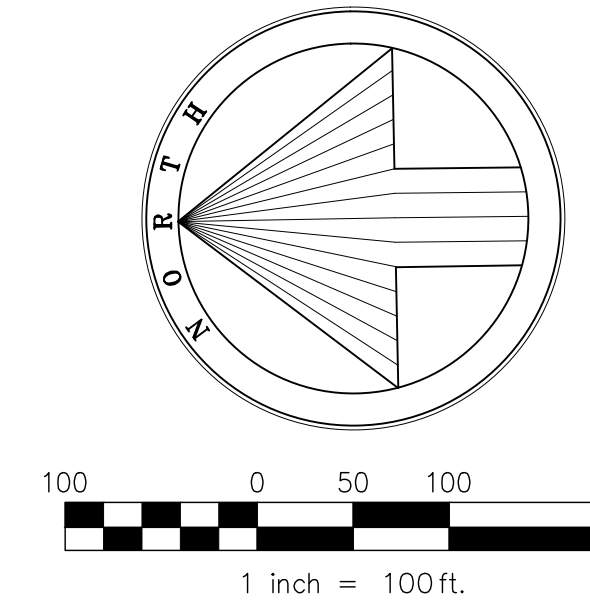
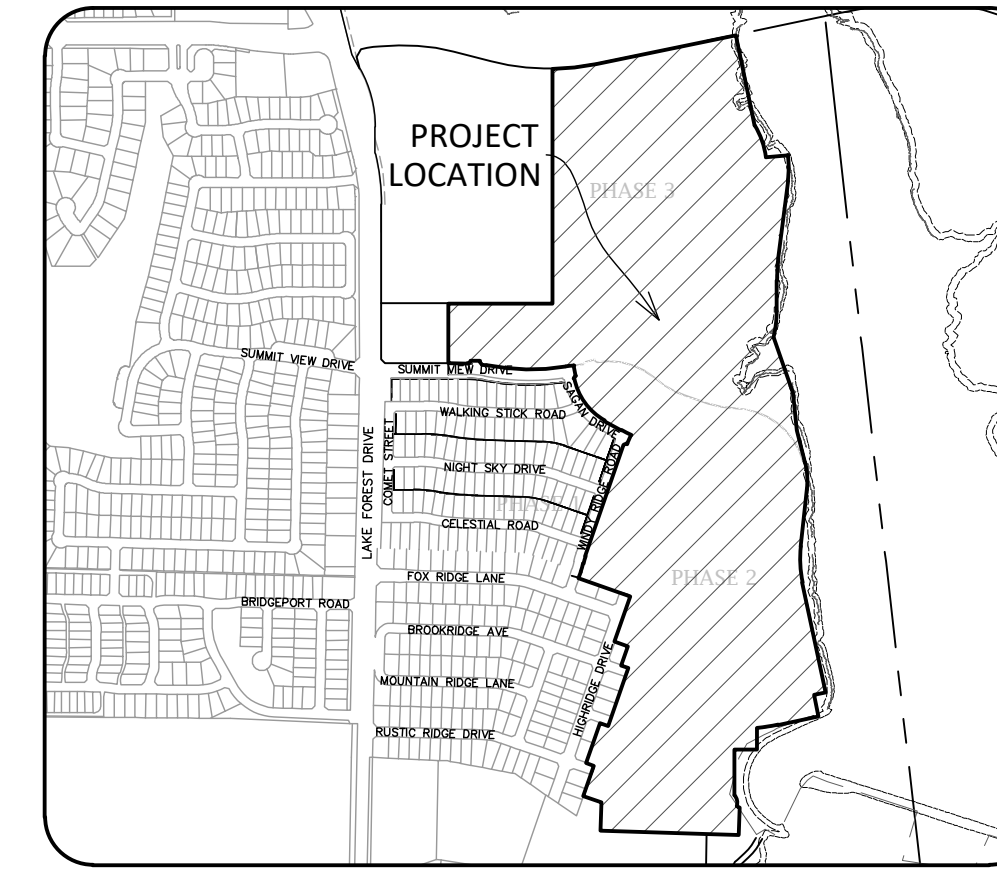


JEN TEXAS 22 LLC
Doc. No. 20200904001497270 DRCT

GRBK EDGEWOOD LLC
Doc. No. 20200904001497940 DRCT

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



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
IRPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DU	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FALE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WWE	WASTE WATER EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
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
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
(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
(PRDCT)	PLAT 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 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 red plastic caps stamped "SPIARSEN ENG RPLS 5252" unless otherwise noted.
- Common Areas O-1, M-1, N-1, N-2, and X-1, are to be owned and maintained by the H.O.A.
- Speed humps will be proposed along Highridge Drive and Teasdale Drive in order to satisfy the traffic calming requirement in Section 2.2.C.2 of the Engineering Design Manual. The exact location and specifications of the speed humps will be determined in the Civil Plans.

FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT

PRELIMINARY-FINAL PLAT

PAINTED TREE LAKESIDE WEST PHASES 2 & 3

445 LOTS & 5 COMMON AREAS
100.879 ACRES
SITUATED IN THE
J. MCGARRAH SURVEY ABST. 572 AND THE
W. HUNT SURVEY ABSTRACT NO. 450
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Sheet 1 of 3

OWNER / APPLICANT
GRBK Edgewood LLC
2805 Dallas Parkway, Suite 400
Plano, Texas 75093
Telephone (817) 658-2112
Contact: Bobby L. Samuel III

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett

Scale: 1" = 100' March 2021 SEI Job No. 21-018

PHASE 1



Drawings created by: [unreadable] Date: 3/1/2021 4:57 PM
 Plotted by: [unreadable] Date: 3/1/2021 4:57 PM
 Saved by: [unreadable] Date: 3/1/2021 4:57 PM
 Saved by: [unreadable] Date: 3/1/2021 4:57 PM

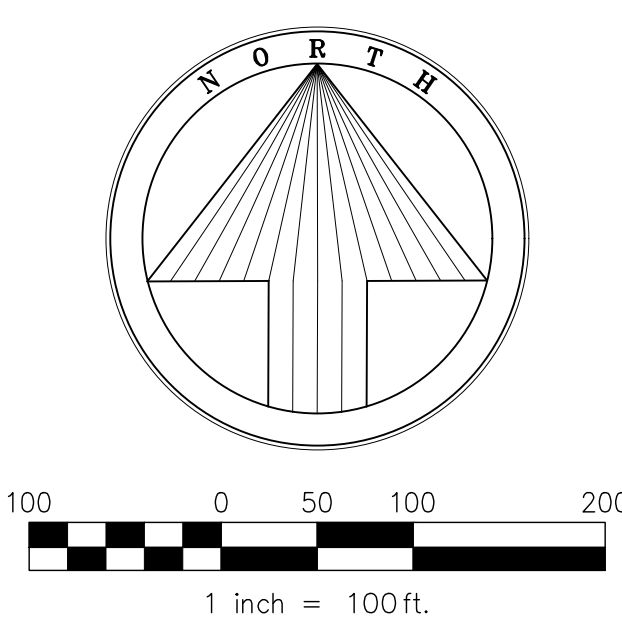
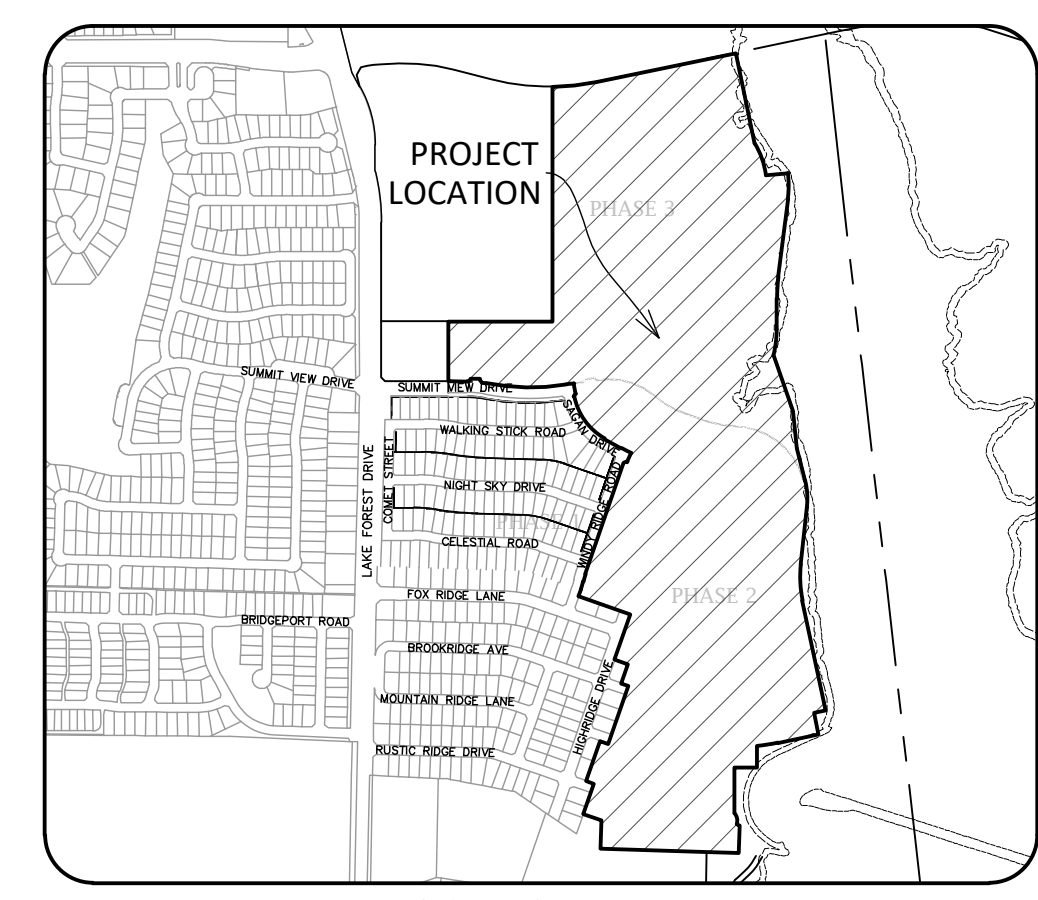
Line #	Length	Direction
BL1	168.71'	N 19°06'12" E
BL2	44.28'	N 70°53'48" W
BL3	220.00'	N 19°06'12" E
BL4	46.33'	S 70°53'48" E
BL5	39.17'	N 70°53'48" W
BL6	105.39'	N 19°06'12" E
BL7	73.54'	N 70°53'48" W
BL8	34.72'	N 19°06'12" E
BL9	13.35'	N 67°13'38" E
BL10	50.00'	N 24°34'15" E
BL11	100.09'	N 60°34'52" W
BL12	14.91'	N 31°58'37" E
BL13	53.92'	N 09°19'35" W
BL14	15.08'	N 41°02'58" W
BL15	7.78'	N 00°01'55" E
BL16	50.00'	N 89°58'05" W

Line #	Length	Direction
BL17	3.77'	S 00°01'55" W
BL18	13.98'	S 45°41'52" W
BL19	97.69'	N 89°58'03" W
BL20	115.03'	N 84°04'08" E
BL21	195.85'	S 06°15'07" E
BL22	172.09'	S 14°11'47" E
BL23	62.99'	S 77°55'48" W
BL24	115.00'	S 12°04'12" E
BL25	109.37'	S 00°12'09" W
BL26	116.63'	N 89°47'51" W
BL27	238.10'	S 00°12'09" W
BL28	17.17'	S 62°54'11" E
BL29	141.35'	S 01°44'13" W
BL30	168.71'	N 88°15'47" W
BL31	146.42'	N 01°43'23" E
BL32	99.42'	N 70°53'48" W

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	46.04'	375.00'	46.02'	N 15°35'09" E	7°02'06"
BC2	39.91'	325.00'	39.88'	S 15°35'09" W	7°02'06"
BC3	4.87'	725.00'	4.87'	S 65°14'12" E	0°23'05"
BC4	57.11'	675.00'	57.10'	S 63°00'18" E	4°50'53"
BC5	282.82'	325.00'	273.98'	S 35°39'06" E	49°51'32"
BC6	0.98'	300.00'	0.98'	S 74°01'35" W	0°11'14"
BC7	4.44'	300.00'	4.44'	N 87°39'06" E	0°50'53"
BC8	38.76'	300.00'	38.73'	S 84°22'29" W	7°24'07"
BC9	414.64'	1170.00'	412.47'	S 89°10'26" E	20°18'18"
BC10	23.76'	530.00'	23.76'	N 80°18'21" W	2°34'08"
BC11	7.31'	530.00'	7.31'	N 89°34'20" W	0°47'25"
BC12	229.48'	1210.00'	229.13'	N 83°40'59" E	10°51'58"
BC13	178.38'	425.00'	177.07'	N 19°18'12" W	24°02'52"
BC14	134.09'	540.00'	133.75'	N 00°07'17" E	14°13'39"
BC15	114.38'	875.00'	114.30'	S 03°29'25" W	7°29'24"
BC16	139.25'	550.00'	138.88'	N 06°59'56" E	14°30'24"
BC17	138.02'	385.00'	137.28'	N 03°55'34" W	20°32'26"
BC18	189.62'	590.00'	188.80'	S 02°51'47" W	18°24'50"
BC19	111.15'	1025.00'	111.10'	N 81°02'12" E	6°12'48"
BC20	61.48'	60.00'	58.83'	N 11°51'08" W	58°42'35"

JEN TEXAS 22 LLC
Doc. No. 20200904001497270 DRCT

COLLIN COUNTY
CITY OF MCKINNEY



LEGEND
(Not all items may be applicable)

○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET UNLESS OTHERWISE NOTED
○	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
---	WASTE WATER EASEMENT
---	WALL MAINTENANCE EASEMENT
---	HIKE & BIKE TRAIL EASEMENT
---	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
---	BY THIS PLAT
---	RIGHT-OF-WAY
---	MINIMUM FINISH FLOOR ELEVATION
---	BUILDING LINE
---	STREET NAME CHANGE
---	CENTERLINE
---	BLOCK DESIGNATION
---	STREET FRONTAGE
---	CABINET
---	VOLUME
---	PAGE
---	NUMBER
---	FEDERAL EMERGENCY MANAGEMENT AGENCY
---	FLOOD INSURANCE RATE MAP
---	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

LOCATION MAP
1" = 1000'

BASIS OF BEARING:

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



JEN TEXAS 22 LLC
Doc. No. 20200904001497270 DRCT

Lot 1, Blk A
MCKINNEY FIRE STATION
NUMBER 9 ADDITION
Cob. 2018, Pg. 432 PRCT

GRBK EDGEWOOD LLC
Doc. No. 20200904001497940 DRCT

J. MCGARRAH SURVEY
ABST. NO. 572

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 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 red plastic caps stamped "SPIARSEN ENG RPLS 5252" unless otherwise noted.
- Common Areas O-1, M-1, N-1, N-2, and X-1, are to be owned and maintained by the H.O.A.
- Speed humps will be proposed along Highridge Drive and Teasdale Drive in order to satisfy the traffic calming requirement in Section 2.2.C.2 of the Engineering Design Manual. The exact location and specifications of the speed humps will be determined in the Civil Plans.

FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT

PRELIMINARY-FINAL PLAT

PAINTED TREE LAKESIDE WEST PHASES 2 & 3

445 LOTS & 5 COMMON AREAS
100.879 ACRES
SITUATED IN THE
J. MCGARRAH SURVEY ABST. 572 AND THE
W. HUNT SURVEY ABSTRACT NO. 450
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Sheet 2 of 3

OWNER / APPLICANT
GRBK Edgewood LLC
2805 Dallas Parkway, Suite 400
Plano, Texas 75093
Telephone (817) 658-2112
Contact: Bobby L. Samuel III

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett

OWNER'S CERTIFICATE

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 a portion of a tract conveyed to GRBK EDGEWOOD LLC, by deed recorded in Doc. No. 20200904001497940 of the Deed Records, Collin County, Texas (DRCC), with the subject tract being more particularly described as follows:

BEGINNING at a 1 / 2" iron rod with plastic cap found on a southeasterly line of Phase 1 Highbridge Addition, recorded in Cabinet L, Page 868 PRCC, for the easterly northwest corner of Lot 4R1, Block A, B, and L Cox Addition, recorded in Cabinet 2018, Page 734 PRCC;

THENCE, N 19°06'12" E, 168.71 feet

THENCE, N 70°53'48" W, 44.28 feet

THENCE, N 19°06'12" E, 220.00 feet

THENCE, S 70°53'48" E, 46.33 feet

THENCE, N 19°06'12" E, 320.00 feet

THENCE, N 70°53'48" W, 39.17 feet

THENCE, N 19°06'12" E, 105.39 feet

THENCE, N 70°53'48" W, 73.54 feet

THENCE, N 19°06'12" E, 249.90 feet

THENCE, N 70°53'48" W, 284.73 feet

THENCE, N 19°06'12" E, 34.72 feet

THENCE around a tangent curve to the right having a central angle of 07°02'06", a radius of 375.00 feet, a chord of N 15°35'09" E - 46.02 feet, an arc length of 46.04 feet;

THENCE around a compound curve to the right having a central angle of 07°02'06", a radius of 325.00 feet, a chord of N 15°35'09" E - 39.88 feet, an arc length of 39.91 feet;

THENCE, N 19°06'12" E, 614.15 feet

THENCE, N 67°13'38" E, 13.35 feet

THENCE around a non-tangent curve to the right having a central angle of 00°23'05", a radius of 725.00 feet, a chord of S 65°14'12" E - 4.87 feet, an arc length of 4.87 feet;

THENCE, N 24°34'15" E, 50.00 feet

THENCE around a non-tangent curve to the right having a central angle of 04°50'53", a radius of 675.00 feet, a chord of N 63°00'18" W - 57.10 feet, an arc length of 57.11 feet;

THENCE, N 60°34'52" W, 100.09 feet

THENCE around a tangent curve to the right having a central angle of 49°51'32", a radius of 325.00 feet, a chord of N 35°39'06" W - 273.98 feet, an arc length of 282.82 feet;

THENCE, N 31°58'37" E, 14.91 feet

THENCE around a non-tangent curve to the right having a central angle of 00°11'14", a radius of 300.00 feet, a chord of N 74°01'35" E - 0.98 feet, an arc length of 0.98 feet;

THENCE, N 09°19'35" W, 53.92 feet

THENCE around a non-tangent curve to the right having a central angle of 00°50'53", a radius of 300.00 feet, a chord of S 87°39'06" W - 4.44 feet, an arc length of 4.44 feet;

THENCE around a compound curve to the right having a central angle of 07°24'07", a radius of 300.00 feet, a chord of S 84°22'29" W - 38.73 feet, an arc length of 38.76 feet;

THENCE around a compound curve to the right having a central angle of 20°18'18", a radius of 1170.00 feet, a chord of N 89°10'26" W - 412.47 feet, an arc length of 414.64 feet;

THENCE, N 41°02'58" W, 15.08 feet

THENCE, N 00°01'55" E, 7.78 feet

THENCE, N 89°58'05" W, 50.00 feet

THENCE, S 00°01'55" W, 3.77 feet

THENCE, S 45°41'52" W, 13.98 feet

THENCE around a non-tangent curve to the right having a central angle of 00°47'25", a radius of 530.00 feet, a chord of N 89°34'20" W - 7.31 feet, an arc length of 7.31 feet;

THENCE, N 89°58'03" W, 97.69 feet

THENCE, N 00°01'55" E, 311.72 feet

THENCE, S 89°58'05" E, 542.60 feet

THENCE, N 00°01'55" E, 1221.47 feet

THENCE around a non-tangent curve to the right having a central angle of 10°51'58", a radius of 1210.00 feet, a chord of N 83°40'59" E - 229.13 feet, an arc length of 229.48 feet;

THENCE, N 78°15'00" E, 743.23 feet

THENCE, S 11°45'00" E, 479.66 feet

THENCE around a non-tangent curve to the right having a central angle of 24°02'52", a radius of 425.00 feet, a chord of S 19°18'12" E - 177.07 feet, an arc length of 178.38 feet;

THENCE, N 84°04'08" E, 115.03 feet

THENCE around a non-tangent curve to the right having a central angle of 14°13'39", a radius of 540.00 feet, a chord of S 00°07'17" W - 133.75 feet, an arc length of 134.09 feet;

THENCE, S 07°14'07" W, 409.33 feet

THENCE around a tangent curve to the right having a central angle of 07°29'24", a radius of 875.00 feet, a chord of S 03°29'25" W - 114.30 feet, an arc length of 114.38 feet;

THENCE, S 00°15'16" E, 160.39 feet

THENCE around a tangent curve to the right having a central angle of 14°30'24", a radius of 550.00 feet, a chord of S 06°59'56" W - 138.88 feet, an arc length of 139.25 feet;

THENCE, S 19°18'30" E, 303.80 feet

THENCE, S 06°15'07" E, 195.85 feet

THENCE, S 14°11'47" E, 172.09 feet

THENCE around a tangent curve to the right having a central angle of 20°32'26", a radius of 385.00 feet, a chord of S 03°55'34" E - 137.28 feet, an arc length of 138.02 feet;

THENCE, S 06°20'38" W, 302.30 feet

THENCE around a tangent curve to the right having a central angle of 18°24'50", a radius of 590.00 feet, a chord of S 02°51'47" E - 188.80 feet, an arc length of 189.62 feet;

THENCE, S 12°04'12" E, 584.95 feet

THENCE, S 77°55'48" W, 62.99 feet

THENCE, S 12°04'12" E, 115.00 feet

THENCE around a tangent curve to the right having a central angle of 06°12'48", a radius of 1025.00 feet, a chord of S 81°02'12" W - 111.10 feet, an arc length of 111.15 feet;

THENCE, S 00°12'09" W, 109.37 feet

THENCE, N 89°47'51" W, 116.63 feet

THENCE, S 00°12'09" W, 238.10 feet

THENCE around a non-tangent curve to the right having a central angle of 58°42'35", a radius of 60.00 feet, a chord of S 11°51'08" E - 58.83 feet, an arc length of 61.48 feet;

THENCE, S 62°54'11" E, 17.17 feet

THENCE, S 01°44'13" W, 141.35 feet

THENCE, N 88°15'47" W, 168.71 feet

THENCE, N 88°15'47" W, 551.43 feet

THENCE, N 01°43'23" E, 146.42 feet

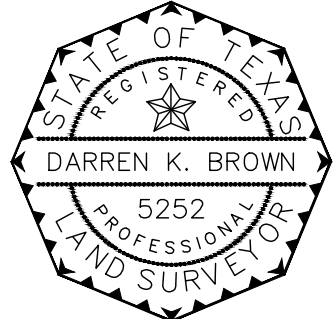
THENCE, N 70°53'48" W, 99.42 feet to the POINT OF BEGINNING with the subject tract containing 4,394,267 square feet or 100.879 acres of land.

SURVEYOR'S CERTIFICATE

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 _____, Texas.

Dated this the ____ day of _____, 2021.

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, GRBK Edgewood LLC, do hereby adopt this record plat designating the herein above described property as PAINTED TREE LAKESIDE WEST PHASES 2 & 3, an Addition to the City of McKinney, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all pitting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

Witness our hands at _____ County, Texas, this ____ day of _____, 2021.

GRBK Edgewood LLC

By: _____
BOBBY L. SAMUEL III, VICE PRESIDENT

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 Bobby L. Samuel III, 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

APPROVED

Mayor
City of McKinney, Texas

Date

ATTEST

Secretary
City of McKinney, Texas

Date

Table with 3 columns: Lot Line #, Length, Direction. Contains 17 rows of lot data.

Table with 3 columns: Lot Line #, Length, Direction. Contains 15 rows of lot data.

Centerline Line Table with 3 columns: Line #, Length, Direction. Contains 6 rows of centerline data.

Table with 3 columns: Lot Line #, Length, Direction. Contains 17 rows of lot data.

Table with 6 columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Contains 21 rows of curve data.

Table with 6 columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Contains 30 rows of curve data.

PRELIMINARY-FINAL PLAT

PAINTED TREE LAKESIDE WEST PHASES 2 & 3

445 LOTS & 5 COMMON AREAS

100.879 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
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: Matt Dorsett