

* 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. McGarrah Survey, Abstact 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 property 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 anyone.

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

EXECUTED this the ______, 2022.

DD WILMETH 1, LLC, a Georgia limited liability company

By: Davis Development, Inc., Its Manager

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

STATE OF TEXAS COUNTY OF TARRANT §

Eric S. Spooner, R.P.L.S.

Texas Registration No. 5922

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.

	CURVE TABLE			
CURVE #	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	181.00	53.68'	N33°37'37"W	53.48'
C2	1090.00	497.90'	N88°39'33"W	493.58'
С3	1210.00	344.12'	N83°44'17"W	342.97'
C4	30.00	16.15'	S87°45'15"E	15.96'
C5	30.00	47.33'	N31°37'47"E	42.57'
C6	56.00	87.96'	N31°26'14"E	79.20'
C7	56.00	12.91'	N83°02'22"E	12.88'
C8	56.00	6.18'	S87°11'55"E	6.17'
C9	30.00	3.31'	S87°11'55"E	3.31'
C10	56.00	14.45'	S07°01'57"W	14.41'
C11	30.00	47.12'	S30°34'37"E	42.43'
C12	137.00	23.75'	S80°32'36"E	23.72'
C13	30.00	49.66'	N47°03'58"E	44.18'
C14	526.00	33.27'	S88°32'46"E	33.27'
C15	474.00	29.98'	S88°32'46"E	29.98'
C16	30.00	47.12'	S45°21'29"E	42.43'
C17	30.00	53.09'	S51°03'12"E	46.43'
C18	30.00	47.12'	S33°15'06"W	42.43'
C19	30.00	27.26'	S37°46'55"E	26.33'
C20	5.00	15.71'	N78°15'06"E	10.00'
C21	5.00	15.71'	S78°15'06"W	10.00'
C22	30.00	13.06'	N00°43'26"E	12.96'
C23	30.00	41.16'	N51°03'12"W	38.01'
C24	30.00	39.38'	S52°01'57"W	36.62'
C25	30.00	27.45'	S11°47'29"E	26.50'
C26	5.00	15.71'	S75°34'37"E	10.00'
C27	5.00	15.71'	N75°34'37"W	10.00'
C28	30.00	13.68'	N27°29'14"E	13.56'
C29	30.00	47.12'	N30°34'37"W	42.43'
C30	30.00	7.74'	N82°58'03"W	7.72'
C31	56.00	27.46'	N76°18'35"W	27.19'
C32	56.00	47.60'	N37°54'43"W	46.18'
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C33	30.00	46.92' N58°22'13"W		42.28'
C34	30.00	33.90' S44°27'08"W 32		32.12'
C35	5.00	15.71'	S13°33'46"E	10.00'
C36	30.00	47.12'	N31°26'14"E	42.43'
C37	30.00	6.91'	N83°02'22"E	6.90'
C38	30.00	47.12'	S45°21'29"E	42.43'
C39	30.00	40.20'	S38°02'02"W	37.26'
C40	30.00	47.12'	N58°33'46"W	42.43'
C41	30.00	50.43'	N47°48'05"E	44.70'
C42	56.00	6.18'	S87°11'55"E	6.17'
C43	30.00	47.12'	S45°21'29"E	42.43'
C44	30.00	47.12'	S44°38'31"W	42.43'
C45	30.00	47.12'	N45°21'29"W	42.43'
C46	30.00	6.91'	N83°02'22"E	6.90'
C47	30.00	47.12'	S45°21'29"E	42.43'
C48	30.00	54.86'	S52°01'57"W	47.53'
C49	56.00	14.45'	N82°58'03"W	14.41'
C50	30.00	14.71'	N76°18'35"W	14.56'
C51	30.00	25.50'	N37°54'43"W	24.74'
C52	30.00	47.12'	N31°26'14"E	42.43'
C53	30.00	47.12'	N44°38'31"E	42.43'
C54	30.00	47.12'	S45°21'29"E	42.43'
C55	30.00	47.12'	S44°38'31"W	42.43'
C56	30.00	47.12'	N45°21'29"W	42.43'
C57	30.00	47.12'	N44°38'31"E	42.43'
C58	30.00	47.12'	S45°21'29"E	42.43'
C59	30.00	47.12'	S44°38'31"W	42.43'
C60	30.00	47.12'	N45°21'29"W	42.43'
C61	30.00	47.12'	N44°38'31"E	42.43'
C62	30.00	47.12'	S45°21'29"E	42.43'
C63	30.00	47.12'	S44°38'31"W	42.43'
C64	30.00	47.12'	N45°21'29"W	42.43'

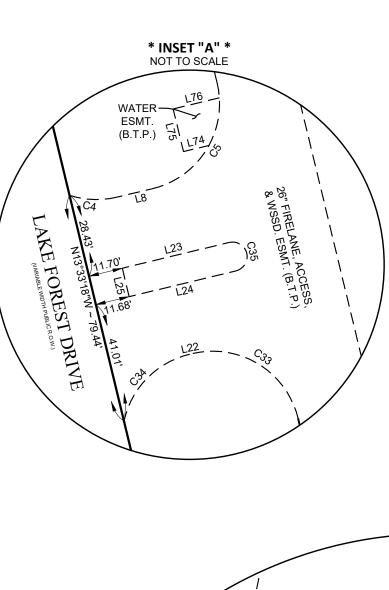
CURVE TABLE

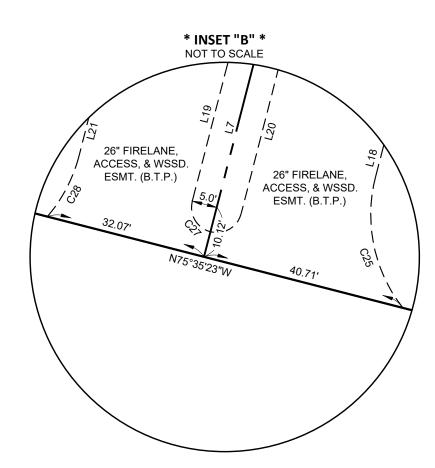
CURVE # RADIUS LENGTH CH BEARING CH LENGTH

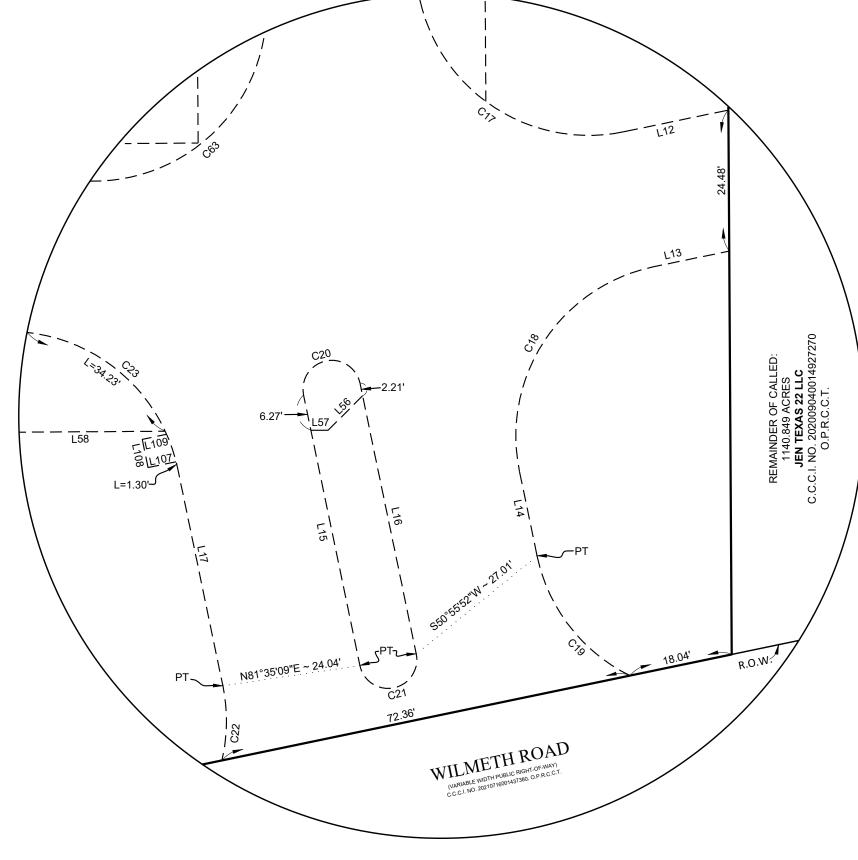
LINE TABLE		LINE TABLE		E	
NE	BEARING	DISTANCE	LINE	BEARING	DISTANC
L1	N42°13'07"W	56.61'	L38	N89°38'31"E	2.52'
L2	N25°10'05"W	39.06'	L39	N48°47'09"E	77.96'
L3	S00°25'07"E	82.82'	L40	S41°12'51"E	25.39'
L4	N87°42'40"W	113.17'	L41	S48°47'09"W	88.34'
L5	S86°24'54"W	94.05'	L42	S89°38'31"W	33.60'
L6	S89°39'18"W	8.70'	L43	N89°38'31"E	74.23'
L7	S14°25'23"W	117.84'	L44	S00°21'29"E	22.50'
L8	N76°49'21"E	12.52'	L45	N89°38'31"E	25.00'
L9	S84°02'21"E	35.51'	L46	S45°21'29"E	14.14'
10	N89°38'31"E	40.59'	L47	N89°38'31"E	6.24'
11	S00°21'29"E	54.00'	L48	S89°38'31"W	11.29'
12	N78°15'06"E	18.54'	L49	S00°21'29"E	11.31'
.13	S78°15'06"W	13.44'	L50	S89°38'31"W	46.07'
14	S11°44'54"E	15.00'	L51	S00°21'29"E	45.27'
.15	N11°44'54"W	47.98'	L52	S89°38'31"W	2.50'
16	S11°44'54"E	47.98'	L53	S00°21'29"E	100.00'
17	N11°44'54"W	38.44'	L54	S89°38'31"W	2.50'
18	S14°25'23"W	41.82'	L55	S00°21'29"E	34.19'
19	N14°25'23"E	55.05'	L56	S45°00'00"W	8.47'
20	S14°25'23"W	55.05'	L57	S89°38'31"W	2.98'
21	N14°25'23"E	39.37'	L58	S89°38'31"W	110.46'
22	S76°49'21"W	1.04'	L59	N00°21'29"W	7.50'
.23	N76°26'14"E	37.57'	L60	S89°38'31"W	204.85'
24	S76°26'14"W	37.59'	L61	S37°45'09"W	25.65'
.25	N13°25'01"W	10.00'	L62	S89°38'34"W	19.06'
26	N89°38'31"E	71.55'	L63	N37°45'09"E	38.36'
27	S84°02'21"E	33.15'	L64	N00°21'29"W	6.50'
28	N75°34'37"W	59.90'	L65	N89°38'31"E	116.47'
29	N13°33'46"W	3.76'	L66	N00°21'29"W	41.10'
30	N89°38'31"E	1.00'	L67	S89°38'31"W	2.50'
31	S89°38'31"W	1.00'	L68	N00°21'29"W	100.00'
32	N89°38'31"E	38.44'	L69	S89°38'31"W	2.50'
.33	S89°38'31"W	38.46'	L70	N00°21'29"W	130.27'
34	S87°00'11"E	54.72'	L71	N89°38'31"E	17.00'
.35	N87°00'11"W	55.60'	L72	S00°21'29"E	12.50'
36	N89°38'31"E	61.00'	L73	S89°38'31"W	46.29'
37	S89°38'31"W	61.00'	L74	S76°26'14"W	8.96'

LINE	BEARING	DISTANCE
L75	N13°33'46"W	15.00'
L76	N76°26'14"E	16.29'
L77	S00°21'29"E	17.03'
L78	S89°38'31"W	15.38'
L79	N00°21'29"W	7.12'
L80	S00°21'29"E	11.67'
L81	S89°38'31"W	15.00'
L82	N00°21'29"W	13.72'
L83	N00°21'29"W	16.47'
L84	N89°38'31"E	19.97'
L85	N89°38'31"E	32.72'
L86	S00°21'29"E	12.13'
L87	N76°26'14"E	36.36'
L88	S13°34'27"E	18.17'
L89	N00°21'29"W	11.54'
L90	N89°38'31"E	15.00'
L91	S00°21'29"E	13.81'
L92	N89°38'31"E	107.41'
L93	N89°38'31"E	32.62'
L94	N89°38'31"E	77.00'
L95	S89°38'31"W	77.00'
L96	S00°21'29"E	52.59'
L97	S89°38'31"W	14.50'
L98	S89°38'31"W	14.50'
L99	N00°21'29"W	44.63'
L100	N00°21'29"W	51.06'
L101	S00°21'29"E	51.05'
L102	N89°40'58"E	16.83'
L103	S00°33'54"E	29.85'
L104	S89°38'31"W	17.00'
L105	N00°21'29"W	20.00'
L106	N89°38'31"E	9.19'
L107	S78°15'08"W	4.97'
L108	N11°44'52"W	5.00'
L109	N78°15'08"E	4.33'

LINE TABLE







* INSET "C" * NOT TO SCALE

APPROVED

City Manager City of McKinney, Texas

City Secretary City of McKinney, Texas

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 SRUVEY, ABSTRACT No. 572 CITY OF McKINNEY, COLLIN COUNTY, TEXAS

BURGESS & NIPLE

3 SUGAR CREEK CENTER BLVD., STE 610 SUGAR LAND, TEXAS 77478 PH: (330) 376-5778 TBPE FIRM No. F-10834 ATTN: TOM LUNZMAN, P.E.

ENGINEER:

DD WILMETH 1, LLC

PH: 214-466-6220

ATTN: FRED S. HAZEL

STOCKBRIDGE, GA 30281

SUITE 201

403 CORPORATE CENTER DRIVE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039 (817) 685-8448 WWW.SPOONERSURVEYORS.COM TBPLS FIRM NO. 10054900 ~ S&A 21160

SURVEYOR: