

PRELIMINARY PLAT

WOODLAND EAST

PHASE 4

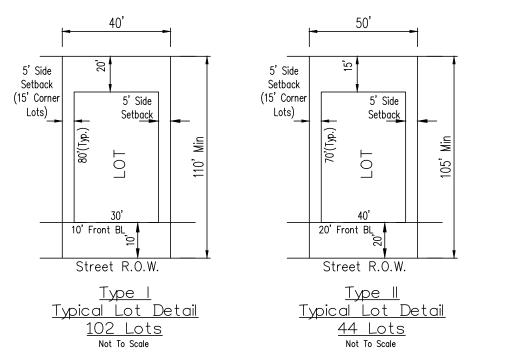
146 RESIDENTIAL LOTS & 2 COMMON AREAS
TOTALING 38.498 ACRES
OUT OF THE
W. BUTLER SURVEY ~ ABSTRACT NO. 87
CITY OF McKINNEY, COLLIN COUNTY, TEXAS

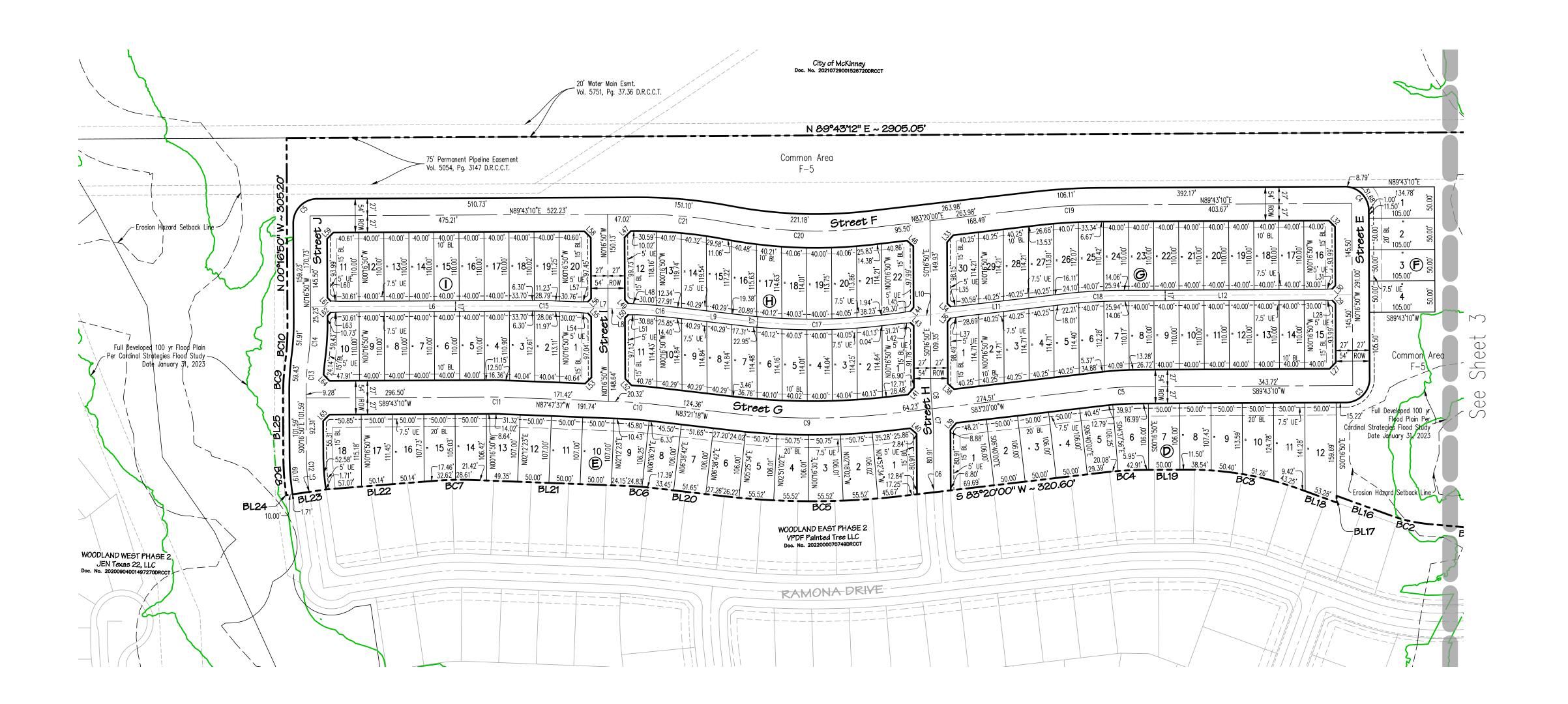
Sheet 1 of 5

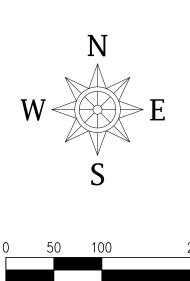
OWNER/DEVELOPER
Oxland
5700 Tennyson Prky., Suite 300
Plano, Texas 75024
Telephone (214) 394-0493
Contact: Tom Woliver
tom@oxlandadvisors.com

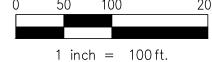
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tim C. Spiars

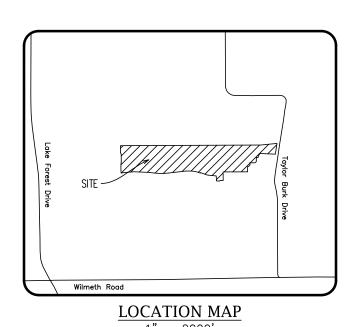
Scale: 1" = 150' June, 2023 SEI Job No. 23-040







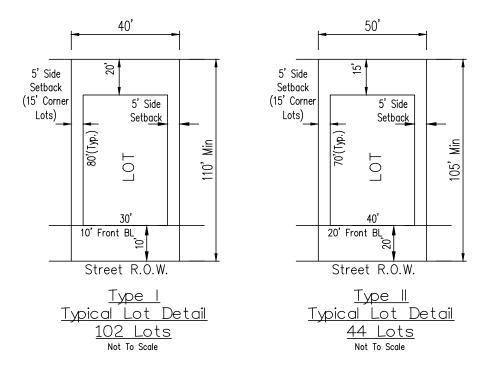




	LEGEND
	(Not All Items May Be Applicable)
	1/2" IRON ROD WITH PLASTIC CAP STAMPED
0	"SPIARSENG" SET, UNLESS OTHERWISE NOTED
	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5
	FOOT OFFSET IRON ROD MAY BE SET WITH A PINK
	PLASTIC CAP STAMPED "SPIARSENG-5" O/S PC".
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
СМ	CONTROL MONUMENT
Esmt.	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
BL	BUILDING LINE
\Diamond	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
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
DRDCT	DEED RECORDS, DALLAS COUNTY, TEXAS
MRDCT	MAP RECORDS, DALLAS COUNTY, TEXAS
OPRDCT	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

Notes:

- 1. 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
- 4. All corners are 1/2 inch iron rods with plastic caps stamped "SPIARSENG" unless
- 5. 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.
- 6. Common areas A-7 and F-5 are to be owned and maintained by the H.O.A.
- 7. 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,
- 8. 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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OWNER/DEVELOPER Oxland 5700 Tennyson Prky., Suite 300 Plano, Texas 75024 Telephone (214) 394-0493

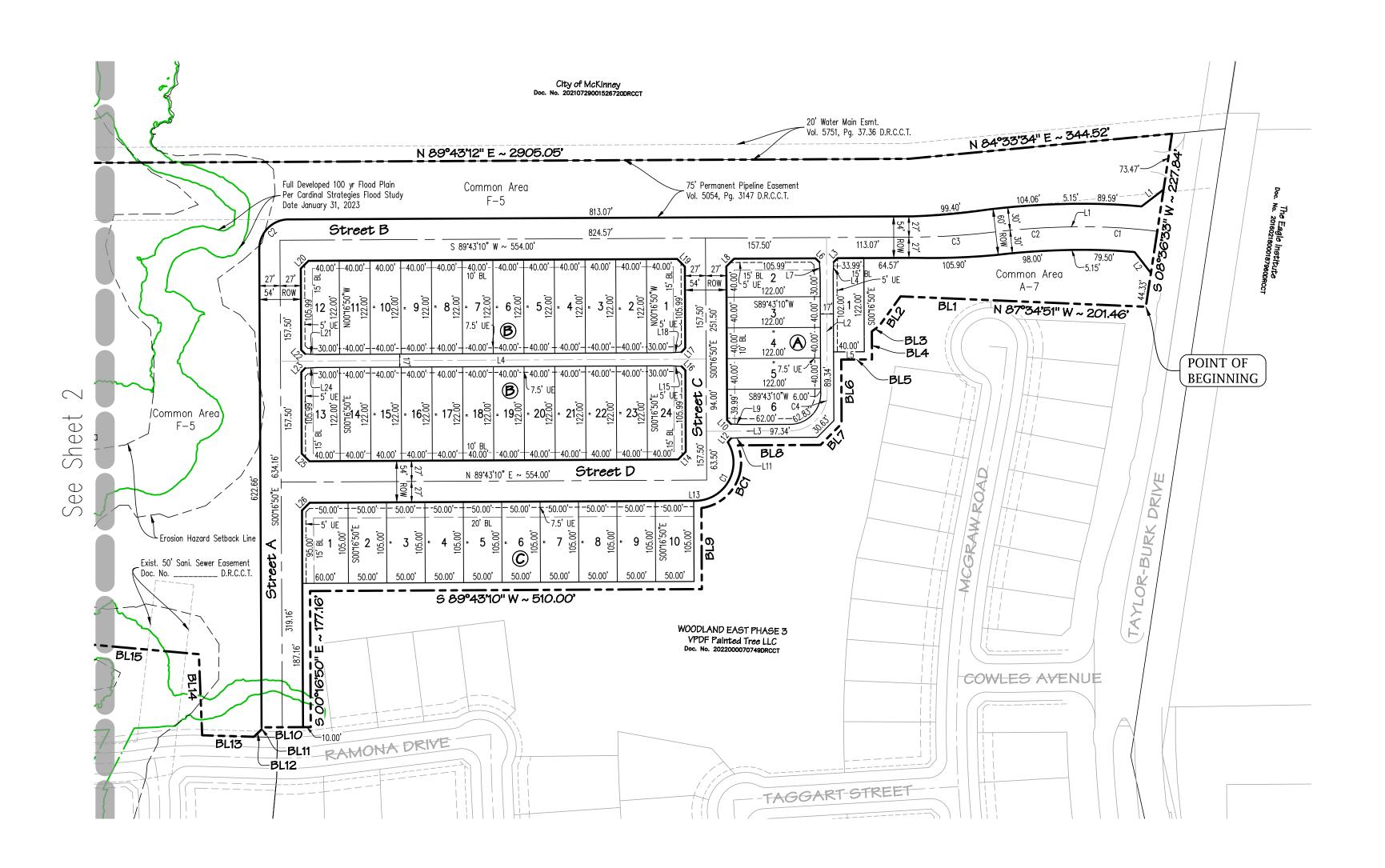
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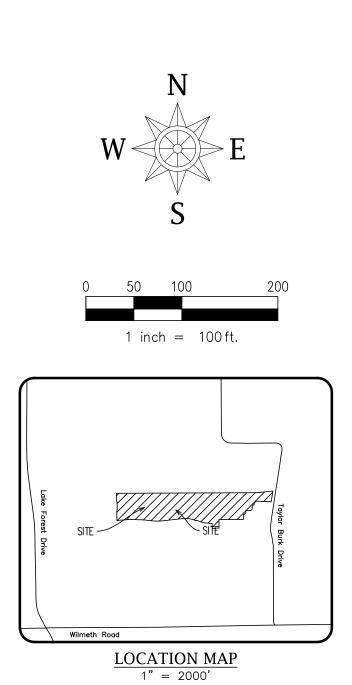
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ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Tim C. Spiars

Scale: 1" = 100' June, 2023 SEI Job No. 23-040

Sheet 2 of 5





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	(Not All Items May Be Applicable)
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Sheet 3 of S

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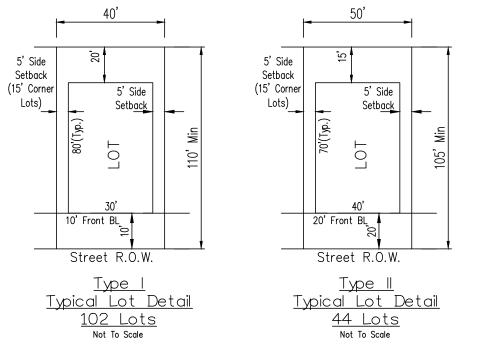
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L	ot Line Ta	ble	L	ot Line Ta	ble
ine #	Bearing	Distance	Line #	Bearing	Distanc
_1	S52°26'27"W	36.10'	L21	N87°25'05"W	15.02
	S37°41'13"E	34.58	L22	N43°50'58"W	7.25
	N46°09'02"E	7.25	L23	N43°17'18"E	7.25
	N02°34'55"E	15.02'	L24	N86°51'25"E	15.02
	S89°43'10"W	40.00'	L25	N45°16'50"W	14.14
	S46°42'42"E	7.25	L26	N44°43'10"E	14.14
	S03*08'35"E	15.02'	L27	S44°43'10"W	14.14
	N44°43'10"E	14.14'	L28	S87°25'05"E	15.02
	N87°25'05"W	15.02'	L29	S43°50'58"E	7.25
	N43°50'58"W	7.25	L30	N43°17'18"E	7.25
	N86°51'25"E	15.02'	L31	S86°51'25"W	15.02
	N39°14'56"E	6.77'	L32	S45°16'50"E	14.14
	N89°43'10"E	2.00'	L33	N41°31'35"E	15.00
	S44°43'10"W	14.14	L34	N47°02'33"W	6.86
	S87°25'05"E	15.02'	L35	S86°11'44"W	14.63
	S43*50'58"E	7.25	L36	N40°05'43"E	7.72
	S4317'18"W	7.25	L37	N80°28'15"E	16.71
	S86°51'25"W	15.02'	L38	N48°28'16"W	13.42
	S45"16'50"E	14.14'	L39	S40°40'09"W	14.76
)	N44°43'10"E	14.14	L40	N48°58'34"W	13.52

L(ot Line Tai	DIE
Line #	Bearing	Distanc
L41	N40°44'42"E	14.74
L42	S86"11'44"W	14.63
L43	S47°02'33"E	6.86
L44	S40°05'43"W	7.72
L45	S80°28'15"W	16.71
L46	S48*28'25"E	13.42
L47	N44°43'10"E	14.14
L48	N84°50'15"W	15.75
L49	N42°33'32"W	7.43
L50	N44°34'40"E	7.09
L51	N89°26'11"E	14.80
L52	S43°37'56"E	14.57
L53	N45°57'47"E	13.84
L54	S84°55'52"E	15.68
L55	S42°36'21"E	7.43
L56	S44°31'54"W	7.09
L57	S89°20'38"W	14.87
L58	S45°16'50"E	14.14
L59	N44°43'10"E	14.14
L60	N87°25'05"W	15.02

Lot Line Table					
Line #	Bearing	Distance			
L61	N43°50'58"W	7.25'			
L62	N43°17'18"E	7.25'			
L63	N86°51'25"E	15.02'			
L64	N43°29'09"W	13.76'			
L65	S44°43'10"W	14.14'			

		Lot	Curve T	able	
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	105.92	50.00'	121°22'14"	N29°02'04"E	87.19'
C2	60.48	38.50'	90°00'00"	S44°43'10"W	54.45
C3	60.48	38.50'	90°00'00"	N44°43'10"E	54.45'
C4	51.68'	38.50'	76°54'46"	N38°44'13"W	47.89'
C5	60.48'	38.50'	90°00'00"	S44°43'10"W	54.45'

Boundary Line Table					
Bearing	Distance				
N87°47'37"W	244.92'				
S85°27'43"W	174.81'				
S81°38'34"W	64.00'				
N08°21'26"W	1.71'				
N00°16'50"W	91.59'				
	Bearing N87°47'37"W S85°27'43"W S81°38'34"W N08°21'26"W				

Lot Area Table

Lot # | Block # | Square Feet | Acreage

1 F 5,535 0.127

2 F 5,250 0.121

3 F 5,250 0.121

4 F 5,250 0.121

Boundary Curve Table						
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dis	
BC1	108.75	60.00'	103°50'53"	S30°08'00"W	94.46	
BC2	58.12'	245.00'	13°35'28"	N76°51'46"W	57.98	
BC3	183.45	520.00'	20°12'48"	N8010'26"W	182.5	
BC4	62.99'	565.00'	6°23'16"	S86°31'32"W	62.96	
BC5	293.96'	1235.00'	13°38'15"	S89°49'40"W	293.2	
BC6	42.22'	545.00'	4°26'19"	N85°34'27"W	42.2	
BC7	61.23'	520.00'	6*44'49"	S88°50'07"W	61.20	
BC8	61.60'	437.00'	8*04'36"	N0419'08"W	61.55	
BC9	60.82	437.00'	7*58'28"	N03°42'24"E	60.77	
BC10	50.52	363.00'	7*58'28"	N03°42'24"E	50.48	

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	109.57	775.00'	8°06'02"	N86°58'25"W	109.48'
C2	101.03'	1000.00'	5°47'20"	S86°04'54"W	100.99'
С3	102.61	900.00'	6°31'56"	S86°27'12"W	102.55
C4	76.18'	48.50'	90°00'00"	N44°43'10"E	68.59'
C5	55.73'	500.00'	6°23'11"	S86°31'35"W	55.70'
C6	9.82'	800.00'	0*42'11"	S00°37'55"E	9.82'
C7	41.93'	450.00'	5°20'19"	N02°56'59"W	41.91'
C8	40.93'	450.00'	5"12'40"	S02*53'10"E	40.91'
С9	256.03'	1102.00'	13°18'43"	S89°59'21"W	255.46'
C10	54.23'	700.00'	4°26'19"	N85°34'27"W	54.22'
C11	15.19'	350.00'	2°29'13"	N89°02'13"W	15.19'
C12	56.39'	400.00'	8°04'36"	S04*19'08"E	56.34'
C13	55.67	400.00'	7°58'28"	S03°42'24"W	55.63'
C14	55.67	400.00'	7°58'28"	S03°42'24"W	55.63'
C15	34.72'	800.00'	2°29'13"	N89°02'13"W	34.72'
C16	64.11'	827.50'	4°26'19"	N85°34'27"W	64.09'
C17	221.30'	952.50'	13°18'43"	N89°59'21"E	220.80'
C18	89.17	800.00'	6 ° 23 ' 11"	N86°31'35"E	89.12
C19	103.10'	925.00'	6 ° 23 ' 11"	N86°31'35"E	103.05'
C20	229.44	750.00'	17 ° 31'41"	S87°54'10"E	228.55

Centerline Curve Table					
urve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C21	145.85'	750.00'	11°08'31"	N84°42'35"W	145.62'

Centerline Line Table					
Line #	Bearing	Distance			
L1	S88°58'34"W	5.15'			
L2	S0016'50"E	203.00'			
L3	S89°43'10"W	109.00'			
L4	N89°43'10"E	554.00'			
L6	N89°43'10"E	351.31'			
L7	S87°47'37"E	89.27'			
L8	S87°47'37"E	40.49'			
L9	S83°21'18"E	112.30'			
L10	N83°20'00"E	79.09'			
L11	N83°20'00"E	215.29'			

Lot Area Table					
Lot #	Block #	Square Feet	Acreage		
1	A	4,857	0.112		
2	Α	6,027	0.138		
3	A	4,880	0.112		
4	A	4,880	0.112		
5	A	4,880	0.112		
6	Α	5,246	0.120		

Lot Area Table						
Lot # Block #		Square Feet	Acreage			
1	В	6,027	0.138			
2	В	4,880	0.112			
3	В	4,880	0.112			
4	В	4,880	0.112			
5	В	4,880	0.112			
6	В	4,880	0.112			
7	В	4,880	0.112			
8	В	4,880	0.112			
9	В	4,880	0.112			
10	В	4,880	0.112			
11	В	4,880	0.112			
12	В	6,027	0.138			
13	В	6,027	0.138			
14	В	4,880	0.112			
15	В	4,880	0.112			
16	В	4,880	0.112			
17	В	4,880	0.112			
18	В	4,880	0.112			
19	В	4,880	0.112			
20	В	4,880	0.112			

	Lot Area Table						
Lot #	Block #	Square Feet	Acreage				
21	В	4,880	0.112				
22	В	4,880	0.112				
23	В	4,880	0.112				
24	В	6,027	0.138				

Lot Area Table						
Lot #	Block #	Square Feet	Acreage			
1	С	6,250	0.143			
2	С	5,250	0.121			
3	С	5,250	0.121			
4	С	5,250	0.121			
5	С	5,250	0.121			
6	С	5,250	0.121			
7	С	5,250	0.121			
8	С	5,250	0.121			
9	С	5,250	0.121			
10	С	5,250	0.121			

Lot Area Table							
Lot #	Block #	Square Feet	Acreage				
1	D	6,714	0.154				
2	D	5,300	0.122				
3	D	5,300	0.122				
4	D	5,300	0.122				
5	D	5,446	0.125				
6	D	5,616	0.129				
7	D	5,300	0.122				
8	D	5,318	0.122				
9	D	5,505	0.126				
10	D	5,938	0.136				
11	D	6,630	0.152				
12	D	7,524	0.173				

	Lot Area Table					
Lot #	Block #	Square Feet	Acreage			
1	E	7,062	0.162			
2	E	5,633	0.129			
3	E	5,633	0.129			
4	E	5,633	0.129			
5	E	5,632	0.129			
6	E	5,549	0.127			
7	Е	5,475	0.126			
8	E	5,444	0.125			
9	E	5,615	0.129			
10	E	5,350	0.123			
11	E	5,350	0.123			
12	E	5,350	0.123			
13	E	5,523	0.127			
14	E	5,274	0.121			
15	E	5,305	0.122			
16	E	5,480	0.126			
17	E	5,666	0.130			
18	E	7,025	0.161			

Boundary Line Table

Line # Bearing Distance

BL1 N87°34'51"W 118.11'

BL2 S35°48'32"W 47.26'

BL3 S53°14'16"W 12.16'

BL4 S00°16'50"E 36.47'

BL5 S89°43'10"W 40.00'

BL6 S00°16'50"E 83.48'

BL7 S44'43'10"W 38.92'

BL8 S89°43'10"W 107.66'

BL9 S00°16'50"E 105.54'

BL10 S89°43'10"W 64.00'

BL11 S00°16'50"E 2.59'

BL12 S45°41'34"W 13.90'

BL13 N88°20'02"W 67.45'

BL14 N02*20'06"W 105.66'

BL15 N84°53'53"W 160.73'

BL16 N70°04'02"W 92.52'

BL17 S00°16'50"E 10.66'

BL18 N70°04'02"W 62.70'

BL19 S89°43'10"W 67.45'

BL20 N83*21'18"W 112.36'

Lot Area Table						
Lot #	Block #	Square Feet	Acreage			
1	G	5,661	0.130			
2	G	4,588	0.105			
3	G	4,588	0.105			
4	G	4,588	0.105			
5	G	4,586	0.105			
6	G	4,540	0.104			
7	G	4,443	0.102			
8	G	4,401	0.101			
9	G	4,400	0.101			
10	G	4,400	0.101			
11	G	4,400	0.101			
12	G	4,400	0.101			
13	G	4,400	0.101			
14	G	4,400	0.101			
15	G	5,427	0.125			
16	G	5,427	0.125			
17	G	4,400	0.101			
18	G	4,400	0.101			
19	G	4,400	0.101			
20	G	4,400	0.101			

Square Feet
Square Feet
5,735
4,577
4,565
4,560
4,563
4,572
4,587
4,594
4,594
4,590
5,681
5,845
4,760
4,793
4,740
4,652
4,604
4,572
4,554
4,551

ea Table			Lot A	rea Tabl	e
Square Feet	Acreage	Lot #	Block #	Square Feet	Acreage
5,735	0.132	21	Н	4,562	0.105
4,577	0.105	22	Н	5,705	0.131
4,565	0.105		l		I
4,560	0.105				
4,563	0.105				
4,572	0.105				
4,587	0.105				
4,594	0.105				
4,594	0.105				
4,590	0.105				
5,681	0.130				
5,845	0.134				
4,760	0.109				
4,793	0.110				
4,740	0.109				
4,652	0.107				
1,604	0.106				
572	0.105				
,554	0.105				
551	0.104				

able			Comm	on Area	a Table
-eet	Acreage	reage	Block #	Lot #	Acres
0	0.130	130	A	7	0.824
0	0.104	104	F	5	10.813
1	0.103	103			
)	0.101	.101			
0	0.101	101			
0	0.101	101			
0	0.101	.101			
0	0.101	.101			
0	0.101	101			

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

Sheet 4 of 5

OWNER/DEVELOPER
Oxland
5700 Tennyson Prky., Suite 300 ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100 Plano, Texas 75024 Telephone (214) 394-0493

Contact: Tom Woliver tom@oxlandadvisors.com

Plano, TX 75075 Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Tim C. Spiars

June, 2023 SEI Job No. 23-040

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 DRCCT, 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 t

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 DRCCT, 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

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

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

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

Sheet 5 of

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
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Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
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June, 2023 SEI Job No. 23-040