

Boundary Line Table		
Line #	Length	Direction
BL1	224.91'	S 50°03'04" W
BL2	25.02'	S 37°45'02" E
BL3	100.33'	N 54°26'53" E
BL4	72.15'	N 49°57'08" E
BL5	83.26'	S 85°09'31" E
BL6	183.27'	S 40°16'10" E
BL7	104.39'	S 42°23'53" E
BL8	43.43'	S 29°46'50" W
BL9	14.45'	S 69°41'23" W
BL10	54.08'	S 20°52'18" W
BL11	13.87'	N 20°41'15" W
BL12	191.74'	S 29°46'50" W
BL13	14.63'	N 72°45'28" E
BL14	54.09'	S 29°42'39" W
BL15	13.78'	N 17°25'00" W
BL16	34.10'	N 21°54'06" E
BL17	13.66'	S 68°48'16" W
BL18	54.13'	S 21°54'17" W
BL19	14.57'	N 21°19'18" W
BL20	255.66'	N 21°54'06" E

Boundary Line Table		
Line #	Length	Direction
BL21	13.78'	S 68°20'53" W
BL22	127.00'	N 43°20'33" W
BL23	109.88'	N 64°13'28" W
BL24	14.00'	N 18°38'56" W
BL25	54.03'	N 61°02'30" W
BL26	14.29'	S 71°23'03" W
BL27	108.02'	N 64°13'28" W
BL28	34.94'	N 18°32'25" W

Boundary Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	703.40'	1790.00'	698.88'	S 38°47'37" W	22°30'54"
BC2	77.01'	902.50'	76.99'	S 42°42'50" E	4°53'21"
BC3	112.09'	913.50'	112.02'	S 55°13'42" E	7°01'50"
BC4	57.19'	830.00'	57.18'	S 27°48'25" W	3°56'52"
BC5	53.80'	773.00'	53.79'	N 27°47'12" E	3°59'16"
BC6	185.31'	1527.00'	185.19'	S 25°22'41" W	6°57'11"
BC7	252.95'	676.00'	251.47'	S 54°03'43" E	21°26'20"
BC8	192.07'	527.00'	191.01'	N 53°47'01" W	20°52'55"

Centerline Line Table		
Line #	Length	Direction
L1	155.00'	N 50°03'04" E
L2	213.12'	N 40°16'10" W
L3	313.55'	N 29°46'50" E
L4	348.66'	S 40°16'10" E
L5	203.44'	S 40°16'10" E
L6	32.28'	S 35°02'18" W
L7	108.87'	S 40°16'10" E
L8	49.85'	S 50°25'43" E
L9	146.05'	S 40°16'10" E

Lot Line Table			Lot Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	14.07'	S 78°32'53" W	L11	12.73'	N 80°16'02" E
L2	14.10'	S 10°58'03" E	L12	15.36'	N 10°30'49" W
L3	14.00'	N 83°59'45" E	L13	14.02'	N 80°34'56" E
L4	14.00'	S 04°51'11" E	L14	14.01'	S 10°26'04" E
L5	14.30'	S 89°11'15" W	L15	13.66'	N 68°48'16" E
L6	13.87'	N 00°19'53" W	L16	13.17'	S 78°01'39" W
L7	14.13'	S 85°18'37" E	L17	13.78'	S 17°25'00" E
L8	14.10'	S 04°53'27" W	L18	15.16'	S 11°01'24" E
L9	14.76'	S 82°41'50" E	L19	14.63'	S 72°45'28" W
L10	7.49'	N 11°42'12" W	L20	6.78'	S 77°05'45" W

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	647.88'	1620.00'	643.57'	N 38°35'39" E	22°54'50"
C2	156.00'	1500.00'	155.93'	N 53°01'50" E	5°57'31"
C3	225.40'	500.00'	223.49'	N 53°11'01" W	25°49'43"
C4	212.99'	525.00'	211.54'	N 51°53'31" W	23°14'43"
C5	140.94'	1008.50'	140.82'	S 44°16'22" E	8°00'26"
C6	157.07'	670.50'	156.72'	N 46°58'50" W	13°25'21"
C7	221.50'	1648.50'	221.34'	N 26°31'44" E	7°41'55"
C8	43.14'	200.00'	43.06'	S 28°51'32" W	12°21'32"
C9	328.04'	790.00'	325.68'	N 52°09'54" W	23°47'28"
C10	177.31'	1000.00'	177.08'	S 45°20'56" E	10°09'34"
C11	256.15'	808.50'	255.08'	S 49°20'45" E	18°09'10"
C12	315.02'	708.50'	312.43'	N 53°00'25" W	25°28'31"



LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
○	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSEN-S/O/S/PC"
○	IRON ROD FOUND
○	CAPPED IRON ROD FOUND
○	IRON PIPE FOUND
○	ALUMINUM MONUMENT FOUND
○	CONTROL MONUMENT
○	EASEMENT
○	UTILITY
○	DRAINAGE EASEMENT
○	DRAINAGE AND UTILITY EASEMENT
○	UTILITY EASEMENT
○	WATER EASEMENT
○	SANITARY SEWER EASEMENT
○	SIDEWALK EASEMENT
○	STREET EASEMENT
○	FIRELANE, ACCESS, & UTILITY EASEMENT
○	WALL MAINTENANCE EASEMENT
○	HIKE & BIKE TRAIL EASEMENT
○	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
○	BY THIS PLAT
○	RIGHT-OF-WAY
○	MIN. FF
○	BUILDING LINE
○	STREET NAME CHANGE
○	BLOCK DESIGNATION
○	STREET FRONTAGE
○	CABINET
○	VOLUME
○	PAGE
○	NUMBER
○	FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
○	FIRM FLOOD INSURANCE RATE MAP
○	Ord. No. ORDINANCE NUMBER
○	Inst./Doc. INSTRUMENT OR DOCUMENT
○	DRCCCT DEED RECORDS, COLLIN COUNTY, TEXAS
○	PRCCCT PLAT RECORDS, COLLIN COUNTY, TEXAS
○	OPRCCT OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
○	DRCCCT DEED RECORDS, DENTON COUNTY, TEXAS
○	PRCCCT PLAT RECORDS, DENTON COUNTY, TEXAS
○	OPRCCT OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
○	DRCCCT DEED RECORDS, DALLAS COUNTY, TEXAS
○	MRCCCT MAP RECORDS, DALLAS COUNTY, TEXAS
○	OPRCCT 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 homeowner'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 plastic caps stamped "SPIARSEN RPLS 5252" unless otherwise noted.
 - Common Areas & Landscape Buffers are to be owned and maintained by the H.O.A.

LONG TERM OPERATION & MAINTENANCE OF PERMANENT BMPs

- LITTER/DEBRIS WILL BE REMOVED FROM THE SITE REGULARLY.
- MOWING AND MAINTENANCE OF THE TURF AREA AND VEGETATED AREAS WILL OCCUR AS NEEDED.
- RIPRAP OUTLET PROTECTION WILL BE INSPECTED AND REPAIRED ANNUALLY OR AS NEEDED.
- STORM INLETS WILL BE INSPECTED AND CLEANED OF DEBRIS ANNUALLY OR AS NEEDED.

Responsible party of post-construction maintenance is the Painted Tree Homeowner's Association.

RECORD PLAT

PAINTED TREE VILLAGE

SOUTH PHASE 2

104 RESIDENTIAL LOTS & 5 OPEN SPACE LOTS
TOTALING 18.268 ACRES
OUT OF THE
J. MCGARRAH SURVEY ~ ABST. NO.572
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER / APPLICANT Painted Tree 607 - McKinney L.P. 23975 Park Sorrento, Suite 220 Calabasas, CA 91302 Telephone (818) 385-3697 Contact: Steven C. Porath sporath@hearstone.com	DEVELOPMENT MANAGER Oxland Advisors 5700 Tennyson Pkwy, Suite 300 Plano, Texas 75024 Telephone (214) 394-0493 Contact: Tom Woiliver	ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Tim C. Spiars
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Drawing: 02021_0803_31-102 Painted Tree Lakeside North & Village South Phase 2 (2) - 102_002-001.dwg Saved By: Aarav Save Time: 1/9/2023, 12:19 PM 12/16/21 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the J. McGarrah Survey, Abstract No. 572, and the W. Hunt Survey, Abstract No. 450, City of McKinney, Collin County, Texas, being part of a tract conveyed to Painted Tree 607-McKinney, L.P., by deed recorded in Document No. 20210416000770380 of the Official Public Records, Collin County, Texas (OPRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the west line of Hardin Boulevard, a 120-foot right-of-way, conveyed to the City of McKinney by deed recorded in Volume 5568, Page 4578, Deed Records, Collin County, Texas, for the southerly east corner of said Painted Tree 607-McKinney tract;

THENCE along the west line of said right-of-way, around a curve to the right having a central angle of 22°30'54", a radius of 1790.00 feet, a chord of S 38°47'37" W - 698.88 feet, an arc length of 703.40 feet to a 1/2" iron rod with plastic cap found;

THENCE S 50°03'04" W, 224.91 feet continuing along the west line of said right-of-way to a 1/2" iron rod with plastic cap found;

THENCE departing said right-of-way, the following:

N 37°45'02" W, 25.02 feet;

S 54°26'53" W, 100.33 feet;

S 49°57'08" W, 72.15 feet;

N 85°09'31" W, 83.26 feet;

N 40°16'10" W, 183.27 feet;

A tangent curve to the left having a central angle of 04°53'21", a radius of 902.50 feet, a chord of N 42°42'50" W - 76.99 feet, an arc length of 77.01 feet;

N 42°23'50" W, 104.39 feet;

A non-tangent curve to the left having a central angle of 07°01'50", a radius of 913.50 feet, a chord of N 55°13'42" W - 112.02 feet, an arc length of 112.09 feet;

N 29°46'50" E, 43.43 feet;

A tangent curve to the left having a central angle of 03°56'52", a radius of 830.00 feet, a chord of N 27°48'25" E - 57.18 feet, an arc length of 57.19 feet;

N 69°41'23" E, 14.45 feet;

N 20°52'18" E, 54.08 feet;

N 20°41'15" W, 13.87 feet;

A non-tangent curve to the right having a central angle of 03°59'16", a radius of 773.00 feet, a chord of N 27°47'12" E - 53.79 feet, an arc length of 53.80 feet;

N 29°46'50" E, 191.74 feet;

N 72°45'28" E, 14.63 feet;

N 29°42'39" E, 54.09 feet;

N 17°25'00" W, 13.78 feet;

A non-tangent curve to the left having a central angle of 06°57'11", a radius of 1527.00 feet, a chord of N 25°22'41" E - 185.19 feet, an arc length of 185.31 feet;

N 21°54'06" E, 34.10 feet;

N 68°48'16" E, 13.66 feet;

N 21°54'17" E, 54.13 feet;

N 21°19'18" W, 14.57 feet;

N 21°54'06" E, 255.66 feet;

N 68°20'53" E, 13.78 feet;

A non-tangent curve to the right having a central angle of 21°26'20", a radius of 676.00 feet, a chord of S 54°03'43" E - 251.47 feet, an arc length of 252.95 feet;

S 43°20'33" E, 127.00 feet;

A tangent curve to the left having a central angle of 20°52'55", a radius of 527.00 feet, a chord of S 53°47'01" E - 191.01 feet, an arc length of 192.07 feet;

S 64°13'28" E, 109.88 feet;

S 18°38'56" E, 14.00 feet;

S 61°02'30" E, 54.03 feet;

N 71°23'03" E, 14.29 feet;

And S 64°13'28" E, passing at 100.51 feet an inset easterly corner of said Painted Tree 607-McKinney tract, and continuing along a northerly line thereof a total distance of 108.02 feet;

THENCE S 18°32'25" E, 34.94 feet continuing along said northerly line to the POINT OF BEGINNING with the subject tract containing 795,733 square feet or 18.268 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PAINTED TREE 607-McKINNEY, L.P. acting herein by and through its duly authorized officers, does hereby certify and adopt this record plat designating the herein above described property as Painted Tree Village South Phase 2, an addition to the City of McKinney, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. PAINTED TREE 607-McKINNEY, L.P. does herein certify the following:

The streets and alleys are dedicated in fee simple for street and alley purposes.

All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of McKinney.

The City of McKinney is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.

Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of McKinney's use thereof.

The City of McKinney and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.

The City of McKinney and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

All modifications to this document shall be by means of plat and approved by the City of McKinney.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 2023.

Painted Tree 607 - McKinney, L.P.
a Delaware limited partnership

By: Cal Hearthstone PBLO GP, LLC
a Delaware limited liability company
General Partner

By: Cal Hearthstone Public Builder Lot Option, LLC
a Delaware limited liability company
Sole Member

By: Hearthstone Professionals - CS, L.P.,
a Delaware limited partnership
Member Manager

By: Steven C. Porath
Authorized Person

STATE OF CALIFORNIA §

COUNTY OF LOS ANGELES §

On _____, 2023, before me, the undersigned, a Notary Public in and for The State of California, personally appeared _____, who proves to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

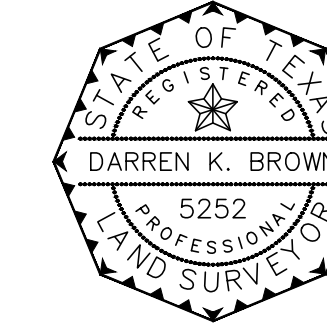
Signature (Seal)

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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 McKinney, Texas.

Darren K Brown, RPLS 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 _____, 2023.

Notary Public, State of Texas

NOTES:

1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.

Approved

City Manager
City of McKinney, Texas

Date

Attest

City Secretary
City of McKinney, Texas

Date

RECORD PLAT

PAINTED TREE VILLAGE
SOUTH PHASE 2
104 RESIDENTIAL LOTS & 5 OPEN SPACE LOTS
TOTALING 18.268 ACRES
OUT OF THE
J. MCGARRAH SURVEY ~ ABST. NO.572
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Painted Tree 607 - McKinney L.P.
23975 Park Sorrento, Suite 220
Calabasas, CA 91302
Telephone (818) 385-3697
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sporath@hearthstone.com

DEVELOPMENT MANAGER
Oxland Advisors
5700 Tennyson Pkwy, Suite 300
Plano, Texas 75024
Telephone (214) 394-0493
Contact: Tom Woliver

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tim C. Spiars