



**LEGEND**  
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SSE	SIDEWALK EASEMENT
SE	STREET EASEMENT
FALE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
BY THIS PLAT	
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
○	CENTERLINE
□	BLOCK DESIGNATION
▬	STREET FRONTAGE
▭	CABINET
Vol.	VOLUME
Page	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
NTS	NOT TO SCALE
Ord. No.	ORDINANCE NUMBER
Inst. Doc.	INSTRUMENT OR DOCUMENT
(DRCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(PRCT)	PLAT RECORDS, DALLAS COUNTY, TEXAS
(OPRCT)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

- NOTES:**
- 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.
  - A homeowner's association shall be established for maintenance and operation of all common areas. The establishment of the home owner's association shall be reviewed for approval by the City of McKinney. All common areas shall be dedicated as pedestrian and bicycle access easement per this plat.
  - 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.
  - All corners are 1/2 inch iron rods with red plastic caps stamped "SPIARSEN" UNLESS OTHERWISE NOTED.
  - Common Area A1 Block A is to be owned and maintained by the H.O.A.
  - Speed humps will be proposed along Windy Ridge Road in order to satisfy the traffic calming requirement in Section 2.2.C.2 of the Engineering Design Manual. The exact location and specifications of the speed humps will be determined in the Civil Plans.

FOR REVIEW PURPOSES ONLY  
PRELIMINARY-FINAL PLAT

**PRELIMINARY-FINAL PLAT**  
**PAINTED TREE LAKESIDE WEST PHASE 1**  
119 LOTS & 1 COMMON AREA  
25.483 ACRES  
SITuated IN THE  
J. MCGARRAH SURVEY ABST. 572 AND THE  
W. HUNT SURVEY ABSTRACT NO. 450  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

**OWNER / APPLICANT**  
GRBK Edgewood LLC  
2805 Dallas Parkway, Suite 400  
Plano, Texas 75093  
Telephone (817) 658-2112  
Contact: Bobby L. Samuel III

**ENGINEER / SURVEYOR**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Matt Dorsett

Scale: 1" = 100' Nov. 2020 SEI Job No. 20-174

**Boundary Line Table**

Line #	Length	Direction
BL1	53.80'	S 00°04'41" W
BL2	49.51'	N 45°02'34" E
BL3	60.00'	N 00°01'57" E
BL4	97.69'	S 89°58'03" E
BL5	13.98'	N 45°41'52" E
BL6	3.77'	N 00°01'55" E

**Boundary Line Table**

Line #	Length	Direction
BL7	50.00'	S 89°58'05" E
BL8	7.78'	S 00°01'55" W
BL9	15.08'	S 41°02'58" E
BL10	53.92'	N 09°19'35" W
BL11	14.91'	N 31°58'37" E
BL12	100.09'	N 60°34'52" W

**Boundary Line Table**

Line #	Length	Direction
BL13	50.00'	N 24°34'15" E
BL14	13.35'	N 67°13'38" E
BL15	34.72'	N 19°06'12" E
BL16	50.00'	N 70°53'48" W
BL17	34.72'	N 19°06'12" E

**Boundary Curve Table**

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	14.32'	184.39'	14.31'	S 12°40'33" W	4°26'55"
BC2	53.41'	206.39'	53.27'	S 07°29'10" W	14°49'41"
BC3	7.31'	530.00'	7.31'	S 89°34'20" E	0°47'25"
BC4	23.76'	530.00'	23.76'	S 80°18'21" E	2°34'08"
BC5	414.64'	1170.00'	412.47'	S 89°10'26" E	20°18'18"
BC6	38.76'	300.00'	38.73'	N 84°22'29" E	7°24'07"

**BASIS OF BEARING:**  
Basis of bearing: State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

Printed by: mcmurray Date: 12/21/2020 12:24 PM  
 Drawn by: mcmurray Date: 12/21/2020 12:24 PM  
 Checked by: mcmurray Date: 12/21/2020 12:24 PM  
 Plotted by: mcmurray Date: 12/21/2020 12:24 PM

STATE OF TEXAS §  
COUNTY OF DENTON §

OWNER'S CERTIFICATE

BEING a tract of land situated in the J. McGarrah Survey, Abstract No. 572, and the W. Hunt Survey, Abstract No. 450, in the City of McKinney, Collin County, Texas, being a portion of a tract conveyed to GRBK EDGEWOOD LLC, according to the deed recorded in Doc. No. 20200904001497940 of the Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap found on the east line of Lake Forest Drive, a variable width public right-of-way (also known as Farm to Market Road 1461), the adjoining portion thereof conveyed by a Judgment in Absence of Objection, to the City of McKinney, and being recorded in Document No. 20100427000412530 DRCCCT, for the northwest corner of Phase 1 Highridge Addition, recorded in Cabinet L, Page 868, Plat Records, Collin County, Texas (PRCCT);

THENCE N 01'33'03" E, 748.52 feet along the east line thereof;

THENCE around a non-tangent curve to the right having a central angle of 04'26'55", a radius of 184.39 feet, a chord of N 12'40'33" E - 14.31 feet, an arc length of 14.32 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a compound curve to the left having a central angle of 14'49'41", a radius of 206.39 feet, a chord of N 07'29'10" E - 53.27 feet, an arc length of 53.41 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE N 00'04'41" E, a distance of 53.80 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE N 45'02'34" E, a distance of 49.51 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE S 89'58'03" E, 305.82 feet along the south line of Summit View Drive to a 1/2" iron rod with plastic cap found;

THENCE N 00'01'57" E, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap found;

THENCE S 89'58'03" E, a distance of 97.69 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the right having a central angle of 00'47'25", a radius of 530.00 feet, a chord of S 89'34'20" E - 7.31 feet, an arc length of 7.31 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE N 45'41'52" E, a distance of 13.98 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE N 00'01'55" E, a distance of 3.77 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE S 89'58'05" E, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE S 00'01'55" W, a distance of 7.78 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE S 41'02'58" E, a distance of 15.08 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the right having a central angle of 02'34'08", a radius of 530.00 feet, a chord of S 80'18'21" E - 23.76 feet, an arc length of 23.76 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a compound curve to the left having a central angle of 20'18'18", a radius of 1170.00 feet, a chord of S 89'10'26" E - 412.47 feet, an arc length of 414.64 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a compound curve to the right having a central angle of 07'24'07", a radius of 300.00 feet, a chord of N 84'22'29" E - 38.73 feet, an arc length of 38.76 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a compound curve to the left having a central angle of 00'50'53", a radius of 300.00 feet, a chord of N 87'39'06" E - 4.44 feet, an arc length of 4.44 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE S 09'19'35" E, a distance of 53.92 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 00'11'14", a radius of 300.00 feet, a chord of S 74'01'35" W - 0.98 feet, an arc length of 0.98 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE S 31'58'37" W, a distance of 14.91 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the left having a central angle of 49'51'32", a radius of 325.00 feet, a chord of S 35'39'06" E - 273.98 feet, an arc length of 282.82 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE S 60'34'52" E, a distance of 100.09 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 04'50'53", a radius of 675.00 feet, a chord of S 63'00'18" E - 57.10 feet, an arc length of 57.11 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE S 24'34'15" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a non-tangent curve to the right having a central angle of 00'23'05", a radius of 725.00 feet, a chord of N 65'14'12" W - 4.87 feet, an arc length of 4.87 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE S 67'13'38" W, a distance of 13.35 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE S 19'06'12" W, a distance of 614.15 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a tangent curve to the left having a central angle of 07'02'06", a radius of 325.00 feet, a chord of S 15'35'09" W - 39.88 feet, an arc length of 39.91 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE around a compound curve to the right having a central angle of 07'02'06", a radius of 375.00 feet, a chord of S 15'35'09" W - 46.02 feet, an arc length of 46.04 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE S 19'06'12" W, a distance of 34.72 feet, to a 1/2" iron rod with a plastic cap found;

THENCE, continuing along the north boundary of Phase 1 Highridge Addition, recorded in Cabinet L, Page 868, Plat Records, Collin County, Texas (PRCCT) the following courses and distances:

N 70'53'48" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap found;  
N 19'06'12" E, a distance of 34.72 feet, to a 1/2" iron rod with a plastic cap found;  
N 70'53'48" W, a distance of 255.74 feet, to a 1/2" iron rod with a plastic cap found;

And N 88'15'14" W, a distance of 772.54 feet, to a 1/2" iron rod with a plastic cap found to the POINT OF BEGINNING with the subject tract containing 1,110,060 square feet or 25.483 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., 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 \_\_\_\_\_, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2020.



DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, 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 \_\_\_\_\_, 2020.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, GRBK Edgewood LLC, do hereby adopt this plat designating the herein above described property as PAINTED TREE LAKESIDE WEST PHASE 1, an Addition to the City of McKinney, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of \_\_\_\_\_, Texas.

Witness our hands at \_\_\_\_\_ County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2020.

GRBK Edgewood LLC

By: BOBBY L. SAMUEL III, NATIONAL VICE PRESIDENT OF LAND

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Bobby L. Samuel III, 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 \_\_\_\_\_, 2020.

Notary Public, State of Texas

APPROVED

Chairman of the Commission  
City of McKinney, Texas

Date

ATTEST

Planning and Zoning Commission Secretary  
City of McKinney, Texas

Date

Table with 3 columns: Line #, Length, Direction. Rows L1 through L12.

Table with 3 columns: Line #, Length, Direction. Rows L13 through L16.

Table with 6 columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C1 through C6.

Table with 6 columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C7 through C21.

PRELIMINARY-FINAL PLAT

PAINTED TREE LAKESIDE WEST PHASE 1

119 LOTS & 1 COMMON AREA  
25.484 ACRES  
SITUATED IN THE  
J. MCGARRAH SURVEY ABST. 572 AND THE  
W. HUNT SURVEY ABSTRACT NO. 450  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

OWNER / APPLICANT  
GRBK Edgewood LLC  
2805 Dallas Parkway, Suite 400  
Plano, Texas 75093  
Telephone (817) 658-2112  
Contact: Bobby L. Samuel III

ENGINEER / SURVEYOR  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPE No. F-2121  
Contact: Matt Dorsett

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	A	6,001	0.138
2	A	6,000	0.138
3	A	6,000	0.138
4	A	6,004	0.138
5	A	6,078	0.140
6	A	6,283	0.144
7	A	6,621	0.152
8	A	7,022	0.161
9	A	7,265	0.167
10	A	7,141	0.164
11	A	6,955	0.160
12	A	6,508	0.149
13	A	6,347	0.146
14	A	6,286	0.144
15	A	6,325	0.145
16	A	6,465	0.148
17	A	8,214	0.189
18	A	8,177	0.188
19	A	6,793	0.156
20	A	6,837	0.157

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
21	A	6,912	0.159
22	A	6,974	0.160
23	A	6,874	0.158
24	A	6,553	0.150
25	A	6,259	0.144
26	A	6,076	0.139
27	A	6,005	0.138
28	A	6,000	0.138
29	A	6,000	0.138
30	A	6,000	0.138
31	A	6,000	0.138
32	A	6,000	0.138
33	A	6,521	0.150
34	A	6,715	0.154
35	A	6,000	0.138
36	A	6,000	0.138
37	A	6,000	0.138
38	A	7,371	0.169

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	B	7,262	0.167
2	B	6,551	0.150
3	B	6,053	0.139
4	B	6,274	0.144
5	B	6,274	0.144
6	B	6,114	0.140
7	B	6,189	0.142
8	B	6,193	0.142
9	B	6,162	0.141
10	B	6,060	0.139
11	B	6,060	0.139
12	B	6,060	0.139
13	B	6,060	0.139
14	B	6,060	0.139
15	B	6,093	0.140
16	B	6,663	0.153
17	B	8,316	0.191
18	B	14,580	0.335
19	B	9,498	0.218
20	B	7,457	0.171
21	B	9,066	0.208
22	B	7,908	0.182

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
23	B	6,764	0.155
24	B	6,764	0.155
25	B	6,764	0.155
26	B	7,133	0.164
27	B	7,111	0.163
28	B	6,804	0.156
29	B	6,506	0.149
30	B	6,189	0.142
31	B	6,120	0.140
32	B	6,120	0.140
33	B	6,120	0.140
34	B	6,128	0.141
35	B	6,449	0.148
36	B	6,707	0.154
37	B	6,179	0.142
38	B	6,661	0.153
39	B	6,558	0.151
40	B	6,387	0.147
41	B	6,180	0.142
42	B	7,262	0.167

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
1	C	7,262	0.167
2	C	6,263	0.144
3	C	6,532	0.150
4	C	6,753	0.155
5	C	6,448	0.148
6	C	6,298	0.145
7	C	6,258	0.144
8	C	6,125	0.141
9	C	6,000	0.138
10	C	6,120	0.140
11	C	6,120	0.140
12	C	6,120	0.140
13	C	6,207	0.142
14	C	6,532	0.150
15	C	6,532	0.150
16	C	6,482	0.149
17	C	6,120	0.140
18	C	6,120	0.140
19	C	6,120	0.140
20	C	7,149	0.164

Lot Area Table			
Lot #	Block #	Sqare Feet	Acreage
21	C	7,150	0.164
22	C	6,281	0.144
23	C	6,281	0.144
24	C	6,281	0.144
25	C	6,808	0.156
26	C	6,831	0.157
27	C	6,477	0.149
28	C	6,281	0.144
29	C	6,281	0.144
30	C	6,281	0.144
31	C	6,281	0.144
32	C	6,258	0.144
33	C	6,477	0.149
34	C	6,487	0.149
35	C	6,399	0.147
36	C	6,384	0.147
37	C	6,348	0.146
38	C	6,000	0.138
39	C	7,262	0.167

PRELIMINARY-FINAL PLAT  
**PAINTED TREE LAKESIDE WEST PHASE 1**  
 119 LOTS & 1 COMMON AREA  
 25.484 ACRES  
 SITUATED IN THE  
 J. MCGARRAH SURVEY ABST. 572 AND THE  
 W. HUNT SURVEY ABSTRACT NO. 450  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS

OWNER / APPLICANT GRBK Edgewood LLC 2805 Dallas Parkway, Suite 400 Plano, Texas 75093 Telephone (817) 658-2112 Contact: Bobby L. Samuel III	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett
--	---