





	LEGEND
	(Not all items may be applicable)
	1/2" IRON ROD WITH PLASTIC CAP STAMPED
	"SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
СМ	CONTROL MONUMENT
Esmt.	EASEMENT
Util.	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK 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
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
	STREET NAME CHANGE
Œ.	CENTERLINE
(A)	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
(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

Post-Construction BMPs Maintenance Requirements

1. Underground Storm Drain System — Maintenance as listed in iSWM Rev. 2014

 Natural Creek Preservation — Reference Non—Structural BMP Maintenance Requirements
 Open Space — Reference Non—Structural BMP Maintenance Requirements

4. Natural Preserve — Reference Non—Structural BMP
Maintenance Requirements
Responsible party of post—construction maintenance is

Responsible party of post—construction maintenance is the Painted Tree Homeowner's Association

Non—Structural BMP Maintenance Requirements

Non-structural areas shall be preserved and no structure, construction, storage, fill, or alteration may occur within the area post-construction.

Motor vehicles/heavy equipment should be avoided to reduce compaction of the soil post—construction.
 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 compact

supervision of a landscape professional.

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

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

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		
вс3	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		
ВС7	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		
ВС9	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 Lin	ne 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" F

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 Area Table

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'		

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

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	ı	5,881	0.135		
2	ı	5,900	0.135		
3	ı	5,900	0.135		
4	ı	5,900	0.135		
5	ı	5,900	0.135		
6	ı	6,093	0.140		
7	ı	11,377	0.261		
8	ı	10,612	0.244		
9	ı	5,877	0.135		
10	ı	5,900	0.135		
11	ı	5,900	0.135		
12	ı	5,900	0.135		
13	ı	5,900	0.135		
14	ı	5,900	0.135		
15	ı	5,900	0.135		
16	ı	5,900	0.135		
17	ı	5,900	0.135		
18	ı	5,900	0.135		
19	ı	5,900	0.135		
20	ı	5,847	0.134		

Lot Area Table

ot # | Block # | Square Feet | Acreage

2 | K

8 K

10 K

11 | K

14 | K

20 K

8,749 0.201

7,270 0.167

6,499 0.149

6,210 0.143

0.143

0.143

0.143

0.143

0.143

0.161

0.137

0.137

0.137

0.137

0.137

0.150

0.163

0.218

6,210

6,210

6,210

6,210

6,210

6,210

7,030

7,030

5,984

5,984

5,984

5,984

5,984

5,984

7,093

9,504

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

Lot Area Table

Lot # | Block # | Square Feet | Acreage

5,787

5,860

5,964

6,699

7,035

7,182

7,144

6,918

6,507

6,098

5,917

5,649

9,044

11,084

5,900

12 L

0.133

0.135

0.137

0.154

0.161

0.165

0.164

0.159

0.149

0.140

0.136

0.130

0.208

0.254

0.135

6,502 0.149

5,900 0.135

5,900 0.135

5,900 0.135

6,244 0.143

	Lot	Area Table	
Lot #	Block #	Square Feet	Acreage
1	7	7,642	0.175
2	J	6,064	0.139
3	J	5,966	0.137
4	7	5,990	0.138
5	L	5,924	0.136
6	J	5,946	0.137
7	L	5,946	0.137
8	7	5,946	0.137
9	J	5,946	0.137
10	J	5,946	0.137
11	J	5,946	0.137
12	7	5,946	0.137
13	L	5,946	0.137
14	L	7,030	0.161
15	7	7,030	0.161
16	L	6,145	0.141
17	7	6,145	0.141
18	L	6,145	0.141
19	۲	6,145	0.141
20	J	6,145	0.141

Lot Area Table

Lot # | Block # | Square Feet | Acreage

5,900

5,900

5,900

5,900

5,921

6,077 0.140

0.135

0.135

0.135

0.135

0.136

Lot #	Block #	Square Feet	Acreage		Lot #	Block #	Square Feet	Acreage
1	٦	7,642	0.175		21	J	6,145	0.141
2	٦	6,064	0.139		22	J	6,145	0.141
3	L	5,966	0.137		23	J	6,416	0.147
4	J	5,990	0.138		24	J	6,750	0.155
5	L	5,924	0.136		25	L	6,814	0.156
6	J	5,946	0.137		26	L	6,969	0.160
7	L	5,946	0.137		27	L	9,139	0.210
8	L	5,946	0.137	,				
9	L	5,946	0.137					
10	J	5,946	0.137					
11	L	5,946	0.137					
12	J	5,946	0.137					
13	L	5,946	0.137					
14	J	7,030	0.161					
15	۲	7,030	0.161					
16	L	6,145	0.141					
17	L	6,145	0.141					
18	J	6,145	0.141					
19	L	6,145	0.141					
20	,	6 1 1 5	0 1 4 1					

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	М	7,104	0.163	
2	М	5,900	0.135	
3	М	5,900	0.135	
4	М	5,900	0.135	
5	М	5,900	0.135	
6	М	9,524	0.219	
7	М	12,118	0.278	
8	М	6,264	0.144	
9	М	6,264	0.144	
10	М	6,264	0.144	
11	М	8,329	0.191	
12	М	10,423	0.239	
13	М	6,902	0.158	
14	М	5,903	0.136	
15	М	7,731	0.177	

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"

	ength 06.31'	Radius 155.06'	Chord	Chord Bearing	Delta
C59 10		155.06'			
			104.24'	S 37°18'29" W	39 ° 17'00"
C60 3	2.10'	100.74'	31.97'	S 67°36'12" W	18 ° 15'32"
C61 2	3.32'	59.13'	23.17'	S 88°36'45" W	22°35'42"
C62 3	8.58'	43.05'	37.30'	N 54°09'28" W	51°20'50"
C63 2	7.17'	63.33'	26.96'	N 15°47'03" W	24°35'01"
C64 3	1.04'	100.89'	30.92'	N 04°53'38" E	17 ° 37 ' 38"
C65 8	8.69'	155.37'	87.49'	N 30°25'29" E	32°42'20"
C66 8	3.25'	44.76'	8.23'	S 71°37'17" E	10°33'23"
C67 1	7.73'	54.25'	17.65'	S 86°38'13" E	18°43'41"
C68 2	8.46'	81.38'	28.31'	N 73°37'08" E	20°02'07"
C69 3	8.35'	122.94'	38.20'	N 55°00'20" E	17 ° 52 ' 27"
C70 11	8.88'	331.39'	118.24	N 66°16'18" E	20°33'11"
C71 4	0.06'	329.33'	40.03'	N 52°30'44" E	6 * 58'08"

Easement Line Table					
Line #	Length	Direction			
L32	194.22'	S 70°22'24" W			
L33	194.25	S 18°09'36" E			
L34	108.13'	N 64°17'02" E			
L35	5.38'	N 90°00'00" E			
L36	11.57'	S 80°08'34" E			
L37	17.02'	N 80°25'47" E			
L38	134.07	N 89°38'29" E			
L39	19.00'	N 00°21'31" W			
L40	2.00'	N 34°05'29" W			

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

- 1. This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- 2. Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment
- 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.
- 4. All proposed lots situated in whole or in part within the City's

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

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

NOTES:

Contact: Tom Woliver

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

BEING a tract of land situated in the J. McGarrah Survey, Abstract No. 572, City of McKinney, Collin County, Texas, being part of those tracts conveyed to Jen Texas 22, LLC, by deeds recorded in Document Nos. 20200904001497270 and 20220401000531600 of the Official Public Records, Collin County, Texas (OPRCCT). with the subject tract being more particularly described as follows:

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;

THENCE along said right—of—way dedication, the following:

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;

N 34°51'33" E, 8.47 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;

A compound curve to the right having a central angle of 09°57'48", a radius of 381.00 feet, a chord of N 78°48'13" E - 66.17 feet, an arc length of 66.25 feet to a 1/2" iron rod with plastic cap found;

N 83°47'07" E, 39.09 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:

THENCE departing said right-of-way, into and through said Jen Texas tracts, the

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

S 89°38′29" W, 98.02 feet to a 1/2" iron rod with plastic cap stamped

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

S 89°59'34" E, 102.11 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 along the common line thereof, around a non-tangent curve to the right having a central angle of 15°01'33", a radius of 323.00 feet, a chord of S 55°58'02" W - 84.46 feet, passing at an arc length of 37.53 feet the northeast corner of that tract conveyed to Jen Texas, recorded in 20220401000531600 OPRCCT, and continuing a total arc length of 84.71 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set:

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

THENCE along the common line thereof, the following:

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:

A reverse curve having a central angle of 23°48'41", a radius of 673.00 feet, a chord of S $78^{\circ}07'33''$ W - 277.68 feet, an arc length of 279.69 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;

S 63°30'46" W, 54.01 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 27°12'37" W, 54.00 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 27°12'37" W, 300.47 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:

N 27°12'58" W, 54.16 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 16°07'21" E, 14.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

N 27°12'37" W, 5.39 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG"

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;

A reverse curve having a central angle of 02°45'17", a radius of 827.00 feet, a chord of N $35^{\circ}57^{\circ}52^{\circ}$ W - 39.76 feet, an arc length of 39.76 feet to a $1/2^{\circ}$ iron rod with plastic cap stamped "SPIARSENG" set;

N 78°51'30" W, 14.24 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;

A tangent curve to the right having a central angle of 11°38'15", a radius of 402.00 feet, a chord of S 62°20'33" W - 81.51 feet, an arc length of 81.65 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;

S 70°37'47" W. 56.49 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;

A non-tangent curve to the right having a central angle of 11°29'51", a radius of 405.00 feet, a chord of S 84°42'34" W - 81.13 feet, an arc length of 81.27 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:

THENCE into and through said Jen Texas tracts, the following:

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

N 89°32'31" W, 4.47 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG"

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'S DEDICATION

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 Village North Phase 1B, 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

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

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 _____, 2023.

JEN TEXAS 22 LLC a Texas limited liability company

Michael W. Brady, 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 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 _____, 2023.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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.

Darren K Brown, RPLS 5252

STATE OF TEXAS

COUNTY OF COLLIN

DARREN K. BROWN 5252 🔀

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 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

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 Plano, Texas 75024

5700 Tennyson Pkwy, Suite 300 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

All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the

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

governing zoning district and the requirements of the subdivision