



Drawing: C:\2021\0803\21-234\Printed\Tree - Woodlands East Phase 1\21-234-final.plt.dwg, Saved By: Jimmie, Save Time: 6/29/2023 3:06 PM, Printed by: Jimmie Plot Date: 6/29/2023 3:06 PM

Boundary Line Table		
Line #	Bearing	Distance
BL1	N11°17'13"W	126.47'
BL2	N18°01'11"W	81.73'
BL3	N01°44'23"E	91.40'
BL4	N00°57'59"W	42.21'
BL5	N88°46'19"W	86.23'
BL6	N11°43'15"W	85.46'
BL7	N73°52'21"E	60.00'
BL8	S86°46'02"E	52.68'
BL9	N24°34'36"E	95.11'
BL10	N88°26'41"E	107.95'
BL11	N66°31'19"E	34.11'
BL12	N74°04'39"E	136.04'
BL13	S19°34'30"E	133.50'
BL14	N49°41'23"E	10.69'
BL15	S40°18'37"E	130.00'
BL16	N49°41'23"E	8.90'
BL17	N14°58'04"E	14.50'
BL18	N28°38'31"W	123.25'
BL19	N61°21'29"E	54.00'
BL20	N82°57'00"E	54.00'

Boundary Line Table		
Line #	Bearing	Distance
BL21	S07°03'00"E	108.87'
BL22	S51°49'17"E	14.20'
BL23	N51°16'50"E	14.09'
BL24	S84°28'35"E	54.00'
BL25	S41°24'45"E	13.57'
BL26	N89°41'13"E	225.82'
BL27	N44°41'13"E	14.14'
BL28	N00°18'47"W	11.43'
BL29	S87°25'36"E	20.00'
BL30	S02°34'24"W	27.71'
BL31	S00°22'34"E	89.81'
BL32	S44°40'03"W	35.33'
BL33	S00°22'34"E	60.00'
BL34	N89°42'38"E	5.13'
BL35	S45°17'59"E	35.36'
BL36	S00°18'40"E	149.87'
BL37	S06°35'40"E	110.20'
BL38	S42°00'55"W	20.71'
BL39	S70°20'36"W	12.53'
BL40	S83°47'07"W	39.09'

Lot Line Table		
Line #	Bearing	Distance
L1	S47°32'53"W	33.69'
L2	S42°09'39"E	15.00'
L3	N56°45'00"W	31.47'
L4	S35°13'18"E	78.87'
L5	S05°47'01"E	65.45'
L6	S66°02'12"E	70.88'
L7	N84°17'59"E	57.42'
L8	N05°47'01"W	56.75'
L9	N47°30'06"E	58.83'
L10	S43°57'55"W	37.27'
L11	N48°17'49"W	13.94'
L12	S41°56'05"W	14.31'
L13	S03°22'46"W	22.73'
L14	S47°37'44"W	15.58'
L15	S89°38'29"W	46.99'
L16	N44°35'25"W	35.84'
L17	N45°43'32"E	13.88'
L18	N44°36'03"W	26.55'
L19	S42°00'49"W	17.68'
L20	N54°15'14"W	8.08'
L21	N18°08'57"W	17.75'
L22	S38°33'25"W	6.28'
L23	S12°31'39"E	12.30'
L24	N61°01'09"W	14.60'
L25	N07°51'10"E	14.64'
L26	S75°40'30"E	7.89'
L27	S37°48'19"E	17.18'
L28	N19°07'49"E	6.28'
L29	N31°57'55"W	12.61'
L30	N44°41'56"E	14.13'
L31	S45°18'47"E	19.24'
L32	N46°47'29"W	14.31'
L33	N66°52'11"E	13.15'
L34	S23°28'30"E	16.14'
L35	S52°25'09"W	14.73'
L36	S63°12'09"W	13.82'
L37	S14°05'43"E	7.77'
L38	S53°05'58"E	16.77'
L39	S74°45'43"W	6.87'
L40	N58°37'04"W	13.48'
L41	S03°11'46"W	15.65'
L42	S89°28'09"E	20.58'
L43	N11°51'58"W	7.61'

Lot Line Table		
Line #	Bearing	Distance
L44	N51°24'34"W	17.94'
L45	N67°00'20"E	5.87'
L46	S56°48'30"E	12.84'
L47	N23°50'29"W	15.19'
L48	S47°39'08"E	66.97'
L49	S65°01'18"E	10.99'
L50	N37°09'51"W	13.53'
L51	N26°36'21"W	14.44'
L52	S87°11'31"E	12.70'
L53	S47°58'20"W	13.39'
L54	N05°09'43"E	63.35'
L55	N44°05'55"W	14.46'
L56	N32°26'23"E	14.57'
L57	S50°49'12"E	7.71'
L58	S11°16'52"E	16.22'
L59	N05°21'34"W	13.84'
L60	N42°08'27"E	6.76'
L61	S45°20'09"E	14.14'
L62	S44°39'51"W	14.15'
L63	N46°47'23"W	7.25'
L64	N03°13'16"W	15.02'
L65	S02°30'14"W	15.02'
L66	S46°04'21"W	7.25'
L67	S00°21'31"E	182.40'
L68	N83°56'27"W	20.72'
L69	N13°20'12"W	9.91'
L70	N82°54'43"W	13.99'
L71	N15°27'36"W	14.00'
L72	S78°17'41"E	7.25'
L73	S34°43'21"E	15.23'
L74	N28°57'32"W	14.56'
L75	N16°33'51"E	7.01'
L76	S45°20'09"E	14.13'
L77	S44°38'29"W	14.15'
L78	N75°24'10"W	8.05'
L79	N39°02'24"W	17.48'
L80	S33°26'52"E	12.79'
L81	S15°45'11"W	6.53'
L82	S31°53'19"E	107.20'
L83	S72°51'14"W	14.57'
L84	N03°28'43"E	20.78'
L85	N88°30'42"E	7.00'
L86	S46°12'57"E	16.27'

Lot Line Table		
Line #	Bearing	Distance
L87	N40°31'08"W	15.06'
L88	N08°50'14"E	6.59'
L89	S45°18'47"E	14.14'
L90	S44°39'51"W	14.16'
L91	S87°27'48"W	7.93'
L92	N54°59'02"W	17.26'
L93	S49°33'13"E	13.00'
L94	S01°32'48"E	6.69'
L95	S50°03'02"W	16.17'
L96	S45°18'04"E	14.15'
L97	S44°40'03"W	25.74'
L98	S36°31'11"W	14.51'
L99	N72°07'41"W	14.53'
L100	S65°01'18"E	10.99'
L101	N02°26'27"W	67.98'
L102	N10°04'38"E	49.91'
L103	N19°33'05"E	14.18'
L104	N05°09'43"E	63.35'
L105	N54°46'42"E	21.38'
L106	S75°53'22"E	44.72'
L107	N17°39'06"E	58.44'
L108	N75°39'29"E	27.00'
L109	N78°15'00"E	45.54'
L110	S83°47'29"W	38.32'
L111	S44°42'44"W	76.13'
L112	S45°17'16"E	20.00'
L113	N44°42'44"E	76.13'
L114	N24°05'25"W	60.01'
L115	S63°42'19"W	20.00'
L116	S67°20'03"W	25.00'
L117	S24°36'07"E	65.00'
L118	N72°11'34"E	20.00'
L119	N05°43'49"W	105.49'
L120	N84°12'59"E	192.68'
L121	N62°20'48"E	18.01'
L122	N62°20'48"E	27.12'
L123	N17°20'48"E	118.79'
L124	S72°39'12"E	144.50'
L125	S02°26'27"E	44.98'
L126	N00°50'06"E	64.38'
L127	S29°16'07"E	199.35'
L128	S01°43'23"W	64.61'
L129	N46°31'22"W	27.22'

Lot Line Table		
Line #	Bearing	Distance
L130	S11°44'54"E	25.02'

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	U	6,460	0.148
2	U	6,413	0.147
3	U	7,323	0.168
4	U	7,129	0.164
5	Q	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

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	Q	5,426	0.125
2	Q	5,618	0.129
3	Q	5,856	0.134
4	Q	5,900	0.135
5	Q	5,900	0.135
6	Q	5,900	0.135
7	Q	5,900	0.135
8	Q	5,900	0.135
9	Q	5,900	0.135
10	Q	5,900	0.135
11	Q	5,793	0.133
12	Q	9,800	0.225
13	Q	11,268	0.259
14	Q	5,822	0.134
15	Q	5,900	0.135
16	Q	5,900	0.135
17	Q	5,900	0.135
18	Q	5,890	0.135
19	Q	14,529	0.334
20	Q	14,277	0.328
21	Q	6,136	0.141
22	Q	6,136	0.141
23	Q	6,136	0.141
24	Q	6,136	0.141
25	Q	6,138	0.141
26	Q	6,223	0.143
27	Q	6,348	0.146
28	Q	8,719	0.200
29	Q	12,494	0.287
30	Q	9,895	0.227
31	Q	10,566	0.243
32	Q	9,565	0.220
33	Q	8,409	0.193
34	Q	8,177	0.188
35	Q	7,633	0.175
36	Q	7,484	0.172
37	Q	7,028	0.161
38	Q	6,479	0.149
39	Q	6,254	0.144
40	Q	6,236	0.143
41	Q	14,223	0.327
42	Q	14,139	0.325
43	Q	5,877	0.135
44	Q	5,900	0.135
45	Q	5,900	0.135
46	Q	5,900	0.135
47	Q	5,900	0.135
48	Q	5,900	0.135
49	Q	5,900	0.135
50	Q	7,275	0.167

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	L	15,125	0.347
2	L	12,809	0.294
3	L	13,500	0.310
4	L	10,441	0.240
5	L	9,301	0.214
6	L	11,103	0.255
7	L	8,960	0.206
8	L	8,960	0.206
9	L	8,960	0.206
10	L	9,292	0.213
11	L	9,346	0.215
12	L	9,720	0.223
13	L	10,806	0.248
14	L	10,727	0.246
15	L	9,736	0.224
16	L	8,729	0.200
17	L	11,077	0.254
18	L	15,269	0.351
19	L	13,780	0.316
20	L	9,193	0.211

Lot Area Table			
Lot #	Block #	Square Feet	Acres
21	D	6,285	0.239
22	D	9,886	0.233
23	D	9,807	0.226
4	O	5,900	0.135
5	O	5,900	0.135
6	O	5,900	0.135
7	O	5,900	0.135
8	O	7,030	0.161
9	O	7,030	0.161
10	O	5,900	0.135
11	O	5,900	0.135
12	O	5,900	0.135
13	O	5,900	0.135
14	O	5,900	0.135
15	O	5,900	0.135
16	O	5,883	0.135
17	O	10,109	0.232
18	O	8,892	0.204
19	O	10,705	0.246

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	K	10,269	0.236
2	K	8,662	0.199
3	K	8,535	0.196
4	K	8,321	0.191
5	K	7,600	0.174
6	K	7,316	0.168
7	K	7,316	0.168
8	K	7,651	0.176
9	K	7,666	0.176
10	K	7,666	0.176
11	K	7,666	0.176
12	K	7,725	0.177
13	K	8,178	0.188
14	K	8,274	0.190
15	K	8,286	0.190
16	K	9,301	0.214
17	K	7,974	0.183
18	K	6,683	0.153
19	K	7,508	0.172
20	K	6,732	0.155
21	K	6,168	0.142
22	K	6,211	0.143
23	K	6,211	0.143
24	K	6,211	0.143
25	K	6,211	0.143
26	K	6,211	0.143
27	K	6,059	0.139
28	K	5,900	0.135
29	K	6,147	0.141
30	K	6,551	0.150
31	K	6,702	0.154
32	K	6,877	0.158
33	K	10,136	0.233
34	K	12,387	0.284
35	K	11,337	0.260
36	K	12,430	0.285

Lot Area Table			
Lot #	Block #	Square Feet	Acres
10	R	6,778</	

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING a tract of land situated in the W. Butler Survey, Abstract No. 87, City of McKinney, Collin County, Texas, being all/part of a tract conveyed to VPDF Painted Tree, LLC, by deed recorded in Document No. 2022000070749 of the Deed Records Collin County, Texas, Drees Custom Homes, LP, by deed recorded in Document No. 2022000071445, Deed Records Collin County, Texas and JEN Texas 22, LLC, by deed recorded in Document No. 2020090400149270, Deed Records Collin County, Texas with the subject tract being more particularly described as follows:

BEGINNING at point on the north line of Wilmeth Road, a public roadway as recorded in Document No. 20210715001437380, Deed Records Collin County, Texas and the southeast corner of said JEN Texas 22, LLC tract;

THENCE N 11°17'13" W, 126.47 feet, departing said north line of Wilmeth Road, to 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE along the easterly line of said JEN Texas 22, LLC tract the following, all to 1/2" iron rod with plastic cap stamped "SPIARSEN" set:

- N 18°01'11" W, 81.73 feet;
N 01°44'23" E, 91.40 feet;
N 00°57'59" W, 42.21 feet;
N 88°46'19" W, 86.23 feet;

THENCE leaving said line the following, all to 1/2" iron rod with plastic cap stamped "SPIARSEN" set:

- N 20°07'56" W, 148.30 feet;
N 11°43'15" W, 85.46 feet;
N 73°52'21" E, 60.00 feet;
N 31°42'16" E, 161.21 feet;
S 86°46'02" E, 52.68 feet;
N 24°34'36" E, 95.11 feet;
N 88°26'41" E, 107.95 feet;
N 27°33'43" E, 131.43 feet;

A non-tangent curve to the right having a central angle of 163°12'34", a radius of 60.00 feet, a chord of N 67°43'14" E - 118.71 feet, an arc length of 170.91 feet;

N 66°31'19" E, 34.11 feet;

N 01°33'19" W, 155.89 feet;

A non-tangent curve to the right having a central angle of 03°43'58", a radius of 667.00 feet, a chord of N 75°56'38" E - 43.45 feet, an arc length of 43.46 feet;

N 74°04'39" E, 136.04 feet;

A non-tangent curve to the right having a central angle of 08°53'00", a radius of 827.00 feet, a chord of N 17°56'39" W - 128.09 feet, an arc length of 128.22 feet;

N 76°29'51" E, 197.35 feet;

S 19°34'50" E, 133.50 feet;

N 49°41'23" E, 10.69 feet;

S 40°18'37" E, 130.00 feet;

N 49°41'23" E, 8.90 feet;

A tangent curve to the right having a central angle of 08°24'35", a radius of 627.00 feet, a chord of N 53°53'41" E - 91.95 feet, an arc length of 92.03 feet;

N 14°58'04" E, 14.50 feet;

N 28°38'31" W, 123.25 feet;

N 61°21'29" E, 54.00 feet;

A non-tangent curve to the right having a central angle of 12°44'37", a radius of 747.00 feet, a chord of N 73°43'05" E - 165.80 feet, an arc length of 166.15 feet;

N 80°05'23" E, 228.11 feet;

N 82°57'00" E, 54.00 feet;

S 07°03'00" E, 108.87 feet;

S 51°49'17" E, 14.20 feet;

A non-tangent curve to the right having a central angle of 12°30'33", a radius of 1011.00 feet, a chord of N 89°56'48" E - 220.29 feet, an arc length of 220.73 feet;

N 51°16'50" E, 14.09 feet;

S 84°28'35" E, 54.00 feet;

S 41°24'45" E, 13.57 feet;

A non-tangent curve to the right having a central angle of 00°41'58", a radius of 373.00 feet, a chord of S 89°57'47" E - 4.55 feet, an arc length of 4.55 feet;

N 89°41'13" E, 225.82 feet;

N 44°41'13" E, 14.14 feet;

N 00°18'47" W, 11.43 feet;

N 89°41'13" E, 168.05 feet;

S 87°25'36" E, 20.00 feet to a point on the west line of Taylor Burk Drive, a public roadway as recorded in Document No. 202200013000723, Deed Records Collin county, Texas, as follows, all to 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

- S 02°34'24" W, 27.71 feet;
S 00°22'34" E, 89.81 feet;
S 44°40'03" W, 35.33 feet;
S 00°22'34" E, 60.00 feet;
N 89°42'38" E, 5.13 feet;
S 45°17'59" E, 35.36 feet;

S 00°18'40" E, 149.87 feet;

THENCE continuing along said west line of Taylor Burk Drive, as recorded in Document No. 2021071600143380, Deed Records Collin County, Texas, as follows, all to 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

S 00°18'40" E, 837.25 feet;

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;

THENCE continuing along said north line of Wilmeth Road, as follows, all to 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

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 right 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;

S 78°15'06" W, 244.67 feet to the POINT OF BEGINNING with the subject tract containing 2,653,733 square feet or 60.921 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, Coventry Homes, Drees Custom Homes and JEN Texas 22, LLC, do hereby adopt this plat designating the hereinabove described property as PAINTED TREE WOODLAND EAST PHASE 1, 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 \_\_\_\_\_, 2023.

VPDF PAINTED TREE LLC
a Delaware limited liability company

By: VP Finders 2 Holdings LLC,
a Delaware limited liability company,
its Sole Member

By: Värde Partners, Inc.,
a Delaware corporation, its Manager

By: James E. Dunbar
Principal

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

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

Drees Custom Homes, LP

By: Erik Norgello
Land Acquisition Manager

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

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

JEN Texas 22, LLC
a Texas limited liability company

By: Michael W. Brady

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.

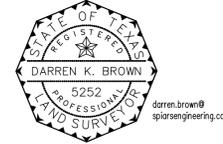
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, State of Texas

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

FINAL PLAT

PAINTED TREE WOODLAND EAST PHASE 1

208 LOTS & 4 COMMON AREAS / HOA LOTS
TOTALING 60.921 ACRES
OUT OF THE

W. BUTLER SURVEY ~ ABSTRACT NO. 87
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Coventry Homes
7676 Woodwy St, Suite 104
Houston, Texas 77063
Telephone: (713) 917-9728
Contact: Keith Foseler
kfoseler@mhinc.com

OWNER / APPLICANT
Drees Custom Homes
6225 North State Hwy. 161
Suite 150
Irving, Texas 75038
Telephone: (972) 953-4500
Contact: Eric Norgello

OWNER / APPLICANT
JEN Texas 22 Partners
8103 San Fernando Way
Dallas, Arizona 75128
Telephone: (214) 543-5062
Contact: Michael W. Brady
mbrady@jenpartners.com

DEVELOPMENT MANAGER
Oxland Advisors
5700 Tennyson Pkwy, Suite 300
Plano, Texas 75074
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 Spiars