

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DENTON §

BEING a tract of land situated in the J. McGarrah Survey, Abstract No. 572, and the W. Hunt Survey, Abstract No. 450, in the City of McKinney, Collin County, Texas, being a portion of a tract conveyed to Brinkmann Ranches of Collin County, LP, according to the deed recorded in Volume 6067, Page 1320 of the Deed Records, Collin County, Texas (DRCCT), and part of a tract conveyed to South 720, LP, according to the deed recorded in Volume 4653, Page 2146 DRCCT, and part of another tract conveyed to South 720, LP, according to the deed recorded in Volume 4665, Page 1247 DRCCT, with the subject tract being more particularly described as

BEGINNING at a 5/8" iron rod with plastic cap found on the east line of Lake Forest Drive, a variable width public right-of-way (also known as Farm to Market Road 1461), the adjoining portion thereof conveyed by a Judgment in Absence of Objection, to the City of McKinney, and being recorded in Document No. 20100427000412530 DRCCT, for the northwest corner of Phase 1 Highridge Addition, recorded in Cabinet L, Page 868, Plat Records, Collin County, Texas (PRCCT);

THENCE N 01°33'03" E, 796.26 feet along the east line thereof;

THENCE N 00°01'37" E, 88.19 feet continuing along the east line of said right—of—way to a 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection thereof with the south line of Summit View Drive, a 60-foot right-of-way created by the final plat of Lot 1, Block A, McKinney Fire Station Number 9 Addition, recorded in Cabinet 2018, Page 432 PRCCT;

THENCE N 45°01'57" E, 27.81 feet along said corner clip to a 1/2" iron rod with plastic cap found for the north

THENCE S 89°58'03" E, 330.00 feet along the south line of Summit View Drive to a 1/2" iron rod with plastic cap found;

THENCE N 00°01'57" E, a distance of 60.00 feet, to a 1/2" iron rod with a plastic cap found;

THENCE S 89°58'03" E, a distance of 11.06 feet, to a 1/2" iron rod with a plastic cap set;

THENCE around a tangent curve to the left having a central angle of 20°43'52", a radius of 325.00 feet, a chord of N $79^{\circ}40'02''$ E - 116.95 feet, an arc length of 117.59 feet, to a 1/2'' iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE N 25°06'57" E, a distance of 14.55 feet, to a 1/2" iron rod with a plastic cap set;

THENCE N 69°02'56" E, a distance of 50.11 feet, to a 1/2" iron rod with a plastic cap set;

THENCE S 62°09'37" E, a distance of 14.29 feet, to a 1/2" iron rod with a plastic cap set;

THENCE around a non-tangent curve to the right having a central angle of 15°49'34", a radius of 375.00 feet, a chord of N 82°07'08" E - 103.25 feet, an arc length of 103.58 feet, to a 1/2"iron rod with a plastic cap stamped "SPIARSENG" set;

THENCE, the following courses and distances:

S 89°58'05" E, a distance of 363.64 feet, to a 1/2" iron rod with a plastic cap set;

N 45°01'55" E, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap set;

S 89°56'33" E, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap set; S $44^{\circ}57'33''$ E, a distance of 14.14 feet, to a 1/2'' iron rod with a plastic cap found;

S 00°01'55" W, a distance of 50.00 feet, to a 1/2" iron rod with a plastic cap set;

S 45°20'30" W, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap set; S 00°01'55" E, a distance of 110.01 feet, to a 1/2" iron rod with a plastic cap set;

THENCE around a non-tangent curve to the right having a central angle of 42°54'36", a radius of 355.00 feet, a chord of S 69°17'39" E - 259.70 feet, an arc length of 265.87 feet, to a 1/2" iron rod with a plastic cap

THENCE around a compound curve to the left having a central angle of 23°03'27", a radius of 620.00 feet, a chord of S $59^{\circ}22'05"$ E -247.83 feet, an arc length of 249.51 feet, to a 1/2" iron rod with a plastic cap

THENCE, the following courses and distances:

stamped "SPIARSENG" set;

stamped "SPIARSENG" set;

S 70°53'48" E, a distance of 91.98 feet, to a 1/2" iron rod with a plastic cap set;

S 19°06'12" W, a distance of 170.00 feet, to a 1/2" iron rod with a plastic cap set;

N 70°53'48" W, a distance of 6.31 feet, to a 1/2" iron rod with a plastic cap found;

S 64°06'12" W, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap found;

S 19°06'12" W, a distance of 220.00 feet, to a 1/2" iron rod with a plastic cap set;

S 25°53'48" E, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap set; S $19^{\circ}06'12''$ W, a distance of 50.00 feet, to a 1/2'' iron rod with a plastic cap set;

S $64^{\circ}06'12''$ W, a distance of 14.14 feet, to a 1/2'' iron rod with a plastic cap set;

S $19^{\circ}06'12''$ W, a distance of 220.00 feet, to a 1/2'' iron rod with a plastic cap set;

S 25°53'48" E, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap set;

S $19^{\circ}06'12''$ W, a distance of 50.00 feet, to a 1/2'' iron rod with a plastic cap set;

S 64°06'12" W, a distance of 14.14 feet, to a 1/2" iron rod with a plastic cap set; S $19^{\circ}06'12''$ W, a distance of 149.74 feet, to a 1/2'' iron rod with a plastic cap found for the northeast corner

of Phase 1 Highridge Addition, recorded in Cabinet L, Page 868, Plat Records, Collin County, Texas (PRCCT); THENCE, continuing along the north boundary of said Phase 1 Highridge Addition the following courses and

N 70°53'48" W, a distance of 334.73 feet, to a 1/2" iron rod with a plastic cap found; N 19°06'12" E, a distance of 34.72 feet, to a 1/2" iron rod with a plastic cap found;

N 70°53'48" W, a distance of 255.74 feet, to a 1/2" iron rod with a plastic cap found;

And N 88°15'14" W, a distance of 772.54 feet, to a 1/2" iron rod with a plastic cap found to the POINT OF BEGINNING with the subject tract containing 1,478,497 square feet or 33.942 acres of land.

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 ______, Texas.

Dated this the _____ day of _____, 2020.

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 ______, 2020.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, GREEN BRICK PARTNERS, do hereby adopt this plat designating the herein above described property as PAINTED TREE LAKESIDE WEST PHASE 1, 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 platting ordinances, rules,

Witness our hands at _____ County, Texas, this ____ day of _____, 2020.

GREEN BRICK PARTNERS

BOBBY L. SAMUEL III. NATIONAL VICE PRESIDENT OF LAND

regulations and resolutions of the City of ______, 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 ___, 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 ______, 2020.

Notary Public, State of Texas

APPROVED

Chairman of the Commission City of McKinney, Texas

ATTEST

Planning and Zoning Commission Secretary City of McKinney, Texas

Lot Line Table Line # Length Direction L1 | 14.14' | S 44°58'05" E L2 | 14.48' | S 55°45'23" W L3 | 14.48' | N 31°29'34" W L4 | 15.44' | S 20°22'44" E L5 | 13.35' | N 67°13'38" E L6 | 14.14' | S 25°53'48" E L7 | 14.14' | S 64°06'12" W L8 | 14.14' | S 25°53'48" E L9 | 14.14' | S 64°06'12" W L10 | 14.14' | S 25°53'48" E L11 | 13.95' | N 44°12'30" W L12 | 14.33' | N 45°47'30" E L13 | 13.95' | N 44°12'30" W L14 14.33' N 45°47'30" E L15 | 11.24' | N 45°01'57" E

Centerline Line Table			
Line #	Length	Direction	
L16	39.04'	S 12°07'55" W	
L17	35.00'	S 70°53'48" E	
L18	35.00'	S 70°53'48" E	
L19	34.72'	S 19°06'12" W	

Lot Curve Table						
Curve #	Length	Radius	Chord	Chord Bearing	Delta	
C1	143.05	300.00'	141.70'	N 76°22'20" E	271915"	
C2	96.29'	325.00'	95.94'	S 71°11'57" W	16 ° 58'30"	
C3	43.90'	325.00'	43.87'	N 22°58'24" E	7*44'24"	
C4	46.69'	250.00'	46.63'	S 24°27'14" W	10°42'05"	

Centerline Curve Table					
Curve #	Length	Radius	Chord	Chord Bearing	Delta
C5	151.69'	350.00'	150.50'	N 77°37'00" E	24°49'55"
C6	34.25	350.00'	34.24	S 19*58'33" E	5*36'27"
C7	129.53'	350.00'	128.79	S 79°25'48" W	21°12'14"
C8	5.16'	500.00'	5.16'	N 89°40'21" W	0*35'28"
С9	105.59'	500.00'	105.39	N 06°04'55" E	12*05'59"
C10	205.94	600.00'	204.93'	N 68°02'06" W	19*39'58"
C11	109.31	700.00'	109.20'	S 66°25'23" E	8*56'50"
C12	148.29	1000.00	148.15'	S 84°00'21" E	8*29'47"
C13	165.72'	930.00'	165.50'	N 84°51'45" W	10°12'35"
C14	132.61	700.00'	132.41'	N 84°32'25" W	10°51'14"
C15	143.58'	900.00'	143.43	S 83°41'01" E	9*08'26"
C16	193.88'	640.00'	193.14	N 79°34'31" W	17°21'26"
C17	93.51'	500.00'	93.38'	N 84°36'35" W	10°42'56"
C18	172.83'	1100.00'	172.65	S 83°45'10" E	9*00'08"
C19	106.03'	350.00'	105.62	N 79°34'31" W	17°21'26"
C20	42.97	350.00'	42.95'	S 15°35'09" W	7*02'06"
C21	42.97	350.00'	42.95	N 15°35'09" E	7*02'06"

PRELIMINARY-FINAL PLAT

PAINTED TREE LAKESIDE WEST PHASE 1

Lots 1-46, Block A; Lots 1-9, Block B; Lots 1-43, Block C; Lots 1-39, Block D; Lots 1-23, Block E 160 LOTS & 1 COMMON AREA 33.942 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 400 765 Custer Road, Suite 100 Plano, Texas 75093 Telephone (817) 658-2112 Contact: Bobby L. Samuel III

Spiars Engineering, Inc. Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett

ENGINEER / SURVEYOR

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Sept. 2020 SEI Job No. 20-174

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
21	Α	6,146	0.141	
22	Α	6,020	0.138	
23	Α	6,000	0.138	
24	Α	6,000	0.138	
25	Α	6,000	0.138	
26	Α	5,981	0.137	
27	Α	6,793	0.156	
28	Α	6,837	0.157	
29	Α	6,912	0.159	
30	Α	6,974	0.160	
31	Α	6,874	0.158	
32	Α	6,553	0.150	
33	Α	6,259	0.144	
34	Α	6,076	0.139	
35	Α	6,005	0.138	
36	Α	6,000	0.138	
37	Α	6,000	0.138	
38	Α	6,000	0.138	
39	Α	6,000	0.138	
40	Α	6,000	0.138	

Lot Area Table					
Lot #	Block #	Square Feet	Acreage		
41	Α	6,521	0.150		
42	Α	6,715	0.154		
43	Α	6,000	0.138		
44	Α	6,000	0.138		
45	Α	6,000	0.138		
46	Α	7,371	0.169		

Lot Area Table					
Lot #	Block #	Square Feet	Acreage		
1	В	13,334	0.306		
2	В	10,928	0.251		
3	В	10,555	0.242		
4	В	9,551	0.219		
5	В	9,062	0.208		
6	В	7,894	0.181		
7	В	7,378	0.169		
8	В	7,206	0.165		
9	В	7,200	0.165		
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	Lot Area Table				Lot	Area Table	
Lot #	Block #	Square Feet	Acreage	Lot #	Block #	Square Feet	Acreage
1	C	7,262	0.167	21	c	7,076	0.162
2	C	6,551	0.150	22	C	7,811	0.179
3	c	6,053	0.139	23	c	7,908	0.182
4	c	6,274	0.144	24	c	6,764	0.155
5	C	6,274	0.144	25	C	6,764	0.155
6	C	6,114	0.140	26	c	6,764	0.155
7	C	6,189	0.142	27	C	7,133	0.164
8	C	6,193	0.142	28	C	7,111	0.163
9	C	6,162	0.141	29	C	6,804	0.156
10	C	6,060	0.139	30	C	6,506	0.149
11	C	6,060	0.139	31	C	6,189	0.142
12	C	6,060	0.139	32	C	6,120	0.140
13	C	6,060	0.139	33	c	6,120	0.140
14	C	6,060	0.139	34	C	6,120	0.140
15	C	6,093	0.140	35	C	6,128	0.141
16	C	6,651	0.153	36	c	6,449	0.148
17	C	7,095	0.163	37	C	6,707	0.154
18	C	7,278	0.167	38	C	6,179	0.142
19	c	7,219	0.166	39	c	6,661	0.153
20	C	7,260	0.167	40	C	6,558	0.151

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
41	C	6,387	0.147	
42	C	6,180	0.142	
43	C	7,262	0.167	

	Lot Area Table				
Lot #	Block #	Square Feet	Acreage		
1	D	7,262	0.167		
2	D	6,263	0.144		
3	D	6,532	0.150		
4	D	6,753	0.155		
5	D	6,448	0.148		
6	D	6,298	0.145		
7	D	6,258	0.144		
8	D	6,125	0.141		
9	D	6,000	0.138		
10	D	6,120	0.140		
11	D	6,120	0.140		
12	D	6,120	0.140		
13	D	6,207	0.142		
14	D	6,532	0.150		
15	D	6,532	0.150		
16	D	6,482	0.149		
17	D	6,120	0.140		
18	D	6,120	0.140		
19	D	6,120	0.140		
20	D	7,149	0.164		

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
21	D	7,150	0.164	
22	D	6,281	0.144	
23	D	6,281	0.144	
24	D	6,281	0.144	
25	D	6,808	0.156	
26	D	6,831	0.157	
27	D	6,477	0.149	
28	D	6,281	0.144	
29	D	6,281	0.144	
30	D	6,281	0.144	
31	D	6,281	0.144	
32	D	6,258	0.144	
33	D	6,477	0.149	
34	D	6,487	0.149	
35	D	6,399	0.147	
36	D	6,384	0.147	
37	D	6,348	0.146	
38	D	6,000	0.138	
39	D	7,262	0.167	

	Lot	Area Table	
Lot #	Block #	Square Feet	Acreage
1	E	10,586	0.243
2	E	7,800	0.179
3	E	10,450	0.240
4	E	7,391	0.170
5	E	7,391	0.170
6	E	7,391	0.170
7	E	7,391	0.170
8	E	7,391	0.170
9	E	7,391	0.170
10	E	7,391	0.170
11	E	7,391	0.170
12	E	7,715	0.177
13	E	7,242	0.166
14	E	7,316	0.168
15	E	7,283	0.167
16	E	7,391	0.170
17	E	7,391	0.170
18	E	7,391	0.170
19	E	7,391	0.170
20	E	7,391	0.170

Lot Area Table					
Lot #	Block #	Square Feet	Acreage		
21	E	7,391	0.170		
22	E	7,391	0.170		
23	E	7,391	0.170		

PRELIMINARY-FINAL PLAT

PAINTED TREE LAKESIDE WEST PHASE 1

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W. HUNT SURVEY ABSTRACT NO. 450 CITY OF MCKINNEY

COLLIN COUNTY, TEXAS

ENGINEER / SURVEYOR Spiars Engineering, Inc. OWNER / APPLICANT GRBK Edgewood LLC 2805 Dallas Parkway, Suite 400 765 Custer Road, Suite 100 Plano, Texas 75093 Plano, TX 75075 Telephone (817) 658-2112 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: Matt Dorsett Contact: Bobby L. Samuel III

Sept. 2020 SEI Job No. 20-174

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