

corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision

$W \xrightarrow{N} E$	0 100 200 400 1 inch = 200 ft.
HIMETH ROAD HIMETH ROAD HIMET	N MAP

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

ENGINEER / SURVEYOR Spiars Engineering, Inc. 5700 ennyson Pkwy. Suite 300 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: 972-422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Tim C. Spiars

DEVELOPMENT MANAGER Oxland Advisors Plano, Texas 75024 Telephone: 214-394-0493 Contact: Tom Woliver

8103 San Fernando Way Dallas, Texas 75128 Telephone (214) 543-5062 Contact: Michael W. Brady mbrady@jenpartners.com

OWNER / APPLICANT

Jen Texas 22 Partners

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"

BL130 | 267.07' | N 31°38'22" |

BL131 | 219.17' | N 49°41'47" |

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"

BL136 | 266.86' | N 00°21'00" W

BL137 | 203.10' | N 72°47'25" W

BL138 | 540.58' | S 89°38'35" V

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"

BL144 | 47.90' | S 88°49'10" W

BL145 | 23.47' | S 89°08'02" W

BL146 | 59.67' | S 12°31'28"

BL147 | 640.55' | S 08°33'13" W

BL148 | 185.87' | S 08°33'13" W

BL149 | 71.35' | N 84°33'34"

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" BL484

BL486 | 191.23' | S 72°47'25" |

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

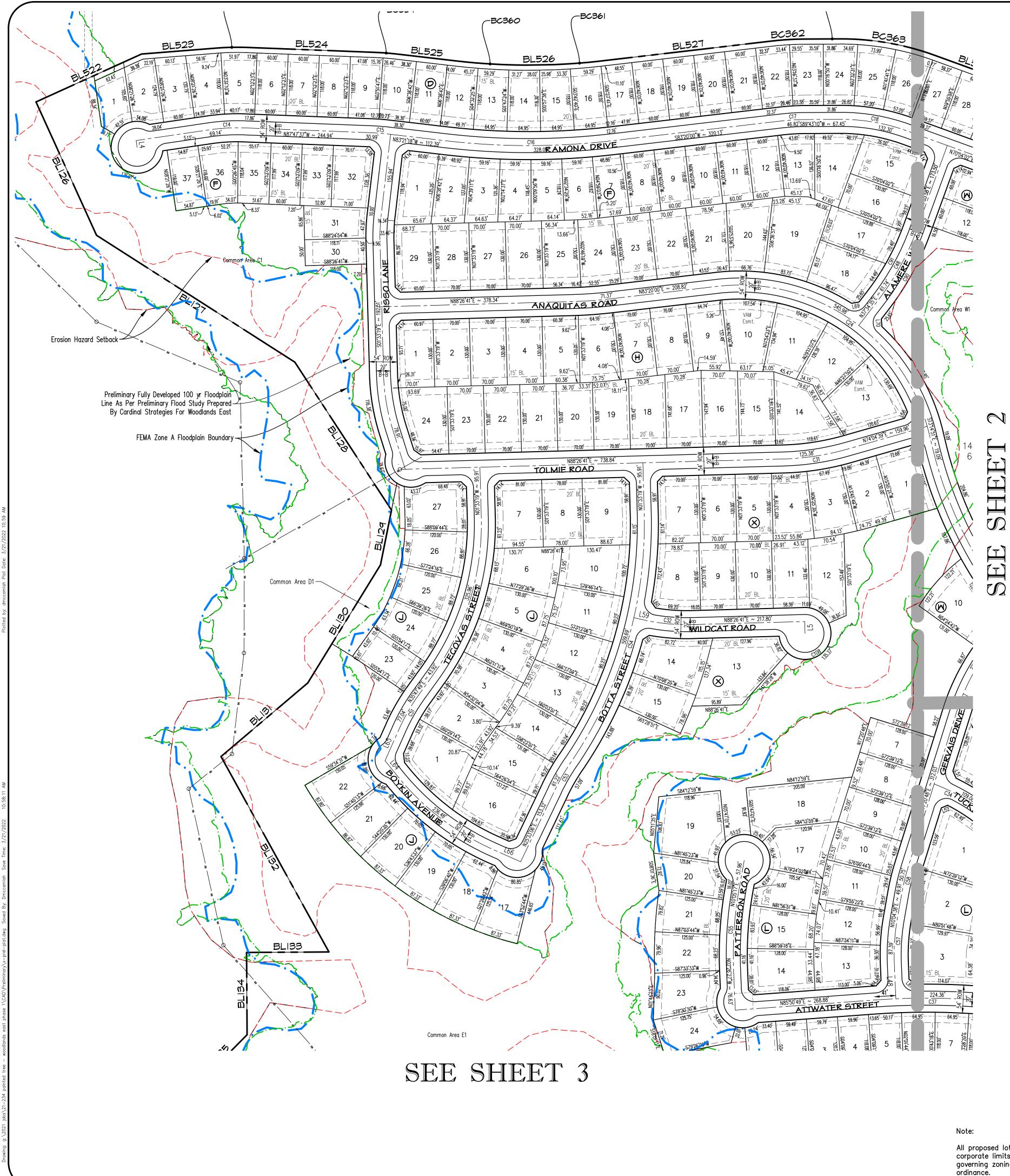
BL536 47.26' S 35°48'32" W

BL537 316.47' N 87°34'51" W

BL538 | 481.49' | S 00°18'40" E

BL539 837.25' S 00°18'40" E

Scale: 1" = 200' March, 2022 SEI Job No. 21-112



NOTES:

- permits.
- otherwise noted.
- Agency (FEMA) for Collin County, Texas.
- 6. All common areas will be owned and maintained by the HOA.
- requirements of the subdivision ordinance.
- the Civil Plans.

1. Bearings are based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.

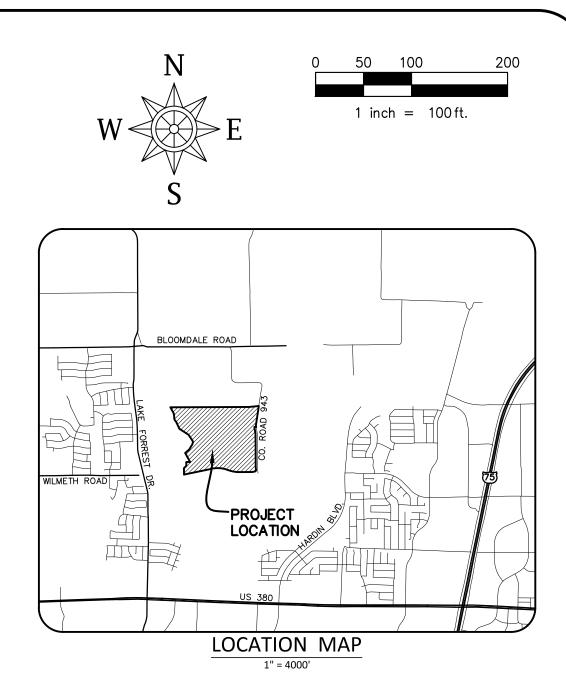
3. Notice — Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building

4. All corners are 1/2 inch iron pins with plastic caps stamped "SPIARSENG" unless

5. 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

7. 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

8. 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



LEGEND					
	(Not all items may be applicable)				
	1/2" IRON ROD WITH PLASTIC CAP STAMPED				
0	"SPIARSENG" SET, UNLESS OTHERWISE NOTED				
IRF	IRON ROD FOUND				
CIRF	CAPPED IRON ROD FOUND				
IPF	IRON PIPE FOUND				
AMF	ALUMINUM MONUMENT FOUND				
СМ	CONTROL MONUMENT				
Esmt.	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					
(BTP)	BY THIS PLAT				
R.O.W.	RIGHT-OF-WAY				
Min. FF	MINIMUM FINISH FLOOR ELEVATION				
BL	BUILDING LINE				
	STREET NAME CHANGE				
Ę	CENTERLINE				
(A)	BLOCK DESIGNATION				
1	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				
(DRCCT)	DEED RECORDS, COLLIN COUNTY, TEXAS				
(PRCCT)	PLAT RECORDS, COLLIN COUNTY, TEXAS				
(OPRCCT)	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS				

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 Telephone (214) 543-5062 Contact: Michael W. Brady mbrady@jenpartners.com

ENGINEER / SURVEYOR Spiars Engineering, Inc. 5700 ennyson Pkwy. Suite 300 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: 972-422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Tim C. Spiars

Oxland Advisors Plano, Texas 75024 Telephone: 214-394-0493 Contact: Tom Woliver

DEVELOPMENT MANAGER

Scale: 1" = 100' March, 2022 SEI Job No. 21-112

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



Note:

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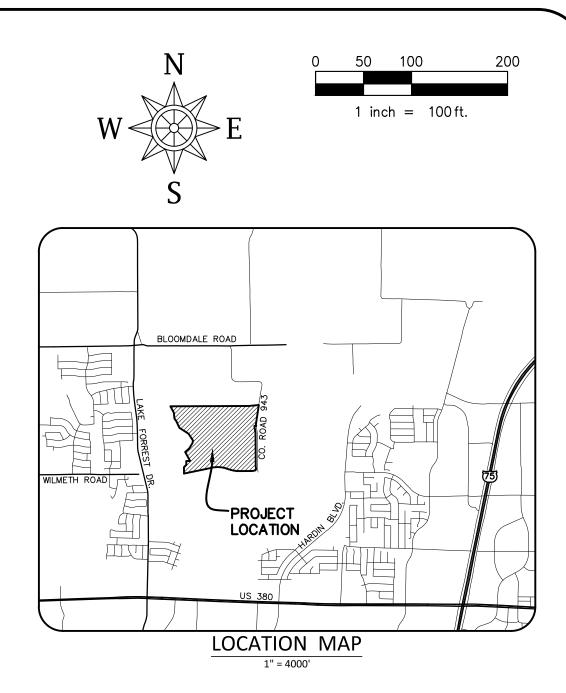
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FOR REVIEW PURPOSES ONLY PRELIMINARY-FINAL PLAT

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

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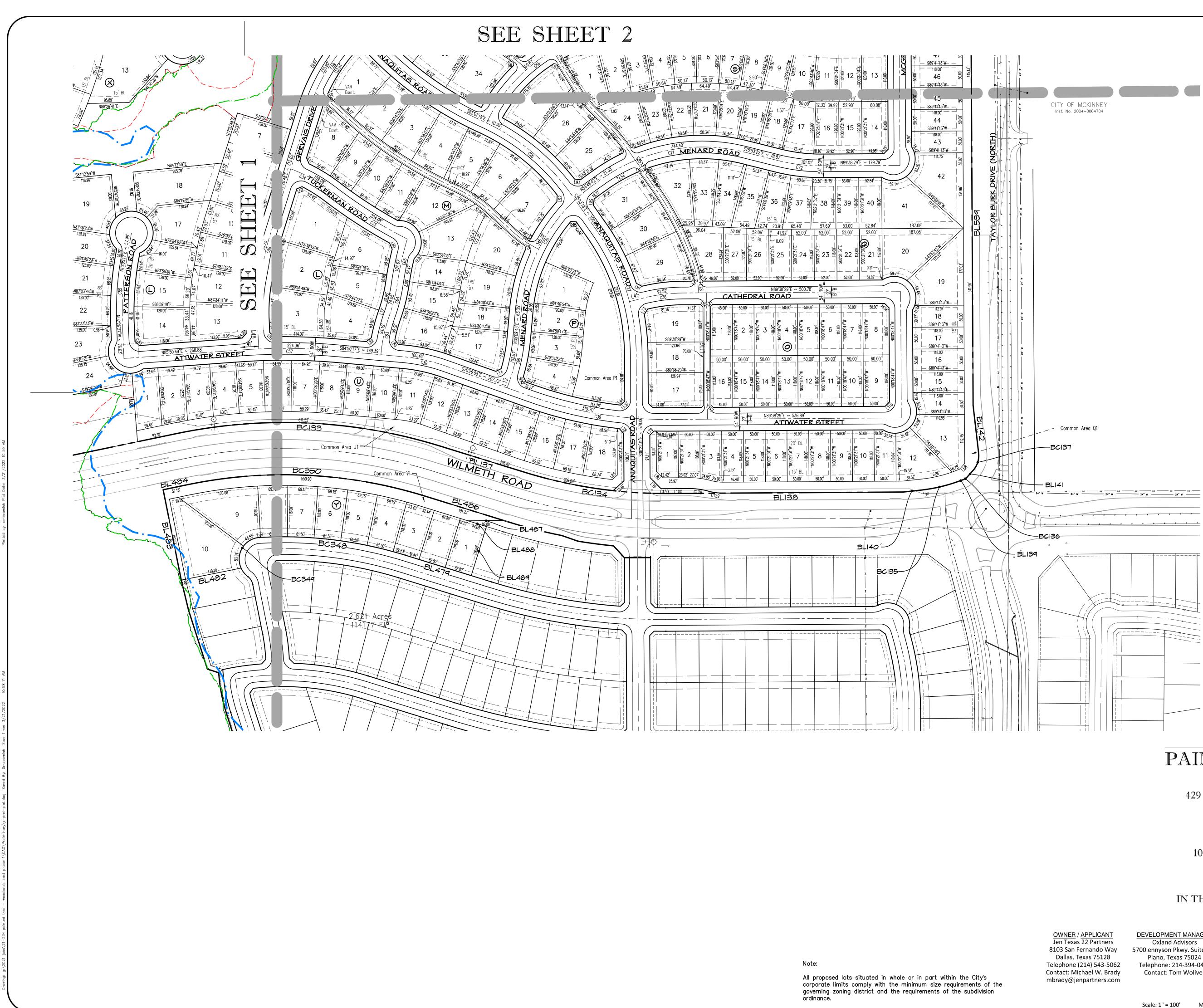
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DEVELOPMENT MANAGER

Scale: 1" = 100'

March, 2022 SEI Job No. 21-112



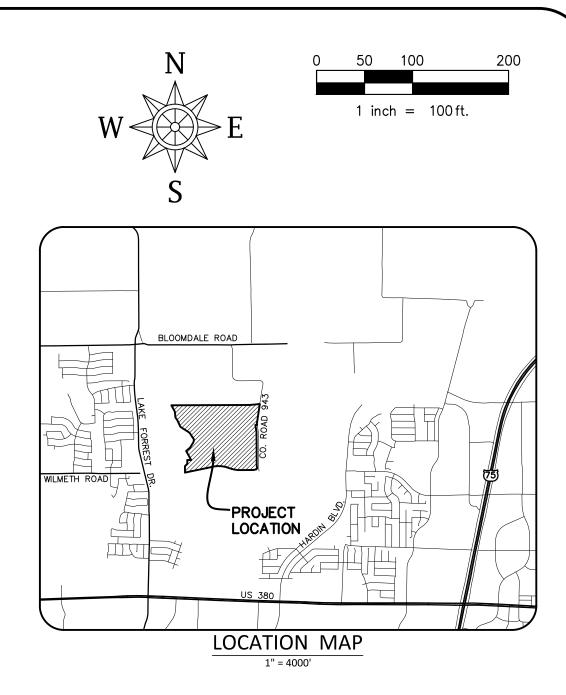
CITY OF MCKINNEY Inst. No. 2004–0064704

🔎 — Common Area Q1

-BC137

— BLI4I

0



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TOTALING 144.241 ACRES OUT OF THE

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DEVELOPMENT MANAGER

Scale: 1" = 100' March, 2022 SEI Job No. 21-112

Lot Area Table					
Lot #	Block #	Square Feet	Acreage		
1	А	9,399	0.216		
2	А	7,111	0.163		
3	А	7,461	0.171		
4	A	12,191	0.280		
5	А	10,301	0.236		
6	A	11,352	0.261		
7	А	10,688	0.245		
8	А	9,002	0.207		
9	A	7,296	0.167		
10	А	7,314	0.168		
11	A	9,046	0.208		

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	в	10,626	0.244	
2	в	8,173	0.188	
3	в	7,935	0.182	
4	в	7,921	0.182	
5	в	7,921	0.182	
6	в	8,701	0.200	
7	в	8,592	0.197	
8	в	8,555	0.196	
9	в	8,891	0.204	
10	в	9,451	0.217	
11	в	9,969	0.229	

Lot Area Table					
Lot #	Block #	Square Feet	Acreage		
1	С	9,889	0.227		
2	С	9,105	0.209		
3	C	9,107	0.209		
4	C	9,031	0.207		
5	C	9,181	0.211		
6	C	9,165	0.210		
7	C	8,877	0.204		
8	C	9,288	0.213		
9	C	8,683	0.199		
10	С	9,441	0.217		
11	C	8,912	0.205		
12	C	8,202	0.188		
13	C	7,993	0.183		
14	С	7,963	0.183		
15	С	7,899	0.181		
16	C	9,809	0.225		

	Lot	Area Table	
Lot #	Block #	Square Feet	Acreage
1	D	6,254	0.144
2	D	7,133	0.164
3	D	7,367	0.169
4	D	7,533	0.173
5	D	7,544	0.173
6	D	7,080	0.163
7	D	7,080	0.163
8	D	7,080	0.163
9	D	7,213	0.166
10	D	7,304	0.168
11	D	7,080	0.163
12	D	7,271	0.167
13	D	7,330	0.168
14	D	7,336	0.168
15	D	7,335	0.168
	_		
16	D	7,330	0.168
17	D	7,063	0.162
18	D	7,080	0.163
19	D	7,080	0.163
20	D	7,080	0.163
21	D	7,080	0.163
22	D	7,353	0.169
23	D	7,322	0.168
24	D	7,389	0.170
25	D	7,740	0.178
26	D	7,740	0.178
27	D	7,087	0.163
27	D	7,080	0.163
29		7,620	0.175
30	D	8,183	0.188
32	D	7,080	0.163
33	D	7,080	0.163
34	D	6,986	0.160
35	D	6,964	0.160
		Area Table	
Lot #	Block #	Square Feet	Acreage
1	E	8,224	0.189
2	E	7,419	0.170
3	E	7,229	0.166
4	E	7,352	0.169
5	E	7,698	0.177
6	E	8,431	0.194
7	E	9,268	0.213
8	E	8,350	0.192
9	E	7,821	0.180
10	E	7,486	0.172
11	E	7,567	0.174
12	E	7,891	0.181
13	E	8,070	0.185
14	E	9,458	0.217
15	E	7,229	0.217
16	E	6,083	0.140
17	E	6,067	0.139
18	E	6,061	0.139
19	E	6,064	0.139
	1		1

20 E

21 E

22 E

23 E

5,933

5,601

4,750

24 E 4,728 0.109

4,750 0.109

0.136

0.129

0.109

	Lot	Area Table	
Lot #	Block #	Square Feet	Acreage
1	F	9,768	0.224
2	F	8,062	0.185
3	F	7,656	0.176
4	F	7,382	0.169
5	F	7,282	0.167
6	F	7,318	0.168
7	F	7,224	0.166
8	F	7,080	0.163
9	F	7,080	0.163
10	F	7,080	0.163
11	F	7,080	0.163
12	F	7,080	0.163
13	F	7,819	0.179
14	F	9,731	0.223
15	Ħ	11,089	0.255
16	Ħ	9,100	0.209
17	F	9,765	0.224
18	F	10,780	0.247
19	F	15,274	0.351
20	F	10,669	0.245
21	F	9,664	0.222
22	F	9,100	0.209
23	F	9,100	0.209
24	F	9,544	0.219
25	F	9,279	0.213
26	F	9,100	0.209
27	F	9,100	0.209
28	F	9,100	0.209
29	F	9,682	0.222
30	F	5,904	0.136
31	Ħ	7,437	0.171
32	F	8,869	0.204
33	F	7,080	0.163
34	Ħ	7,079	0.163
35	F	7,293	0.167
36	F	8,153	0.187
37	Ħ	7,080	0.163

Lot Area Table					
Lot #	Block #	Square Feet	Acreage		
1	н	9,167	0.210		
2	н	9,100	0.209		
3	н	9,100	0.209		
4	н	9,100	0.209		
5	н	9,100	0.209		
6	н	9,624	0.221		
7	н	9,100	0.209		
8	н	9,100	0.209		
9	н	9,309	0.214		
10	н	11,741	0.270		
11	н	11,103	0.255		
12	н	10,660	0.245		
13	н	14,345	0.329		
14	н	12,539	0.288		
15	н	10,019	0.230		
16	н	10,244	0.235		
17	н	10,137	0.233		
18	н	9,699	0.223		
19	н	9,285	0.213		
20	н	9,106	0.209		
21	н	9,100	0.209		
22	н	9,100	0.209		
23	н	9,100	0.209		
24	н	10,555	0.242		

	Lot	Ar
Lot #	Block #	9
1	L	
2	L	
3	L	
4	L	
5	L	
6	L	
7	J	
8	L	
9	L	
10	L	
11	J	
12	L	
13	L	
14	L	
15	L	
16	L	
17	L	
18	L	
19	L	
20	L	
21	L	
22	L	
23	L	
24	L	
25	L	
26	L	
27	L	
	-	

rea Table	
Square Feet	Acreage
13,673	0.314
10,190	0.234
10,278	0.236
10,278	0.236
10,278	0.236
10,935	0.251
11,852	0.272
10,140	0.233
11,732	0.269
11,354	0.261
10,761	0.247
10,761	0.247
10,761	0.247
10,210	0.234
11,099	0.255
13,041	0.299
9,943	0.228
10,212	0.234
10,230	0.235
10,230	0.235
10,183	0.234
10,076	0.231
8,403	0.193
9,295	0.213
9,296	0.213
9,305	0.214
10,902	0.250

Lot #	Block #	Square Feet	Acreage
1	ĸ	10,277	0.236
2	ĸ	8,662	0.199
3	ĸ	8,535	0.196
4	к	8,321	0.191
5	к	7,600	0.174
5			0.174
6	К	7,316	0.168
7	к	7,316	0.168
8	ĸ	7,651	0.176
9	ĸ	7,666	0.176
10	К	7,666	0.176
11	к	7,666	0.176
12	к	7,725	0.177
13	ĸ	8,178	0.188
14	К	8,274	0.190
15	к	8,286	0.190
16	ĸ	9,301	0.214
17	ĸ	7,975	0.183
18	к	6,683	0.153
19	к	7,508	0.172
20	к	6,732	0.155
21	ĸ	6,168	0.142
22	К	6,211	0.143
23	к	6,211	0.143
24	ĸ	6,211	0.143
25	ĸ	6,211	0.143
26	ĸ	6,211	0.143
27	К	6,059	0.139
28	к	5,900	0.135
29	к	6,147	0.141
30	к	6,551	0.150
		-,	000
	Ľ	6 702	0 15 /
31	К	6,702	0.154
	к к	6,702 6,877	0.154 0.158
31			
31 32	к	6,877	0.158
31 32 33	к к	6,877 10,143	0.158 0.233
31 32 33 34	K K K	6,877 10,143 12,448	0.158 0.233 0.286
31 32 33 34 35	к к к	6,877 10,143 12,448 11,337	0.158 0.233 0.286 0.260
31 32 33 34 35	к к к	6,877 10,143 12,448 11,337	0.158 0.233 0.286 0.260
31 32 33 34 35	к к к к	6,877 10,143 12,448 11,337	0.158 0.233 0.286 0.260
31 32 33 34 35	к к к к	6,877 10,143 12,448 11,337 12,501	0.158 0.233 0.286 0.260
31 32 33 34 35 36	K K K K Lot	6,877 10,143 12,448 11,337 12,501 Area Table	0.158 0.233 0.286 0.260 0.287
31 32 33 34 35 36 Lot #	K K K K Lot Block #	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126	0.158 0.233 0.286 0.260 0.287 Acreage 0.347
31 32 33 34 35 36 Lot # 1 2	K K K K Lot Block #	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809	0.158 0.233 0.286 0.260 0.287 0.287
31 32 33 34 35 36 Lot #	K K K K Lot Block #	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126	0.158 0.233 0.286 0.260 0.287 Acreage 0.347
31 32 33 34 35 36 Lot # 1 2	K K K K Lot Block #	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809	0.158 0.233 0.286 0.260 0.287 0.287
31 32 33 34 35 36 Lot # 1 2 3	K K K K Lot Block # L L	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500	0.158 0.233 0.286 0.260 0.287 0.287 Acreage 0.347 0.294 0.310
31 32 33 34 35 36 Lot # 1 2 3 4	K K K K Lot Block # L L L	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287
31 32 33 34 35 36 Lot # 1 2 3 4 5 6	К К К К К Lot Вlock # L L L L L L L L	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.240 0.214 0.255
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7	К К К К К Lot Вlock # L L L L L L L L L L L	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.240 0.214 0.214 0.255 0.206
31 32 33 34 35 36 Lot # 1 2 3 4 5 6	К К К К К Lot Вlock # L L L L L L L L	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.240 0.214 0.255
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7	К К К К К Lot Вlock # L L L L L L L L L L L	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.240 0.214 0.214 0.255 0.206
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8	К К К К К Lot Вlock # L L L L L L L L L L L L L L	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.240 0.214 0.214 0.255 0.206 0.206
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9	К К К К К Lot Вlock # L L L L L L L L L L L L L L L L L L L	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.240 0.214 0.214 0.255 0.206 0.206 0.206
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11	К К К К К І І І і і і і і і і і і і і і	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960 9,292 9,346	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.240 0.214 0.214 0.255 0.206 0.206 0.206 0.206 0.213 0.215
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11 12	К К К К К Lot Воск # L L L L L L L L L L L L L L L L L L L	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960 8,960 9,292 9,346 9,720	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.206 0.204 0.214 0.255 0.206 0.206 0.206 0.206 0.206 0.213 0.215 0.223
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11 11 12 13	К К К К К С С С С С С С С С С С С С С С	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960 8,960 8,960 9,292 9,346 9,720 10,806	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.240 0.214 0.255 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.213 0.215 0.223 0.248
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11 12	К К К К К Lot Воск # L L L L L L L L L L L L L L L L L L L	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960 8,960 9,292 9,346 9,720	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.206 0.204 0.214 0.255 0.206 0.206 0.206 0.206 0.206 0.213 0.215 0.223
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11 11 12 13	К К К К К С С С С С С С С С С С С С С С	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960 8,960 8,960 9,292 9,346 9,720 10,806	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.240 0.214 0.255 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.213 0.215 0.223 0.248
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11 11 12 13 14	К К К К К С С С С С С С С С С С С С С С	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960 8,960 9,292 9,346 9,720 10,806 10,727	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.287 0.240 0.214 0.255 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.223 0.248 0.248
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	К К К К К С С С С С С С С С С С С С С С	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960 8,960 8,960 8,960 9,292 9,346 9,720 10,806 10,727 9,736	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.240 0.310 0.294 0.310 0.294 0.310 0.294 0.214 0.255 0.206 0.206 0.206 0.206 0.206 0.206 0.213 0.223 0.215 0.223 0.248 0.246 0.224
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	К К К К К К С С С С С С С С С С С С С С	6,877 10,143 12,448 11,337 12,501 Area Table <i>Square Feet</i> 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960 8,960 8,960 8,960 8,960 8,960 10,727 9,736 8,729 11,077	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.204 0.214 0.294 0.214 0.255 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.213 0.223 0.248 0.248 0.248 0.248
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	К К К К К К С С С С С С С С С С С С С С	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960 8,960 8,960 8,960 8,960 8,960 8,960 10,727 9,736 10,806 10,727 9,736 8,729 11,077 16,099	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.294 0.310 0.294 0.310 0.294 0.214 0.255 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.213 0.223 0.248 0.223 0.248 0.224 0.224 0.224 0.200
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	К К К К К К С С С С С С С С С С С С С С	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960 8,960 8,960 9,292 9,346 9,720 10,806 10,727 9,736 8,729 11,077 16,099 15,774	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.204 0.214 0.294 0.214 0.255 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.213 0.223 0.248 0.248 0.248 0.248
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	К К К К К К С С С С С С С С С С С С С С	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960 8,960 8,960 8,960 8,960 8,960 8,960 10,727 9,736 10,806 10,727 9,736 8,729 11,077 16,099	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.294 0.310 0.294 0.310 0.294 0.214 0.255 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.213 0.223 0.248 0.223 0.248 0.224 0.224 0.224 0.220
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	К К К К К К С С С С С С С С С С С С С С	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 8,960 8,960 8,960 8,960 9,292 9,346 9,720 10,806 10,727 9,736 8,729 11,077 16,099 15,774	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.287 0.287 0.294 0.310 0.294 0.310 0.294 0.214 0.255 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.213 0.223 0.248 0.223 0.248 0.224 0.224 0.224 0.224
31 32 33 34 35 36 Lot # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	К К К К К К С С С С С С С С С С С С С С	6,877 10,143 12,448 11,337 12,501 Area Table Square Feet 15,126 12,809 13,500 10,441 9,301 11,106 8,960 10,727 9,736 8,729 11,077	0.158 0.233 0.286 0.260 0.287 0.287 0.287 0.287 0.240 0.294 0.310 0.294 0.214 0.255 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.206 0.223 0.248 0.223 0.248 0.224 0.224 0.224 0.224 0.224 0.224

23 L 9,934 0.228

24 L 9,625 0.221

Lot Area Table

	Lot Area Table				
Lot #	Block #	Square Feet	Acreage		
1	М	12,134	0.279		
2	М	9,980	0.229		
3	М	9,997	0.230		
4	М	10,251	0.235		
5	М	9,798	0.225		
6	М	10,249	0.235		
7	М	12,528	0.288		
9	М	7,256	0.167		
10	М	7,396	0.170		
11	М	7,241	0.166		
12	М	10,783	0.248		
13	М	12,203	0.280		
14	М	7,712	0.177		
15	М	8,126	0.187		
16	м	9,127	0.210		
17	М	10,622	0.244		
18	М	6,680	0.153		
19	М	10,061	0.231		
20	М	11,300	0.259		

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	Lot Area Table			
Lot #	Block #	Square Feet	Acreage	
1	0	5,888	0.135	
2	0	5,900	0.135	
3	0	5,900	0.135	
4	0	5,900	0.135	
5	0	5,900	0.135	
6	0	5,900	0.135	
7	0	5,900	0.135	
8	0	7,030	0.161	
9	0	7,030	0.161	
10	0	5,900	0.135	
11	0	5,900	0.135	
12	0	5,900	0.135	
13	0	5,900	0.135	
14	0	5,900	0.135	
15	0	5,900	0.135	
16	0	5,888	0.135	
17	0	10,124	0.232	
18	0	8,892	0.204	
19	0	10,895	0.250	

	Lot Area Table			
Lot #	Block #	Square Feet	Acreage	
1	p	9,839	0.226	
2	p	7,498	0.172	
3	p	7,644	0.175	
4	P	7,789	0.179	

	Lot	Area Table	
Lot #	Block #	Square Feet	Acreage
1	Q	5,257	0.121
2	Q	5,367	0.123
3	Q	5,696	0.131
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	a	5,900	0.135
10	Q	5,900	0.135
11	Q	5,736	0.132
12	Q	9,731	0.223
13	Q	11,203	0.257
14	Q	5,754	0.132
15	Q	5,900	0.135
16	Q	5,900	0.135
17	Q	5,900	0.135
18	Q	5,872	0.135
19	Q	14,401	0.331
20	Q	14,163	0.325
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	8,770	0.201
29	Q	12,472	0.286
30	Q	9,895	0.227
31	a	10,577	0.243
32	Q	9,574	0.220
33	a	8,409	0.193
34	a	8,177	0.188
35	a	7,633	0.175
36	a a	7,484	0.172
37	⊂ Q	7,028	0.161
38	⊂ Q	6,479	0.149
39	∽ a	6,254	0.144
40	a	6,236	0.143
41	a	14,111	0.324
42	a	14,018	0.322
43	a	5,850	0.134
44	a	5,900	0.135
45	a	5,900	0.135
45	a	5,900	0.135
40	a	5,900	0.135
47	2 Q	5,900	0.135
40		5,900	0.135
	Q	7,275	
50	Q	1,210	0.167

	Lot	Area Table	
Lot #	Block #	Square Feet	Acreage
1	R	7,375	0.169
2	R	7,364	0.169
3	R	7,346	0.169
4	R	7,155	0.164
5	R	7,124	0.164
6	R	7,397	0.170
7	R	7,371	0.169
8	R	7,196	0.165
9	R	7,080	0.163
10	R	6,935	0.159
11	R	7,393	0.170

Open Space & Common Areas Table			
Lot #	Block #	Square Feet	Acreage
0	R	20,182	0.463
0	Q	46,077	1.058
0	U	32,297	0.741
0	м	124,057	2.848
0	Y	20,397	0.468
0	P	35,967	0.826
1	Open Space	187,635	4.308
2	Open Space	51,138	1.174
3	Open Space	149,266	3.427
4	Open Space	13,636	0.313
5	Open Space	749,581	17.208

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.

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

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

ENGINEER / SURVEYOR Spiars Engineering, Inc. 5700 ennyson Pkwy. Suite 300 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: 972-422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Tim C. Spiars

Plano, Texas 75024 Telephone: 214-394-0493 Contact: Tom Woliver

DEVELOPMENT MANAGER

Oxland Advisors

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

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
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	5	6,895	0.158
11	5	6,773	0.155
12	5	6,215	0.143
13	5	7,154	0.164
14	5	7,154	0.164
15	5	6,349	0.146
16	5	6,619	0.152
17	5	7,423	0.170
18	5	6,390	0.147
19	5	6,594	0.151
20	5	6,890	0.158
21	5	6,890	0.158
22	5	6,890	0.158
23	S	6,890	0.158
24	5	8,384	0.192
25	s	11,493	0.264
26	5	10,224	0.235
27	S	13,164	0.302

Lot	Area Table	
Block #	Square Feet	Acreage
т	6,170	0.142
т	5,900	0.135
т	5,900	0.135
т	5,900	0.135
т	6,121	0.141
Т	6,059	0.139
т	6,406	0.147
	Block # T T T T T T T	T 6,170 T 5,900 T 5,900 T 5,900 T 5,900 T 6,121 T 6,059

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
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	

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

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

	Lot Area Table					
Lot #	Block #	Square Feet	Acreage			
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			

		Cent	terline C	urve Tab	le	
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 ° 55'0
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 ° 25'1
C25	722.91'	800.00'	388.24'	698.56'	S39*08'04"E	51 ° 46'2
C26	260.06'	500.00'	133.04'	257.13 '	S50°07'18"E	29 ° 48'0
C27	304.24'	500.00'	156.99'	299.56'	S17°47'24"E	34 ° 51'4
C31	125.38'	500.00'	63.02'	125.05'	N81°15'40"E	14*22'0
C32	93.94'	375.00'	47.22'	93.69'	S84*22'44"E	14°21'0
C33	236.48'	500.00'	120.49'	234.28'	S52*31'06"E	27 ° 05'5
C34	109.08'	375.00'	54.93'	108.70'	S60*57'48"E	16•39'5
C35	204.08'	1119.00'	102.32'	203.80'	S57*51'18"E	10*26'5
C36	91.52'	375.00'	45.99'	91.29'	N82°38'59"E	13 ° 59'0
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 ° 23'2
C39	319.70 '	920.00'	161.48'	318.09'	S80*24'13"E	19 ° 54'3
C48	153.97 '	500.00'	77.60'	153.36'	N28°45'16"E	17•38'3
C49	296.32'	375.00'	156.38'	288.67 '	N06°00'18"W	45 ° 16'2
C50	190.71'	400.00'	97.20'	188.91'	N02°58'24"E	27 ° 19'0
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 ° 21'0
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 ° 52'3
C55	155.25'	710.00'	77.94'	154.94'	N03°49'25"E	12 ° 31'4
C57	87.39'	400.00'	43.87'	87.22 '	N03°49'06"E	12°31'0
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 ° 20'3
C60	318.35'	600.00'	163.02'	314.63'	N64 ° 53'23"E	30°24'0
C61	302.44'	984.00'	152.42'	301.26'	N88°53'42"E	17 ° 36'3
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°23'3
C64	74.05'	375.00'	37.15'	73.93'	N13°53'47"E	11 ° 18'5
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 ° 06'2
C67	290.95'	694.00 '	147.65'	288.83'	S87 * 54'00"E	24 ° 01'1
C68	94.70'	375.00'	47.60'	94.45 '	S83*07'27"E	14•28'0

	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"

Оре	en 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 Lin	e Table
Line #	Length	Direction
L13	14.42'	S 26°36'16" E
L14	13.81'	N 6313'06" 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
L55	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
L89 L90	7.76'	S 74°18'16" E
L90 L91	14.54'	
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'	S 16°15'22" E
L99	35.82'	S 44°36'03" E
L100	46.99'	S 89°38'29" W
L102	110.20'	N 06°35'41" W
L103	36.18'	N 09°13'57" E
L104	14.14'	S 45°18'47" E
L105	5.00'	N 00°18'47" W
L106	14.14'	S 45°18'47" E
L107	35.36'	N 44°41'13" E
L107	07.50'	N 00°18'47" W
L108	63.50'	
	63.50 66.33'	N 09 ° 13'57" E
L108		

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.

Lot Line Table					
Line #	Length	Direction			
L113	14.43'	S 44°59'43" W			
L117	7.07'	S 45°20'09" E			
L118	14.15'	N 44°39'51" E			
L120	25.93'	S 66°26'09" E			

С	Centerline Line Table				
Line #	Length	Direction			
L4	13.17	S8° 21' 26.18"E			
L5	22.98	S1° 33' 18.53"E			
L12	14.18	N19° 33' 04.80"E			
L45	32.53	N75° 39' 28.68"E			
L48	67.98	N2° 26' 26.66"W			
L59	18.59	S77° 12' 09.78"E			
L64	37.25	S38 58 09.28 E			
L65	66.75	N24° 01' 35.35"E			
L66	56.84	S66° 04' 02.91"E			
L114	10.99	S65°01'18.29"E			
L115	66.97	S47° 39' 08.05"E			
L116	289.96	S0°21'31.05"E			

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

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

ENGINEER / SURVEYOR Spiars Engineering, Inc. 5700 ennyson Pkwy. Suite 300 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: 972-422-0077 TBPELS No. F-2121 and No. F-10043100 Contact: Tim C. Spiars

DEVELOPMENT MANAGER

Oxland Advisors

Plano, Texas 75024

Telephone: 214-394-0493

Contact: Tom Woliver

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

STATE OF TEXAS	OWNER'S CERTIFICATE §	A tangent curve t 42.99 feet, an arc
COUNTY OF COLLIN	S S	S 83°21'18" E, 112
North Tract		A non-tangent cu - 134.75 feet, an
City of McKinney, C Document No. 2021	nd situated in the J. McGarrah Survey, Abstract No. 572, and the W. Butler Survey, Abstract No. 87, ollin County, Texas, being part of those tracts conveyed to Jen Texas 22, LLC, by deed recorded in 0318000545970 and Document No. 20200904001497270 of the Deed Records, Collin County, Texas ubject tract being more particularly described as follows:	N 89°05'26" E, 53
McKinney recorded	nt in County Road 943, a public road, for the southeast corner of a tract conveyed to the City of in Document No. 20210729001526720 DRCCT, from which a 1/2" iron rod found for an inset corner 33'13" E. 994.03 feet;	A non-tangent cu - 102.82 feet, an N 83°19'58" E, 32
	W, 826.41 feet along said road to a point for corner;	A non-tangent cu
	E, 59.67 feet continuing along County Road 943 to a MAG nail found;	- 64.07 feet, an
THENCE departing s	aid road, the following:	N 89°43'10" E, 67
S 89°08'02" W, 23.	47 feet to a 1/2" iron rod with plastic cap found;	A tangent curve t 186.01 feet, an ar
S 88°49'10" W, 47.	90 feet;	S 70°04'02" E, 15°
	rve 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 Irc length of 88.21 feet;	A tangent curve t 57.98 feet, an arc
S 09 ° 52'11" E, 105	65 feet;	S 84°53'53" E, 160
	o the right having a central angle of 09°33'31", a radius of 990.00 feet, a chord of S 05°05'25" E — c length of 165.16 feet;	N 80°21'07" E, 159
	, passing at 481.49 feet the most northerly northwest corner of a right—of—way dedication to the City	N 82°51'04" E, 24
of McKinney, record distance of 1318.7	ded in Document No. 20210716001437380 DRCCT, and continuing along the common line thereof a total 4 feet;	N 7619'50" E, 212
THENCE continuing	along the west and north line of said dedication, the following:	N 24 ° 28'04" E, 18
S 06°35'40" E, 110	.20 feet;	N 53°14'16" E, 259
	o the right having a central angle of 48°36'35", a radius of 51.00 feet, a chord of S 17°42'37" W — length of 43.27 feet;	N 35°48'32" E, 47
S 42°00'55" W, 20.	71 feet;	S 87°34'51" E, 316 And N 08°56'32" E
	o the right having a central angle of 28°19'41", a radius of 21.00 feet, a chord of S 56°10'45" W — length of 10.38 feet;	THENCE N 84*33'34
S 70°20'36" W, 12.	53 feet;	containing 6,283,14
	o the right having a central angle of 13°26'31", a radius of 381.00 feet, a chord of S 77°03'51" W — length of 89.39 feet;	South Tract BEING a tract of Id
S 83°47'07" W, 39.	09 feet;	City of McKinney, Document No. 202 particularly describe
S 89°38'35" W, 54	0.58 feet;	BEGINNING at a po
	o the right having a central angle of 17°34'01", a radius of 1090.00 feet, a chord of N 81°34'25" W — c length of 334.19 feet;	20210716001437380 THENCE along the s
n 72 ° 47'25" W, 20	3.10 feet;	N 7815'06" E, 57
	o the left having a central angle of 28°57'30", a radius of 1210.00 feet, a chord of N 87°16'09" W — c length of 611.55 feet;	A tangent curve t 545.06 feet, an a
And S 7815'06" W	, 1183.08 feet to a point for corner;	And S 72°47'25" E
THENCE departing s	aid right—of—way, into and through said Jen Texas 22 tracts, the following:	THENCE departing s
N 00°21'00" W, 260	5.86 feet;	S 89°38'31" W, 82
N 44°39'00" E, 139	0.15 feet;	S 72 ° 47'33" E, 44
N 00°21'00" W, 158	3.44 feet;	S 17°12'27" W, 118
N 89'39'00" E, 158	8.63 feet;	N 72°47'33" W, 15
N 28°55'39"W, 42	9.84 feet;	A tangent curve 337.24 feet, an a
N 49°41'47" E, 219	.17 feet;	A compound curve
N 31°38'22" E, 267	7.07 feet;	82.37 feet, an arc
N 11°22'48" E, 107		And S 78°35'40" \ THENCE N 11°19'23
N 33°10'29" W, 340		containing 114,179
N 57°24'29" W, 45		
N 24°24'25" W, 28		
N 65°35'35" E, 223		
N 85°27'43" E, 143	0.24 Teet;	

Plotted by: dmccamish Plot Date: 3/21/2022 10

: g:\2021 jobs\21-234 painted tree - woodlands east phase 1\CAD\Preliminary\x-prel-plat.dwa Saved By: Dmccamish Save Time: 3/21/2022 10:58:11 AM

S 87°47'37" E, 244.94 feet;

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 rc length of 43.00 feet;

2.39 feet;

urve 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 a arc length of 134.82 feet;

3.56 feet;

urve 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 n arc length of 102.85 feet;

0.97 feet;

urve 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 arc length of 64.10 feet;

7.45 feet;

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 — rc length of 186.98 feet;

1.54 feet;

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 rc length of 58.12 feet;

0.73 feet;

9.60 feet;

0.24 feet;

2.89 feet;

1.37 feet;

9.88 feet;

7.26 feet;

6.47 feet;

E, 227.74 feet to the south line of said City of McKinney tract;

4" E, 71.35 feet along the common line thereof to the POINT OF BEGINNING with the subject tract I square feet or 144.241 acres of land.

land situated in the J. McGarrah Survey, Abstract No. 572, and the W. Butler Survey, Abstract No. 87, Collin County, Texas, being part of a tract conveyed to Painted Tree 607—McKinney, L.P., recorded in 210416000770380 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more ed as follows:

oint on the south line of a right—of—way dedication to the City of McKinney, recorded in Document No. 0 DRCCT, for the northwest corner of said Painted Tree 607 tract;

south line thereof, the following:

7.18 feet;

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 — arc length of 550.90 feet;

, 191.23 feet;

said right-of-way, the following:

2.80 feet;

4.08 feet;

8.00 feet;

58.04 feet;

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 arc length of 339.04 feet;

e 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 —

W, 140.20 feet to the west line of said Painted Tree 607 tract;

3" W, 211.74 feet along the west line thereof to the POINT OF BEGINNING with the subject tract square feet or 2.621 acres of land.

NOW. THEREFORE. KNOW ALL MEN BY THESE PRESENTS:

THAT JEN TEXAS 22 LLC and Painted Tree 607—McKinney, L.P. act and adopt this record plat designating the herein above described McKinney, and do hereby dedicate to the public use forever, the s 607—McKinney, L.P. do herein certify the following:

The streets and alleys are dedicated in fee simple for street and a All public improvements and dedications shall be free and clear of

The easements and public use areas, as shown, and created by indicated on this plat.

No buildings, fences, trees, shrubs or other improvements or grow as shown, except that landscape improvements may be placed in lo

The City of McKinney is not responsible for replacing any improvem

Utility easements may also be used for the mutual use and accom the easement limits the use to particular utilities, said use by pub thereof.

The City of McKinney and public utilities shall have the right to shrubs or other improvements or growths which may in any way e their respective systems in the easements.

The City of McKinney and public utilities shall at all times have the for the purpose of constructing, reconstructing, inspecting, patrolli of their respective systems without the necessity at any time proc

All modifications to this document shall be by means of plat and

This plat approved subject to all platting ordinances, rules, regulation WITNESS, my hand, this the _____ day of _____

JEN TEXAS 22 LLC

a Texas limited liability company

By: _____ Michael W. Brady

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for The State me to be the person and officer whose name is subscribed to th same for the purposes and considerations therein expressed and in

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby ca from an actual and accurate survey of the land and that the ca supervision, in accordance with the Subdivision Regulations of the 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

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEFORE ME, the undersigned, a Notary Public in and for The State appeared Darren K. Brown, known to me to be the person and off subscribed to the foregoing instrument, and acknowledged to me t same for the purposes and considerations therein expressed and in

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day

Notary Public, State of 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.

<form></form>	R'S DEDICATION	
<pre>i percent al al angle and all all all all all all all all all al</pre>	:	
<pre>a data the material mater</pre>	cting herein by and through its duly authorized officers, do hereby certify bed property as Painted Tree Woodlands East, an addition to the City of streets and alleys shown thereon. JEN TEXAS 22 LLC and Painted Tree	
<form></form>	alley purposes.	
<pre>statuse sense if a gravite is the dist of difference. the last difference of difference is the difference of difference is the difference of difference is the difference of differ</pre>	of all debt, liens, and/or encumbrances. by this plat, are dedicated for the public use forever for the purposes	
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<pre>ter diffuse bidly abactive to be solved or by divergence were approved or bedrawned with a contractive. Available, the solved or by divergence or bedrawned with a contractive. Available of the solved of the contractive divergence of the solved of the solv</pre>	ments in, under, or over any easements caused by maintenance or repair.	
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By the Chysical production projects and projects of the initiality of a part of the initiality of a constraint of the Chysical Part of the Chysical	o remove and keep removed all or parts of any buildings, fences, trees, endanger or interfere with the construction, maintenance, or efficiency of	
1 202 Privide In Ref. (Privide) 2 21 Privide In Ref. (Privide) 2 22 Privide In Ref. (Privide) 2 22 Privide International Public Buildy compary 3 20 Of hear buildy compary 4 Of an an build by encoded & Body, scale to 4 Approved 3 20 Of the and buildy compary 4 Of an an build by encoded & Body, scale to 4 Approved 3 20 Of the and buildy compary 4 Of an an build by encoded & Body, scale to 4 Approved 3 20 Of the and buildy compary 4 Of an and buildy compary 4 Of an an build by encoded by the second build of the second buildy compary to an another to an ano	the full right of ingress and egress to or from their respective easements Iling, maintaining, reading meters, and adding to or removing all or parts ocuring permission from anyone. Ind approved by the City of Mckinney.	
<pre>e decarers initial pretenting By Coll Hearhtone Public Billion Cultory Company See Mental Pretention By Coll Hearhtone Public Billion Coll Option, By Coll Hearhtone Public Billion, By Coll Hearhtone, By Coll H</pre>	ations and resolutions of the City of McKinney, Texas.	
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the dragby thread adds. y of	Steven Porath	_ Approved
y of	ate of Texas, on this day personally appeared Michael W. Brady, known to the foregoing instrument, and acknowledged to me that he executed the in the capacity therein stated.	
Attest Paranga and Zoning Commission Secretary Class The decomposed whe potent one field notes made a part thereof may mound where my personal wave to properly placed under my personal Image: Commission Secretary Image: Commission Se	ay of, 2022.	
Proming and Zohing Commission Secretary City of McKinney, Texas Date The proved this plot and the field notes made a part thereof mer maximum is shown thereon were properly ploced under my personal Date Prove Purposes Solvy Preciminanty Final Plat Preciminanty Final Plat		Date
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	THE OFFERENCE	
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Owner / APPLICANT Jen Texas 222 Partners 8103 San Fernando Way Dallas, Texas 75128 Telephone (214) 543-5062 Contact: Michael W. Brady Development MANAGER OVER / APPLICANT Development Manager State of the state of the st	PAINTEI	
Multiple in the capacity therein stated. TOTALING 144.241 ACRES y of 2022. 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 DEVELOPMENT MANAGER Jen Texas 22 Partners Stoland Advisors S103 San Fernando Way Dallas, Texas 75128 Telephone (214) 543-5062 Telephone: 972-422.0077 Contact: Michael W. Brady Development 214-394-0493	te of Texas, on this day personally fficer whose name is that he executed the 429 RESIDEN	
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A. STAPP SURVEY ~ ABST. NO. 833 IN THE CITY OF McKINNEY, COLLIN COUNTY, TEXAS <u>OWNER / APPLICANT</u> Jen Texas 22 Partners 8103 San Fernando Way Dallas, Texas 75128 Telephone (214) 543-5062 Contact: Michael W. Brady <u>Development Manager</u> <u>Development Manager</u> <u>Oxland Advisors</u> 5700 ennyson Pkwy. Suite 300 Plano, Texas 75024 Telephone: 214-394-0493 Contact: Tom Woliver <u>Development Manager</u> <u>Development Manager</u> <u>Spiars Engineering, Inc.</u> 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: 972-422-0077 TBPELS No. F-2121 and No.	10 RESIDEN	TIAL LOTS & 1 COMMON AREA LOT TOTALING 2.621 ACRES
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Telephone (214) 543-5062Telephone: 214-394-0493Telephone: 972-422-0077Contact: Michael W. BradyContact: Tom WoliverTBPELS No. F-2121 and No.	Jen Texas 22 Partners Oxland Advisors Spiars 8103 San Fernando Way 5700 ennyson Pkwy. Suite 300 765 Cus	Engineering, Inc. ter Road, Suite 100
mbrady@jenpartners.com F-10043100 I	Telephone (214) 543-5062Telephone: 214-394-0493TelephoContact: Michael W. BradyContact: Tom WoliverTBPELS	one: 972-422-0077
Contact: Tim C. Spiars Scale: ######### March, 2022 SEI Job No. 21-112	Conta	act: Tim C. Spiars