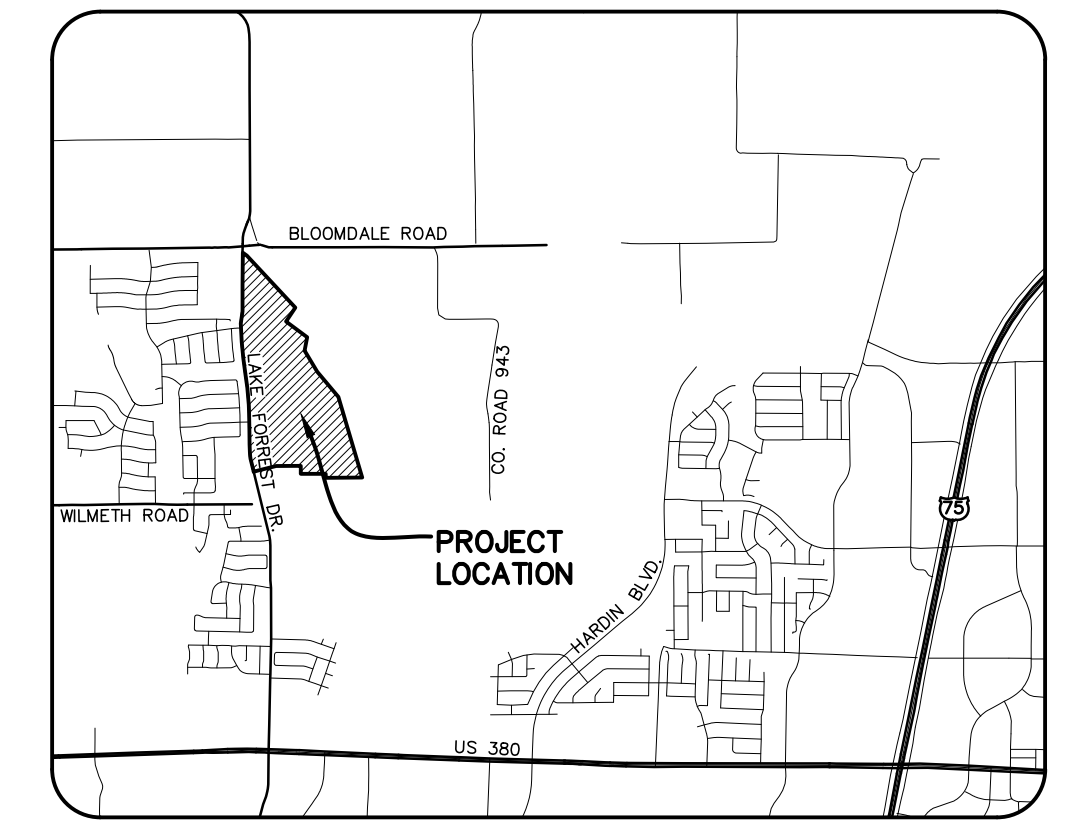
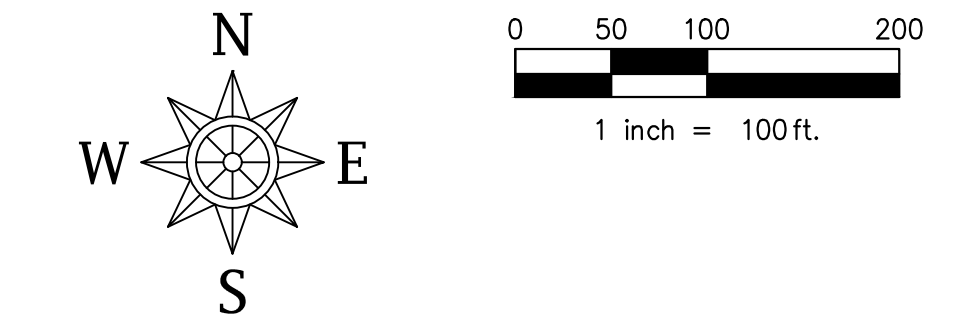


SEE SHEET #

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. 48085C0145J & 48085C0260J dated June 02, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.
- All common areas will be owned and maintained by the HOA.
- All lots comply with the minimum size requirements of the zoning district.
- Speed humps will be proposed along Streets - (4, 5, 16, 22, 25 & 30) 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.



LOCATION MAP
1" = 4000'

Open Space Table				Open Space Table				Open Space Table			
Tag No.	Lot Name	Acres	Description	Tag No.	Lot Name	Acres	Description	Tag No.	Lot Name	Acres	Description
1	A-1	0.155	Common Area	13	I-9	0.019	Common Area	25	N-2	0.019	Common Area
2	A-3	0.311	Common Area	14	J-1	0.018	Common Area	26	N-3	0.019	Common Area
3	B-1	0.339	Common Area	15	J-2	0.019	Common Area	27	N-4	0.024	Common Area
4	X-2	0.059	Common Area	16	J-3	0.019	Common Area	28	O-2	0.018	Common Area
5	I-1	0.196	Common Area	17	J-4	0.019	Common Area	29	O-3	0.019	Common Area
6	I-2	0.019	Common Area	18	L-1	0.019	Common Area	30	O-4	0.020	Common Area
7	I-3	0.041	Common Area	19	L-2	0.019	Common Area	31	P-1	0.019	Common Area
8	I-4	0.028	Common Area	20	M-1	0.019	Common Area	32	P-2	0.019	Common Area
9	I-5	0.022	Common Area	21	M-2	0.019	Common Area	33	P-3	0.019	Common Area
10	I-6	0.054	Common Area	22	M-3	0.019	Common Area	34	P-4	0.019	Common Area
11	I-7	0.019	Common Area	23	M-4	0.017	Common Area				
12	I-8	0.019	Common Area	24	N-1	0.019	Common Area				

LEGEND
(Not all items may be applicable)

○	1 1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IRP	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Easmt.	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	SIDEWALK 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
◆	STREET NAME CHANGE
ε	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
(DRCCCT)	DEED RECORDS, COLLIN COUNTY, TEXAS
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS
(OPRCCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Boundary Curve Table

Curve #	Radius	Beta	Tangent	Length	Chord Bearing	Chord
BC1	990.00'	12°50'14"	111.37'	221.81'	N07°08'39"W	221.35'
BC2	5789.58'	6°53'00"	348.19'	695.54'	N04°10'02"W	695.12'
BC3	5669.58'	7°49'00"	387.34'	773.48'	N03°42'02"W	772.88'
BC4	990.00'	12°50'00"	122.24'	244.48'	N00°54'58"E	24.48'

FOR REVIEW PURPOSES ONLY
PRELIMINARY-FINAL PLAT

PRELIMINARY - FINAL PLAT

**PAINTED TREE WOODLANDS
PHASE 1 & 2**
603 RESIDENTIAL LOTS & 41 COMMON AREA LOTS
TOTALING 59.432 ACRES
OUT OF THE
W. BUTLER SURVEY ~ ABST. NO. 87
A. STAPP SURVEY ~ ABST. NO. 833
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

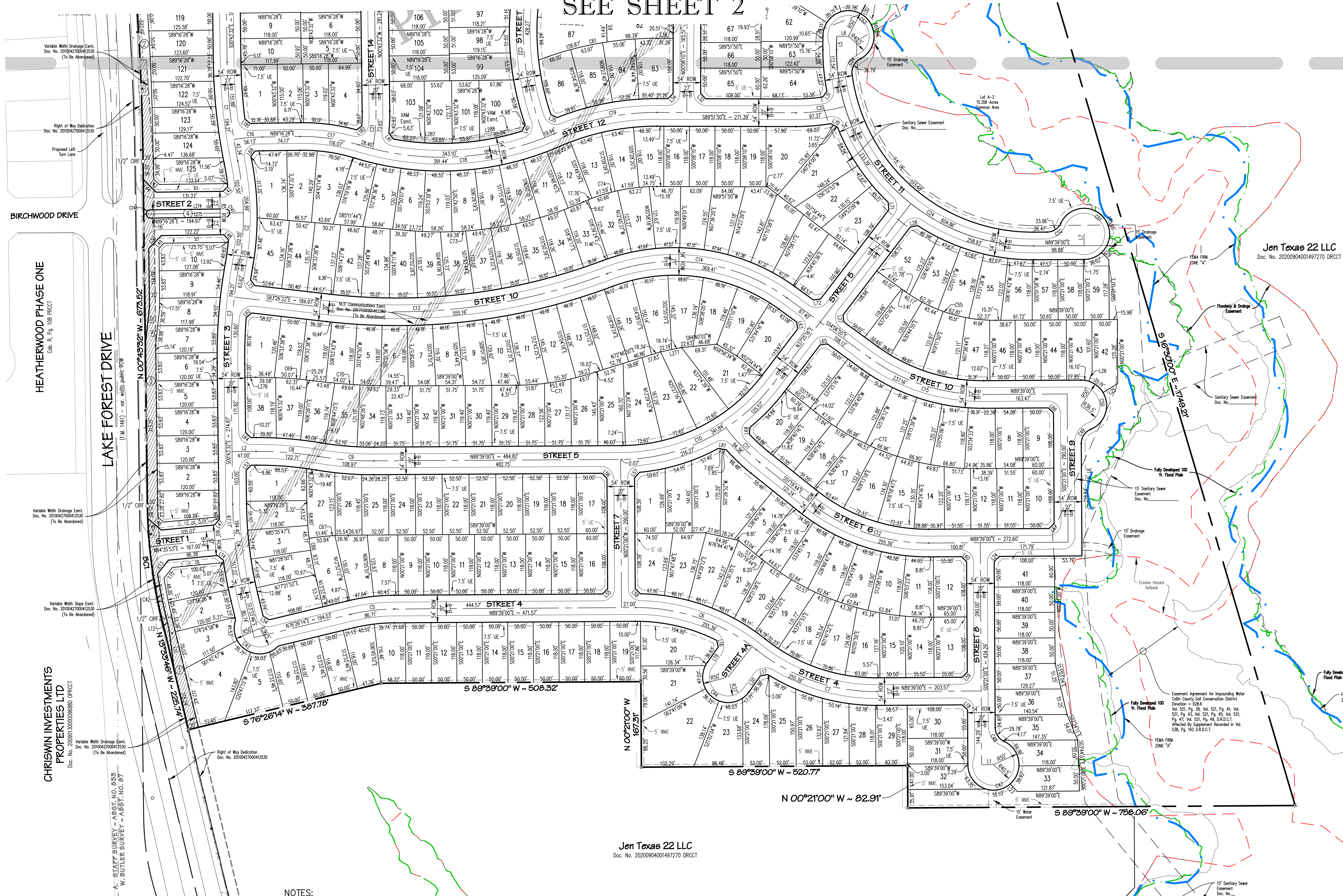
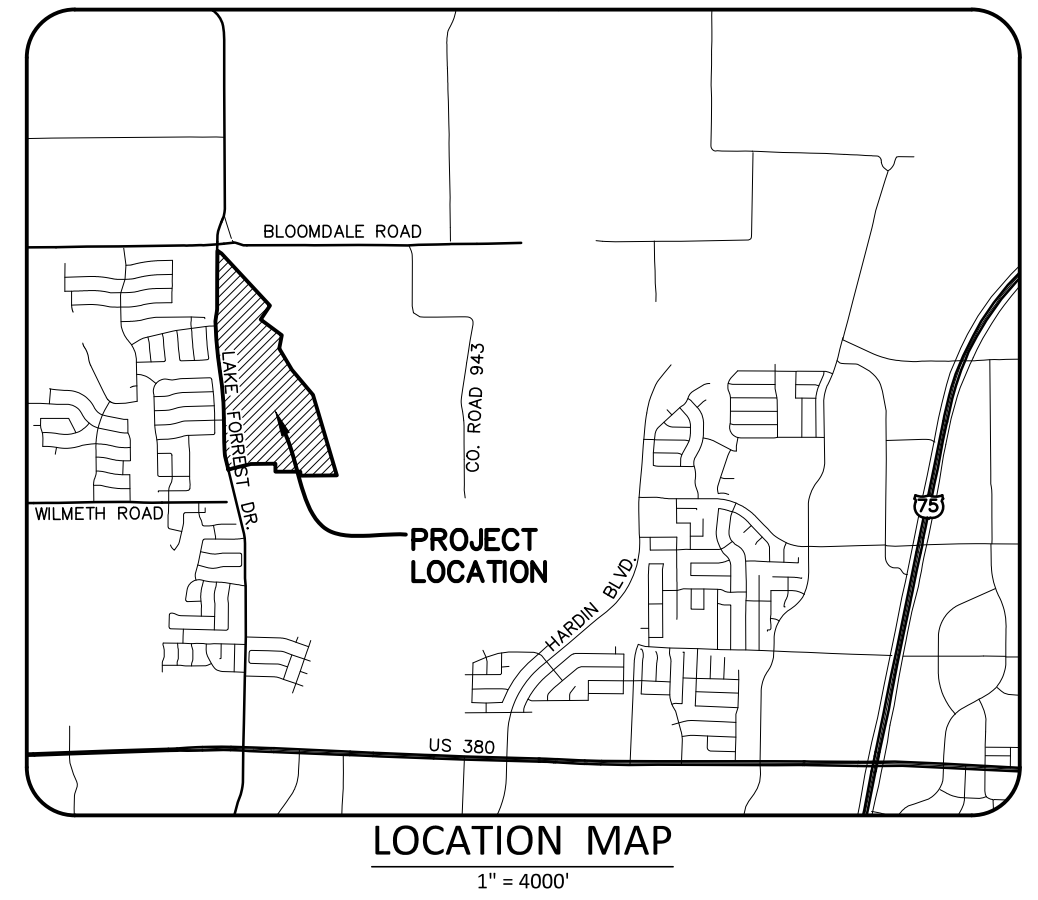
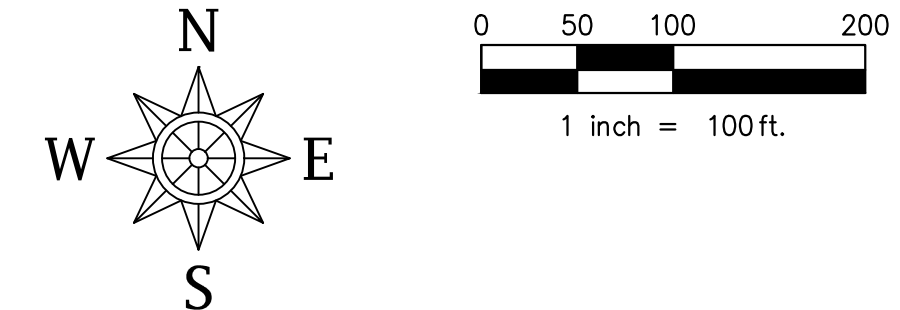
SEE SHEET 3

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 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

SEE SHEET 2



LEGEND (Not all items may be applicable)
1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRON ROD FOUND
CAPPED IRON ROD FOUND
IRON PIPE FOUND
ALUMINUM MONUMENT FOUND
CONTROL MONUMENT
EASEMENT
ACCESS AND UTILITY EASEMENT
DRAINAGE EASEMENT
DRAINAGE AND UTILITY EASEMENT
UTILITY EASEMENT
WATER EASEMENT
SANITARY SEWER EASEMENT
SIDEWALK EASEMENT
STREET EASEMENT
WALL MAINTENANCE EASEMENT
HIKE & BIKE TRAIL EASEMENT
VISIBILITY, ACCESS & MAINTENANCE EASEMENT
BY THIS PLAN
RIGHT-OF-WAY
MINIMUM FINISH FLOOR ELEVATION
BUILDING LINE
STREET NAME CHANGE
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NOT TO SCALE
ORDINANCE NUMBER
INSTRUMENT OR DOCUMENT
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Open Space Table
Table with 3 columns: Tag No., Lot Name, Acreage, Description. Contains 24 rows of common area data.

Boundary Curve Table
Table with 6 columns: Curve #, Radius, Delta, Tangent, Length, Chord Bearing, Chord. Contains 4 rows of curve data.

PAINTED TREE WOODLANDS
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603 RESIDENTIAL LOTS & 41 COMMON AREA LOTS
TOTALING 59.432 ACRES
OUT OF THE
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A. STAPP SURVEY ~ ABST. NO. 833
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER / APPLICANT: Jen Texas 22 Partners
DEVELOPMENT MANAGER: Oxland Advisors
ENGINEER / SURVEYOR: Spiars Engineering, Inc.

Centerline Curve Table						
Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
C1	1027.00'	010°50'06"	97.40'	194.21'	S06°08'35"E	193.93'
C2	542.00'	021°40'13"	103.74'	204.99'	S00°43'32"E	203.77'
C3	1027.00'	010°50'06"	97.40'	194.21'	S04°41'31"W	193.93'
C4	823.00'	012°50'14"	92.59'	184.40'	S07°08'39"E	184.01'
C5	376.00'	0131°2'46"	43.55'	86.71'	N83°02'37"E	86.52'
C6	375.00'	039°01'16"	132.87'	255.39'	S70°50'22"E	250.48'
C7	375.00'	039°01'16"	132.87'	255.39'	S70°50'22"E	250.48'
C8	705.00'	009°58'21"	61.51'	122.71'	S85°22'42"E	122.55'
C9	627.00'	009°57'29"	54.62'	108.97'	S85°22'16"E	108.84'
C10	375.00'	062°13'44"	183.83'	341.84'	N63°32'08"E	330.12'
C11	375.00'	014°25'14"	47.44'	94.38'	S44°07'07"E	94.13'
C12	375.00'	039°01'16"	132.87'	255.39'	S70°50'22"E	250.48'
C13	1173.00'	027°07'01"	282.88'	555.16'	N83°00'07"E	549.99'
C14	375.00'	056°26'28"	201.25'	369.41'	S82°20'09"E	354.65'
C15	375.00'	036°14'05"	122.69'	237.16'	S72°13'58"E	233.22'
C16	375.00'	008°34'34"	28.12'	56.13'	N84°59'11"E	56.08'
C17	375.00'	017°44'03"	58.50'	116.07'	S81°51'30"E	115.61'
C18	553.00'	040°33'24"	204.32'	391.44'	N86°43'50"E	383.32'
C19	500.00'	023°41'02"	104.84'	206.68'	N78°17'39"E	205.21'
C20	375.00'	014°52'39"	48.96'	97.37'	N82°41'50"E	97.10'
C21	375.00'	011°15'09"	36.94'	73.65'	N04°54'03"E	73.53'
C22	533.00'	046°02'15"	226.45'	428.27'	N00°01'58"W	416.84'
C23	375.00'	051°43'24"	181.78'	338.53'	N25°59'51"E	327.15'
C24	383.00'	090°29'10"	386.26'	604.86'	S45°06'25"E	543.94'
C25	375.00'	006°37'11"	21.69'	43.33'	N86°24'37"E	43.30'
C26	375.00'	006°37'11"	21.69'	43.33'	N86°24'37"E	43.30'
C27	375.00'	023°22'27"	77.57'	152.98'	N78°02'00"E	151.92'
C28	375.00'	015°11'38"	50.01'	99.44'	S21°39'58"E	99.15'
C29	5515.58'	003°32'35"	170.59'	341.07'	S05°50'14"E	341.02'
C30	800.00'	007°05'00"	49.51'	98.90'	S05°44'46"E	98.84'
C31	5264.58'	005°24'16"	248.47'	496.58'	S04°54'24"E	496.40'
C32	1000.00'	005°13'22"	45.61'	91.16'	S04°59'51"E	91.12'
C33	5013.58'	004°24'40"	193.08'	385.98'	S05°55'46"E	385.88'
C34	500.00'	007°11'43"	31.44'	62.79'	N86°07'21"E	62.75'
C35	375.00'	004°11'07"	13.70'	27.39'	N84°37'03"E	27.39'
C36	375.00'	004°11'07"	13.70'	27.39'	N84°37'03"E	27.39'
C37	998.00'	005°02'09"	43.89'	87.72'	N85°02'34"E	87.69'
C38	375.00'	008°34'48"	28.13'	56.16'	N87°40'42"E	56.10'
C39	375.00'	008°38'57"	28.36'	56.61'	S04°36'46"W	56.55'
C40	375.00'	008°43'46"	28.62'	57.13'	S04°34'21"W	57.08'
C41	375.00'	009°22'18"	30.74'	61.34'	S04°28'41"E	61.27'

Centerline Line Table		
Line #	Length	Direction
L1	23.00'	N89°39'00"E
L2	47.00'	N89°39'00"E
L3	23.00'	N67°00'50"W
L4	17.26'	S38°08'27"E
L5	26.41'	S00°08'10"W
L6	23.00'	N89°51'50"W
L7	23.00'	N00°21'00"W
L8	33.00'	S00°16'48"E
L9	33.00'	N00°16'48"E
L10	53.56'	N51°51'33"E

Line Table		
Line #	Bearing	Distance
L11	N 07°17'38" W	82.42'
L12	N 13°33'46" W	25.57'
L13	N 38°16'09" E	34.21'
L14	S 51°34'54" E	14.43'
L15	S 38°16'09" W	26.70'
L16	S 13°26'59" E	13.14'
L17	N 79°00'16" E	14.50'
L18	S 45°21'00" E	14.14'
L19	N 35°28'25" E	36.63'
L20	N 35°28'25" E	38.38'
L23	N 41°29'56" W	20.00'
L24	N 44°39'00" E	14.14'
L25	S 59°01'15" W	33.85'
L26	N 18°05'43" E	20.00'
L27	N 08°20'50" W	13.95'
L28	N 80°38'05" E	14.58'
L29	S 43°55'09" E	20.00'
L30	S 28°51'27" W	20.00'
L31	S 34°17'08" W	13.83'
L32	N 44°51'50" W	14.14'
L33	S 01°20'49" E	20.00'
L34	S 45°08'10" W	14.14'
L35	N 65°47'24" W	13.81'
L36	N 68°40'35" E	20.00'
L37	N 27°45'03" E	38.44'
L38	N 89°51'50" W	31.26'
L39	S 35°35'12" E	15.37'
L40	S 28°11'23" W	13.94'
L41	N 36°31'19" W	14.72'
L42	S 41°37'46" W	13.47'
L43	N 45°43'32" W	15.86'
L44	N 45°43'32" W	35.36'
L45	N 48°51'51" W	34.39'
L46	N 48°51'51" W	14.97'
L47	S 40°46'41" W	14.43'
L48	S 43°04'50" E	13.47'
L49	N 44°16'28" E	14.14'
L50	N 44°16'28" E	35.36'
L51	S 06°06'54" W	75.56'
L52	S 06°06'56" W	75.56'
L53	N 44°27'44" E	14.10'
L54	N 58°33'46" W	14.14'
L55	S 44°39'00" W	14.14'
L56	S 45°21'00" E	14.14'
L57	N 42°30'56" E	14.66'
L58	N 44°59'37" W	14.23'
L59	S 44°39'00" W	14.14'
L60	S 45°21'00" E	14.14'
L61	S 80°09'04" E	15.54'
L62	N 50°38'37" E	13.91'
L63	S 08°20'50" E	13.95'
L64	N 45°32'16" W	14.19'
L65	N 82°25'16" E	14.14'
L66	S 45°21'00" E	14.14'
L67	S 44°39'00" W	14.14'
L68	N 04°40'44" E	13.65'
L69	N 37°28'06" E	13.24'
L70	S 60°40'38" E	15.38'
L71	S 04°53'24" E	14.79'
L72	S 81°39'10" W	14.33'

Line Table		
Line #	Bearing	Distance
L73	N 37°31'22" W	13.91'
L74	N 100°33'41" W	73.97'
L75	N 41°04'10" E	32.28'
L76	S 45°16'48" E	14.14'
L77	S 43°17'20" W	7.25'
L78	S 86°51'27" W	15.02'
L79	S 43°50'56" E	7.25'
L80	S 87°25'03" E	15.02'
L81	S 46°42'40" E	7.25'
L82	S 03°08'33" E	15.02'
L83	N 46°09'04" E	7.25'
L84	N 02°34'57" E	15.02'
L85	N 43°17'20" E	7.25'
L86	N 86°51'27" E	15.02'
L87	N 43°50'56" W	7.25'
L88	N 87°25'03" W	15.02'
L89	N 43°17'20" E	7.25'
L90	N 86°51'27" E	15.02'
L91	N 43°50'56" W	7.25'
L92	N 87°25'03" W	15.02'
L93	N 44°43'12" E	14.14'
L94	S 08°15'22" E	7.89'
L95	S 29°36'55" W	15.78'
L96	S 35°07'59" W	15.78'
L97	N 73°00'17" E	7.89'
L98	N 39°52'11" E	15.29'
L99	N 45°16'48" W	14.14'
L100	N 43°50'56" W	7.25'
L101	N 87°25'03" W	15.02'
L102	S 86°51'27" W	15.02'
L103	S 43°19'58" E	14.78'
L104	S 44°43'12" W	14.14'
L105	N 86°51'27" E	15.02'
L106	S 87°25'03" E	15.02'
L107	S 44°43'12" W	14.14'
L108	N 86°51'27" E	15.02'
L109	S 87°25'03" E	15.02'
L110	S 43°50'56" E	7.25'
L111	S 48°56'40" E	37.54'
L112	N 44°43'12" E	14.13'
L113	N 44°43'12" E	14.14'
L114	S 45°16'48" E	14.14'
L115	N 44°43'12" E	14.14'
L116	S 45°16'48" E	14.14'
L117	S 45°16'48" E	14.14'
L118	S 38°40'43" W	7.53'
L119	S 79°47'08" W	15.92'
L120	S 48°35'47" E	6.96'
L121	N 85°29'46" E	14.29'
L122	S 39°32'08" W	14.63'
L123	N 82°24'43" E	15.07'
L124	S 33°52'38" W	5.84'
L125	S 48°17'20" E	7.24'
L126	N 88°08'11" E	15.02'
L127	S 52°36'32" E	32.86'
L128	S 35°57'36" W	7.25'
L129	S 39°28'17" W	15.02'
L130	S 51°10'40" E	7.25'
L131	S 52°36'32" E	32.86'
L132	S 35°57'36" W	7.25'
L133	S 39°28'17" W	15.02'
L134	S 51°10'40" E	7.25'
L135	S 52°36'32" E	32.86'
L136	S 35°57'36" W	7.25'
L137	S 39°28'17" W	15.02'
L138	S 51°10'40" E	7.25'
L139	S 52°36'32" E	32.86'
L140	S 35°57'36" W	7.25'
L141	S 39°28'17" W	15.02'
L142	S 51°10'40" E	7.25'
L143	S 52°36'32" E	32.86'
L144	S 35°57'36" W	7.25'
L145	S 39°28'17" W	15.02'
L146	S 51°10'40" E	7.25'
L147	S 52°36'32" E	32.86'
L148	S 35°57'36" W	7.25'
L149	S 39°28'17" W	15.02'

Line Table		
Line #	Bearing	Distance
L150	N 49°19'43" W	14.26'
L151	N 50°34'31" W	13.66'
L152	N 38°35'22" E	7.52'
L153	N 79°47'07" E	15.92'
L154	N 48°25'17" W	6.94'
L155	S 85°30'02" W	14.26'
L156	N 37°46'15" E	14.20'
L157	S 62°40'39" E	18.52'
L158	S 36°31'28" W	7.19'
L159	S 80°31'26" W	15.01'
L160	N 50°36'49" W	7.30'
L161	S 86°14'53" W	15.04'
L162	N 36°31'28" E	7.19'
L163	N 80°31'26" E	15.01'
L164	S 50°36'49" E	7.30'
L165	S 86°14'53" W	15.04'
L166	N 53°02'35" W	7.25'
L167	N 09°28'27" W	15.02'
L168	S 03°44'58" E	15.02'
L169	S 39°49'10" W	7.25'
L170	S 74°05'28" E	44.38'
L171	N 51°36'25" W	7.07'
L172	N 06°36'07" W	13.90'
L173	S 41°14'39" W	7.41'
L174	S 00°54'00" E	15.44'
L175	N 50°18'26" W	13.83'
L176	N 43°49'00" E	7.25'
L177	N 87°20'43" E	15.03'
L178	S 86°55'47" E	14.94'
L179	S 43°19'58" E	7.24'
L180	S 22°14'39" E	46.98'
L181	N 51°02'57" W	14.48'
L182	S 55°20'26" W	12.72'
L183	S 45°30'10" E	14.20'
L184	N 44°29'50" E	14.09'
L185	N 02°29'41" E	84.25'
L186	N 42°12'25" E	35.86'
L187	S 52°06'06" E	14.05'
L188	S 38°40'43" W	7.53'
L189	S 79°47'08" W	15.92'
L190	S 48°35'47" E	6.96'
L191	N 85°29'46" E	14.29'
L192	S 39°32'08" W	14.63'
L193	N 82°24'43" E	15.07'
L194	S 33°52'38" W	5.84'
L195	S 48°17'20" E	7.24'
L196	N 88°08'11" E	15.02'
L197	S 52°36'32" E	32.86'
L198	S 35°57'36" W	7.25'
L199	S 39°28'17" W	15.02'
L200	S 51°10'40" E	7.25'
L201	N 85°15'13" E	15.02'
L202	N 39°06'42" E	14.53'
L203	S 50°55'15" E	13.75'
L204	S 37°16'47" W	7.38'
L205	S 79°42'40" W	15.41'
L206	N 86°14'53" E	14.68'
L207	S 49°59'25" E	7.12'
L208	S 84°07'34" W	10.00'
L209	S 42°41'40" W	13.63'

Line Table		
Line #	Bearing	Distance
L210	N 49°11'16" W	7.54'
L211	S 43°28'15" W	6.92'
L212	N 38°05'44" W	17.38'
L213	S 02°46'43" E	15.02'
L214	N 48°44'16" W	15.08'
L215	N 37°06'48" E	7.36'
L216	N 79°42'45" E	15.38'
L217	N 49°53'56" W	7.11'
L218	S 85°26'15" W	14.68'
L219	N 47°15'20" W	14.62'
L220	S 42°12'20" W	6.75'
L221	S 05°18'31" E	13.34'
L2		

