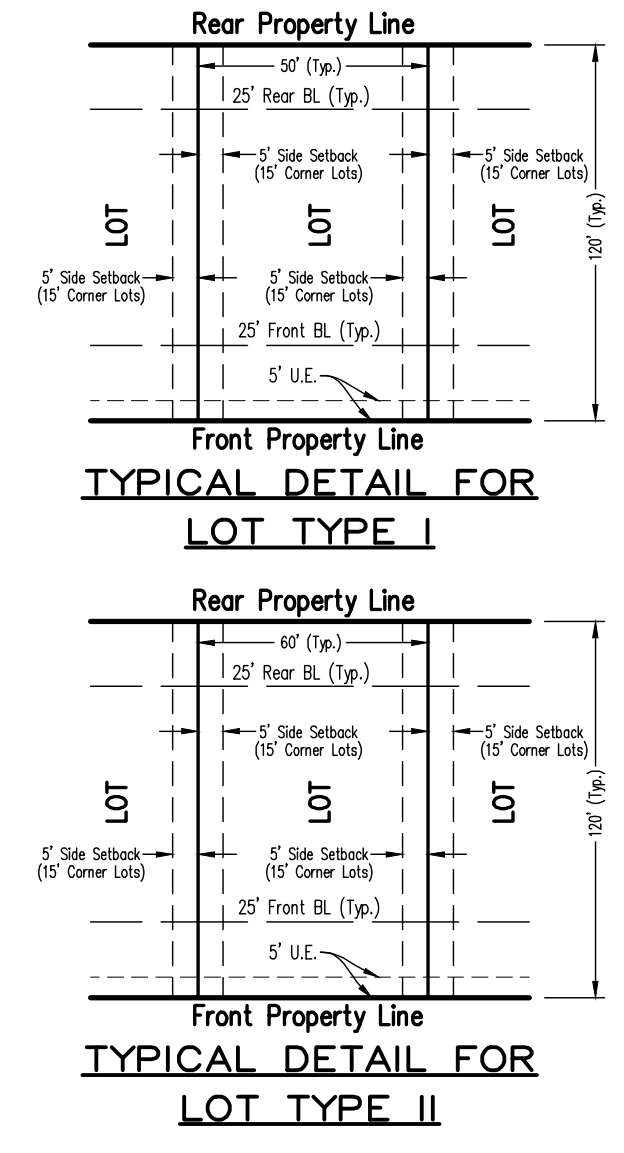


LEGEND
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UEL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SFE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FALE	FIRELANE, ACCESS, & UTILITY EASEMENT
WWE	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	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
Fig.	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
(DRDCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRDCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPRDCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRDCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(MRDCT)	MAP RECORDS, DALLAS COUNTY, TEXAS
(OPRDCT)	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 Town 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.

FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT

PRELIMINARY-FINAL PLAT

PAINTED TREE LAKESIDE WEST PHASE 1

Lots 1-46, Block A; Lots 1-9, Block B; Lots 1-43, Block C;
Lots 1-39, Block D; Lots 1-23, Block E
160 LOTS & 1 COMMON AREA
33.942 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
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBP# No. F-2121
Contact: Matt Dorsett

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

Sheet 1 of 3

Boundary Line Table

Line #	Length	Direction
BL1	88.19'	N 00°01'37" E
BL2	27.81'	N 45°01'57" E
BL3	60.00'	N 00°01'57" E
BL4	11.06'	S 89°58'03" E
BL5	14.55'	N 25°06'57" E
BL6	50.11'	N 69°02'56" E

Boundary Line Table

Line #	Length	Direction
BL7	14.29'	S 62°09'37" E
BL8	14.14'	N 45°01'55" E
BL9	50.00'	S 89°56'33" E
BL10	14.14'	S 44°57'33" E
BL11	50.00'	S 00°01'55" W
BL12	14.14'	S 45°02'30" W

Boundary Line Table

Line #	Length	Direction
BL13	110.01'	S 00°01'55" W
BL14	91.98'	S 70°53'48" E
BL15	170.00'	S 19°06'12" W
BL16	6.31'	N 70°53'48" W
BL17	14.14'	S 64°06'12" W
BL18	220.00'	S 19°06'12" W

Boundary Line Table

Line #	Length	Direction
BL19	14.14'	S 25°53'48" E
BL20	50.00'	S 19°06'12" W
BL21	14.14'	S 64°06'12" W
BL22	220.00'	S 19°06'12" W
BL23	14.14'	S 25°53'48" E
BL24	50.00'	S 19°06'12" W

Boundary Line Table

Line #	Length	Direction
BL25	14.14'	S 64°06'12" W
BL26	149.74'	S 19°06'12" W
BL27	34.72'	N 19°06'12" E

Boundary Curve Table

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	117.59'	325.00'	116.95'	N 79°40'02" E	20°43'52"
BC2	103.58'	375.00'	103.25'	N 82°07'08" E	15°49'34"
BC3	265.87'	355.00'	259.70'	S 69°17'39" E	42°54'36"
BC4	249.51'	620.00'	247.83'	S 59°22'05" E	23°03'27"

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

