

BOILERMAKER INVESTMENTS, LLC
Doc. No. 20150621001060720

JEN Texas 22, LLC
Doc. No. 20200904001497270 DRCT
11.091 Ac. - (483,123 S.F.)

GREK Edgewood, LLC
Doc. No. 2022021000231380 DRCT
16.218 Ac. - (706,467 S.F.)

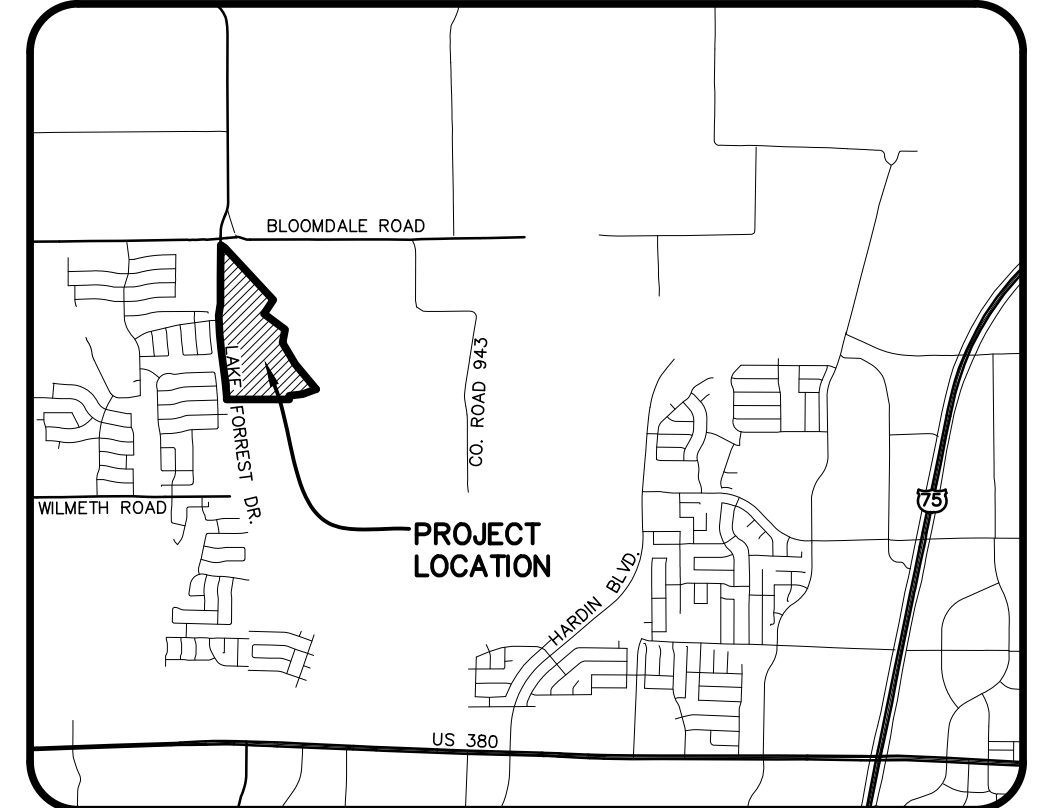
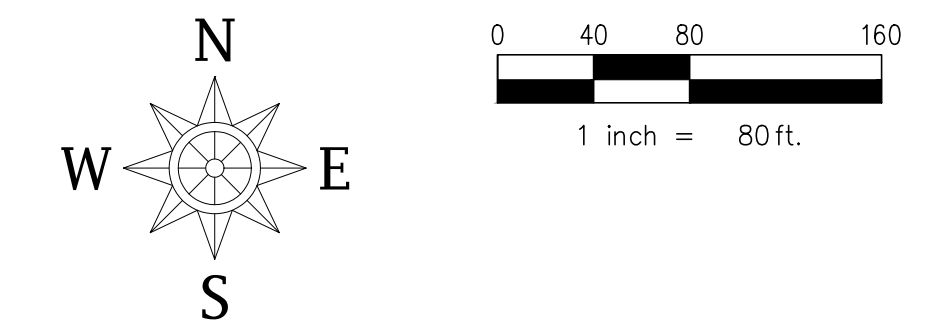
HEATHERWOOD PHASE 3A
Cab. 2010, Pg. 323 PRCT

HEATHERWOOD DRIVE
Variable Width Slope Esmt.
Doc. No. 20100427000412530
(To Be Abandoned By This Plat)

HEATHERWOOD PHASE TWO B
Cab. 2007, Pg. 588 PRCT

Cyrene at Painted Tree, LLC
Doc. No. 20211124002400830 DRCT

City of McKinney
Doc. No. 20210729001526720 DRCT
230.000 Ac. - (10,018,800 S.F.)



LOCATION MAP
1" = 400'

- Post-Construction BMPs Maintenance Requirements**
- 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
 - 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**
- 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:
 - Removal of diseased or invasive plants
 - Replanting of native vegetation to replace invasive plants
 - Filling and stabilizing eroded areas
 - Streambank stabilization work is allowed, though efforts should be made to minimize the compaction of the soil and damage to the native preserve area
 - 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.

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 "SPIARSEN" 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. 48085C0260K dated June 07, 2017 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 the requirements of the subdivision ordinance.
- Speed humps will be proposed 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.

| LEGEND | |
|-----------------------------------|---|
| (Not All Items May Be Applicable) | |
| ○ | 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED |
| ○ | NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSEN-5" O/S PC." |
| IRF | IRON ROD FOUND |
| CRF | CAPPED IRON ROD FOUND |
| AMF | ALUMINUM MONUMENT FOUND |
| CM | CONTROL MONUMENT |
| Esmt. | EASEMENT |
| UTIL | UTILITY |
| DE | DRAINAGE EASEMENT |
| DUUE | DRAINAGE AND UTILITY EASEMENT |
| UE | DRAINAGE EASEMENT |
| WE | WATER EASEMENT |
| SSE | SANITARY SEWER EASEMENT |
| SE | SIDEWALK EASEMENT |
| SE | STREET EASEMENT |
| FAUE | FIRELANE, ACCESS, & UTILITY EASEMENT |
| WME | WALL MAINTENANCE EASEMENT |
| HBE | HKE & BIKE TRAIL EASEMENT |
| VAM | VISIBILITY, ACCESS & MAINTENANCE EASEMENT |
| (BIP) | BY THIS PLAN |
| ROW | RIGHT-OF-WAY |
| Min. FF | MINIMUM FINISH FLOOR ELEVATION |
| B | BUILDING LINE |
| ◆ | STREET NAME CHANGE |
| ▲ | BLOCK DESIGNATION |
| ▲ | LOT FRONTAGE |
| Cab. | CABINET |
| Vol. | VOLUME |
| Pg. | PAGE |
| No. | NUMBER |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY |
| FIRM | FLOOD INSURANCE RATE MAP |
| 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 |

RECORD PLAT

PAINTED TREE WOODLANDS WEST PHASE 1A
96 RESIDENTIAL LOTS & 2 COMMON AREA LOTS
TOTALING 21.871 ACRES
OUT OF THE
W. BUTLER SURVEY ~ ABST. NO. 87
A. STAPP SURVEY ~ ABST. NO. 833
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

| | | |
|--|---|--|
| OWNER / APPLICANT Curve Development 1661 E Camelback Rd Suite 275 Phoenix, Arizona 85016 Telephone: (623) 466-3296 Contact: Justin Pastermak justinp@curvedevelopment.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 |
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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the A. Strapp Survey, Abstract No. 833 & W. Butler Survey Abstract No. 87, City of McKinney, Collin County, Texas, being part of a tract conveyed to Cyrene at Painted Tree, by deed recorded in Document 20211124002400830, Deed Records Collin, County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at cotton spindle on the west line of Farm to Market Road 4553, a public road, for the southeast corner of a tract of land conveyed to Some dudes, LP, recorded in Volume 222 Page 222, Deed Records, Collin County, Texas;

BEGINNING at a point on the east line of Lake Forest Drive (a variable width right-of-way) a public road, at the southwest corner of a tract of land conveyed to JEN Texas, LLC, as recorded in Document No. 2020090400149270, Deed Records Collin, County, Texas;

THENCE S 41°47'08" E, 36.11 feet continuing along south line of said JEN Texas, LLC, tract to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 89°47'32" E, 341.66 feet the west line of a tract of land conveyed to GRBK Edgewood, LLC as recorded in Document No. 2022021000231380 Deed Records Collin, County, Texas, a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE along the west line thereof the following said, all 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

- S 05°14'13" E, 176.01 feet;
S 30°10'09" E, 176.03 feet;
S 73°57'06" E, 187.29 feet;
S 27°21'04" E, 187.91 feet;
S 78°30'03" E, 117.56 feet;
S 37°29'56" E, 141.69 feet;

S 03°25'16" W, 63.79 feet to a point on the westerly line of a tract of land conveyed to City of McKinney as recorded in Document No. 20210729001526720 Deed Records Collin, County, Texas, a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 42°51'46" E, 129.33 feet continuing along said westerly line a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 33°26'50" W, 347.35 feet a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

S 53°24'46" E, 151.20 feet;
THENCE leaving said westerly line the following, all 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the right having a central angle of 12°32'02", a radius of 1040.00 feet, a chord of S 84°33'37" W - 227.06 feet, an arc length of 227.51 feet;

S 50°42'21" W, 45.32 feet;

A non-tangent curve to the left having a central angle of 01°19'57", a radius of 973.00 feet, a chord of S 08°42'31" W - 5.65 feet, an arc length of 5.65 feet;

N 81°26'22" W, 54.00 feet;

N 35°55'10" W, 42.20 feet;

A non-tangent curve to the left having a central angle of 14°34'09", a radius of 510.00 feet, a chord of S 89°48'40" W - 129.33 feet, an arc length of 129.68 feet;

S 82°31'35" W, 114.22 feet;

A tangent curve to the left having a central angle of 04°18'52", a radius of 810.00 feet, a chord of S 80°22'09" W - 60.98 feet, an arc length of 60.99 feet;

S 78°12'43" W, 176.30 feet;

A non-tangent curve to the right having a central angle of 09°59'54", a radius of 431.00 feet, a chord of S 83°12'44" W - 75.12 feet, an arc length of 75.21 feet;

S 88°12'41" W, 25.85 feet;

S 43°01'14" W, 56.38 feet;

A non-tangent curve to the left having a central angle of 00°54'26", a radius of 4409.13 feet, a chord of S 02°53'01" E - 69.82 feet, an arc length of 69.82 feet;

S 03°35'50" E, 40.01 feet;

S 01°05'04" W, 100.51 feet to a point on the east line of said Lake Forest Drive;

THENCE continuing along the said east line the following, all 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

A non-tangent curve to the right having a central angle of 04°50'21", a radius of 5669.58 feet, a chord of N 02°12'42" W - 478.71 feet, an arc length of 478.85 feet, a 1/2" iron rod with plastic cap found;

N 00°12'28" E, 966.30 feet;

A tangent curve to the right having a central angle of 01°25'00", a radius of 990.00 feet, a chord of N 00°54'58" E - 24.48 feet, an arc length of 24.48 feet;

N 06°13'15" E, 116.29 feet to the POINT OF BEGINNING with the subject tract containing 952,714 square feet or 21.871 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, CURVE DEVELOPMENT, do hereby adopt this plat designating the hereinabove described property as PAINTED TREE WOODLANDS WEST PHASE 1A, 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 plotting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2023.

CURVE DEVELOPMENT
a Texas Limited Liability Company

By: _____

It's: _____

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

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 _____, 2023.



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 _____, 2023.

Notary Public, State of Texas

Printed by: Andrew Paul, Date: 4/12/2023, 2:51 PM
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RECORD PLAT
PAINTED TREE WOODLANDS WEST
PHASE 1A
96 RESIDENTIAL LOTS & 2 COMMON AREA LOTS
TOTALING 21.871 ACRES
OUT OF THE
W. BUTLER SURVEY ~ ABST. NO. 87
A. STAPP SURVEY ~ ABST. NO. 833
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

APPROVED

City Manager
City of McKinney, Texas

Date

ATTEST

City Secretary
City of McKinney, Texas

Date

OWNER / APPLICANT
Curve Development
1661 E Camelback Rd Suite 275
Phoenix, Arizona 85016
Telephone (623) 466-3286
Contact: Justin Pasternak
justinp@curvedevelopment.com

DEVELOPMENT MANAGER
Oxland Advisors
5700 Terryson 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