

REMAINDER OF CALLED:  
1140.849 ACRES  
JEN TEXAS 22 LLC  
C.C.C.I. NO. 202009040014927270  
O.P.R.C.C.T.

CALLED: 26.552 ACRES  
DD WILMETH 1, LLC  
C.C.C.I. NO. 20211207002475590  
O.P.R.C.C.T.

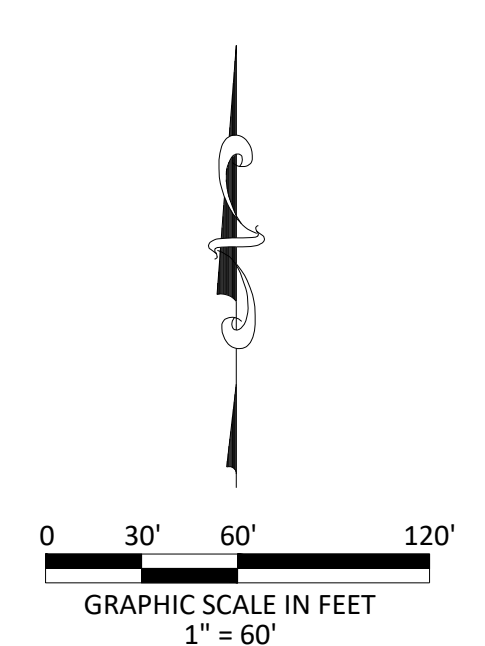
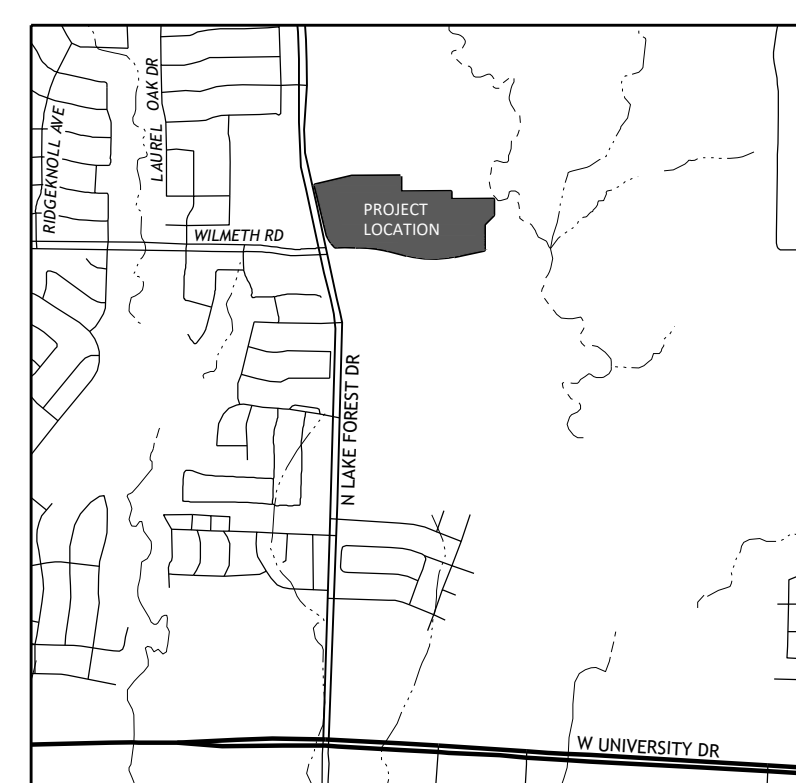
REMAINDER OF CALLED:  
1140.849 ACRES  
JEN TEXAS 22 LLC  
C.C.C.I. NO. 202009040014927270  
O.P.R.C.C.T.

CALLED: 27.263 ACRES  
AVANTA-IP MCKINNEY OWNER, LLC  
C.C.C.I. NO. 20210813001640540  
O.P.R.C.C.T.

REMAINDER OF: 126.398 ACRES  
GRBK EDGEWOOD  
C.C.C.I. NO. 20200904001497940  
O.P.R.C.C.T.

LAKE FOREST DRIVE  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

WILMETH ROAD  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)  
C.C.C.I. NO. 20210716001437360, O.P.R.C.C.T.



- \* LEGEND \***
- CIRF IRON ROD FOUND WITH CAP
  - CIRS 5/8" IRON ROD W/ CAP STAMPED
  - C.C.C.I. NO. SPOONER 5922 SET
  - O.P.R.C.C.T. COLLIN COUNTY CLERK'S INSTRUMENT NUMBER
  - L = 5.00' OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
  - (B.T.P.) ARC LENGTH OF 5.00'
  - ESMT. BY THIS PLAT
  - W.S.S.D. WATER, SANITARY SEWER & DRAINAGE EASEMENT
  - S.S.E. WATER & SANITARY SEWER EASEMENT

**\* NOTE \***

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.

All easements not dimensioned hereon are parallel-perpendicular to the adjoining line.

See Page 2 of 2 for Line & Curve Tables, Details, Owner's Dedication, Owner's Certificate, Surveyor's Statement, General Notes, and City Approval.

THIS DOCUMENT IS  
**PRELIMINARY**  
FOR REVIEW PURPOSES ONLY  
ERIC S. SPOONER, R.P.L.S.  
AUGUST 16, 2022

PRELIMINARY PLAT  
**PAINTED TREE MULTIFAMILY  
LOTS 1 & 2, BLOCK A**  
BEING A PLAT OF A CALLED 26.552 ACRE TRACT OF LAND CONVEYED TO DD WILMETH 1, LLC, BY DEED THEREOF FILED FOR RECORD IN C.C.C.I. No. 20211207002475590, O.P.R.C.C.T. 26.5519 ACRES  
W. BUTLER SURVEY, ABSTRACT No. 87  
& J. McGARRAH SURVEY, ABSTRACT No. 572  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER  
DD WILMETH 1, LLC  
403 CORPORATE CENTER DRIVE  
SUITE 201  
STOCKBRIDGE, GA 30281  
PH: 214-466-6220  
ATTN: FRED S. HAZEL

ENGINEER:  
**BURGESS & NIPLE**  
3 SUGAR CREEK CENTER BLVD., STE 610  
SUGAR LAND, TEXAS 77478  
PH: (330) 376-5778  
TBE FIRM NO. F-10834  
ATTN: TOM LUNZMAN, P.E.

SURVEYOR:  
**SPOONER & ASSOCIATES**  
OVER 30 YEARS OF SERVICE  
308 BYERS STREET, SUITE 100, EULESS, TEXAS 75029  
(817) 685-8448 WWW.SPOONERSURVEYORS.COM  
TBE FIRM NO. 10054900 - SSA 21160

\* OWNER'S CERTIFICATION \*

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, DD WILMETH 1, LLC, is the sole owner of a 26.5519 acre tract of land located in the W. Butler Survey, Abstract No. 87 and the J. McGarragh Survey, Abstract No. 572, City of McKinney, Collin County, Texas; said 26.5519 acre tract of land being all of a called 26.552 acre tract of land conveyed to DD WILMETH 1, LLC, by deed thereof filed for record in Collin County Clerk's Instrument Number (C.C.C.I. No.) 20211207002475590, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said 26.5519 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a cap stamped "SPIARS ENG" found (hereinafter referred to as an iron rod found) at the southwest corner of the said 26.552 acre tract, said beginning point being at the southeast end of a right-of-way corner clip located at the intersection of the north right-of-way line of Wilmeth Road (being a variable width public right-of-way, conveyed by deed thereof filed for record in C.C.C.I. No. 20210716001437380, O.P.R.C.C.T.) with the east right-of-way line of Lake Forest Drive (being a variable width public right-of-way);

THENCE along a southwest property line of the said 26.552 acre tract and along the said right-of-way corner clip the following courses and distances:

North 42°13'07" West, a distance of 56.61 feet to an iron rod found at the beginning of a non-tangent curve to the right having a radius of 181.00 feet;

With said curve to the right, an arc length of 53.68 feet, and across a chord which bears North 33°37'37" West, a chord length of 53.48 feet to an iron rod found;

North 25°10'05" West, a distance of 39.06 feet to an iron rod found at the northwest end of the said right-of-way corner clip;

THENCE North 13°33'18" West, along the west property line of the said 26.552 acre tract and along the said east right-of-way line of Lake Forest Drive, a distance of 534.75 feet to an iron rod found;

THENCE departing the said east right-of-way line and the said west property line, along the north property lines of the said 26.552 acre tract the following courses and distances:

North 76°26'43" East, a distance of 387.76 feet to an iron rod found;

North 89°38'47" East, a distance of 508.34 feet to an iron rod found;

South 00°19'27" East, a distance of 167.37 feet to an iron rod found;

North 89°39'18" East, a distance of 520.84 feet to an iron rod found;

South 00°25'07" East, a distance of 82.82 feet to an iron rod found;

North 89°39'42" East, a distance of 442.82 feet to an iron rod found at the most easterly northeast property corner of the said 26.552 acre tract;

THENCE along the east property lines of the said 26.552 acre tract the following courses and distances:

South 00°19'05" East, a distance of 158.33 feet to an iron rod found;

South 44°35'33" West, a distance of 139.18 feet to an iron rod found;

South 00°21'06" East, a distance of 266.77 feet to an iron rod found at the southeast property corner of the said 26.552 acre tract, and being on the aforesaid north right-of-way line of Wilmeth Road;

THENCE along the south property lines of the said 26.552 acre tract and along the said north right of way line the following courses and distances:

South 78°15'33" West, a distance of 316.97 feet to an iron rod found at the beginning of a non-tangent curve to the right having a radius of 1090.00 feet;

With said curve to the right, an arc length of 497.90 feet, and across a chord which bears North 88°39'33" West, a chord length of 493.58 feet to an iron rod found;

North 75°35'23" West, a distance of 200.34 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" set at the beginning of a non-tangent curve to the left having a radius of 1210.00 feet;

With said curve to the left, an arc length of 344.12 feet, and across a chord which bears North 83°44'17" West, a chord length of 342.97 feet to an iron rod found;

North 87°42'40" West, a distance of 113.17 feet to an iron rod found;

South 86°24'54" West, a distance of 94.05 feet to the POINT OF BEGINNING.

The hereinabove described tract of land contains a computed area of 26.5519 acres (1,156,601 square feet) of land more or less.

\* OWNER'S DEDICATION \*

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT, DD WILMETH 1, LLC is the owner of this property described in this plat, acting by and through its duly authorized agent, do hereby adopt this Replat, designating the property as LOT 1 and 2, BLOCK A, PAINTED TREE MULTIFAMILY, an Addition to the City of McKinney, 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, are hereby dedicated for the purpose as mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using the same. All and any public and the City of McKinney 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 or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, with the necessity, at any time, of procuring the permission of a owner.

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

EXECUTED this the \_\_\_ day of \_\_\_, 2022.

DD WILMETH 1, LLC, a Georgia limited liability company

By: Davis Development, Inc., Its Manager

By: Fred S. Hazel, Vice President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Fred S. Hazel, a duly authorized agent for DD WILMETH 1, LLC, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this \_\_\_ day of \_\_\_, 2022.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, 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.

Surveyed on the ground during the month of June, 2022.

THIS DOCUMENT IS PRELIMINARY FOR REVIEW PURPOSES ONLY ERIC S. SPOONER, R.P.L.S. AUGUST 16, 2022

Eric S. Spooner, R.P.L.S. Date
Texas Registration No. 5922

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Eric S. Spooner, 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 purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this \_\_\_ day of \_\_\_, 2022.

Notary Public, State of Texas

\* GENERAL NOTES \*

- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at 0.0,0 using a combined scale factor of 1.000152710. All areas shown hereon are calculated based on surface measurements.
According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "A" (No Base Flood Elevations determined) and Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48085C0260K; map revised June 7, 2017, for Collin County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "A" or Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
This survey was prepared without the benefit of a Title Commitment prepared by a title company. The easements shown hereon are the only easements known by Spooner & Associates and does not imply that the any other easements, covenants, restrictions, or other matters of record do not affect the subject property. No other research was performed by Spooner & Associates, Inc.
All easements not dimensioned hereon are parallel-perpendicular to the adjoining line.
Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
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.
The purpose of this plat is to create 2 lots and necessary easements for development.

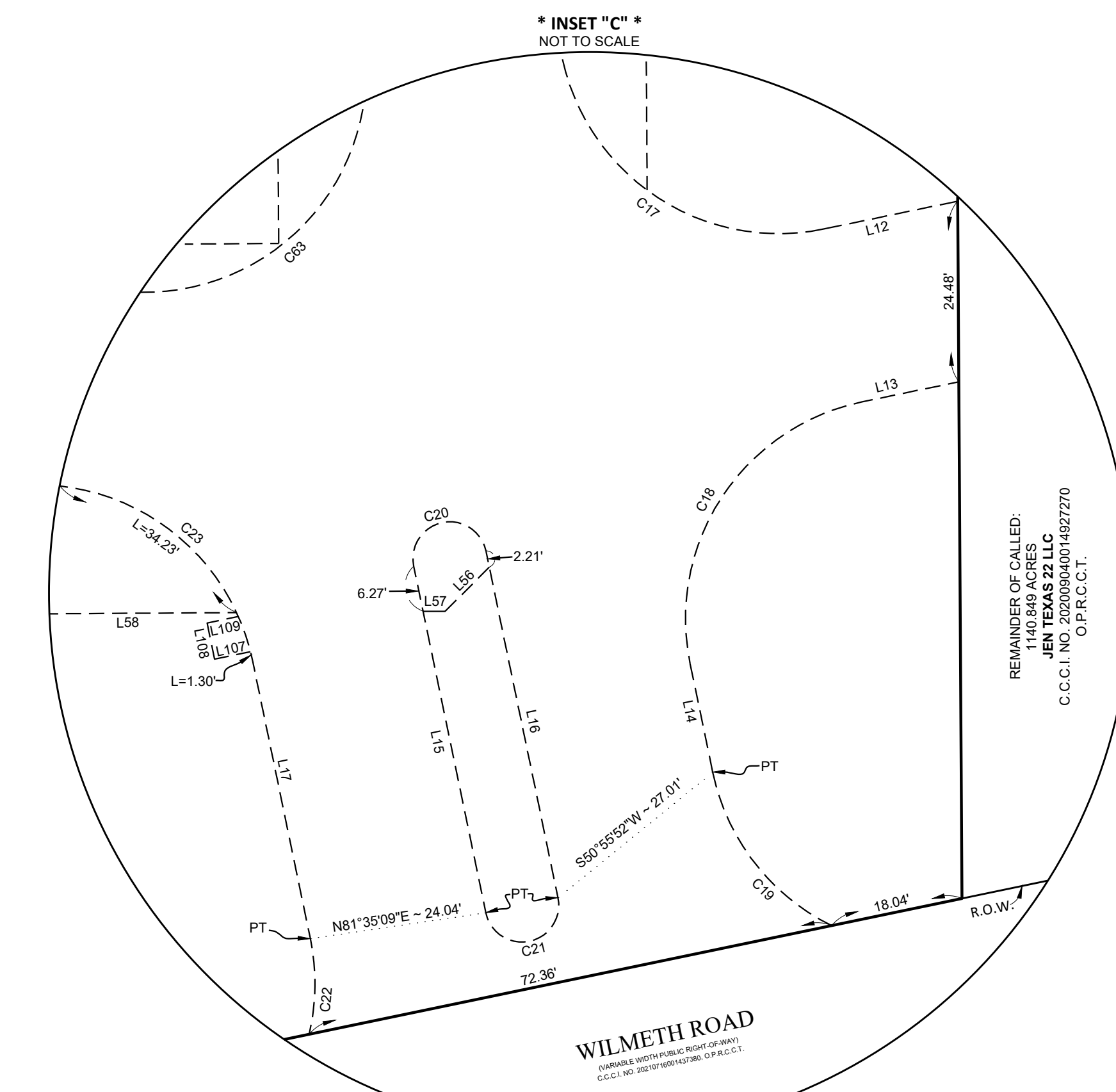
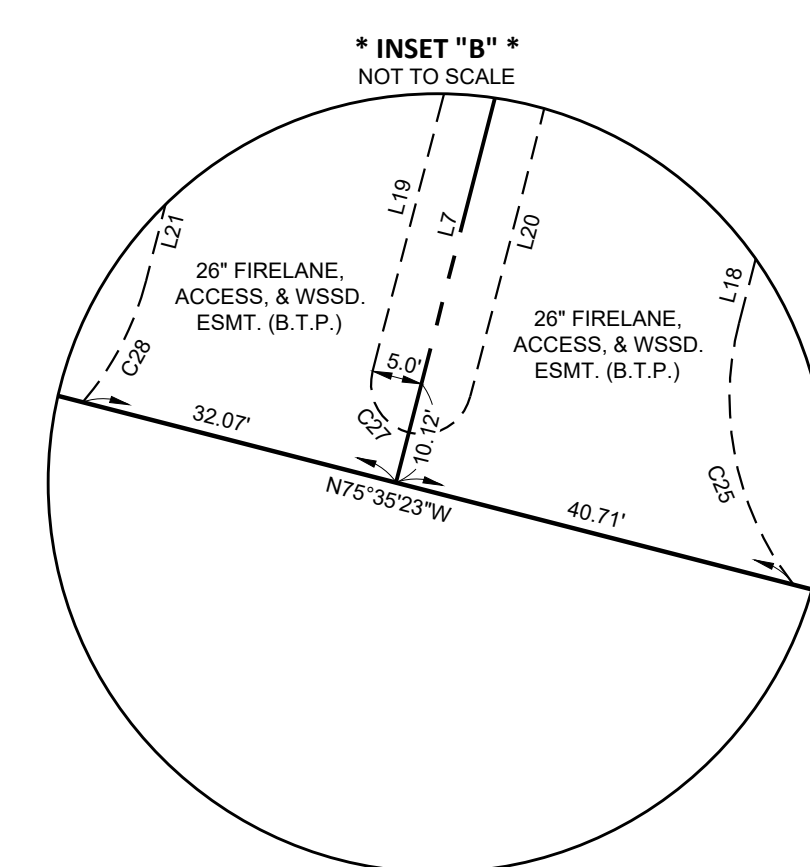
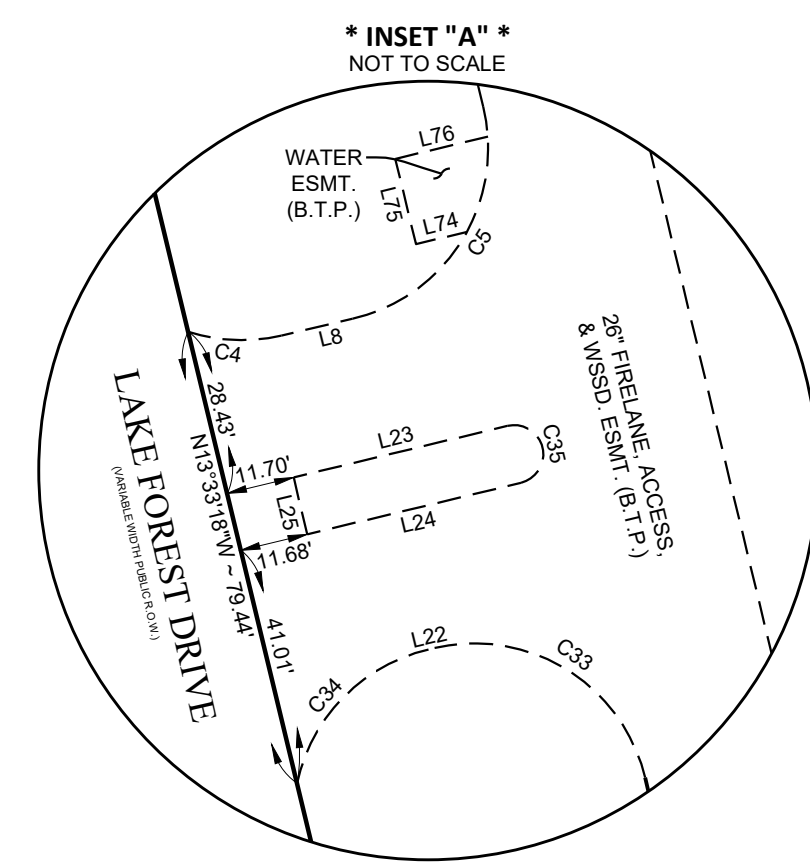
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CURVE TABLE with columns: CURVE #, RADIUS, LENGTH, CH BEARING, CH LENGTH. Rows C33 to C64.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L1 to L37.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L38 to L74.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L75 to L109.



APPROVED
City Manager
City of McKinney, Texas
Date
Attest
City Secretary
City of McKinney, Texas
Date

PRELIMINARY PLAT
PAINTED TREE MULTIFAMILY
LOTS 1 & 2, BLOCK A
BEING A PLAT OF A CALLED 26.552 ACRE TRACT OF LAND CONVEYED TO DD WILMETH 1, LLC, BY DEED THEREOF FILED FOR RECORD IN C.C.C.I. No. 20211207002475590, O.P.R.C.C.T. 26.5519 ACRES
W. BUTLER SURVEY, ABSTRACT No. 87 & J. MCGARRAH SURVEY, ABSTRACT No. 572 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SHEET 2 OF 2

ENGINEER:
BURGESS & NIPLE

SURVEYOR:
SPOONER & ASSOCIATES
OVER 30 YEARS OF SERVICE
308 BYERS STREET, SUITE 100, EULESS, TEXAS 75039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBL'S FIRM NO. 10054900 - SSA 21160

OWNER
DD WILMETH 1, LLC
403 CORPORATE CENTER DRIVE
SUITE 201
STOCKBRIDGE, GA 30281
PH: 214-466-6220
ATTN: FRED S. HAZEL

3 SUGAR CREEK CENTER BLVD., STE 610
SUGAR LAND, TEXAS 77478
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ATTN: TOM LUNZMAN, P.E.