

| Boundary Line Table | | |
|---------------------|---------|---------------|
| Line # | Length | Direction |
| BL126 | 282.00' | N 24°24'25" W |
| BL127 | 453.48' | N 57°24'29" W |
| BL128 | 340.38' | N 33°10'29" W |
| BL129 | 107.61' | N 11°22'48" E |
| BL130 | 267.07' | N 31°38'22" E |
| BL131 | 219.17' | N 49°41'47" E |
| BL132 | 429.84' | N 28°55'39" W |
| BL133 | 158.63' | N 89°39'00" E |
| BL134 | 158.44' | N 00°21'00" W |
| BL135 | 139.15' | N 44°39'00" E |
| BL136 | 266.86' | N 00°21'00" W |
| BL137 | 203.10' | N 72°47'25" W |
| BL138 | 540.58' | S 89°38'35" W |
| BL139 | 12.53' | S 70°20'36" W |
| BL140 | 39.09' | S 83°47'07" W |
| BL141 | 20.71' | S 42°00'55" W |
| BL142 | 110.20' | S 06°35'40" E |
| BL143 | 105.65' | S 09°52'11" E |
| BL144 | 47.90' | S 88°49'10" W |
| BL145 | 23.47' | S 89°08'02" W |
| BL146 | 59.67' | S 12°31'28" E |
| BL147 | 640.55' | S 08°33'13" W |
| BL148 | 185.87' | S 08°33'13" W |
| BL149 | 71.35' | N 84°33'34" E |
| BL479 | 158.04' | N 72°47'33" W |
| BL482 | 140.20' | S 78°35'40" W |
| BL483 | 211.74' | N 11°19'23" W |
| BL484 | 57.18' | N 78°15'13" E |
| BL486 | 191.23' | S 72°47'25" E |
| BL487 | 82.80' | S 89°38'31" W |
| BL488 | 44.08' | S 72°47'33" E |
| BL489 | 118.00' | S 17°12'27" W |
| BL494 | 227.74' | S 08°56'32" W |
| BL522 | 223.28' | S 65°35'35" W |
| BL523 | 143.24' | S 85°27'43" W |
| BL524 | 244.94' | N 87°47'37" W |
| BL525 | 112.39' | N 83°21'18" W |
| BL526 | 53.56' | S 89°05'26" W |
| BL527 | 320.97' | S 83°19'58" W |
| BL528 | 67.45' | S 89°43'10" W |
| BL529 | 151.54' | N 70°04'02" W |
| BL530 | 160.73' | N 84°53'53" W |
| BL531 | 159.60' | S 80°21'07" W |
| BL532 | 240.24' | S 82°51'04" W |
| BL533 | 212.89' | S 76°19'50" W |
| BL534 | 181.37' | S 24°28'04" W |
| BL535 | 259.88' | S 53°14'16" W |
| BL536 | 47.26' | S 35°48'32" W |
| BL537 | 316.47' | N 87°34'51" W |
| BL538 | 481.49' | S 00°18'40" E |
| BL539 | 837.25' | S 00°18'40" E |

| Boundary Curve Table | | | | | |
|----------------------|---------|----------|---------|---------------|------------|
| Curve # | Length | Radius | Chord | Chord Bearing | Delta |
| BC133 | 611.55' | 1210.00' | 605.06' | N 87°16'09" W | 28°57'30" |
| BC134 | 334.19' | 1090.00' | 332.89' | S 81°34'25" E | 17°34'01" |
| BC135 | 89.39' | 381.00' | 89.18' | N 77°03'51" E | 13°26'31" |
| BC136 | 10.38' | 21.00' | 10.28' | N 56°10'45" E | 28°19'41" |
| BC137 | 43.27' | 51.00' | 41.98' | N 17°42'37" E | 48°36'35" |
| BC138 | 165.16' | 990.00' | 164.97' | N 05°05'25" W | 9°33'31" |
| BC139 | 88.21' | 1110.00' | 88.19' | S 07°35'35" E | 4°33'11" |
| BC348 | 339.04' | 948.91' | 337.24' | N 83°01'42" W | 20°28'18" |
| BC349 | 96.79' | 50.00' | 82.37' | S 31°16'46" W | 110°54'45" |
| BC350 | 550.90' | 1090.14' | 545.06' | S 87°16'09" E | 28°57'16" |
| BC358 | 62.39' | 530.00' | 62.35' | S 88°50'03" W | 6°44'40" |
| BC359 | 43.00' | 555.00' | 42.99' | N 85°34'27" W | 4°26'19" |
| BC360 | 134.82' | 1225.00' | 134.75' | S 86°30'33" E | 6°18'21" |
| BC361 | 102.85' | 1225.00' | 102.82' | N 85°25'43" E | 4°48'38" |
| BC362 | 64.10' | 575.00' | 64.07' | S 86°31'32" W | 6°23'16" |
| BC363 | 186.98' | 530.00' | 186.01' | N 80°10'26" W | 20°12'48" |
| BC364 | 58.12' | 245.00' | 57.98' | S 76°51'46" E | 13°35'28" |

FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT

PRELIMINARY FINAL PLAT

PAINTED TREE WOODLANDS EAST

429 RESIDENTIAL LOTS & 11 COMMON AREA LOTS
TOTALING 144.241 ACRES
OUT OF THE
W. BUTLER SURVEY ~ ABST. NO. 87
AND
10 RESIDENTIAL LOTS & 1 COMMON AREA LOT
TOTALING 2.621 ACRES
OUT OF THE
A. STAPP SURVEY ~ ABST. NO. 833
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

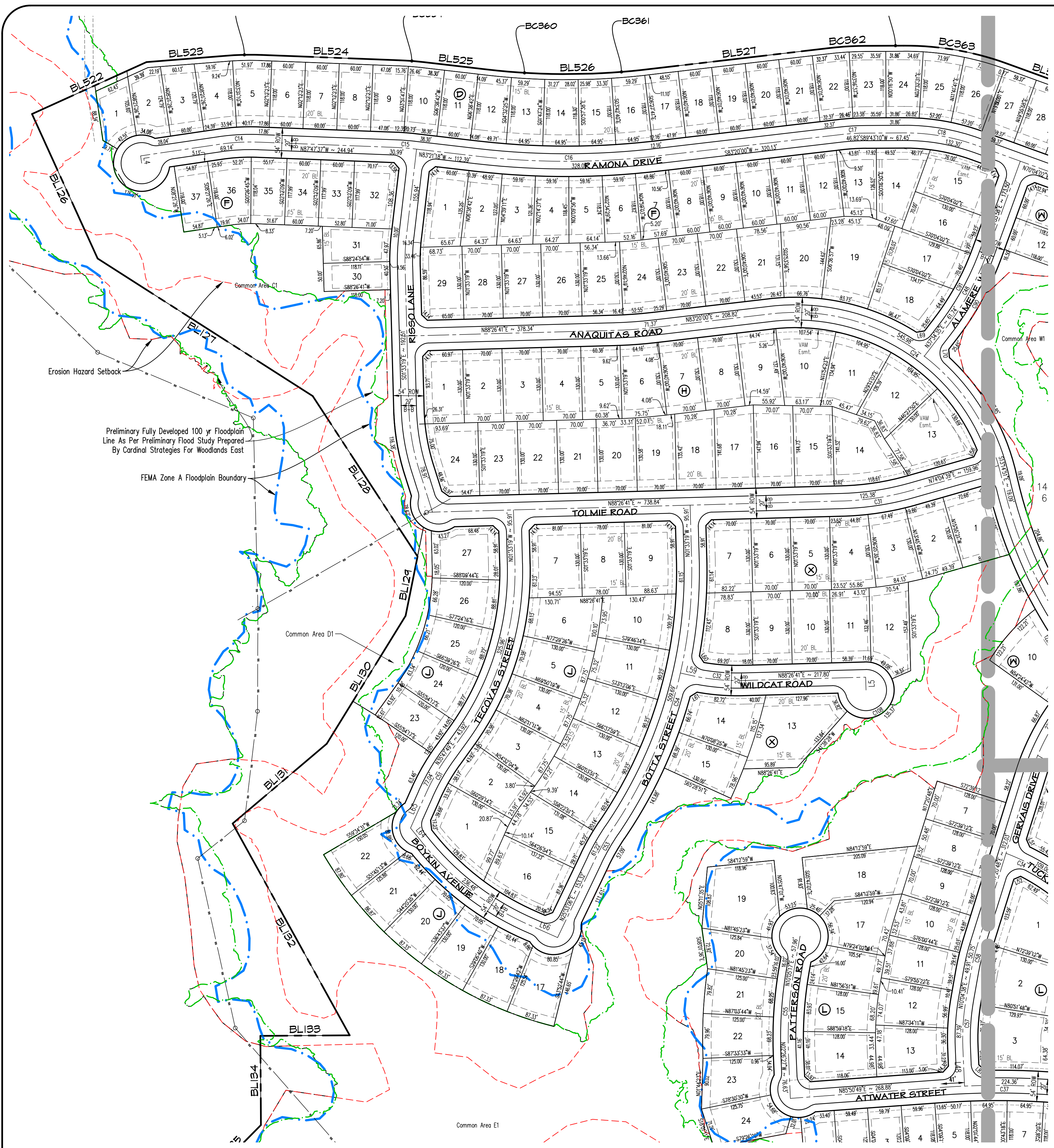
OWNER / APPLICANT
Jen Texas 22 Partners
8103 San Fernando Way
Dallas, Texas 75128
Contact: Michael W. Brady
mbrady@jenpartners.com

DEVELOPMENT MANAGER
Oxland Advisors
5700 ennyson 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-2321 and No. F-10043100
Contact: Tim C. Spiars

Note:
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.

Drawn: 3/20/22 jeh321-234 printed here - woodlands east phase 1 (CAD) (preliminary) (wp) (pl) (dwg) Saved By: drcocman - Show Time: 3/27/2022 10:59 AM Printed By: amccman (pl) Date: 3/27/2022 10:59 AM

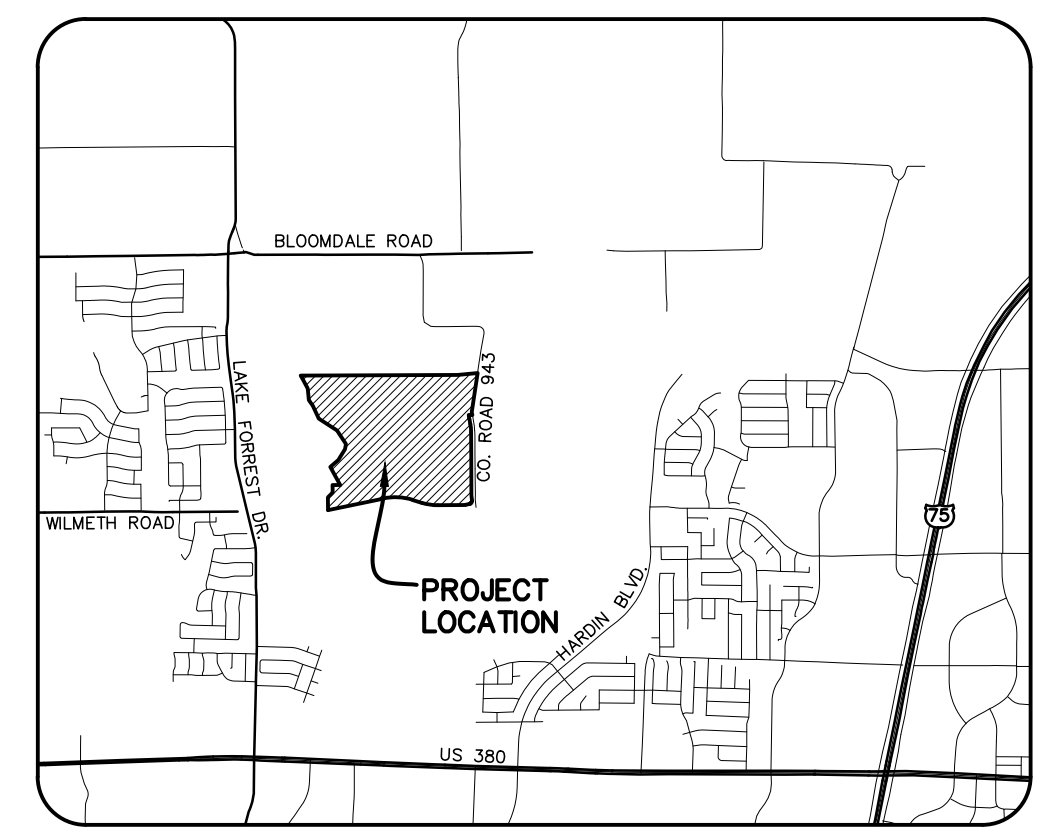
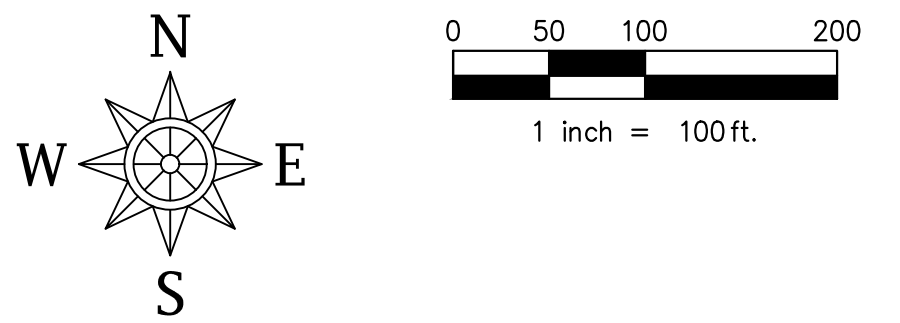


SEE SHEET 3

SEE SHEET 2

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 "SPIARSENG" 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 along Streets 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 "SPIARSENG" SET, UNLESS OTHERWISE NOTED |
| IRF | IRON ROD FOUND |
| CIRF | CAPPED IRON ROD FOUND |
| IPF | IRON PIPE FOUND |
| AMP | ALUMINUM MONUMENT FOUND |
| CM | CONTROL MONUMENT |
| EsmL | EASEMENT |
| AUE | ACCESS AND UTILITY EASEMENT |
| DE | DRAINAGE EASEMENT |
| DUE | DRAINAGE AND UTILITY EASEMENT |
| UE | UTILITY EASEMENT |
| WE | WATER EASEMENT |
| SSE | SANITARY SEWER EASEMENT |
| SE | SEWAGE EASEMENT |
| STE | STREET 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 |
| BL | STREET NAME CHANGE |
| + | CENTERLINE |
| ⬤ | BLOCK DESIGNATION |
| ⬤ | COMMON AREA 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 |
| (DRCC) | DEED RECORDS, COLLIN COUNTY, TEXAS |
| (PRCC) | PLAT RECORDS, COLLIN COUNTY, TEXAS |
| (OPRC) | OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS |

FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT

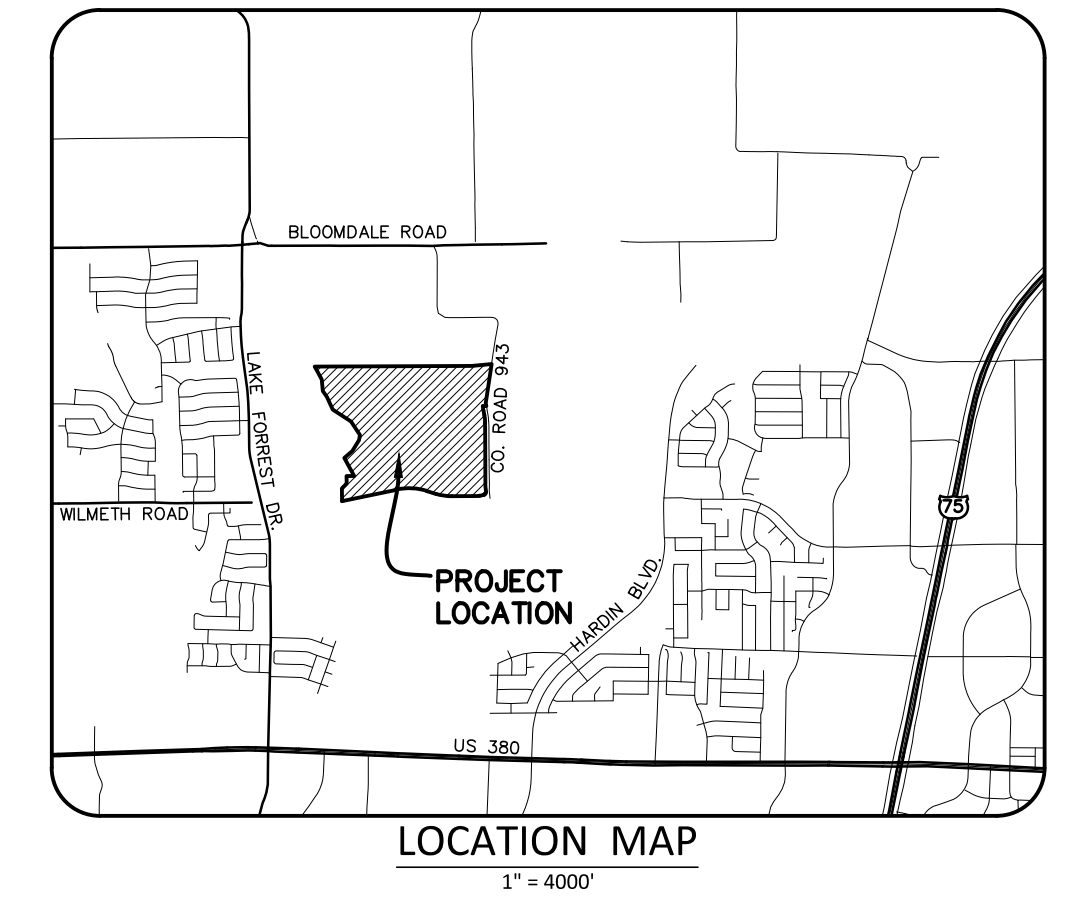
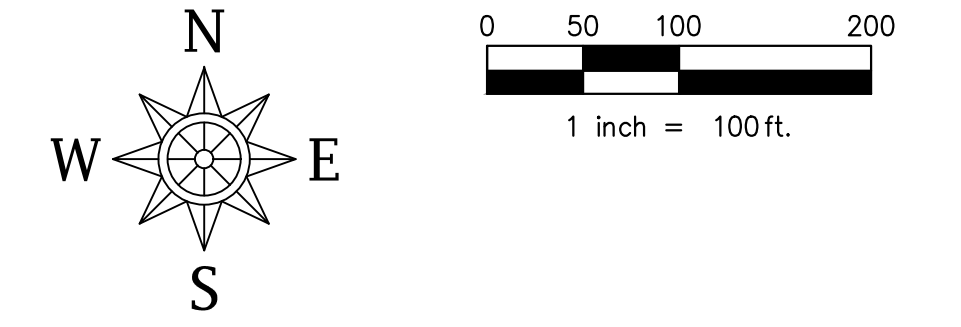
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PAINTED TREE WOODLANDS EAST
 429 RESIDENTIAL LOTS & 11 COMMON AREA LOTS
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 AND
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 A. STAPP SURVEY ~ ABST. NO. 833
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

| | | |
|---|--|--|
| OWNER / APPLICANT Jen Texas 22 Partners 8103 San Fernando Way Dallas, Texas 75128 Telephone: (214) 543-5062 Contact: Michael W. Brady mbrady@jenpartners.com | DEVELOPMENT MANAGER Oxland Advisors 5700 emnyson 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 TBP/ELS No. F-23121 and No. F-10043100 Contact: Tim C. Spiars |
|---|--|--|

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Drawn: 3/20/22 jch37-234 printed tree - woodlands east phase 1 (CAD) Preliminary\jch37-234 printed tree - woodlands east phase 1.dwg Saved By: Discosamin Show Time: 3/21/2022 10:38:11 AM
 Printed by: amosamin Print Date: 3/21/2022 10:39 AM

SEE SHEET 2



LEGEND
(Not all items may be applicable)

| | |
|------------|---|
| ○ | 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSERS" SET, UNLESS OTHERWISE NOTED |
| IRF | IRON ROD FOUND |
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| AMP | ALUMINUM MONUMENT FOUND |
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| SSE | SANITARY SEWER EASEMENT |
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| Lot Area Table | | | |
|----------------|---------|-------------|-------|
| Lot # | Block # | Square Feet | Acres |
| 1 | S | 8,517 | 0.196 |
| 2 | S | 7,040 | 0.162 |
| 3 | S | 6,285 | 0.144 |
| 4 | S | 6,495 | 0.149 |
| 5 | S | 6,675 | 0.153 |
| 6 | S | 6,675 | 0.153 |
| 7 | S | 6,675 | 0.153 |
| 8 | S | 6,647 | 0.153 |
| 9 | S | 6,330 | 0.145 |
| 10 | S | 6,895 | 0.158 |
| 11 | S | 6,773 | 0.155 |
| 12 | S | 6,215 | 0.143 |
| 13 | S | 7,154 | 0.164 |
| 14 | S | 7,154 | 0.164 |
| 15 | S | 6,349 | 0.146 |
| 16 | S | 6,619 | 0.152 |
| 17 | S | 7,423 | 0.170 |
| 18 | S | 6,390 | 0.147 |
| 19 | S | 6,594 | 0.151 |
| 20 | S | 6,890 | 0.158 |
| 21 | S | 6,890 | 0.158 |
| 22 | S | 6,890 | 0.158 |
| 23 | S | 6,890 | 0.158 |
| 24 | S | 8,384 | 0.192 |
| 25 | S | 11,493 | 0.264 |
| 26 | S | 10,224 | 0.235 |
| 27 | S | 13,164 | 0.302 |

| Lot Area Table | | | |
|----------------|---------|-------------|-------|
| Lot # | Block # | Square Feet | Acres |
| 1 | W | 7,734 | 0.178 |
| 2 | W | 7,734 | 0.178 |
| 3 | W | 7,734 | 0.178 |
| 4 | W | 7,812 | 0.179 |
| 5 | W | 8,458 | 0.194 |
| 6 | W | 8,459 | 0.194 |
| 7 | W | 9,418 | 0.216 |
| 8 | W | 10,041 | 0.231 |
| 9 | W | 11,720 | 0.269 |
| 10 | W | 12,754 | 0.293 |
| 11 | W | 8,376 | 0.192 |
| 12 | W | 7,080 | 0.163 |

| Lot Area Table | | | |
|----------------|---------|-------------|-------|
| Lot # | Block # | Square Feet | Acres |
| 1 | X | 10,667 | 0.245 |
| 2 | X | 9,321 | 0.214 |
| 3 | X | 9,855 | 0.226 |
| 4 | X | 9,601 | 0.220 |
| 5 | X | 9,100 | 0.209 |
| 6 | X | 9,100 | 0.209 |
| 7 | X | 10,395 | 0.239 |
| 8 | X | 11,015 | 0.253 |
| 9 | X | 9,100 | 0.209 |
| 10 | X | 9,100 | 0.209 |
| 11 | X | 9,124 | 0.209 |
| 12 | X | 10,675 | 0.245 |
| 13 | X | 16,495 | 0.379 |
| 14 | X | 12,047 | 0.277 |
| 15 | X | 9,578 | 0.220 |

| Lot Area Table | | | |
|----------------|---------|-------------|-------|
| Lot # | Block # | Square Feet | Acres |
| 1 | Y | 7,410 | 0.170 |
| 2 | Y | 7,410 | 0.170 |
| 3 | Y | 7,555 | 0.173 |
| 4 | Y | 7,709 | 0.177 |
| 5 | Y | 7,709 | 0.177 |
| 6 | Y | 7,709 | 0.177 |
| 7 | Y | 7,709 | 0.177 |
| 8 | Y | 7,709 | 0.177 |
| 9 | Y | 14,825 | 0.340 |
| 10 | Y | 18,025 | 0.414 |

| Lot Area Table | | | |
|----------------|---------|-------------|-------|
| Lot # | Block # | Square Feet | Acres |
| 2 | T | 6,170 | 0.142 |
| 3 | T | 5,900 | 0.135 |
| 4 | T | 5,900 | 0.135 |
| 5 | T | 5,900 | 0.135 |
| 6 | T | 6,121 | 0.141 |
| 7 | T | 6,059 | 0.139 |
| 8 | T | 6,406 | 0.147 |

| Lot Area Table | | | |
|----------------|---------|-------------|-------|
| Lot # | Block # | Square Feet | Acres |
| 1 | U | 8,000 | 0.184 |
| 2 | U | 7,667 | 0.176 |
| 3 | U | 7,323 | 0.168 |
| 4 | U | 7,129 | 0.164 |
| 5 | U | 7,273 | 0.167 |
| 6 | U | 7,330 | 0.168 |
| 7 | U | 7,330 | 0.168 |
| 8 | U | 7,234 | 0.166 |
| 9 | U | 7,080 | 0.163 |
| 10 | U | 7,080 | 0.163 |
| 11 | U | 8,470 | 0.194 |
| 12 | U | 7,631 | 0.175 |
| 13 | U | 7,396 | 0.170 |
| 14 | U | 7,405 | 0.170 |
| 15 | U | 7,562 | 0.174 |
| 16 | U | 7,711 | 0.177 |
| 17 | U | 7,711 | 0.177 |
| 18 | U | 8,129 | 0.187 |

| Centerline Curve Table | | | | | | |
|------------------------|---------|----------|---------|---------|---------------|-----------|
| Curve # | Length | Radius | Tangent | Chord | Chord Bearing | Delta |
| C14 | 69.14' | 375.00' | 34.67' | 69.04' | S86°55'28"W | 10°33'49" |
| C15 | 30.99' | 400.00' | 15.50' | 30.98' | N85°34'27"W | 4°26'19" |
| C16 | 328.09' | 1380.00' | 164.82' | 327.31' | S89°50'03"W | 13°37'18" |
| C17 | 46.82' | 420.00' | 23.44' | 46.80' | S86°31'32"W | 6°23'16" |
| C18 | 132.30' | 375.00' | 66.84' | 131.61' | N80°10'26"W | 20°12'48" |
| C19 | 201.88' | 400.00' | 103.14' | 199.74' | N84°31'32"W | 28°55'00" |
| C23 | 71.37' | 800.00' | 35.71' | 71.35' | N85°53'21"E | 5°06'42" |
| C24 | 545.98' | 375.00' | 334.23' | 499.02' | S54°57'25"E | 83°25'10" |
| C25 | 722.91' | 800.00' | 388.24' | 698.56' | S39°08'04"E | 51°46'28" |
| C26 | 260.06' | 500.00' | 133.04' | 257.13' | S50°07'18"E | 29°48'01" |
| C27 | 304.24' | 500.00' | 156.99' | 299.56' | S17°47'24"E | 34°51'47" |
| C31 | 125.38' | 500.00' | 63.02' | 125.05' | N81°15'40"E | 14°22'02" |
| C32 | 93.94' | 375.00' | 47.22' | 93.69' | S84°22'44"E | 14°21'09" |
| C33 | 236.48' | 500.00' | 120.49' | 234.28' | S52°31'06"E | 27°05'54" |
| C34 | 109.08' | 375.00' | 54.93' | 108.70' | S60°57'48"E | 16°39'59" |
| C35 | 204.08' | 1119.00' | 102.32' | 203.80' | S57°51'18"E | 10°26'58" |
| C36 | 91.52' | 375.00' | 45.99' | 91.29' | N82°38'59"E | 13°59'01" |
| C37 | 224.36' | 1380.00' | 112.43' | 224.12' | S89°29'45"E | 9°18'55" |
| C38 | 100.46' | 400.00' | 50.49' | 100.19' | S77°38'36"E | 14°23'22" |
| C39 | 319.70' | 920.00' | 161.48' | 318.09' | S80°24'13"E | 19°54'36" |
| C48 | 153.97' | 500.00' | 77.60' | 153.36' | N28°45'16"E | 17°38'37" |
| C49 | 296.32' | 375.00' | 156.38' | 288.67' | N06°00'18"W | 45°16'26" |
| C50 | 190.71' | 400.00' | 97.20' | 188.91' | N02°58'24"E | 27°19'03" |
| C51 | 77.04' | 375.00' | 38.66' | 76.90' | N29°54'42"E | 11°46'14" |
| C52 | 325.96' | 500.00' | 169.01' | 320.22' | N17°07'15"E | 37°21'08" |
| C53 | 61.22' | 400.00' | 30.67' | 61.16' | N29°56'11"E | 8°46'10" |
| C54 | 509.69' | 814.00' | 263.51' | 501.41' | N16°22'59"E | 35°52'35" |
| C55 | 155.25' | 710.00' | 77.94' | 154.94' | N03°49'25"E | 12°31'43" |
| C57 | 87.39' | 400.00' | 43.87' | 87.22' | N03°49'06"E | 12°31'05" |
| C58 | 50.75' | 400.00' | 25.41' | 50.72' | N13°42'43"E | 7°16'10" |
| C59 | 225.80' | 400.00' | 116.00' | 222.81' | N33°31'06"E | 32°20'35" |
| C60 | 318.35' | 600.00' | 163.02' | 314.63' | N64°53'23"E | 30°24'00" |
| C61 | 302.44' | 984.00' | 152.42' | 301.26' | N88°53'42"E | 17°36'38" |
| C62 | 55.94' | 400.00' | 28.02' | 55.90' | S86°18'23"E | 8°00'48" |
| C63 | 94.19' | 375.00' | 47.35' | 93.95' | N12°21'28"E | 14°23'30" |
| C64 | 74.05' | 375.00' | 37.15' | 73.93' | N13°53'47"E | 11°18'51" |
| C65 | 104.67' | 690.00' | 52.43' | 104.57' | N12°35'06"E | 8°41'28" |
| C66 | 360.67' | 375.00' | 195.65' | 346.93' | N52°32'12"E | 55°06'22" |
| C67 | 290.95' | 694.00' | 147.65' | 288.83' | S87°54'00"E | 24°01'14" |
| C68 | 94.70' | 375.00' | 47.60' | 94.45' | S83°07'27"E | 14°28'08" |

| Lot Curve Table | | | | | |
|-----------------|---------|----------|---------|---------------|------------|
| Curve # | Length | Radius | Chord | Chord Bearing | Delta |
| C90 | 162.28' | 527.00' | 161.64' | N 28°45'16" E | 17°38'37" |
| C91 | 70.40' | 473.00' | 70.33' | N 25°30'05" E | 8°31'39" |
| C102 | 65.03' | 1293.00' | 65.02' | S 04°41'08" E | 2°52'54" |
| C103 | 142.08' | 373.00' | 141.22' | N 05°43'11" E | 21°49'28" |
| C108 | 135.37' | 50.00' | 97.65' | N 54°04'53" E | 155°07'09" |
| C128 | 45.23' | 166.50' | 45.09' | N 82°34'36" W | 15°33'49" |
| C129 | 36.26' | 133.50' | 36.15' | S 82°34'36" E | 15°33'49" |
| C130 | 16.04' | 1079.00' | 16.04' | S 89°55'58" E | 0°51'06" |
| C132 | 218.72' | 1210.00' | 218.42' | S 04°41'28" E | 10°21'25" |

| Centerline Curve Table | | | | | | |
|------------------------|---------|----------|---------|---------|---------------|-----------|
| Curve # | Length | Radius | Tangent | Chord | Chord Bearing | Delta |
| C69 | 102.97' | 410.00' | 51.76' | 102.70' | N12°21'24"E | 14°23'22" |
| C70 | 346.39' | 400.00' | 184.90' | 335.67' | N29°58'13"E | 49°37'00" |
| C71 | 344.40' | 400.00' | 183.69' | 333.86' | N79°26'40"E | 49°19'55" |
| C72 | 101.01' | 400.00' | 50.78' | 100.74' | S83°07'27"E | 14°28'08" |
| C73 | 137.61' | 825.00' | 68.97' | 137.45' | N05°05'29"W | 9°33'26" |
| C74 | 479.45' | 1320.00' | 242.39' | 476.82' | N00°32'09"E | 20°48'39" |
| C115 | 68.20' | 250.00' | 34.31' | 67.99' | S54°28'37"E | 15°37'51" |
| C116 | 309.39' | 965.50' | 156.03' | 308.07' | S55°50'30"E | 18°21'37" |
| C117 | 101.41' | 334.50' | 51.09' | 101.02' | S56°20'13"E | 17°22'10" |
| C118 | 71.79' | 250.00' | 36.14' | 71.54' | S55°52'43"E | 16°27'10" |
| C119 | 244.54' | 634.50' | 123.81' | 243.03' | S51°09'38"E | 22°04'57" |
| C120 | 79.12' | 250.00' | 39.89' | 78.79' | S53°08'07"E | 18°07'58" |
| C121 | 61.76' | 250.00' | 31.04' | 61.60' | S38°57'56"E | 14°09'14" |
| C122 | 147.43' | 665.50' | 74.02' | 147.13' | S39°41'47"E | 12°41'33" |
| C123 | 191.59' | 665.50' | 96.46' | 190.93' | S26°58'27"E | 16°29'41" |
| C124 | 71.28' | 250.00' | 35.89' | 71.04' | S10°33'30"E | 16°20'14" |

| Open Space Curve Table | | | | | |
|------------------------|---------|----------|---------|---------------|------------|
| Curve # | Length | Radius | Chord | Chord Bearing | Delta |
| C143 | 100.24' | 1142.91' | 100.21' | S 08°36'23" W | 5°01'31" |
| C145 | 69.72' | 1214.50' | 69.71' | N 07°19'24" E | 3°17'21" |
| C288 | 189.42' | 50.00' | 94.81' | N 29°39'05" E | 217°03'52" |
| C290 | 26.41' | 1293.00' | 26.41' | S 05°06'25" W | 1°10'13" |
| C291 | 38.03' | 1090.00' | 38.03' | N 09°56'30" E | 1°59'56" |
| C292 | 52.87' | 50.00' | 50.44' | S 15°35'00" E | 60°35'06" |
| C293 | 31.24' | 1761.00' | 31.24' | N 00°43'26" W | 1°00'59" |
| C294 | 9.69' | 50.00' | 9.67' | S 89°03'21" E | 11°06'12" |
| C295 | 122.78' | 456.15' | 122.41' | N 78°48'44" E | 15°25'20" |

| Open Space Line Table | | |
|-----------------------|---------|---------------|
| Line # | Length | Direction |
| L169 | 99.91' | N 88°49'00" E |
| L170 | 37.24' | N 46°57'10" E |
| L172 | 100.44' | N 13°05'52" E |
| L174 | 75.73' | N 10°56'28" E |
| L401 | 13.45' | S 43°26'30" E |

| Lot Line Table | | |
|----------------|---------|---------------|
| Line # | Length | Direction |
| L13 | 14.42' | S 26°36'16" E |
| L14 | 13.81' | N 63°13'06" E |
| L44 | 13.30' | N 47°57'10" E |
| L46 | 12.35' | N 87°05'15" W |
| L49 | 6.13' | N 72°47'16" E |
| L50 | 7.67' | S 15°55'04" E |
| L51 | 15.06' | S 23°47'58" E |
| L52 | 13.00' | S 66°48'07" W |
| L53 | 7.08' | S 76°47'43" E |
| L54 | 6.83' | N 15°01'00" E |
| L55 | 7.87' | S 73°50'11" E |
| L56 | 6.35' | N 14°29'53" E |
| L57 | 13.81' | S 59°35'23" E |
| L58 | 13.48' | N 26°26'28" E |
| L60 | 14.15' | N 34°21'51" W |
| L61 | 14.63' | N 57°57'35" E |
| L67 | 6.91' | N 03°26'10" E |
| L68 | 7.22' | S 86°31'50" E |
| L69 | 14.69' | S 80°17'40" W |
| L70 | 14.69' | N 05°08'31" W |
| L71 | 7.07' | N 44°39'51" E |
| L72 | 7.07' | S 45°21'31" E |
| L73 | 14.59' | S 32°18'00" W |
| L74 | 7.58' | S 49°37'22" E |
| L75 | 6.49' | S 40°04'30" W |
| L76 | 14.14' | N 44°41'13" E |
| L77 | 35.36' | S 45°18'47" E |
| L78 | 14.91' | S 42°08'43" E |
| L79 | 13.87' | S 45°43'54" W |
| L80 | 15.71' | S 23°29'24" E |
| L81 | 14.30' | S 46°47'21" E |
| L82 | 14.69' | N 52°26'38" E |
| L83 | 13.48' | S 37°12'06" E |
| L85 | 15.58' | N 47°37'44" E |
| L86 | 19.50' | S 44°36'03" E |
| L88 | 17.68' | N 42°00'49" E |
| L89 | 14.60' | N 07°52'50" E |
| L90 | 7.76' | S 74°18'16" E |
| L91 | 14.54' | S 61°10'00" E |
| L92 | 15.39' | N 03°05'18" E |
| L93 | 13.98' | S 82°54'50" E |
| L94 | 6.77' | N 75°26'03" E |
| L95 | 7.51'</ | |

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

North Tract

BEING a tract of land situated in the J. McGarrah Survey, Abstract No. 572, and the W. Butler Survey, Abstract No. 87, City of McKinney, Collin County, Texas, being part of those tracts conveyed to Jen Texas 22, LLC, by deed recorded in Document No. 20210318000545970 and Document No. 20200904001497270 of the Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point in County Road 943, a public road, for the southeast corner of a tract conveyed to the City of McKinney recorded in Document No. 20210729001526720 DRCCCT, from which a 1/2" iron rod found for an inset corner thereof bears N 08°33'13" E, 994.03 feet;

THENCE S 08°33'13" W, 826.41 feet along said road to a point for corner;

THENCE S 12°31'28" E, 59.67 feet continuing along County Road 943 to a MAG nail found;

THENCE departing said road, the following:

S 89°08'02" W, 23.47 feet to a 1/2" iron rod with plastic cap found;

S 88°49'10" W, 47.90 feet;

A non-tangent curve to the left having a central angle of 04°33'11", a radius of 1110.00 feet, a chord of S 07°35'35" E - 88.19 feet, an arc length of 88.21 feet;

S 09°52'11" E, 105.65 feet;

A tangent curve to the right having a central angle of 09°33'31", a radius of 990.00 feet, a chord of S 05°05'25" E - 164.97 feet, an arc length of 165.16 feet;

And S 00°18'40" E, passing at 481.49 feet the most northerly northwest corner of a right-of-way dedication to the City of McKinney, recorded in Document No. 20210716001437380 DRCCCT, and continuing along the common line thereof a total distance of 1318.74 feet;

THENCE continuing along the west and north line of said dedication, the following:

S 06°35'40" E, 110.20 feet;

A tangent curve to the right having a central angle of 48°36'35", a radius of 51.00 feet, a chord of S 17°42'37" W - 41.98 feet, an arc length of 43.27 feet;

S 42°00'55" W, 20.71 feet;

A tangent curve to the right having a central angle of 28°19'41", a radius of 21.00 feet, a chord of S 56°10'45" W - 10.28 feet, an arc length of 10.38 feet;

S 70°20'36" W, 12.53 feet;

A tangent curve to the right having a central angle of 13°26'31", a radius of 381.00 feet, a chord of S 77°03'51" W - 89.18 feet, an arc length of 89.39 feet;

S 83°47'07" W, 39.09 feet;

S 89°38'35" W, 540.58 feet;

A tangent curve to the right having a central angle of 17°34'01", a radius of 1090.00 feet, a chord of N 81°34'25" W - 332.89 feet, an arc length of 334.19 feet;

N 72°47'25" W, 203.10 feet;

A tangent curve to the left having a central angle of 28°57'30", a radius of 1210.00 feet, a chord of N 87°16'09" W - 605.06 feet, an arc length of 611.55 feet;

And S 78°15'06" W, 1183.08 feet to a point for corner;

THENCE departing said right-of-way, into and through said Jen Texas 22 tracts, the following:

N 00°21'00" W, 266.86 feet;

N 44°39'00" E, 139.15 feet;

N 00°21'00" W, 158.44 feet;

N 89°39'00" E, 158.63 feet;

N 28°55'39" W, 429.84 feet;

N 49°41'47" E, 219.17 feet;

N 31°38'22" E, 267.07 feet;

N 11°22'48" E, 107.61 feet;

N 33°10'29" W, 340.38 feet;

N 57°24'29" W, 453.48 feet;

N 24°24'25" W, 282.00 feet;

N 65°35'35" E, 223.28 feet;

N 85°27'43" E, 143.24 feet;

A tangent curve to the right having a central angle of 06°44'40", a radius of 530.00 feet, a chord of N 88°50'03" E - 62.35 feet, an arc length of 62.39 feet;

S 87°47'37" E, 244.94 feet;

A tangent curve to the right having a central angle of 04°26'19", a radius of 555.00 feet, a chord of S 85°34'27" E - 42.99 feet, an arc length of 43.00 feet;

S 83°21'18" E, 112.39 feet;

A non-tangent curve to the left having a central angle of 06°18'21", a radius of 1225.00 feet, a chord of S 86°30'33" E - 134.75 feet, an arc length of 134.82 feet;

N 89°05'26" E, 53.56 feet;

A non-tangent curve to the left having a central angle of 04°48'38", a radius of 1225.00 feet, a chord of N 85°25'43" E - 102.82 feet, an arc length of 102.85 feet;

N 83°19'58" E, 320.97 feet;

A non-tangent curve to the right having a central angle of 06°23'16", a radius of 575.00 feet, a chord of N 86°31'32" E - 64.07 feet, an arc length of 64.10 feet;

N 89°43'10" E, 67.45 feet;

A tangent curve to the right having a central angle of 20°12'48", a radius of 530.00 feet, a chord of S 80°10'26" E - 57.98 feet, an arc length of 186.98 feet;

S 70°04'02" E, 151.54 feet;

A tangent curve to the left having a central angle of 13°35'28", a radius of 245.00 feet, a chord of S 76°51'46" E - 57.98 feet, an arc length of 58.12 feet;

S 84°53'53" E, 160.73 feet;

N 80°21'07" E, 159.60 feet;

N 82°51'04" E, 240.24 feet;

N 76°19'50" E, 212.89 feet;

N 24°28'04" E, 181.37 feet;

N 53°14'16" E, 259.88 feet;

N 35°48'32" E, 47.26 feet;

S 87°34'51" E, 316.47 feet;

And N 08°56'32" E, 227.74 feet to the south line of said City of McKinney tract;

THENCE N 84°33'34" E, 71.35 feet along the common line thereof to the POINT OF BEGINNING with the subject tract containing 6,283,141 square feet or 144.241 acres of land.

South Tract

BEING a tract of land situated in the J. McGarrah Survey, Abstract No. 572, and the W. Butler Survey, Abstract No. 87, City of McKinney, Collin County, Texas, being part of a tract conveyed to Painted Tree 607-McKinney, L.P., recorded in Document No. 20210416000770380 of the Deed Records, Collin County, Texas (DRCCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the south line of a right-of-way dedication to the City of McKinney, recorded in Document No. 20210716001437380 DRCCCT, for the northwest corner of said Painted Tree 607 tract;

THENCE along the south line thereof, the following:

N 78°15'06" E, 57.18 feet;

A tangent curve to the right having a central angle of 28°57'30", a radius of 1090.00 feet, a chord of S 87°16'09" E - 545.06 feet, an arc length of 550.90 feet;

And S 72°47'25" E, 191.23 feet;

THENCE departing said right-of-way, the following:

S 89°38'31" W, 82.80 feet;

S 72°47'33" E, 44.08 feet;

S 17°12'27" W, 118.00 feet;

N 72°47'33" W, 158.04 feet;

A tangent curve to the left having a central angle of 20°28'18", a radius of 948.91 feet, a chord of N 83°01'42" W - 337.24 feet, an arc length of 339.04 feet;

A compound curve to the left having a central angle of 110°54'45", a radius of 50.00 feet, a chord of S 31°16'46" W - 82.37 feet, an arc length of 96.79 feet;

And S 78°35'40" W, 140.20 feet to the west line of said Painted Tree 607 tract;

THENCE N 11°19'23" W, 211.74 feet along the west line thereof to the POINT OF BEGINNING with the subject tract containing 114,179 square feet or 2.621 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JEN TEXAS 22 LLC and Painted Tree 607-McKinney, L.P. acting herein by and through its duly authorized officers, do hereby certify and adopt this record plat designating the herein above described property as Painted Tree Woodlands East, an addition to the City of McKinney, and do hereby dedicate to the public use forever, the streets and alleys shown thereon. JEN TEXAS 22 LLC and Painted Tree 607-McKinney, L.P. do 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 McKinney.

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 of any time procuring permission from anyone.

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 _____, 2022.

Painted Tree 607 - McKinney, L.P.

a Delaware limited partnership

JEN TEXAS 22 LLC

a Texas limited liability company

By: Michael W. Brady

By: Cal Hearthstone PBLO GP, LLC

a Delaware limited liability company

General Partner

By: Cal Hearthstone Public Builder Lot Option,

LLC a Delaware limited liability company

Sole Member

By: Hearthstone Professionals - CS, L.P.

a Delaware limited partnership

Member Manager

By: Steven Porath

Authorized Person

Approved

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.

Planning and Zoning Commission Chairman

City of McKinney, Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2022.

Date

Notary Public, State of Texas

Attest

Planning and Zoning Commission Secretary

City of McKinney, Texas

Date

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.

PRELIMINARY, THIS DOCUMENT

SHALL NOT BE RECORDED

FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252



FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT

PRELIMINARY FINAL PLAT

PAINTED TREE WOODLANDS EAST

429 RESIDENTIAL LOTS & 11 COMMON AREA LOTS TOTALING 144.241 ACRES

OUT OF THE W. BUTLER SURVEY ~ ABST. NO. 87

AND

10 RESIDENTIAL LOTS & 1 COMMON AREA LOT TOTALING 2.621 ACRES

OUT OF THE

A. STAPP SURVEY ~ ABST. NO. 833

IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Note:

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.

OWNER / APPLICANT

Jen Texas 22 Partners

8103 San Fernando Way

Dallas, Texas 75128

Telephone (214) 543-5062

Contact: Michael W. Brady

DEVELOPMENT MANAGER

Oxland Advisors

5700 ennyson 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-23121 and No. F-10043100

Contact: Tim C. Spiars

Scale: ##### March, 2022 SEI Job No. 21-112