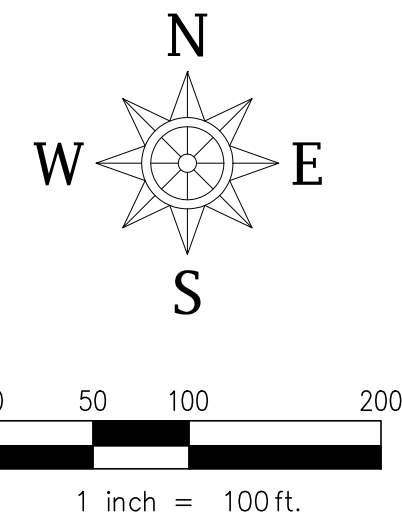
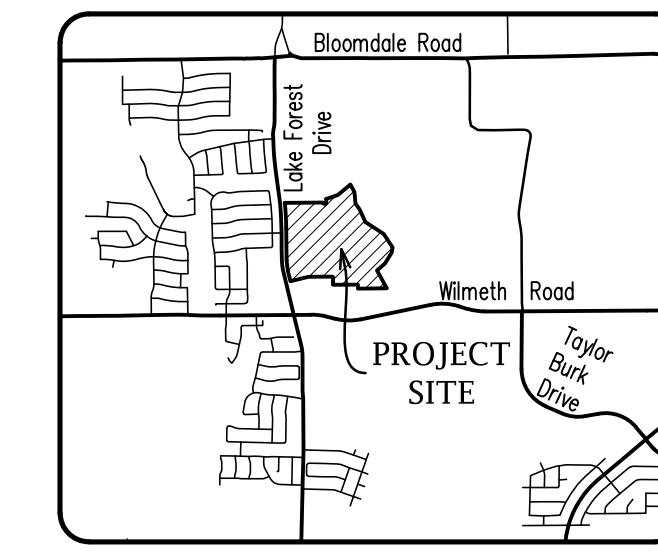


MATCH LINE SEE SHEET 2



Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.



LOCATION MAP
1" = 4000'

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-S" 0/S "PC"	
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	EASEMENT
ULR	UTILITY
DE	DRAINAGE EASEMENT
DU	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWER EASEMENT
SE	SIDEWALK EASEMENT
ST	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIRE & BIKE TRAIL EASEMENT
VEE	VEHICLE EASEMENT
VAM	VEHICLE ACCESS & MAINTENANCE EASEMENT
(BIP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
BL	STREET NAME CHANGE
⊙	BLOCK DESIGNATION
▶	STREET FRONTAGE
▢	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
PROCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPROCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

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Boundary Line Table		
Line No.	Length	Direction
BL1	13.70'	S 86°05'36" E
BL2	6.38'	S 39°56'26" E
BL3	54.00'	S 77°21'59" E

Boundary Curve Table				
Curve No.	Delta	Radius	Chord Bearing	Chord
BC1	12°50'14"	990.00'	N 07°08'39" W	221.35'
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FINAL PLAT
PAINTED TREE WOODLAND
WEST PHASE 2
 298 LOTS & 6 COMMON AREAS
 TOTALING 75.615 ACRES
 OUT OF THE
 W. BUTLER SURVEY ~ ABSTRACT No. 87
 THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

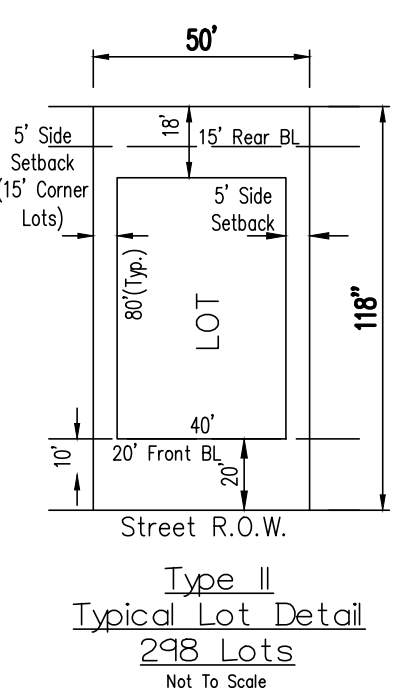
OWNER / APPLICANT
 Jen Texas22, LLC
 8103 San Fernando Way
 Dallas, Texas 75128
 Telephone: (214) 543-5062
 Contact: Michael W. Brady
 mbrady@jenpartners.com

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 Spiars
 Telephone: (214) 384-3242

Scale: 1" = 100' April, 2022 SEI Job No. 21-198

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W. BUTLER SURVEY
 ABST NO 87

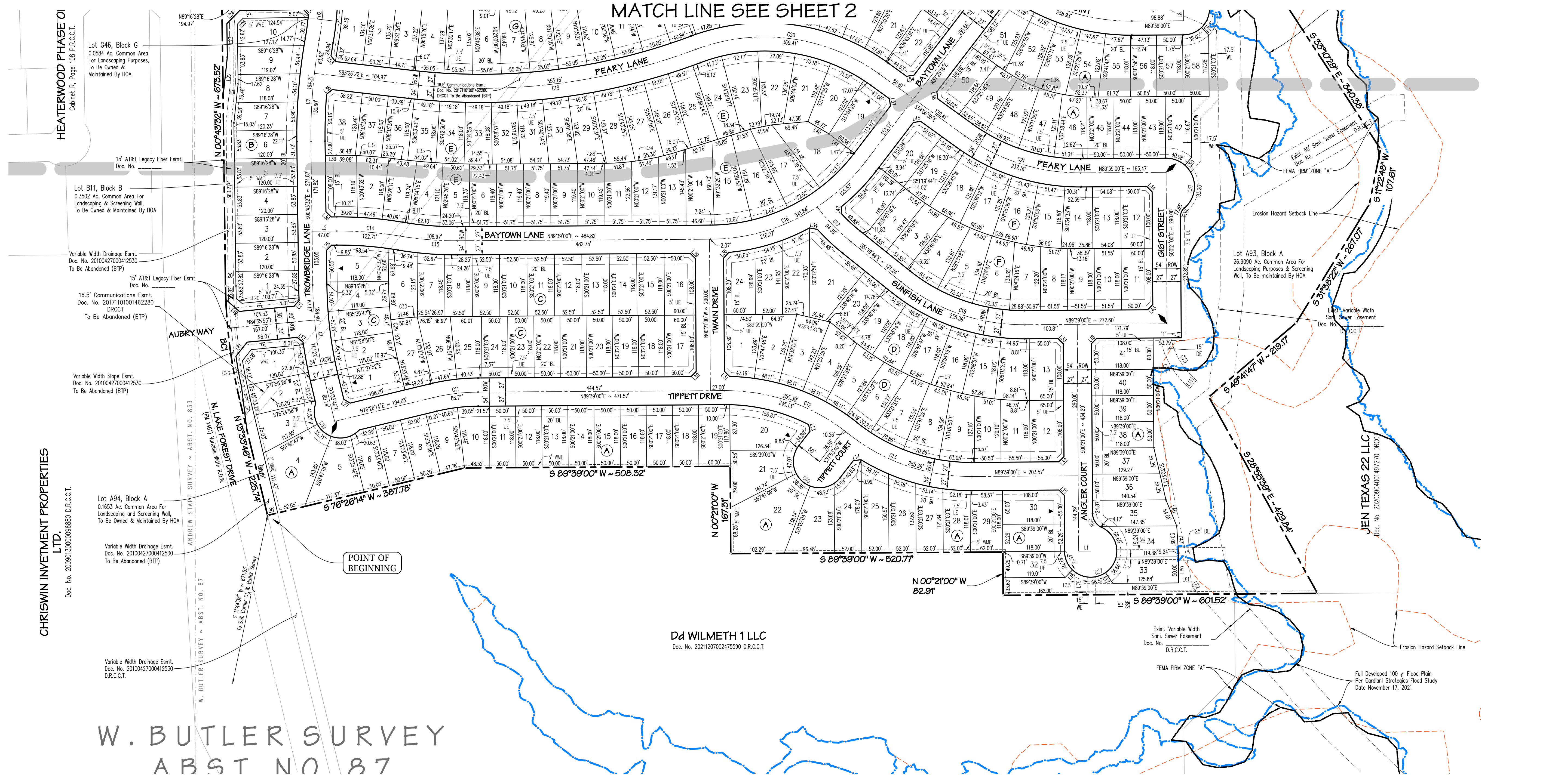


Dd WILMETH 1 LLC
 Doc. No. 2021120700245590 D.R.C.C.T.

POINT OF BEGINNING

CHRISWIN INVESTMENT PROPERTIES LTD.
 Doc. No. 20090130000096880 D.R.C.C.T.

HEATERWOOD PHASE 01
 Cabinet R, Page 08 P.A.C.C.T.



Lot C46, Block G
 0.0594 Ac. Common Area
 For Landscaping Purposes,
 To Be Owned &
 Maintained by HOA

Lot B11, Block B
 0.3502 Ac. Common Area For
 Landscaping & Screening Wall,
 To Be Owned & Maintained by HOA

Variable Width Drainage Easmt.
 Doc. No. 20100427000412530
 To Be Abandoned (BTP)

15' AT&T Legacy Fiber Easmt.
 Doc. No.
 To Be Abandoned (BTP)

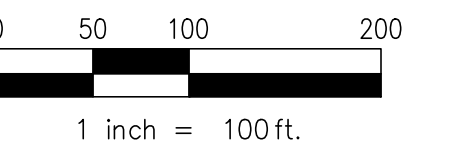
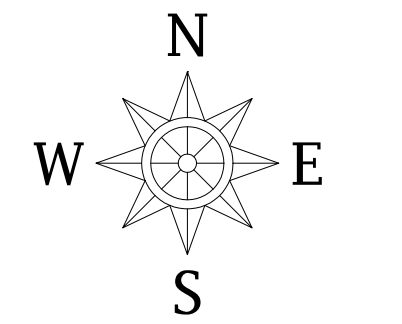
16.5' Communications Easmt.
 Doc. No. 20171101001462280
 DRCT
 To Be Abandoned (BTP)

Variable Width Slope Easmt.
 Doc. No. 20100427000412530
 To Be Abandoned (BTP)

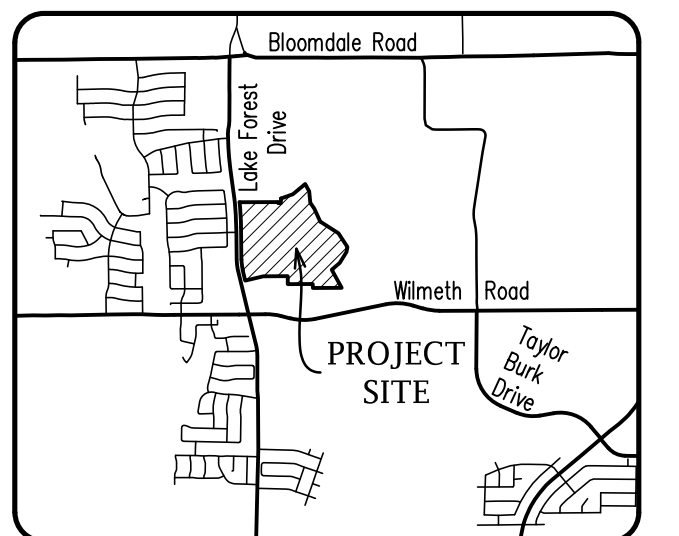
Lot A94, Block A
 0.1653 Ac. Common Area For
 Landscaping and Screening Wall,
 To Be Owned & Maintained by HOA

Variable Width Drainage Easmt.
 Doc. No. 20100427000412530
 To Be Abandoned (BTP)

Variable Width Drainage Easmt.
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 D.R.C.C.T.



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ESMT	EASEMENT
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SE	SEWAL EASEMENT
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BY THIS PLAT	
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FINAL PLAT

PAINTED TREE WOODLAND WEST PHASE 2

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TOTALING 75.615 ACRES
OUT OF THE
W. BUTLER SURVEY ~ ABSTRACT No. 87
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8103 San Fernando Way
Dallas, Texas 75128
Telephone: (214) 543-5062
Contact: Michael W. Brady
mbrady@jenpartners.com

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 Spiars
Telephone: (214) 384-3242

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS Jen Texas22, LLC a tract of land situated in the W. Butler Survey, Abstract No. 87, City of McKinney, Collin County, Texas, being part of a tract conveyed to Jen Texas 22, LLC, by deed recorded in Document No. 20200904001497270 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 on the east line of Farm to Market Road 1461, a variable width public right-of-way (also known as Lake Forest Drive), for the northwest corner of a tract conveyed to DD Wilmeth 1, LLC, recorded in Document No. 20211207002475590 OPRCCT;

THENCE along the east line thereof, the following:

N 13°33'46" W, 225.74 feet to a 1/2" iron rod with plastic cap found;

A tangent curve to the right having a central angle of 12°50'14", a radius of 990.00 feet, a chord of N 07°08'39" W - 221.35 feet, an arc length of 221.81 feet to a 1/2" iron rod with plastic cap found;

N 00°43'32" W, 673.52 feet to a 1/2" iron rod with plastic cap found;

And a tangent curve to the left having a central angle of 05°10'04", a radius of 5789.58 feet, a chord of N 03°18'34" W - 522.02 feet, an arc length of 522.19 feet to a 1/2" iron rod with plastic cap found for the southwest corner of another tract conveyed to DD Wilmeth 1, LLC, recorded in Document No. 20211207002475590 OPRCCT;

THENCE N 89°43'12" E, along the south line thereof, at 757.13 feet departing the south line thereof, continuing a total distance of 785.12 feet;

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

S 86°05'36" E, 13.70 feet;

S 39°56'26" E, 6.38 feet;

A non-tangent curve to the right having a central angle of 01°49'23", a radius of 348.00 feet, a chord of S 11°43'19" W - 11.07 feet, an arc length of 11.07 feet;

S 77°21'59" E, 54.00 feet;

And a non-tangent curve to the left having a central angle of 14°45'49", a radius of 402.00 feet, a chord of N 05°15'06" E - 103.30 feet, an arc length of 103.58 feet to another south line of said DD Wilmeth tract;

THENCE N 70°44'18" E, 263.53 feet along the south line thereof;

THENCE N 50°00'00" E, 335.75 feet continuing along the south line of said DD Wilmeth tract to the southeast corner thereof;

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

S 28°03'11" E, 175.22 feet;

S 05°43'45" E, 242.43 feet;

S 34°50'17" E, 145.79 feet;

S 24°24'25" E, 294.79 feet;

S 57°24'29" E, 453.48 feet;

S 33°10'29" E, 340.38 feet;

S 11°22'48" W, 107.61 feet;

S 31°38'22" W, 267.07 feet;

S 49°41'47" W, 219.17 feet;

S 28°55'39" E, 429.84 feet;

And S 89°39'00" W, passing at 158.63 feet a 1/2" iron rod with plastic cap found for the northeast corner of the first mentioned DD Wilmeth tract, continuing along the north line thereof a total distance of 601.52 feet;

THENCE continuing along the north line thereof, the following:

N 00°21'00" W, 82.91 feet to a 1/2" iron rod with plastic cap found;

S 89°39'00" W, 520.77 feet to a 1/2" iron rod with plastic cap found;

N 00°21'00" W, 167.31 feet to a 1/2" iron rod with plastic cap found;

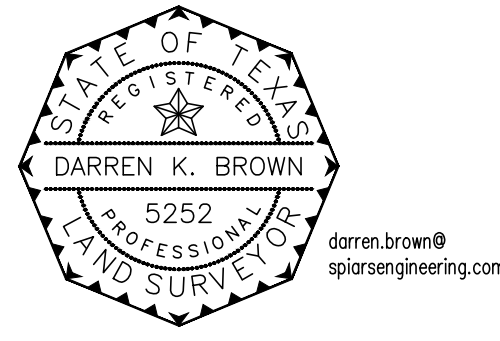
S 89°39'00" W, 508.32 feet to a 1/2" iron rod with plastic cap found;

And S 76°26'14" W, 387.78 feet to the POINT OF BEGINNING with the subject tract containing 3,292,888 square feet or 75.594 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 _____, 2022.



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 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 _____, 2022.

Notary Public, State of Texas

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, GRBK Edgewood LLC, do hereby adopt this Record Plat designating the herein above described property as PAINTED TREE WOODLANDS WEST PHASE 2, 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, regulations and resolutions of the City of McKinney, Texas.

Witness our hands at _____ County, Texas, this ____ day of _____, 2022.

GRBK Edgewood LLC

By: _____

(Name) (Title)

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 _____, 2021.

Notary Public, State of Texas

APPROVED AND ACCEPTED

City Manager
City of McKinney, Texas

Date

FINAL PLAT
PAINTED TREE WOODLAND
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298 LOTS & 6 COMMON AREAS
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