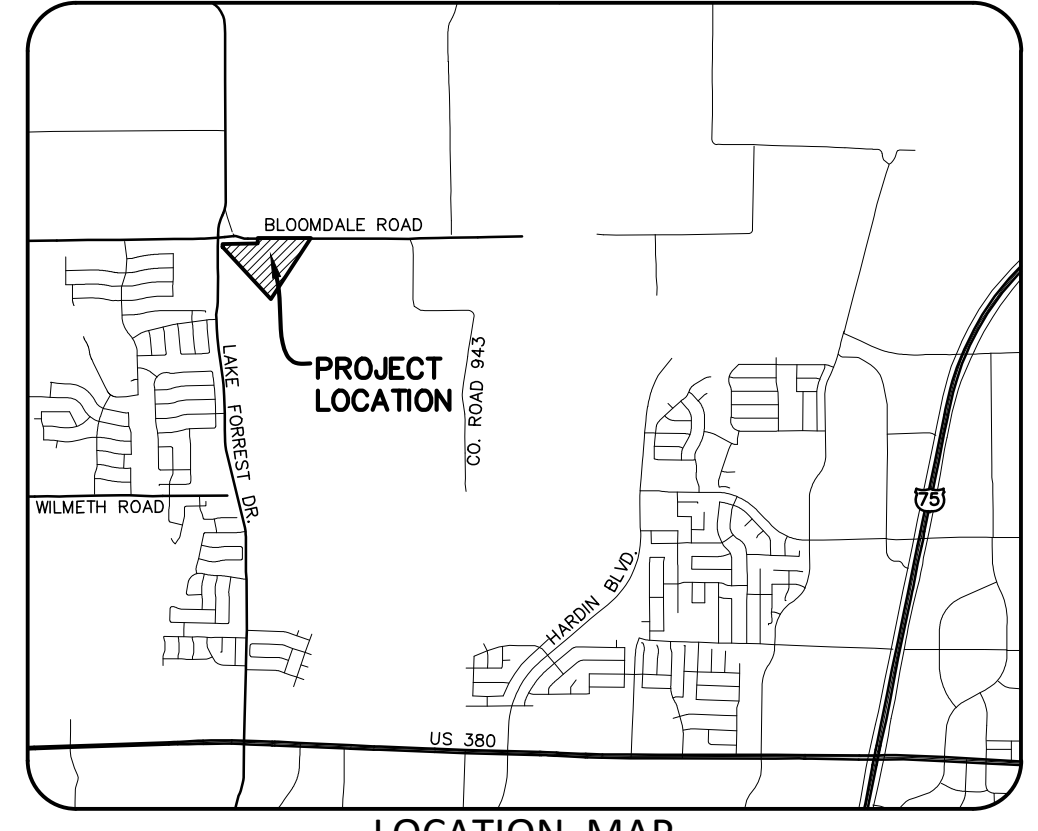
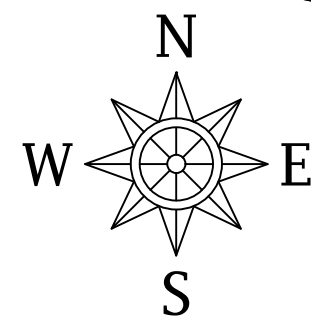
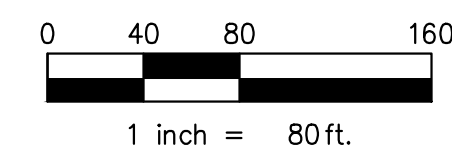


City of McKinney
Doc. No. 2017084001057390
DRCC1

All Storage
Lake Forrest @ 164 LLC
Doc. No. 20210319000546660 DRCC1

Taney & Russann Bhatt
Vol. 98, Pg. 18814 DRCC1

Christopher & Katherine
Cooper
Doc. No. 20001009001102780 DRCC1



POINT OF BEGINNING

BLOOMDALE ROAD
(G.R. 164) public ROW
N 89°58'01" E ~ 948.81'

Jen Texas 22 LLC
Doc. No. 20200904001497270 DRCC1

LAKE FOREST DRIVE
(F.M. 1461) - var. width public ROW

S 89°31'07" W ~ 236.38'

S 89°39'38" W ~ 421.26'

FAULSON STREET

LUNKER STREET

SKILES STREET

FAULSON STREET

BRYSON STREET

Jen Texas 22 LLC
Doc. No. 20200904001497270 DRCC1

City of McKinney
Doc. No. 20210729001526720 DRCC1

- NOTES:
- Bearings are based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - 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 pins with plastic caps stamped "SPIARSENS" unless otherwise noted.
 - Part of the subject tract is located in a 100 year Flood Plain or in an identified "flood prone area" as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel (FIRM) Map No. 48085C0145J & 48085C0260J dated June 02, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.
 - All common areas will be owned and maintained by the HOA.
 - 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 requirements of the subdivision ordinance.

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENS" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Al/E	ACCESS AND UTILITY EASEMENT
Dr/E	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET 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
BUILDING LINE	BUILDING LINE
◆	STREET NAME CHANGE
⊕	CENTERLINE
ⓐ	BLOCK DESIGNATION
ⓐ	COMMON AREA DESIGNATION
▶	STREET FRONTAGE
ⓐ	CABINET
Vol.	VOLUME
Pg.	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
(DRCC1)	DEED RECORDS, COLLIN COUNTY, TEXAS
(DRCC2)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCC1)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

PRELIMINARY - FINAL PLAT
PAINTED TREE WOODLANDS
PHASE 3
124 RESIDENTIAL LOTS & 6 COMMON AREA LOTS
TOTALING 20.863 ACRES
OUT OF THE
W. BUTLER SURVEY ~ ABST. NO. 87
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT

Boundary Curve Table						
Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
BC1	346.50'	71°4'42"	21.94'	43.81'	N04°06'14"W	43.79'
BC2	405.00'	71°4'42"	25.64'	51.21'	N04°06'14"W	51.18'

Boundary Line Table		
Line #	Length	Direction
BL1	6.49'	N 00°20'22" W
BL2	15.02'	N 86°47'52" E
BL3	7.24'	N 43°09'30" E
BL4	51.28'	N 00°28'53" W

Open Space Table				
Tag No.	Lot Name	Acresage	Description	
1	D-1	0.031	Common Area	
2	F-1	0.147	Common Area	

OWNER / APPLICANT
Jen Texas 22 Partners
8103 San Fernando Way
Dallas, Texas 75128
Telephone (214) 543-5062
Contact: Michael W. Brady
mbrady@jenpartners.com

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

ENGINEER / SURVEYOR
Spjars 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. Spjars

Scale: 1" = 80'
October 2021
SEI Job No. 21-112

BOILERMAKER
INVESTMENTS, LLC
Doc. No. 20150821001060720

Drawing: 0_V2021_085512-112-Plat-Tree-Woodlands-Phase-3-Pre-Final-Plat-Map-10/29/2021 3:48 PM
 Printed by: cadaplate Plot Date: 10/29/2021 3:48 PM
 Plot Path: C:\Users\mbrady\OneDrive\Documents\Projects\PAINTED TREE WOODLANDS PHASE 3 PRELIMINARY-FINAL PLAT\ASB\ASB112-112-Plat-Tree-Woodlands-Phase-3-Pre-Final-Plat-Map-10/29/2021 3:48 PM
 Plot File: 10/29/2021 3:48 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the W. Butler Survey, Abstract No. 87, City of McKinney, Collin County, Texas, being a portion of a tract conveyed to JEN TEXAS 22 LLC according to the deed recorded in Document No. 20200904001497270 of the Deed Records, Collin County, Texas (DRCC), with the subject tract being more particularly described as follows:

BEGINNING at a point on the north line of said tract of land conveyed to JEN TEXAS 22 LLC, same bearing N 55°15'30" E a distance of 197.44 feet from a 1/2" iron rod with cap found at the southeast corner of a right-of-way dedication recorded in Doc. No. 20100427000412530 of the Deed Records, Collin County, Texas (DRCC), for Bloomdale Road, a variable width right-of-way (also known as County Road 123);

THENCE N 89°58'01" E a distance of 948.81 feet to a point;

THENCE S 33°26'50" W a distance of 1520.15 feet to a point;

THENCE N 42°51'46" W a distance of 1145.22 feet to a point;

THENCE N 89°31'07" E a distance of 236.38 feet to a point;

THENCE N 00°20'22" W a distance of 6.49 feet to a point;

THENCE N 89°39'38" E a distance of 421.26 feet to a point;

THENCE N 86°47'52" E a distance of 15.02 feet to a point;

THENCE N 43°09'30" E a distance of 7.24 feet to a point;

THENCE N 00°28'53" W a distance of 51.28 feet to a point;

THENCE around a tangent curve to the right having a central angle of 07°14'42", a radius of 346.50 feet, a chord of N 04°06'14" W - 43.79 feet, an arc length of 43.81 feet;

THENCE around a reverse curve to the right having a central angle of 07°14'42", a radius of 405.00 feet, a chord of N 04°06'14" W - 51.18 feet, an arc length of 51.21 feet;

THENCE N 00°28'53" W a distance of 265.35 feet to the POINT OF BEGINNING with the subject tract containing 908,796.39 square feet or 20.863 acres of land

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JEN TEXAS 22 LLC 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 Woodlands, Phase 3, an addition to the City of McKinney, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. JEN TEXAS 22 LLC 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 _____, 2021.

JEN TEXAS 22 LLC
a Texas limited liability company

By: Michael W. Brady

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael W. Brady, 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 _____, 2021.

Notary Public, State of Texas

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 McKinney, Texas.

Dated this the _____ day of _____, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

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 _____, 2021.

Notary Public, State of Texas

Centerline Curve Table with columns: Curve #, Radius, Delta, Tangent, Length, Chord Bearing, Chord. Rows C1 through C37.

Centerline Line Table with columns: Line #, Length, Direction. Rows L1 through L6.

Lot Curve Table with columns: Curve #, Radius, Delta, Length, Chord Bearing, Chord. Rows C18 through C36.

Lot Line Table with columns: Line #, Bearing, Distance. Rows L7 through L33.

Lot Line Table with columns: Line #, Bearing, Distance. Rows L34 through L60.

Lot Line Table with columns: Line #, Bearing, Distance. Rows L61 through L86.

Approved

City of McKinney Mayor
City of McKinney, Texas

Date

Attest

City Secretary
City of McKinney, Texas

Date

PRELIMINARY - FINAL PLAT
PAINTED TREE WOODLANDS
PHASE 3

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PRELIMINARY-FINAL PLAT

OWNER / APPLICANT: Jen Texas 22 Partners
DEVELOPMENT MANAGER: Oxland Advisors
ENGINEER / SURVEYOR: Spiars Engineering, Inc.

Vertical text on the left margin: Drawing: D:\2021_0850\21-112 Painted Tree North - West Plats-Final Plat\CAD\Wetland\WOODLANDS_TOWNHOMES_PREL_PLAT\MSC\DWG-Final Plt-Low Jones 2021-1029_1029_1029_1029.dwg