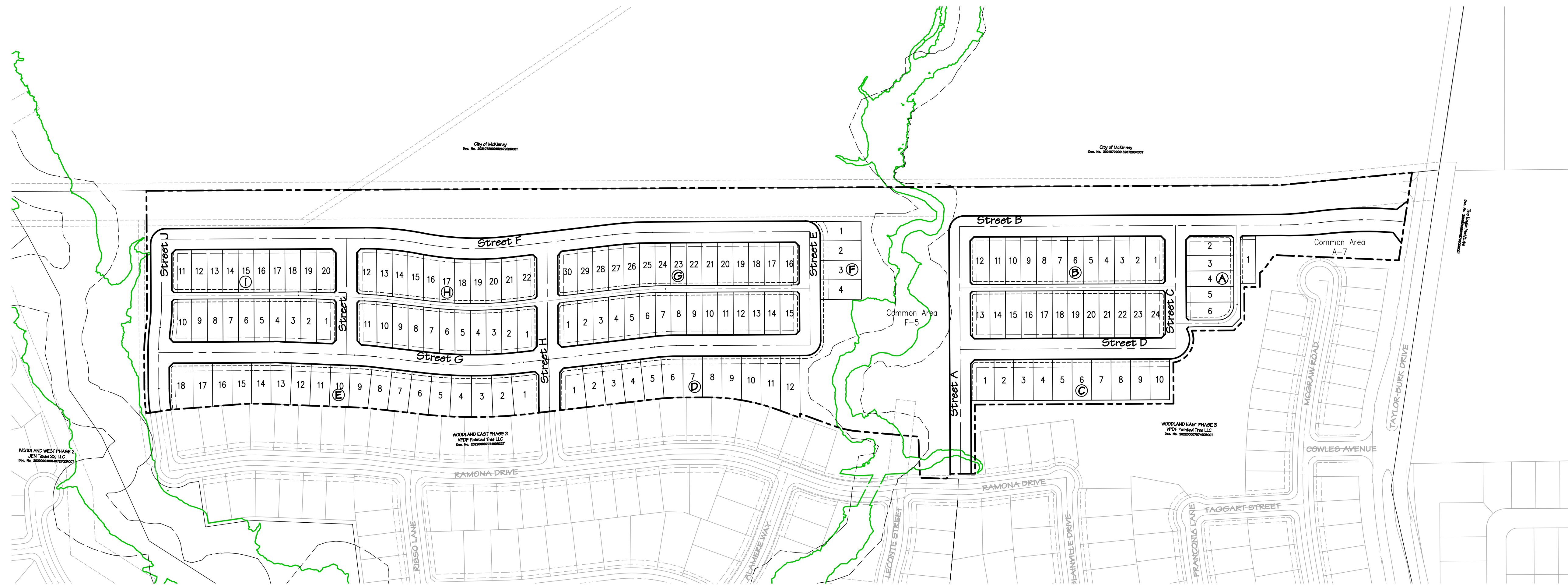
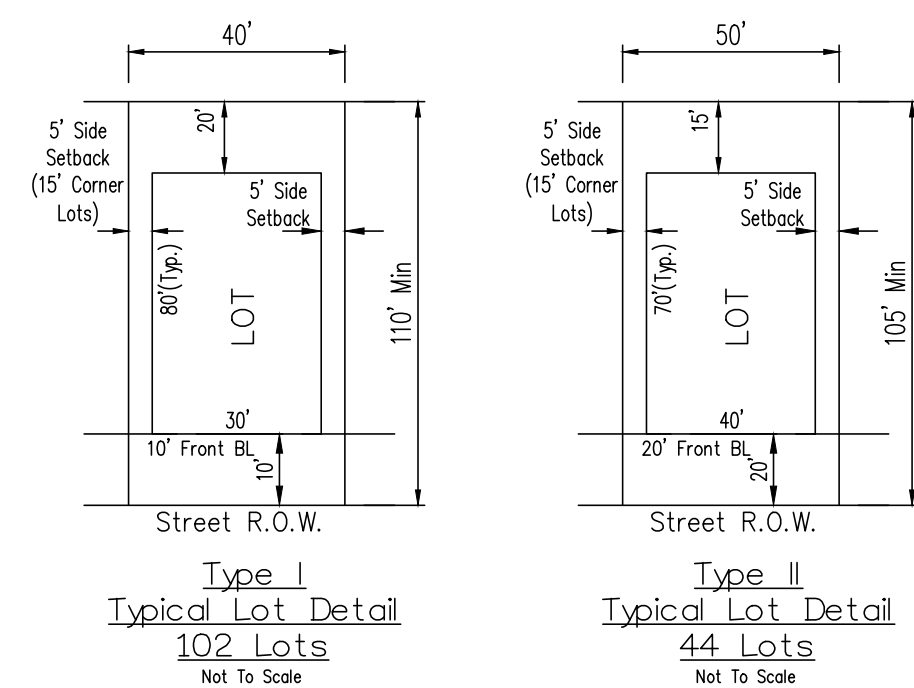


LOCATION MAP  
1" = 2000'

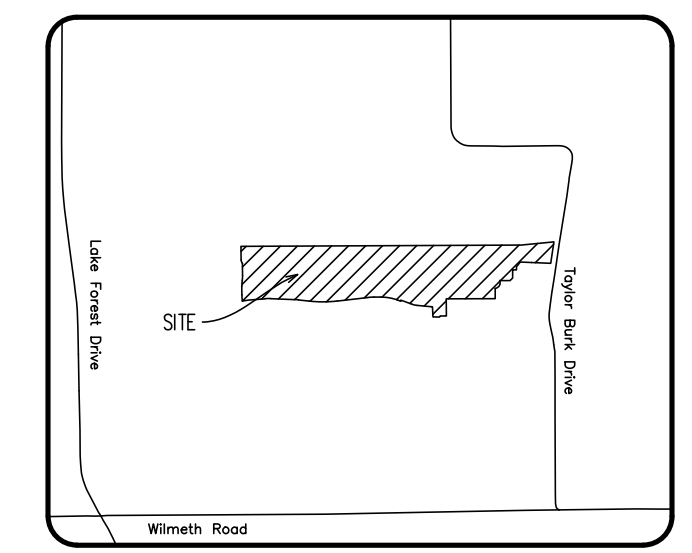
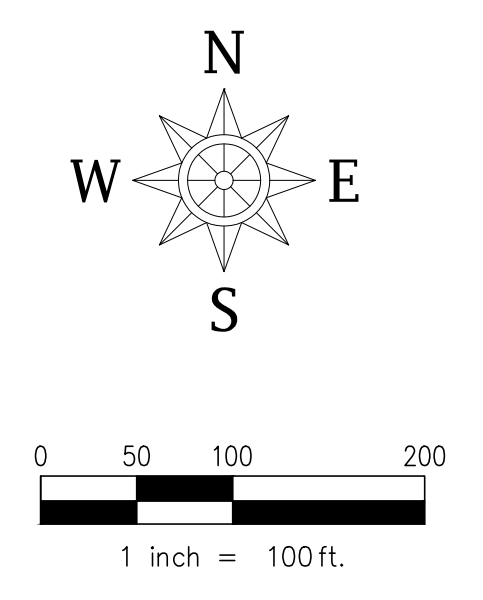


PRELIMINARY PLAT  
**WOODLAND EAST**  
**PHASE 4**  
 146 RESIDENTIAL LOTS & 2 COMMON AREAS  
 TOTALING 38.498 ACRES  
 OUT OF THE  
 W. BUTLER SURVEY ~ ABSTRACT NO. 87  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



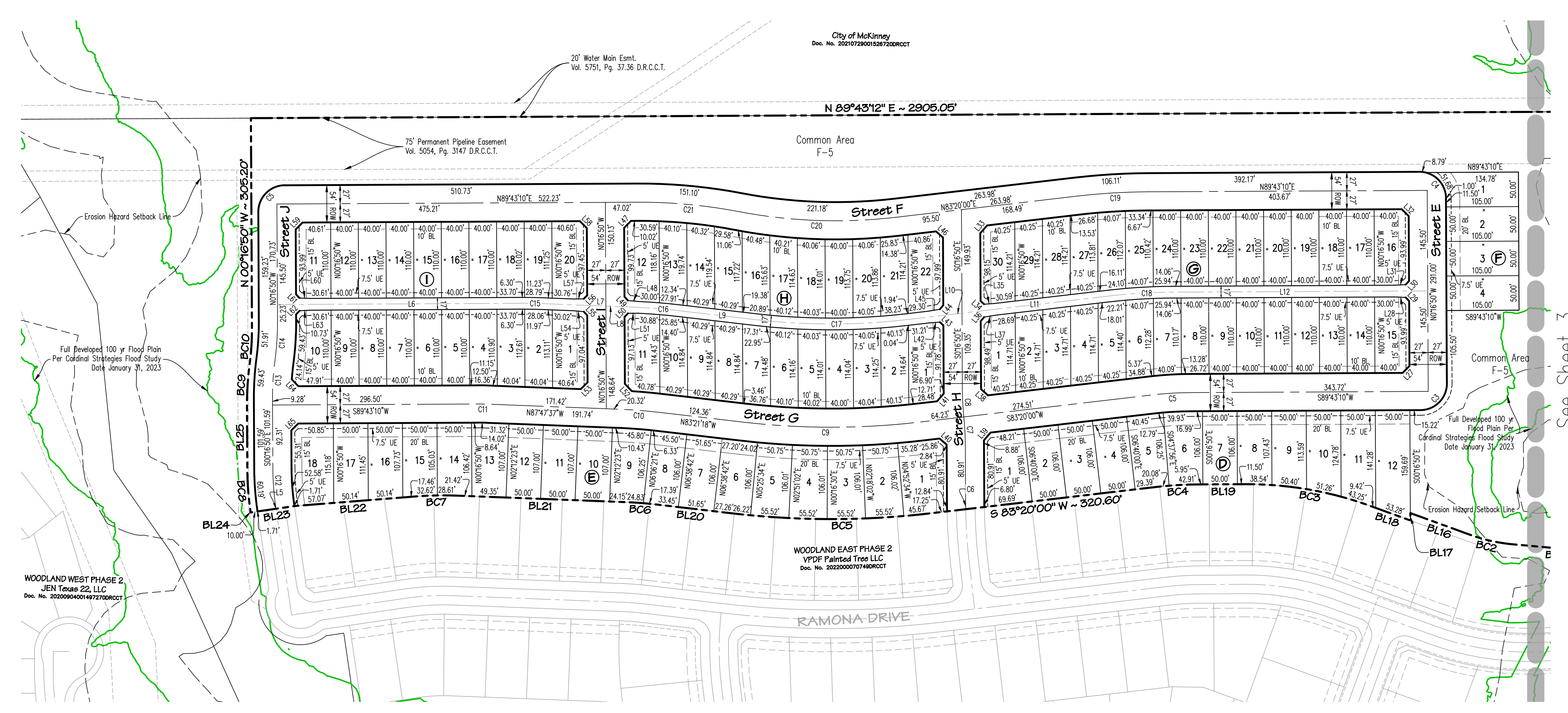
**OWNER/DEVELOPER**  
 Oxland  
 5700 Tennyson Prky., Suite 300  
 Plano, Texas 75024  
 Telephone (214) 394-0493  
 Contact: Tom Woliver  
 tom@oxlandadvisors.com

**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 C. Spiars



LOCATION MAP  
1" = 200'

LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" 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 "SPIARSENG-S 0/5 PC".
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT FOUND
Easmt.	EASEMENT
UTIL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
REPEATED BEARING	REPEATED BEARING
BL	BUILDING LINE
◆	STREET NAME CHANGE
(A)	BLOCK DESIGNATION
▶	LOT FRONTAGE
Cab.	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
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRCCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRCCT	PLAT RECORDS, DENTON COUNTY, TEXAS
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MRCCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



WOODLAND WEST PHASE 2  
JEN Texas 22, LLC  
Doc. No. 2022000401472000001

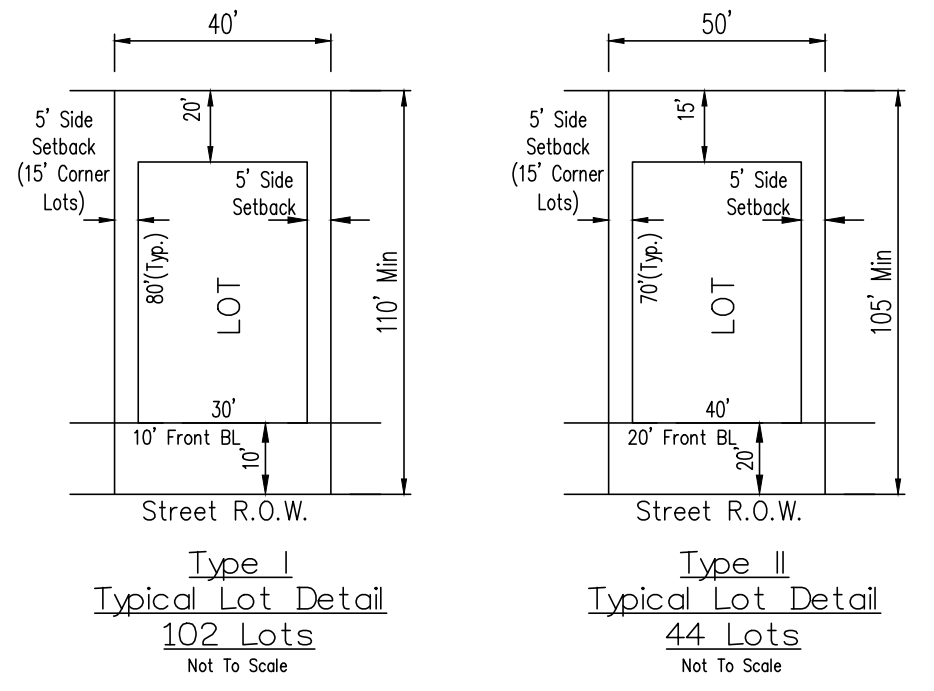
WOODLAND EAST PHASE 2  
VDF Painted Tree LLC  
Doc. No. 2022000070740000001

RAMONA DRIVE

See Sheet 3

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 rods with plastic caps stamped "SPIARSENG" unless otherwise noted.
- 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.
- Common areas A-7 and F-5 are to be owned and maintained by the H.O.A.
- Part of the 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. 48085C026K dated June 07, 2017 prepared by the Federal Emergency Agency (FEMA) for Collin County, Texas.
- Speed humps will be proposed along Streets F and G 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.

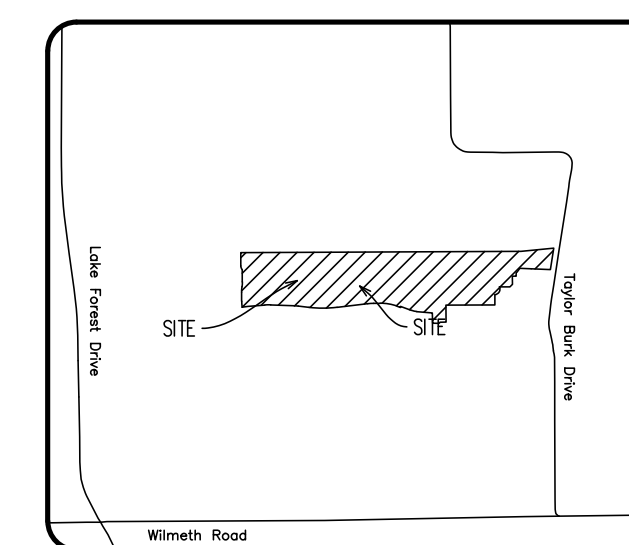
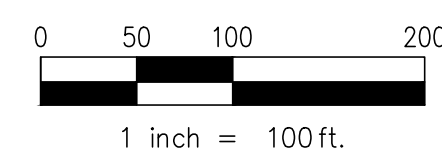
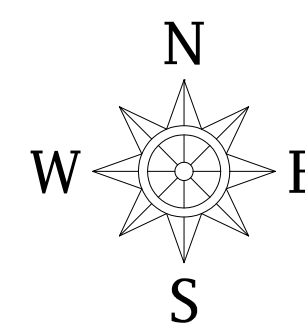


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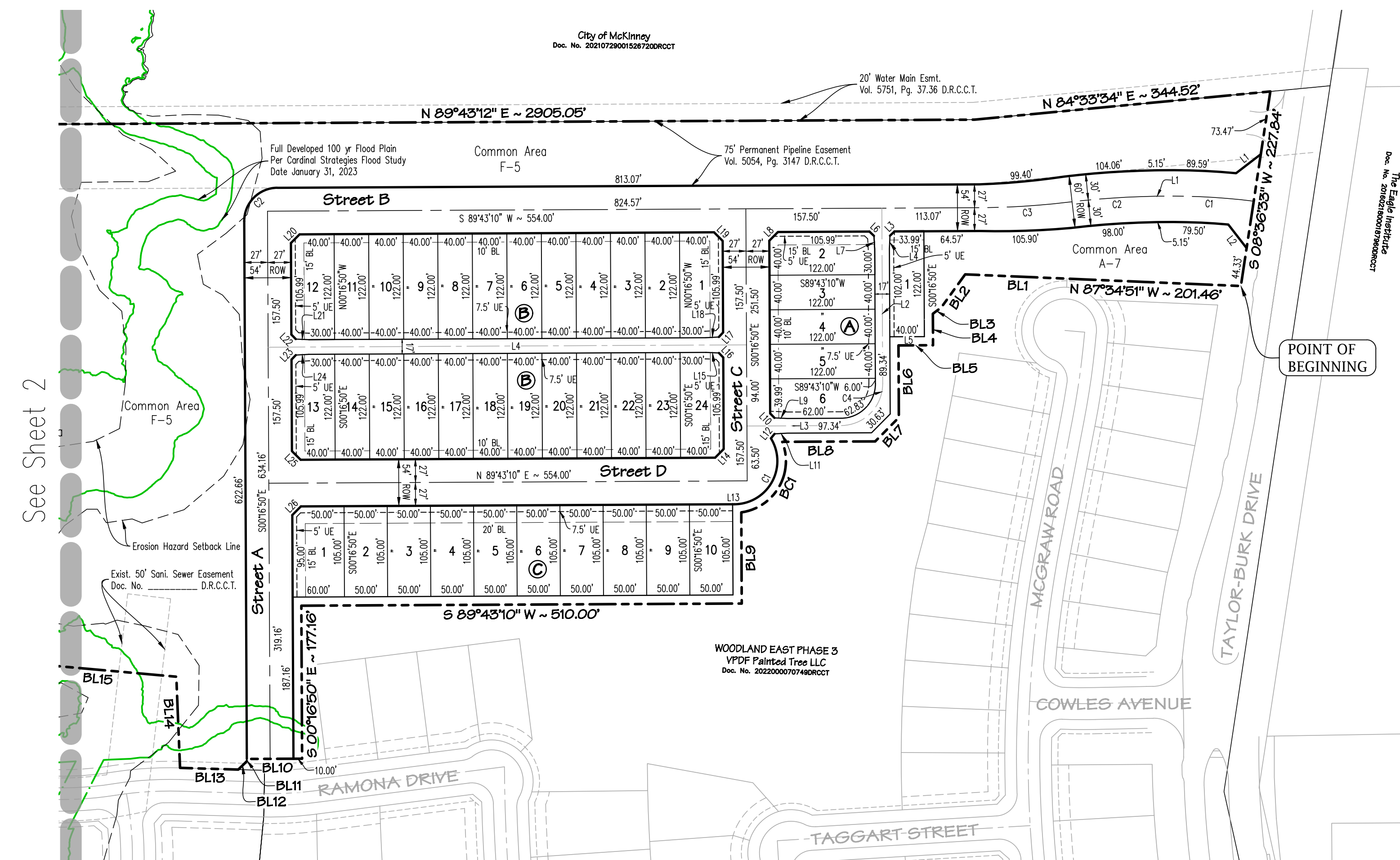
ENGINEER / SURVEYOR  
Spars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Tim C. Spars

Drawing: 0, 2023, 28513-1-240 Revised, File: Woodland East Phase 4 (240) Preliminary Plat.dwg, Sheet 09, Issues: Show Time: 6/27/2023, 3:35:42 PM, Printed by: jason@pdx.com, Date: 6/27/2023, 3:36 PM



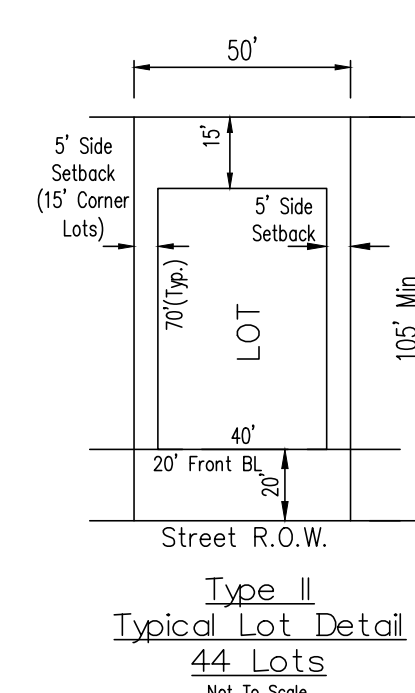
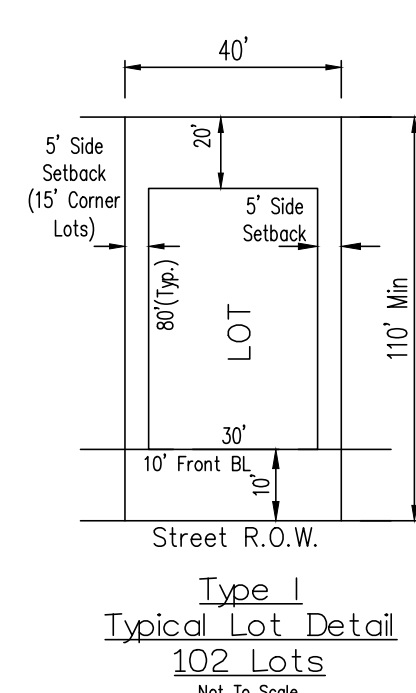
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MROCT	MAP RECORDS, DALLAS COUNTY, TEXAS
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See Sheet 2

- Notes:
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  - Common areas A-7 and F-5 are to be owned and maintained by the H.O.A.
  - Part of the 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 Agency (FEMA) for Collin County, Texas.
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**WOODLAND EAST**  
**PHASE 4**  
 146 RESIDENTIAL LOTS & 2 COMMON AREAS  
 TOTALING 38.498 ACRES  
 OUT OF THE  
 W. BUTLER SURVEY - ABSTRACT NO. 87  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

**OWNER/DEVELOPER**  
 Oxland  
 5700 Tennyson Prky., Suite 300  
 Plano, Texas 75024  
 Telephone (214) 394-0493  
 Contact: Tom Woliver  
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**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

Drawing: 6/20/23 2:55:13 PM Plotted: 6/20/23 3:37 PM



OWNER'S CERTIFICATE  
STATE OF TEXAS §  
COUNTY OF COLLIN §

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the W. Butler Survey, Abstract No. 87, City of McKinney, Collin County, Texas, being all of a tract conveyed to JEN Texas 22, LLC, by deed recorded in Doc. No. 20210318000545970 of the Deed Records, Collin County, Texas, and part of a tract conveyed to JEN Texas 22, LLC, by deed recorded in Doc. No. 20200904001497270 of the Deed Records, Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a plastic cap stamped "SPIARSENG" set on the northeast corner of a tract of land conveyed to VPDF Painted Tree, LLC, by deed recorded in Doc. No. 2022000070749 DRCT, also being a point on the west line of Taylor-Burk Drive, a variable width public right-of-way, conveyed to the City of McKinney by deed recorded in Doc. No. 2022000130723 OPRCCT, a point from which an "X" found in concrete on the east line of said dedication bears S 02°59'38" E, 882.12 feet;

THENCE N 87°34'51" W, 201.46 feet;

THENCE N 87°34'51" W, 118.11 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG";

THENCE S 35°48'32" W, 47.26 feet;

THENCE S 53°14'16" W, 12.16 feet;

THENCE S 00°16'50" E, 36.47 feet;

THENCE S 89°43'10" W, 40.00 feet;

THENCE S 00°16'50" E, 83.48 feet;

THENCE S 44°43'10" W, 38.92 feet;

THENCE S 89°43'10" W, 107.66 feet;

THENCE around a non-tangent curve to the right having a central angle of 103°50'53", a radius of 60.00 feet, a chord of S 30°08'00" W - 94.46 feet, an arc length of 108.75 feet;

THENCE S 00°16'50" E, 105.54 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG";

THENCE S 89°43'10" W, 510.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG";

THENCE S 00°16'50" E, 177.16 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG";

THENCE S 89°43'10" W, 64.00 feet;

THENCE S 00°16'50" E, 2.59 feet;

THENCE S 45°41'34" W, 13.90 feet;

THENCE N 88°20'02" W, 67.45 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG";

THENCE N 02°20'06" W, 105.66 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG";

THENCE N 84°53'53" W, 160.73 feet;

THENCE around a non-tangent curve to the right having a central angle of 13°35'28", a radius of 245.00 feet, a chord of N 76°51'46" W - 57.98 feet, an arc length of 58.12 feet;

THENCE N 70°04'02" W, 119.26 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG";

THENCE S 00°16'50" E, 10.66 feet;

THENCE N 70°04'02" W, 35.96 feet;

THENCE around a tangent curve to the left having a central angle of 20°12'48", a radius of 520.00 feet, a chord of N 80°10'26" W - 182.50 feet, an arc length of 183.45 feet;

THENCE S 89°43'10" W, 67.45 feet;

THENCE around a tangent curve to the left having a central angle of 06°23'16", a radius of 565.00 feet, a chord of S 86°31'32" W - 62.96 feet, an arc length of 62.99 feet;

THENCE S 83°20'00" W, 320.60 feet;

THENCE around a non-tangent curve to the right having a central angle of 13°38'15", a radius of 1235.00 feet, a chord of S 89°49'40" W - 293.26 feet, an arc length of 293.96 feet;

THENCE N 83°21'18" W, 112.36 feet;

THENCE around a tangent curve to the left having a central angle of 04°26'19", a radius of 545.00 feet, a chord of N 85°34'27" W - 42.21 feet, an arc length of 42.22 feet;

THENCE N 87°47'37" W, 244.92 feet;

THENCE around a non-tangent curve to the left having a central angle of 06°44'49", a radius of 520.00 feet, a chord of S 88°50'07" W - 61.20 feet, an arc length of 61.23 feet;

THENCE S 85°27'43" W, 174.81 feet;

THENCE S 81°38'34" W, 64.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG";

THENCE N 08°21'26" W, 1.71 feet;

THENCE around a tangent curve to the right having a central angle of 08°04'36", a radius of 437.00 feet, a chord of N 04°19'08" W - 61.55 feet, an arc length of 61.60 feet;

THENCE N 00°16'50" W, 91.59 feet;

THENCE around a tangent curve to the right having a central angle of 07°58'28", a radius of 437.00 feet, a chord of N 03°42'24" E - 60.77 feet, an arc length of 60.82 feet;

THENCE around a reverse curve to the left having a central angle of 07°58'28", a radius of 363.00 feet, a chord of N 03°42'24" E - 50.48 feet, an arc length of 50.52 feet;

THENCE N 00°16'50" W, 305.20 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG"; from which a 1/2" iron rod found on the west line of a tract of land conveyed to Cyrene at Painted Tree, LLC, by deed recorded in Doc. No. 20211124002400830 DRCT, bears N 81°56'13" W, 1788.34 feet;

THENCE N 89°43'12" E, 2905.05 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG";

THENCE N 84°33'34" E, 344.52 feet to a 1/2" iron rod with a plastic cap stamped "SPIARSENG";

THENCE S 08°36'33" W, 227.84 feet;

to the POINT OF BEGINNING with the subject tract containing 1,676,711 square feet or 38.498 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, JEN TEXAS, LLC, do hereby adopt this plat designating the hereinabove described property as Painted Tree Woodland East Phase 4, 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.

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

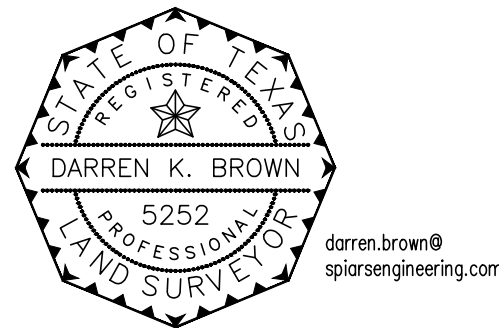
SURVEYOR'S CERTIFICATE

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 \_\_\_\_\_, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2023.

PRELIMINARY, THIS DOCUMENT  
SHALL NOT BE RECORDED  
FOR ANY PURPOSE

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

CERTIFICATE OF APPROVAL

Approved this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
City of McKinney Mayor  
City of McKinney, Texas

Attest

\_\_\_\_\_  
City Secretary  
City of McKinney, Texas

Date

PRELIMINARY PLAT

WOODLAND EAST  
PHASE 4

146 RESIDENTIAL LOTS & 2 COMMON AREAS  
TOTALING 38.498 ACRES  
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