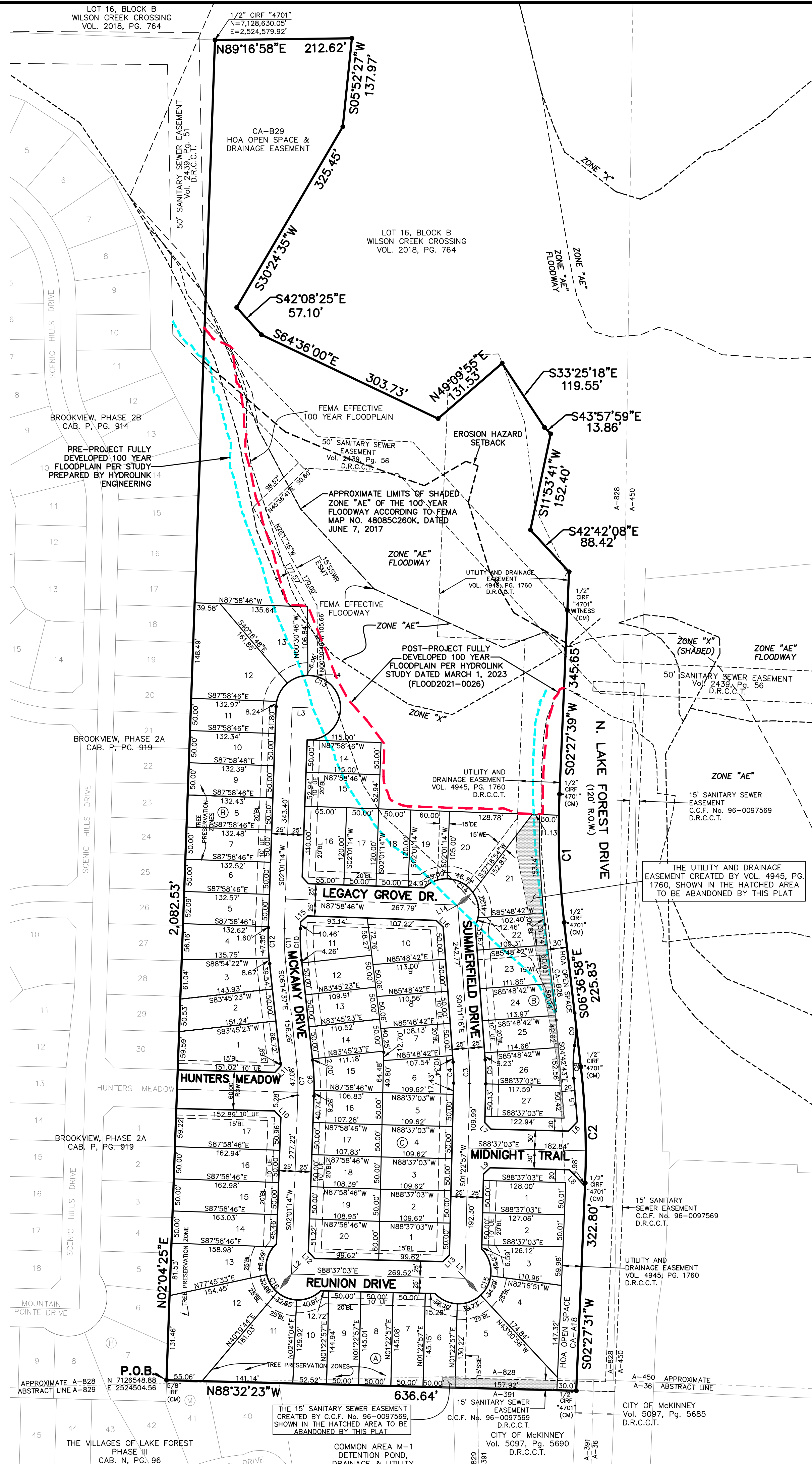
Notary Signature _____

SURVEYOR'S CERTIFICATE
 Know All Men By These Presents:

That I, William J. Johnson, 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 ____ day of _____, 2023.

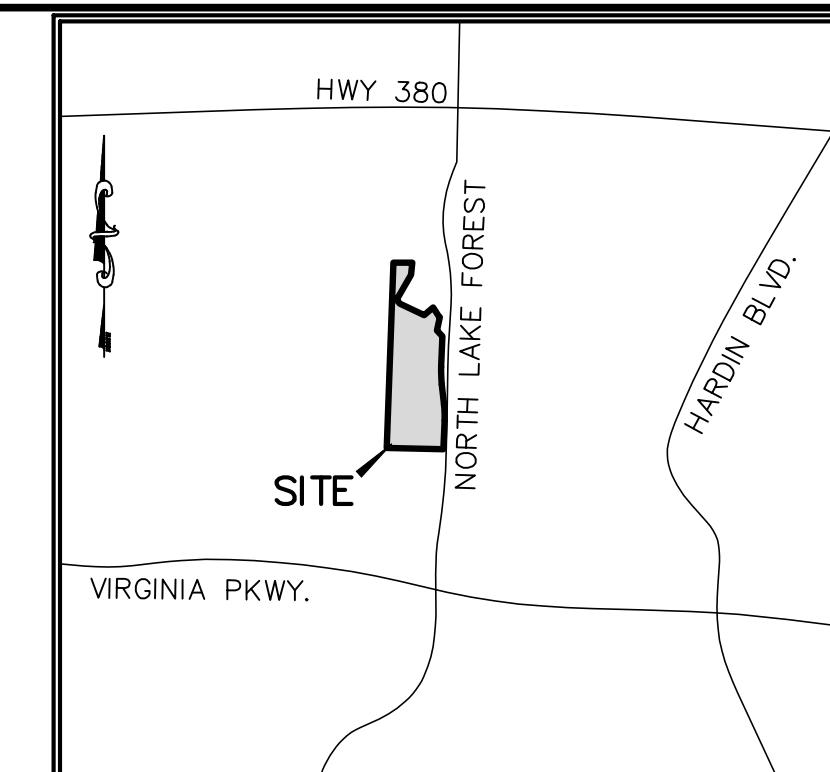
William J. Johnson, R.P.L.S. No. 5426



LEGEND

- P.O.B. POINT OF BEGINNING
- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- CI RS CONTROL MONUMENT
- (CM) CONTROL MONUMENT
- FL FLOW LINE
- D.E. DRAINAGE EASEMENT
- W.E. WATER EASEMENT
- CMP CORRUGATED METAL PIPE
- PP POWER POLE
- NTMWD NORTH TEXAS MUNICIPAL WATER DISTRICT
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
- STREET NAME CHANGE INDICATOR

GRAPHIC SCALE
 100 0 50 100
 (IN FEET)
 1 inch = 100 ft.



LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1	6,376	0.146	B-7	6,625	0.152	C-3	5,481	0.126
A-2	6,329	0.145	B-8	6,623	0.152	C-4	5,481	0.126
A-3	6,227	0.143	B-9	6,620	0.152	C-5	5,481	0.126
A-4	10,603	0.243	B-10	6,618	0.152	C-6	6,006	0.138
A-5	14,886	0.342	B-11	6,618	0.152	C-7	5,357	0.123
A-6	6,904	0.159	B-12	15,256	0.350	C-8	5,467	0.126
A-7	7,256	0.167	B-13	9,759	0.224	C-9	5,589	0.128
A-8	7,252	0.166	B-14	5,750	0.132	C-10	7,553	0.173
A-9	7,249	0.166	B-15	6,088	0.140	C-11	6,990	0.160
A-10	6,988	0.160	B-16	7,750	0.178	C-12	5,479	0.126
A-11	11,872	0.273	B-17	6,000	0.138	C-13	5,511	0.127
A-12	17,157	0.394	B-18	6,000	0.138	C-14	5,543	0.127
A-13	9,401	0.216	B-19	6,841	0.157	C-15	6,129	0.141
A-14	8,143	0.187	B-20	9,994	0.229	C-16	5,350	0.123
A-15	8,150	0.187	B-21	10,706	0.246	C-17	5,377	0.123
A-16	8,148	0.187	B-22	5,382	0.124	C-18	5,405	0.124
A-17	9,740	0.224	B-23	6,635	0.152	C-19	5,433	0.125
B-1	10,838	0.249	B-24	5,646	0.130	C-20	6,573	0.151
B-2	7,379	0.169	B-25	5,721	0.131	CA-A18	12,483	0.287
B-3	7,604	0.175	B-26	6,217	0.143	CA-B28	15,805	0.363
B-4	7,016	0.161	B-27	6,029	0.138	CA-B29	371,526	8.529
B-5	6,630	0.152	C-1	6,527	0.150	MEAN LOT AREA = 7,311 SQ. FT.		
B-6	6,627	0.152	C-2	5,481	0.126	MEDIAN LOT AREA = 6,619 SQ. FT.		

LOCATION MAP
(N.T.S.)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N43°37'03"W	14.14'
L2	N46°42'06"E	14.22'
L3	N87°58'46"W	25.00'
L4	N19°21'07"E	5.13'
L5	N04°42'43"W	67.41'
L6	N43°20'07"E	20.06'
L7	N43°37'03"W	14.14'
L8	S43°16'51"E	35.15'
L9	N46°22'57"E	14.14'
L10	S43°17'10"E	14.07'
L11	S43°19'06"W	13.36'
L12	S43°17'54"E	14.06'
L13	N46°22'57"E	14.14'
L14	S61°43'24"W	19.82'
L15	N47°01'14"E	14.14'
L16	S46°05'02"E	14.89'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	199.58'	009°04'31"	1260.00'	100.00'	S02°04'45"E	199.37'
C2	180.58'	009°04'33"	1140.00'	90.48'	S02°04'40"E	180.39'
C3	35.00'	005°34'15"	360.00'	17.52'	N01°24'11"W	34.99'
C4	32.57'	005°34'15"	335.00'	16.30'	N01°24'11"W	32.56'
C5	37.43'	005°34'15"	385.00'	18.73'	N01°24'11"W	37.42'
C6	55.96'	008°15'52"	388.00'	28.03'	N02°06'41"W	55.92'
C7	52.36'	008°15'52"	363.00'	26.22'	N02°06'41"W	52.31'
C8	50.93'	012°03'31"	242.00'	25.56'	S01°19'03"W	50.84'
C9	50.67'	013°57'27"	208.00'	25.46'	N00°22'05"E	50.54'
C10	48.75'	008°15'52"	338.00'	24.42'	S02°06'41"E	48.71'
C11	52.36'	008°15'52"	363.00'	26.22'	S02°06'41"E	52.31'
C12	55.96'	008°15'52"	388.00'	28.03'	S02°06'41"E	55.92'
C13	235.62'	27°00'02"	50.00'	50.00'	N42°58'47"W	70.71'
C14	139.48'	159°49'52"	50.00'	281.14'	N53°38'12"W	98.46'
C15	158.08'	181°08'46"	50.00'	4999.50'	N46°22'57"E	99.99'
C16	158.64'	181°47'03"	50.00'	3211.16'	S43°17'54"E	99.99'

- NOTES:**
- "NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS."
 - BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE NORTH CENTRAL ZONE 4202 COORDINATE, NAD83 COORDINATE SYSTEM.
 - FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0260K, DATED JUNE 7, 2017 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN FLOOD ZONE AE, AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) WITH BASE FLOOD ELEVATIONS DETERMINED.
 - THE EFFECTIVE FEMA FLOODPLAIN SHOWN IS PER FEMA LOMR CASE NO. 20-06-1287P EFFECTIVE MARCH 1, 2021.
 - ALL COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - THE OWNER AND ANY SUBSEQUENT OWNER OF LOT CA-29B, BLOCK B OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING SAID LOT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED CREEK, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS AND UNITED STATES OF AMERICA.

NOTICE:
 "PRELIMINARY PLAT: FOR REVIEW PURPOSES ONLY"
 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."

APPROVED

 Planning and Zoning Commission Chairman
 City of McKinney, Texas
 Date _____
ATTEST

 Planning and Zoning Commission Secretary
 City of McKinney, Texas

PRELIMINARY PLAT
PECAN HILL
 BLOCK A, LOTS 1-17, 18X;
 BLOCK B, LOTS 1-27, 28X-29X
 BLOCK C, LOTS 1-20
 64 TOTAL RESIDENTIAL LOTS AND
 3 HOA LOTS
 22,910 ACRES OUT OF THE
 LEONARD SEARCY SURVEY, ABSTRACT NO. 828;
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER
 500 Crescent Court, Suite 350 (214) 613-3400
 Dallas, Texas 75201

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

Drawing: H:\Projects\TH029-Pecan Hill\Phase 1\Surveying\dwg\XTH029PPT.dwg Saved By: bjohnson Save Time: 5/26/2023 10:50 AM
 Plotted by: jestrada Plot Date: 7/3/2023 3:22 PM