

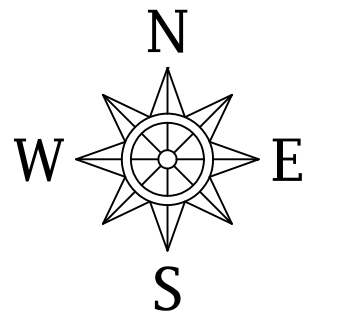
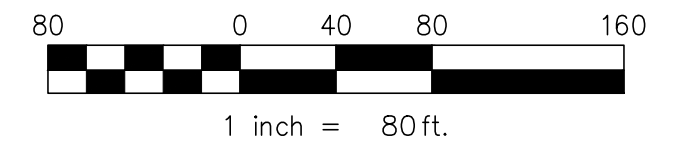
Chriswin Investment Properties Ltd.

Doc. No. 20090130000096900 DRCCT

9.440 Ac. - (411,185 S.F.)

Erwin Farms Ph. 2

Cab. 2018, Pg. 376 PRCTT

Wilmeth Road
Doc. No. 20210716001437560 DRCCT

LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARS" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMP	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
ULIL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWAGE EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WW	WASTE WATER EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BIP)	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
Cab.	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
(DRCCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
(DRCCT)	DEED RECORDS, DENTON COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, DENTON COUNTY, TEXAS
(OPRCCT)	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(DRCCT)	DEED RECORDS, DALLAS COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, DALLAS COUNTY, TEXAS
(OPRCCT)	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Post-Construction BMPs Maintenance Requirements	
1.	Underground Storm Drain System - Maintenance as listed in ISWM Rev. 2014
2.	Natural Creek Preservation - Reference Non-Structural BMP Maintenance Requirements
3.	Open Space - Reference Non-Structural BMP Maintenance Requirements
4.	Natural Preserve - Reference Non-Structural BMP Maintenance Requirements
Responsible party of post-construction maintenance is the Painted Tree Homeowner's Association	
Non-Structural BMP Maintenance Requirements	
1.	Non-structural areas shall be preserved and no structure, construction, storage, fill, or alteration may occur within the area post-construction.
2.	Motor vehicles/heavy equipment should be avoided to reduce compaction of the soil post-construction.
3.	Minor maintenance to maintain the natural state of the preserved area is allowed, such as:
3.a.	Removal of diseased or invasive plants
3.b.	Replanting of native vegetation to replace invasive plants
3.c.	Filling and stabilizing eroded areas
3.d.	Streambank stabilization work is allowed, though efforts should be made to minimize the compaction of the soil and damage to the native preserve area
4.	Herbicides, pesticides, and harsh chemicals should not be used in the preserved area. Spot treatments to manage invasive plants is allowed if performed under the supervision of a landscape professional.

RECORD PLAT

PAINTED TREE VILLAGE
NORTH PHASE 1B

123 RESIDENTIAL LOTS

TOTALING 28.151 ACRES

OUT OF THE

J. MCGARRAH SURVEY ~ ABST. NO.572

IN THE CITY OF MCKINNEY, COLLIN 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 plastic caps stamped "SPIARS ENG RPLS 5252" unless otherwise noted.
- Common Areas & Landscape Buffers are to be owned and maintained by the H.O.A.
- Speed humps are being proposed along Abelia Street to satisfy the traffic calming requirement in Section 2.2.C.2 of the Engineering Design Manual.
- Common Area B-20 to be dedicated as a water, sewer, drainage, and access easement.
- The owner and any subsequent owner of Common Area I-35 of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless for any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and the United States of America.

OWNER / APPLICANT
Jen Texas22, LLC
8103 San Fernando Way
Dallas, TX 75218
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 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

Drawing: C:\0201_4585\17-104_Painted Tree Village North Phase 1B\01-104-plat-B.dwg Saved By: jwestadeg Save Time: 2/28/2023 3:12:28 PM Printed By: jwestadeg Plot Date: 2/28/2023 3:32 PM

Boundary Line Table		
Line #	Length	Direction
BL1	3.86'	N 13°47'01" W
BL2	8.47'	S 34°51'33" W
BL3	39.09'	S 83°47'07" W
BL4	57.02'	S 00°12'59" E
BL5	102.11'	S 89°59'34" E
BL6	100.25'	S 00°00'00" E
BL7	54.00'	S 26°31'12" E
BL8	13.75'	N 19°13'46" E
BL9	54.01'	S 63°30'46" W
BL10	14.15'	S 72°14'48" E
BL11	54.00'	N 27°12'37" W
BL12	14.14'	S 17°47'23" W
BL13	13.66'	S 74°08'11" E
BL14	54.16'	N 27°12'58" W
BL15	14.55'	S 16°07'21" W
BL16	5.39'	S 27°12'37" E
BL17	14.24'	S 78°51'30" E
BL18	16.07'	S 32°19'34" W
BL19	56.49'	N 70°37'47" E
BL20	12.86'	S 51°46'05" E

Boundary Line Table		
Line #	Length	Direction
BL21	35.77'	S 89°32'31" E
BL22	60.00'	N 00°27'29" E
BL23	4.47'	S 89°32'31" E
BL24	35.35'	S 44°31'31" E

Boundary Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord
BC3	21.00'	38°57'46"	14.28'	S 54°20'26" W	14.01'
BC4	381.00'	9°57'48"	66.25'	S 78°48'13" W	66.17'
BC5	323.00'	15°01'33"	84.71'	N 55°58'02" E	84.46'
BC6	377.00'	26°33'05"	174.70'	N 76°45'20" E	173.15'
BC7	673.00'	23°48'41"	279.69'	S 78°07'33" W	277.68'
BC8	973.00'	10°07'54"	172.05'	N 32°16'33" W	171.83'
BC9	827.00'	2°45'17"	39.76'	S 35°57'52" E	39.76'
BC10	402.00'	11°38'15"	81.65'	N 62°20'33" E	81.51'
BC11	405.00'	11°29'51"	81.27'	N 84°42'34" E	81.13'

Lot Line Table		
Line #	Length	Direction
L1	14.48'	S 70°49'10" E
L2	7.17'	S 16°58'47" W
L3	6.98'	S 72°55'30" E
L4	13.29'	N 21°08'17" E
L5	14.84'	N 69°18'47" W
L6	7.07'	S 45°21'31" E
L7	7.07'	N 44°38'29" E
L8	14.14'	N 44°38'29" E
L9	14.14'	S 45°21'31" E
L10	14.14'	N 44°38'29" E
L11	14.14'	S 45°21'31" E
L12	14.14'	S 45°21'30" E
L13	14.14'	N 44°38'30" E
L14	14.16'	S 45°26'12" W
L15	14.74'	S 42°02'20" E
L16	14.25'	N 45°03'59" E
L17	14.63'	S 33°14'05" W
L18	12.34'	N 61°11'35" W
L19	14.42'	S 12°39'43" W
L20	13.97'	N 77°20'07" W

Lot Line Table		
Line #	Length	Direction
L21	14.00'	N 11°15'29" E
L22	20.68'	N 75°36'40" W
L41	44.06'	N 82°27'31" W
L42	74.65'	S 89°38'35" W
L43	35.36'	N 45°21'27" W
L44	6.06'	S 00°21'29" E
L45	35.36'	S 44°38'31" W

Lot Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C15	345.58'	220.00'	311.13'	N 44°38'29" E	90°00'00"
C16	57.79'	230.00'	57.64'	S 63°55'28" W	14°23'47"

Centerline Line Table		
Line #	Length	Direction
L23	33.72'	N 62°47'23" E
L24	27.16'	N 56°31'26" E
L25	0.57'	S 27°12'37" E
L26	33.74'	N 62°35'21" E
L27	47.00'	S 00°21'31" E
L28	30.00'	N 56°31'26" E
L29	24.93'	N 31°12'02" W
L30	138.87'	N 00°21'29" W
L31	136.33'	S 89°38'29" W

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C1	162.19'	350.00'	160.75'	N 76°45'21" E	26°33'05"
C2	332.82'	700.00'	329.69'	N 76°24'38" E	27°14'30"
C3	74.98'	160.00'	74.30'	S 76°12'56" W	26°51'06"
C4	157.08'	100.00'	141.42'	N 44°38'29" E	90°00'00"
C5	204.14'	375.00'	201.63'	S 74°02'46" W	31°11'26"
C6	176.83'	1000.00'	176.60'	N 32°16'33" W	10°07'54"
C7	85.75'	800.00'	85.71'	S 34°16'16" E	6°08'29"
C8	206.14'	375.00'	203.56'	N 15°15'25" W	31°29'46"
C9	216.76'	375.00'	213.76'	S 73°04'55" W	33°07'08"
C10	291.73'	700.00'	289.63'	N 89°38'29" E	23°52'43"
C11	104.19'	500.00'	104.00'	N 84°23'20" W	11°56'22"
C12	102.36'	500.00'	102.18'	S 05°22'26" E	11°43'47"
C13	222.10'	375.00'	218.87'	N 73°29'27" E	33°56'03"
C14	58.28'	375.00'	58.22'	S 06°47'10" E	8°54'18"

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	I	5,881	0.135	
2	I	5,900	0.135	
3	I	5,900	0.135	
4	I	5,900	0.135	
5	I	5,900	0.135	
6	I	6,093	0.140	
7	I	11,377	0.261	
8	I	10,612	0.244	
9	I	5,877	0.135	
10	I	5,900	0.135	
11	I	5,900	0.135	
12	I	5,900	0.135	
13	I	5,900	0.135	
14	I	5,900	0.135	
15	I	5,900	0.135	
16	I	5,900	0.135	
17	I	5,900	0.135	
18	I	5,900	0.135	
19	I	5,900	0.135	
20	I	5,847	0.134	

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
21	I	6,537	0.150	
22	I	6,044	0.139	
23	I	6,586	0.151	
24	I	6,498	0.149	
25	I	6,315	0.145	
26	I	4,655	0.107	
27	I	4,730	0.109	
28	I	7,636	0.175	
29	I	7,053	0.162	
30	I	4,972	0.114	
31	I	4,402	0.101	
32	I	4,400	0.101	
33	I	4,400	0.101	
34	I	7,594	0.174	

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	J	7,642	0.175	
2	J	6,064	0.139	
3	J	5,966	0.137	
4	J	5,990	0.138	
5	J	5,924	0.136	
6	J	5,946	0.137	
7	J	5,946	0.137	
8	J	5,946	0.137	
9	J	5,946	0.137	
10	J	5,946	0.137	
11	J	5,946	0.137	
12	J	5,946	0.137	
13	J	5,946	0.137	
14	J	7,030	0.161	
15	J	7,030	0.161	
16	J	6,145	0.141	
17	J	6,145	0.141	
18	J	6,145	0.141	
19	J	6,145	0.141	
20	J	6,145	0.141	

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
21	J	6,145	0.141	
22	J	6,145	0.141	
23	J	6,416	0.147	
24	J	6,750	0.155	
25	J	6,814	0.156	
26	J	6,969	0.160	
27	J	9,139	0.210	

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C17	50.53'	292.50'	50.46'	S 04°32'26" W	9°53'49"
C18	117.24'	332.10'	116.63'	S 00°37'27" E	20°13'35"
C19	20.36'	189.30'	20.35'	S 07°40'09" E	6°09'40"
C20	28.49'	189.30'	28.46'	S 09°52'57" W	8°37'24"
C21	190.13'	374.80'	188.10'	S 00°21'07" E	29°03'56"
C22	16.21'	305.93'	16.20'	S 13°54'33" E	3°02'07"
C23	8.78'	305.93'	8.78'	S 01°38'48" E	1°38'43"
C24	97.33'	177.50'	96.12'	S 16°32'00" E	31°25'06"
C25	42.36'	134.90'	42.19'	S 86°59'57" E	17°59'31"
C26	87.66'	498.06'	87.54'	S 83°35'32" E	10°05'02"
C27	188.39'	1354.51'	188.24'	N 87°22'52" E	7°58'08"
C28	60.84'	487.06'	60.80'	S 85°03'21" E	7°09'26"
C29	169.77'	1343.51'	169.66'	N 87°44'45" E	7°14'24"
C30	248.62'	1078.62'	248.07'	N 90°00'00" E	13°12'23"
C31	213.89'	966.72'	213.46'	S 89°44'07" E	12°40'37"
C32	154.87'	955.72'	154.70'	S 88°08'03" E	9°17'04"
C33	110.48'	600.21'	110.33'	S 84°43'36" E	10°32'48"
C34	112.62'	305.90'	111.98'	N 90°00'00" E	21°05'36"
C35	108.57'	294.90'	107.96'	N 90°00'00" E	21°05'41"
C36	193.85'	591.09'	192.98'	N 88°50'54" E	18°47'24"
C37	24.74'	174.48'	24.72'	S 85°49'06" E	8°07'25"

Easement Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C38	54.76'	114.71'	54.24'	S 21°50'53" E	27°20'58"
C39	8.98'	49.14'	8.97'	S 39°58'44" E	10°28'32"
C40	22.87'	61.56'	22.74'	S 23°57'00" E	21°17'07"
C41	29.85'	88.38'	29.71'	S 03°38'16" E	19°21'05"
C42	26.32'	126.45'	26.27'	S 11°30'54" W	11°55'37"
C43	111.12'	162.06'	108.96'	S 37°18'21" W	39°17'15"
C44	32.84'	50.70'	32.26'	S 45°14'13" E	37°06'26"
C45	24.49'	68.81'	24.36'	S 16°38'17" E	20°23'21"
C46	25.30'	91.56'	25.22'	S 00°44'26" W	15°50'01"
C47	12.30'	155.31'	12.30'	S 10°01'19" W	4°32'15"
C48	207.14'	228.49'	200.12'	N 63°29'28" E	51°56'32"
C49	74.01'	225.50'	73.68'	N 09°02'38" E	18°48'14"
C50	36.07'	158.96'	36.00'	S 46°36'40" W	13°00'10"
C51	22.81'	65.44'	22.70'	S 88°55'44" W	19°58'24"
C52	17.09'	87.98'	17.06'	S 73°44'19" W	11°07'45"
C53	30.51'	119.25'	30.43'	S 60°36'38" W	14°39'30"
C54	51.70'	122.70'	51.32'	S 19°59'23" E	24°08'26"
C55	15.53'	42.14'	15.44'	S 45°18'34" E	21°06'44"
C56	20.26'	54.56'	20.15'	S 23°56'43" E	21°16'32"
C57	27.52'	81.38'	27.38'	S 03°37'40" E	19°22'20"
C58	24.88'	119.45'	24.84'	S 11°30'18" W	11°56'10"

STATE OF TEXAS §
COUNTY OF COLLIN §

BEGINNING at a 1/2" iron rod with plastic cap found in a corner clip being the intersection of the east line of Taylor-Burk Drive, a variable width public right-of-way, with the south line of Wilmeth Road, another variable width public right-of-way, the portions thereof being conveyed by a right-of-way deed to the City of McKinney, recorded in Document No. 20210716001437380 OPRCCT;

A tangent curve to the right having a central angle of 48°38'33", a radius of 51.00 feet, a chord of N 10°32'16" E - 42.01 feet, an arc length of 43.30 feet to a 1/2" iron rod with plastic cap found;

A tangent curve to the right having a central angle of 38°57'46", a radius of 21.00 feet, a chord of N 54°20'26" E - 14.01 feet, an arc length of 14.28 feet to a 1/2" iron rod with plastic cap found;

And N 89°38'35" E, 1292.91 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 00°21'31" E, 782.12 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 00°12'59" E, 57.02 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And SOUTH, 100.25 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of a tract conveyed to Painted Tree 607-McKinney, L.P., recorded in Document No. 20210416000770380 OPRCCT;

THENCE S 26°31'12" E, 54.00 feet through said Jen Texas tract to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the north line of said Painted Tree tract;

A non-tangent curve to the right having a central angle of 26°33'05", a radius of 377.00 feet, a chord of S 76°45'21" W - 173.15 feet, an arc length of 174.71 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 19°13'46" W, 13.75 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 72°14'48" W, 14.15 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 17°47'23" E, 14.14 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 74°08'11" W, 13.66 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A tangent curve to the left having a central angle of 10°07'54", a radius of 973.00 feet, a chord of N 32°16'33" W - 171.83 feet, an arc length of 172.05 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 56°31'26" W, 270.46 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 32°19'34" W, 16.07 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 51°46'05" W, 12.86 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 89°32'31" W, 35.77 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 00°27'29" E, 60.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

N 44°31'31" W, 35.35 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 00°29'28" E, 420.85 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A tangent curve to the left having a central angle of 23°08'25", a radius of 540.50 feet, a chord of N 11°04'45" W - 216.81 feet, an arc length of 218.29 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

And N 13°47'01" W, passing at 1.85 feet the southeast corner of said right-of-way dedication, and continuing along an easterly line thereof a total distance of 3.86 feet to the POINT OF BEGINNING with the subject tract containing 1,229,453 square feet or 28.224 acres of land.

OWNER / APPLICANT
Jen Texas22, LLC
103 San Fernando Way
Dallas, TX 75218
Telephone (214) 543-5062
Contact: Michael W. Brady
brady@jenpartners.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

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.

Scale: 1"=80' February 28, 2023 SEI Job No. 21-104

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.

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

Approved

City Manager
City of McKinney, Texas

Date _____

Attest

City Secretary
City of McKinney, Texas

Date _____

RECORD PLAT

PAINTED TREE VILLAGE NORTH PHASE 1B

374 RESIDENTIAL LOTS
TOTALING 83.627 ACRES
OUT OF THE

J. McGARRAH SURVEY ~ ABST. NO.572
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS