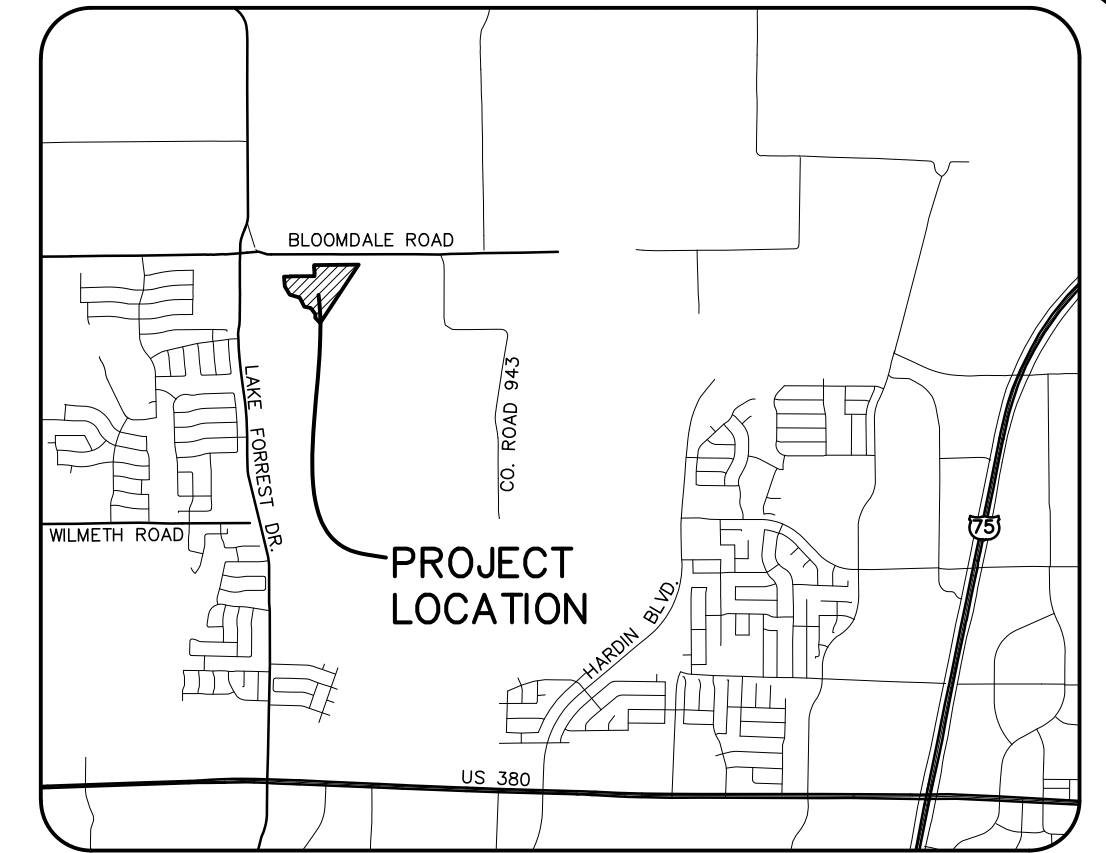


BLOOMDALE ROAD
(C.R. 164) public ROW

Jen Texas 22 LLC
Doc. No. 20200904001497270 DRCCT

POINT OF BEGINNING



LOCATION MAP
1" = 400'

LEGEND
(Not all items may be applicable)

1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSNG" 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
FIRELANS 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
FIRM FLOOD INSURANCE RATE MAP
NOT TO SCALE
ORDINANCE NUMBER
INSTRUMENT OR DOCUMENT
DEED RECORDS, COLLIN COUNTY, TEXAS
PLAT RECORDS, COLLIN COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DEED RECORDS, DENTON COUNTY, TEXAS
PLAT RECORDS, DENTON COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DEED RECORDS, DALLAS COUNTY, TEXAS
MAP RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

- Post-Construction BMPs Maintenance Requirements**
- Underground Storm Drain System - Maintenance as listed in SWM Rev. 2014
 - Natural Creek Preservation - Reference Non-Structural BMP Maintenance Requirements
 - Open Space - 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:

- 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.
- All open space lots to be owned and maintained by the H.O.A.
- All common areas to be used for surface runoff. Drainage easements for these uses are dedicated by this plat.
- The owner and any subsequent owner of Common Area E17 Block E 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.
- The purpose of this plat is to subdivide the land as shown for townhome development.

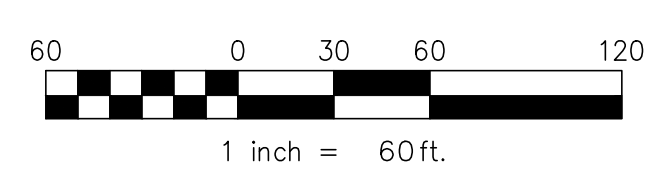
RECORD PLAT

**PAINTED TREE WOODLAND WEST
PHASE 3**

111 RESIDENTIAL LOTS & 5 OPEN SPACE LOTS
TOTTALLING 17.741 ACRES
W. BUTLER SURVEY ~ ABST. NO. 87
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
GRBK Edgewood LLC
2805 Dallas Parkway, Suite 400
Plano, Texas 75093
Telephone (817) 658-2112
Contact: Brian Hunnicut

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: Colton Smith

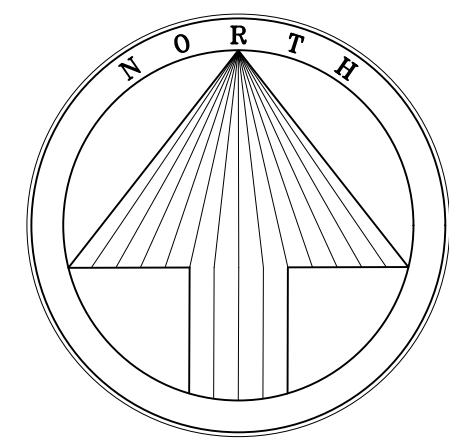


Boundary Line Table

Line #	Length	Direction
BL1	63.79'	N 03°25'16" E
BL2	117.56'	N 78°30'03" W
BL3	113.81'	N 89°31'07" E
BL4	6.49'	N 00°20'22" W
BL5	57.28'	N 00°28'53" W
BL6	128.99'	N 00°28'53" W
BL7	121.75'	N 87°37'26" W

Boundary Curve Table

Curve #	Length	Radius	Chord	Chord Bearing	Delta
BC1	37.83'	346.50'	37.81'	N 03°36'34" W	6°15'22"
BC2	51.21'	405.00'	51.18'	N 04°06'14" W	7°14'42"
BC3	25.18'	505.00'	25.18'	N 89°03'10" W	2°51'26"

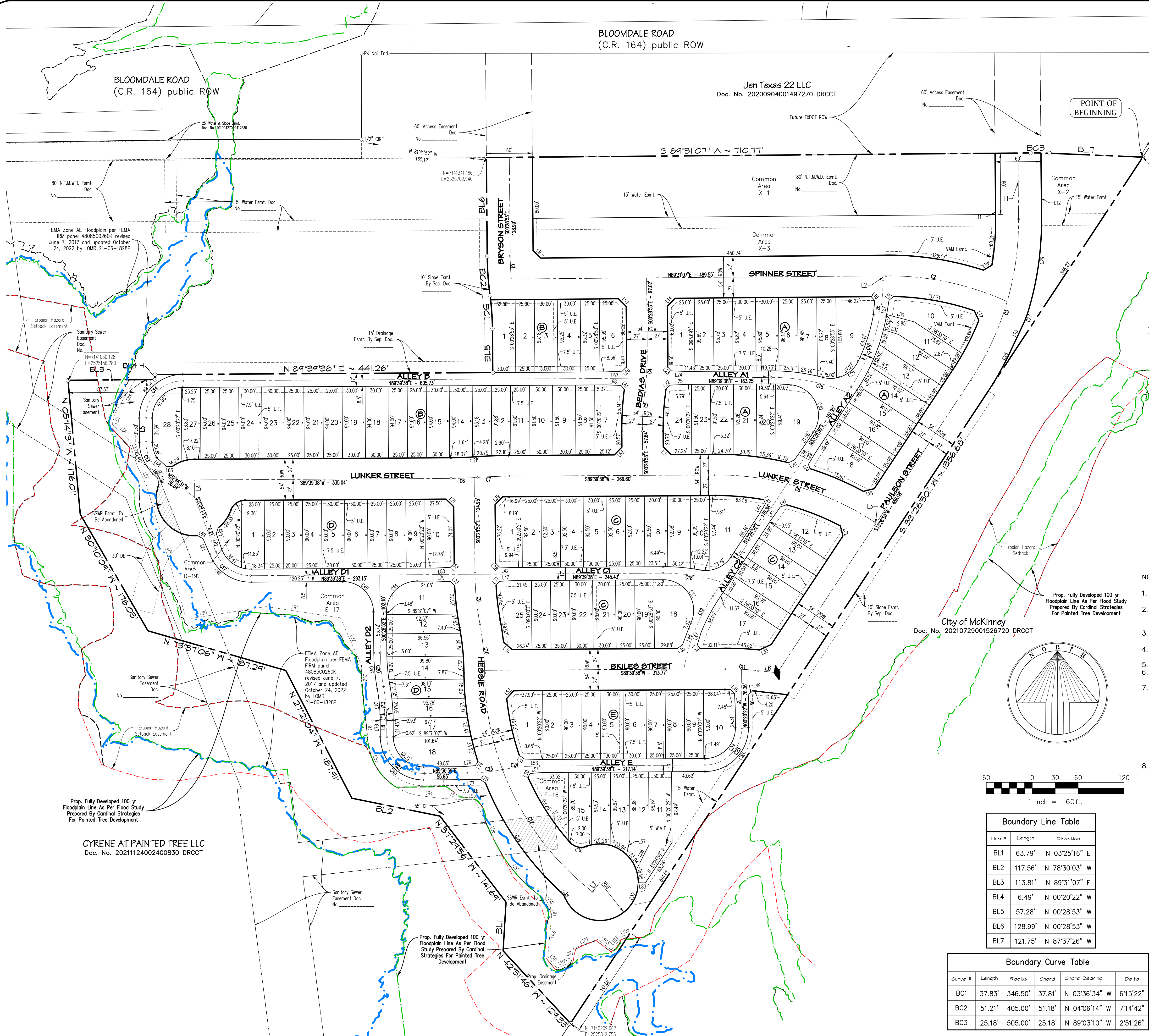


Drawing: G:\2022_4003\22-011_Painted_Tree_Woodlands_Phase_3\A\2022\22-011_Plat.dwg, Saved By: Corin, Show Time: 5/20/2023, 2:10:38 PM
 Printed by: corin, Plot Date: 5/20/2023, 2:21 PM

CYRENE AT PAINTED TREE LLC
Doc. No. 20211124002400830 DRCCT

Prop. Fully Developed 100 yr
Floodplain Line As Per Flood
Study Prepared By Cardinal Strategies
For Painted Tree Development

Prop. Fully Developed 100 yr
Floodplain Line As Per Flood Study
Prepared By Cardinal Strategies
For Painted Tree Development



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS GRBK Edgewood LLC and Jen Texas 22 LLC are owners of a tract of land situated in the W. Butler Survey, Abstract No. 87, in Collin County, Texas, being part of a tract conveyed to GRBK Edgewood LLC by deed recorded in Document No. 20200904001497270 of the Deed Records, Collin County, Texas (DRCT) and part of a tract conveyed to Jen Texas 22 LLC by deed recorded in Document No. 20200904001497270 DRCT, with the subject tract being more particularly described as follows:

BEGINNING at a point on the west line of a tract conveyed to the City of McKinney, recorded in Document No. 20210729001526720, and from which a PK nail set for the northwest corner thereof bears N 33°26'50" E, 163.74 feet;

THENCE S 33°26'50" W, 1356.68 feet along the west line thereof;

THENCE departing said park tract, the following:

- N 42°51'46" W, 129.33 feet;
N 03°25'16" E, 63.79 feet;
N 37°29'56" W, 141.69 feet;
N 78°30'03" W, 117.56 feet;
N 27°21'04" W, 187.91 feet;
N 73°57'06" W, 187.29 feet;
N 30°10'09" W, 176.03 feet;
N 05°14'13" W, 176.01 feet;
N 89°31'07" E, 113.81 feet;
N 00°20'22" W, 6.49 feet;
N 89°39'38" E, 441.26 feet;
N 00°28'53" W, 57.28 feet;

A tangent curve to the left having a central angle of 07°14'42", a radius of 346.50 feet, a chord of N 04°06'14" W - 43.79 feet, an arc length of 43.81 feet;

A reverse curve having a central angle of 07°14'42", a radius of 405.00 feet, a chord of N 04°06'14" W - 51.18 feet, an arc length of 51.21 feet;

N 00°28'53" W, 80.00 feet to a point from which a 1/2" iron rod with plastic cap found for an inset northwesterly corner of said Jen Texas tract bears N 81°41'57" W, 165.12 feet;

N 89°31'07" E, 710.77 feet;

A tangent curve to the right having a central angle of 02°51'26", a radius of 505.00 feet, a chord of N 89°03'10" W - 25.18 feet, an arc length of 25.18 feet;

And N 87°37'26" W to the POINT OF BEGINNING with the subject tract containing 772,812 square feet or 17.741 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 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

APPROVED

City Manager
City of McKinney, Texas

Date

ATTEST

City Secretary
City of McKinney, Texas

Date

Centerline Line Table with columns: Line #, Length, Direction. Rows L1 through L8.

Centerline Curve Table with columns: Curve #, Length, Radius, Tangent, Chord, Chord Bearing, Delta. Rows C1 through C25.

Lot Line Table with columns: Line #, Length, Direction. Rows L9 through L27.

Easement Line Table with columns: Line #, Length, Direction. Rows L84 through L105.

Lot Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C26 through C38.

Lot Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C39 through C51.

Easement Curve Table with columns: Curve #, Length, Radius, Chord, Chord Bearing, Delta. Rows C52 through C56.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, GRBK Edgewood LLC, do hereby adopt this plat designating the herein above described property as PAINTED TREE WOODLAND WEST PHASE 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.

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

GRBK Edgewood LLC

By:
Its:

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 ___, 2023.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Jen Texas 22 LLC, do hereby adopt this plat designating the herein above described property as PAINTED TREE WOODLAND WEST PHASE 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.

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

GRBK Edgewood LLC

By:
Its:

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 ___, 2023.

Notary Public, State of Texas

RECORD PLAT

PAINTED TREE WOODLAND WEST PHASE 3

111 RESIDENTIAL LOTS & 5 OPEN SPACE LOTS
TOTALLING 17.741 ACRES
W. BUTLER SURVEY ~ ABST. NO. 87
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
GRBK Edgewood LLC
2805 Dallas Parkway, Suite 400
Plano, Texas 75093
Telephone (817) 658-2112
Contact: Brian Hunnicut

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPESL No. F-2121 and No. F-10043100
Contact: Colton Smith

Vertical text on the left margin: Drawing: G:\2022\4000\322-011 Painted Tree Woodlands West Phase 3\CAD\322-011 Plat.dwg. Saved By: Corin. Save Time: 5/20/2023 2:21 PM. Printed by: corin Print Date: 5/20/2023 2:21 PM.