

FOR REVIEW PURPOSES ONLY PRELIMINARY—FINAL PLAT

PRELIMINARY - FINAL PLAT

PAINTED TREE WOODLANDS PHASE 1 & 2

603 RESIDENTIAL LOTS & 41 COMMON AREA LOTS TOTALING 59.432 ACRES

OUT OF THE
W. BUTLER SURVEY ~ ABST. NO. 87

A. STAPP SURVEY ~ ABST. NO. 833 IN THE CITY OF McKINNEY, COLLIN COUNTY, TEXAS

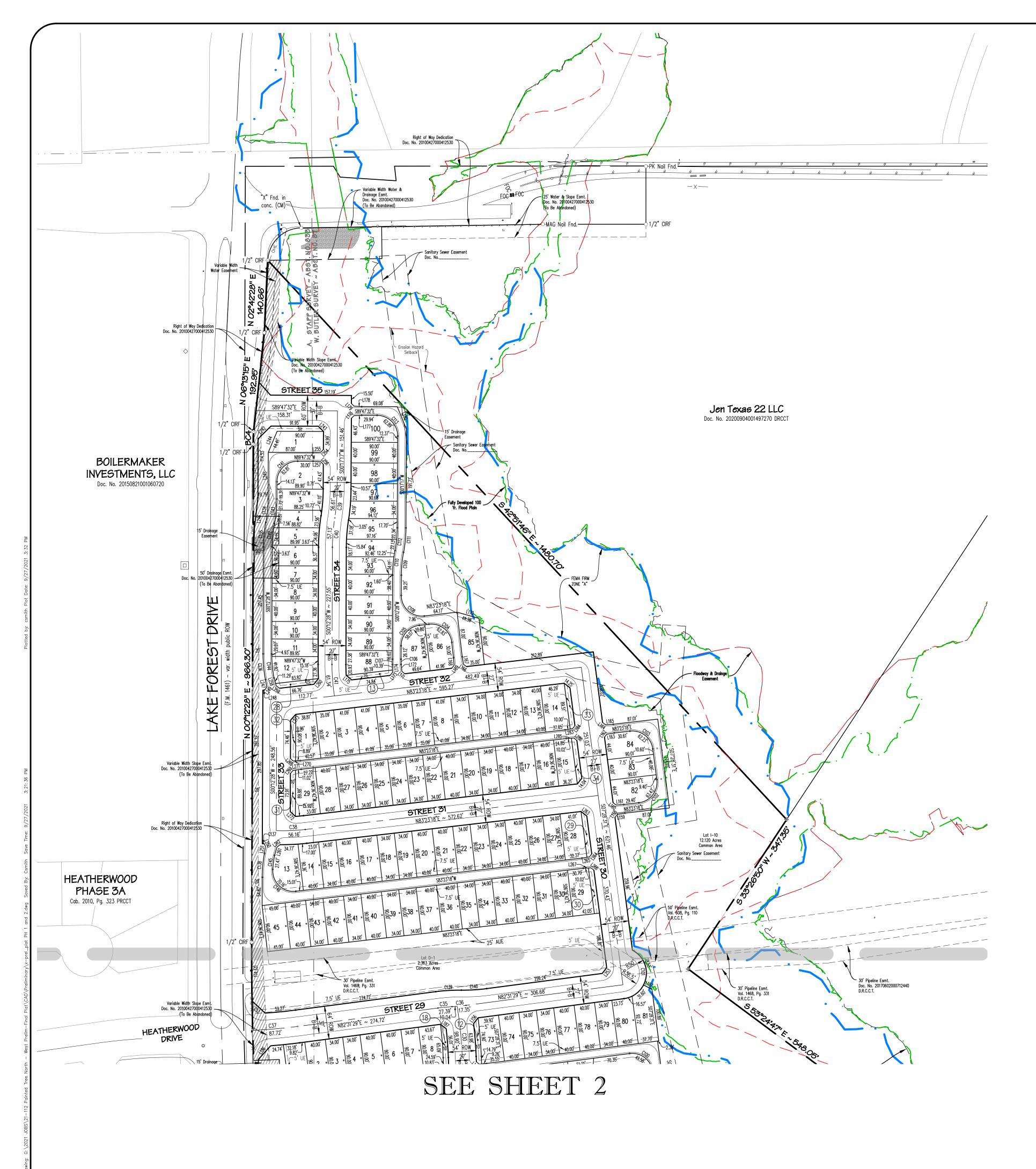
OWNER / APPLICANT
Jen Texas 22 Partners
8103 San Fernando Way
Dallas, Texas 75128
Telephone (214) 543-5062
Contact: Michael W. Brady
mbrady@jenpartners.com

DEVELOPMENT MANAGER
Oxland Advisors
5700 Tennyson Pkwy. Suite
300

300 Plano, Texas 75024 Telephone: 214-394-0493 Contact: Tom Woliver ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: 972-422-0077
TBPELS No. F-2121 and No.
F-10043100

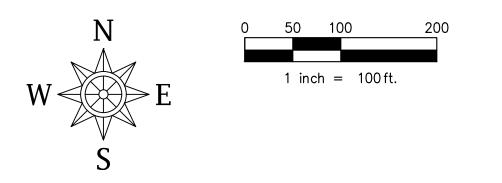
Contact: Tim C. Spiars

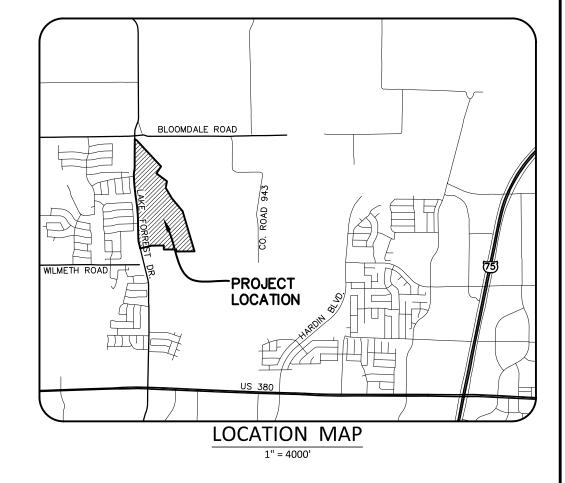
Scale: 1" = 250' February, 2021 SEI Job No. 21-112



NOTES:

- 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
- All corners are 1/2 inch iron pins with plastic caps stamped "SPIARSENG" unless otherwise noted.
- 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. 48085C0145J & 48085C0260J dated June 02, 2009 prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas.
- 6. All common areas will be owned and maintained by the HOA.
- 7. All lots comply with the minimum size requirements of the zoning district.
- 8. Speed humps will be proposed along Streets (4, 5, 16, 22, 25 & 30) in order to satisfy the traffic calming requirement in Section 2.2.C.2 of the Engineering Design Manual. The exact location and specifications of the speed humps will be determined in the Civil Plans.





	Open	Space	: Table		Open	Space	e Table		Open	Space	Table
Tag No.	Lot Name	Acreage	Description	Tag No.	Lot Name	Acreage	Description	Tag No.	Lot Name	Acreage	Description
1	A-1	0.155	Common Area	13	I-9	0.019	Common Area	25	N-2	0.019	Common Area
2	A-3	0.311	Common Area	14	J-1	0.018	Common Area	26	N-3	0.019	Common Area
3	B-1	0.339	Common Area	15	J-2	0.019	Common Area	27	N-4	0.024	Common Area
4	X-2	0.059	Common Area	16	J-3	0.019	Common Area	28	0-2	0.018	Common Area
5	I-1	0.196	Common Area	17	J-4	0.019	Common Area	29	0-3	0.019	Common Area
6	I-2	0.019	Common Area	18	L-1	0.019	Common Area	30	0-4	0.020	Common Area
7	I-3	0.041	Common Area	19	L-2	0.019	Common Area	31	P-1	0.019	Common Area
8	I-4	0.028	Common Area	20	M-1	0.019	Common Area	32	P-2	0.019	Common Area
9	I - 5	0.022	Common Area	21	M-2	0.019	Common Area	33	P-3	0.019	Common Area
10	I-6	0.054	Common Area	22	M-3	0.019	Common Area	34	P-4	0.019	Common Area
11	I-7	0.019	Common Area	23	M-4	0.017	Common Area				
12	I-8	0.019	Common Area	24	N-1	0.019	Common Area				

	(Not all items may be applicable)
0	1/2" IRON ROD WITH PLASTIC CAP STAMPED
	"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	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
	STREET NAME CHANGE
Ę.	CENTERLINE
<u>(A)</u>	BLOCK DESIGNATION
<u>(1)</u>	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
(OI NOOI)	OTTION LE OBLIC NECONDO, COLLIN COUNTY, TEXAS

LEGEND (Not all items may be applicable)

		Bound	lary Cu	rve Tab	le	
Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
BC1	990.00'	12°50'14"	111.37'	221.81'	N07°08'39"W	221.35
BC2	5789.58	6 ° 53'00"	348.19'	695.54	N04°10'02"W	695.12
BC3	5669.58	7*49'00"	387.34	773.48	N03°42'02"W	772.88
BC4	990.00'	1°25'00"	12.24'	24.48'	N00°54'58"E	24.48'

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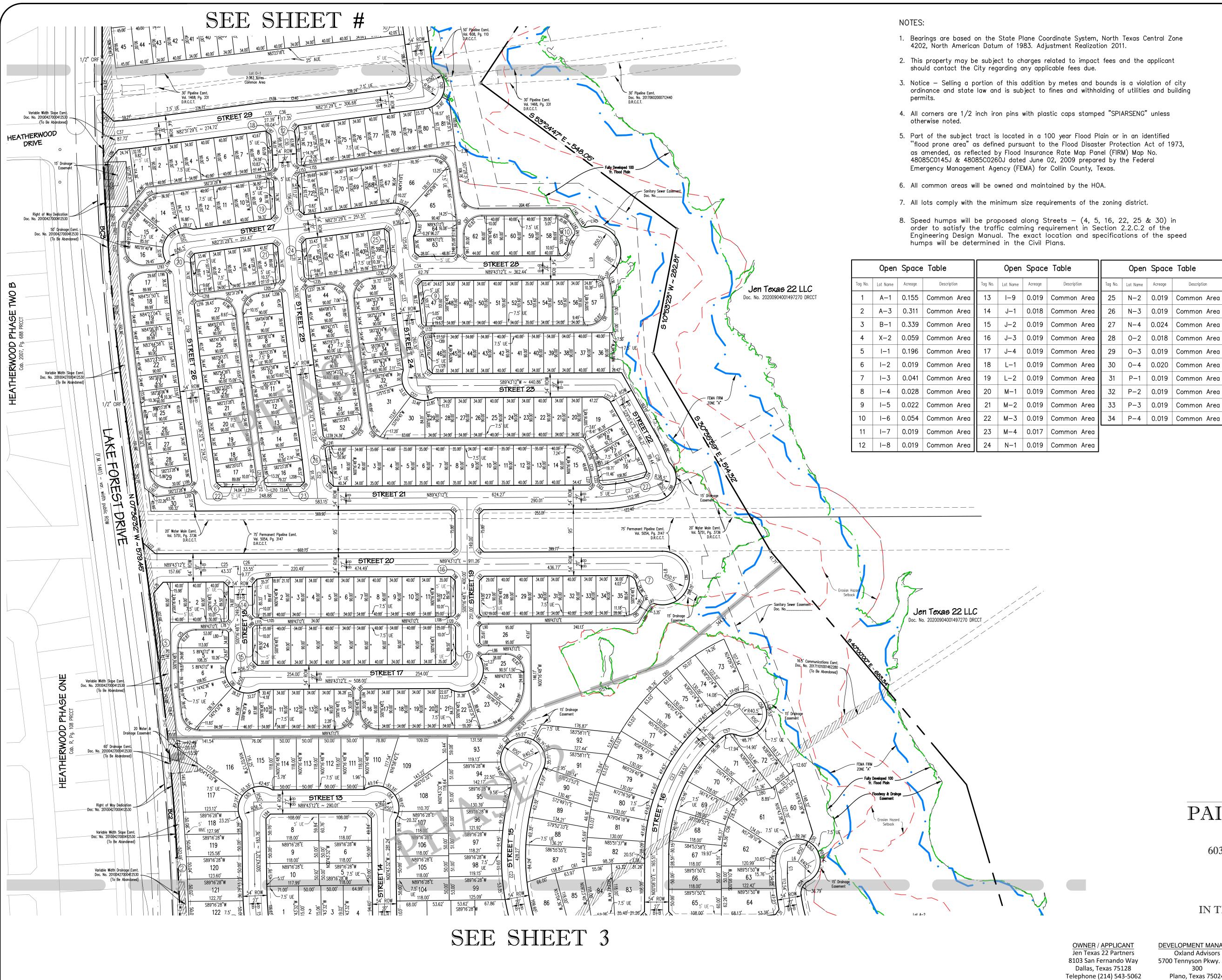
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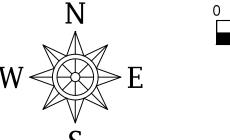
Oxland Advisors 5700 Tennyson Pkwy. Suite

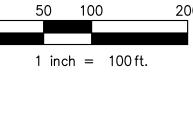
Plano, Texas 75024 Telephone: 214-394-0493 Contact: Tom Woliver

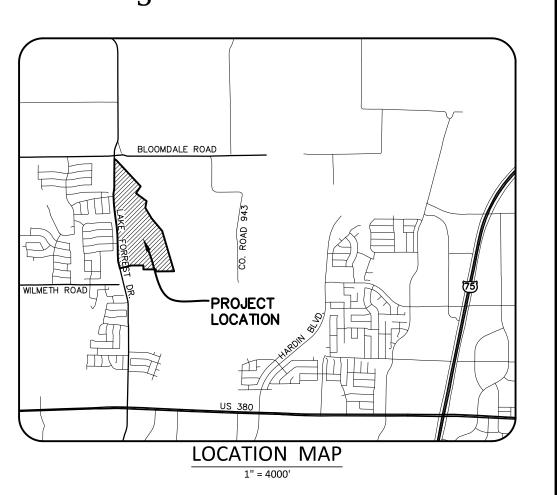
ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: 972-422-0077 TBPELS No. F-2121 and No. F-10043100

Contact: Tim C. Spiars Scale: 1" = 100' September, 2021 SEI Job No. 21-112









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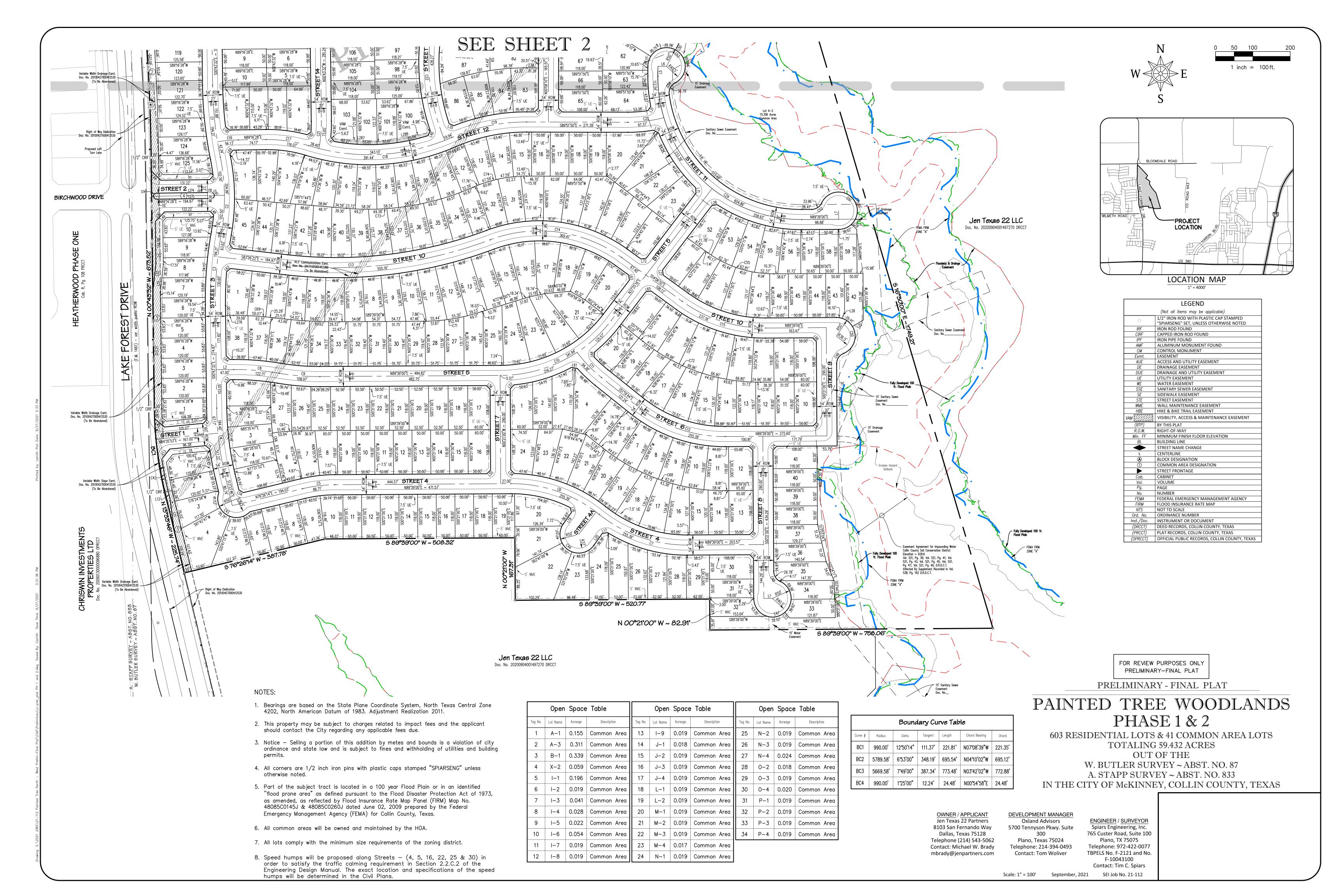
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Scale: 1" = 100' September, 2021 SEI Job No. 21-112



Ce	Centerline Line Table						
Line #	Length	Direction					
L1	23.00'	N89°39'00"E					
L2	47.00'	N89°39'00"E					
L3	23.00'	N67°00'50"W					
L4	17.26	S38°08'27"E					
L5	26.41'	S00°08'10"W					
L6	23.00'	N89°51'50"W					
L7	23.00'	N00°21'00"W					
L8	33.00'	S0016'48"E					
L9	33.00'	N0016'48"W					
L10	53.56'	N51°51'33"E					

	Line Table	
ine #	Bearing	Distance
L11	N 0717'38" W	82.42'
L12	N 13°33'46" W	25.57
L13	N 3816'09" E	34.21
L14	S 51°34'54" E	14.43'
L15	S 3816'09" W	26.70'
L16	S 13°26'59" E	13.14'
L17	N 79°00'16" E	14.50'
L18	S 45°21'00" E	14.14'
L19	N 35°28'25" E	36.63'
L20	N 35°28'25" E	38.38'
L23	N 41°29'56" W	20.00'
_24	N 44°39'00" E	14.14'
L25	S 59°01'15" W	33.85'
L26	N 18 ° 05'43" E	20.00'
L27	N 08°20'50" W	13.95'
L28	N 80°38'05" E	14.58'
L29	S 43°55'09" E	20.00'
L30	S 28°51'27" W	20.00'
L31	S 3417'08" W	13.83
L32	N 44°51'50" W	14.14'
L33	S 01°20'49" E	20.00'
L34	S 45°08'10" W	14.14'
L35	N 65°47'24" W	13.81'
L36	N 68°40'35" E	20.00'
L37	N 27°45'03" E	38.44
L38	N 89°51'50" W	31.26
L39	S 35°35'12" E	15.37'
L40	S 26"11'23" W	13.94
L41	N 36°31'19" W	14.72'
L42	S 41°37'46" W	13.47
L43	N 45°43'32" W	15.86'
L44	N 45°43'32" W	35.36'
L45	N 48°51'51" W	34.39'
L46	N 48°51'51" W	14.97
L47	S 40°46'41" W	14.43'
L48	S 43°04'50" E	13.47
L49	N 4416'28" E	14.14'
L50	N 4416'28" E	35.36'
L51	S 06°06'54" W	75.56'
L52	S 06°06'56" W	75.56'
L53	N 44°27'44" E	14.10'
L54	N 58°33'46" W	14.14'
L55	S 44°39'00" W	14.14'
L56	S 45°21'00" E	14.14'
L57	N 42°30'56" E	14.66
L58	N 44°59'37" W	14.23'
L59	S 44°39'00" W	14.14'
L60	S 45°21'00" E	14.14
L60	S 80°09'04" E	15.54
L62	N 50°38'37" E	
		13.91'
L63	S 08°20'50" E	13.95'
L64	N 45°32'16" W	14.19'
L65	N 82°25'16" E	14.14'
L66	S 45°21'00" E	14.14'
L67	S 44°39'00" W	14.14'
L68	N 04°40'44" E	13.65
L69	N 37°28'06" E	13.24
L70	S 60°40'38" E	15.38'
L71	S 04°53'24" E	14.79
L72	S 81°39'10" W	14.33'

L149 S 46°09'04" W 7.25'

L72 S 81°39'10" W 14.33'

L209 | S 42°41'40" W | 13.63'

	Line Table	
Line #	Bearing	Distance
L210	N 49°11'16" W	7.54
L211	S 43°28'15" W	6.92'
L212	N 08°05'44" W	17.38'
L213	S 02°46'43" E	15.02'
L214	N 48*44'16" W	15.08'
L215	N 37°06'48" E	7.36'
L216	N 79°42'45" E	15.38'
L217	N 49°53'56" W	7.11'
L218	S 85°26'15" W	14.68'
L219	N 47*15'00" W	14.62'
L220	S 4212'20" W	6.75
L221	S 0518'31" E	13.34'
L222	N 10°52'30" W	11.46'
L223	N 51°27'56" W	7.59'
L224	S 26°08'18" W	14.17'
L225	N 76"18'08" E	17.97
L227	S 59°46'18" E	17.23'
L227	S 49°56'06" E	7.12'
L229	N 85°26'21" E	14.67
L230	S 79°43'10" W	5.04
L231	S 37°20'30" W	7.39'
L232	S 50°50'45" E	13.73'
L233	N 39°11'23" E	14.55'
L234	N 49°50'49" W	7.11'
L235	S 85°26'02" W	14.66
L236	N 37°09'34" E	7.37
L237	N 79°42'35" E	15.40'
L238	N 48*32'37" W	7.55'
L239	N 89°28'42" W	15.92'
L240	N 38*35'58" E	6.92'
L241	N 84*48'28" E	13.55'
L242	N 45°14'53" E	35.13'
L243	S 44*53'46" E	14.17'
L244	N 22*47'49" E	44.41
L245	S 0012'28" W	90.44
L246	N 06°33'43" E	81.32'
L247	S 1013'43" E	14.91'
L248	S 83°23'18" W	3.51'
L249	S 36°34'47" W	6.84
L250	S 26°48'59" E	5.25'
L251	S 07°58'00" W	14.20'
L252	N 47°08'46" W	34.69
L253	S 37°31′29″ W	14.13'
L254	S 43°46'36" W	7.26'
L255	S 87°20'43" W	15.02'
L256	S 43°21'40" E	7.23'
L257	S 86°55'47" E	15.02'
L258	N 16°07'26" W	16.43'
L259	N 56°22'04" W	7.63'
L260	S 39°28'17" W	14.42'
L261	N 15*52'18" E	16.67
L262	N 53°04'27" E	7.87'
L263	S 52°02'36" E	14.25
L264	S 36°31'28" W	7.19'
L265	S 80°31'26" W	10.00'
1,000	0 50170140# 5	7 -2'

L266 S 50°36'49" E 7.30'

L267 N 86"14'53" E 10.02'

L268 N 46°25'07" W 6.87'

L269 N 40°46'41" E 7.60'

L270 S 86°57'19" W 13.90'

		Lot Ci	urve Tal	ble	
Curve #	Radius	Delta	Length	Chord Bearing	Chord
C42	981.00'	004°57'42"	84.95	N 11°04'55" W	84.93'
C43	50.00'	155°43'11"	135.89'	S 58°33'46" E	97.76
C44	50.00'	179 ° 59'57"	157.08'	S 54*31'35" E	100.00'
C47	50.00'	244°50'57"	213.67	N 57"13'31" E	84.41'
C48	30.00'	064*50'58"	33.96	S 32°46'29" E	32.17
C49	30.00	067*58'32"	35.59	S 33°38'16" W	33.54
C50				N 11°21'44" W	98.16
	50.00'	157°58'32"	137.86'		
C51	50.00'	244°50'59"	213.67'	N 32°46'28" W	84.41'
C52	30.00'	064°50'58"	33.96'	N 57°13'31" E	32.17'
C53	50.00'	242°24'38"	211.54'	N 58*39'31" W	85.53'
C54	30.00'	07015'18"	36.79'	S 27°25'09" W	34.52'
C55	300.00'	036°14'05"	189.72	S 7213'58" E	186.58
C56	230.00'	028°04'04"	112.67'	S 1410'11" W	111.55'
C57	30.00'	062°42'51"	32.84	S 80°23'43" W	31.22'
C58	50.00'	261°44'13"	228.41	N 19°06'58" W	75.62
C59	30.00'	021°50'38"	11.44'	N 40°56'14" E	11.37'
C60	532.00'	067*55'55"	630.76	S 31°05'06" W	594.46
C61	645.00'	021°04'31"	237.25	S 79°35'54" W	235.92
C62	50.00'	248*31'40"	216.88	S 78°43'20" W	82.65
C63	30.00'	061"16'43"	32.09'	N 14°54'08" W	30.58
C64	50.00'	155"16'27"	135.50'	N 45°30'10" W	97.68'
C65	50.00'	156°09'55"	136.28'	S 44°29'50" W	97.84
C66	678.00'	012*50'14"	151.91'	S 07°08'39" E	151.59'
C67	520.00'	008*29'02"	77.00'	S 85°24'29" W	76.93'
C68	520.00'	039°01'16"	354.14	S 70°50'22" E	347.34
C69	850.00'	007°32'17"	111.83'	N 86°35'44" W	111.75
C70	1318.00'	007*31'25"	173.07	S 86°35'18" E	172.94
C71	500.00'	018°05'14"	157.84	N 80°36'23" E	157.19
C72	500.00'	039°01'16"	340.52	S 70°50'22" E	333.98
C73	698.00'	028*30'12"	347.24	N 80°33'10" E	343.67
C74	355.00'	023*50'06"	147.68	S 7813'07" W	146.62
C75	40.00'	090°00'00"	62.83'	S 44°43'12" W	56.57
C76	491.50'	006°29'01"	55.62'	S 03'31'19" E	55.59'
C77	40.00'	083°54'04"	58.57	S 4819'46" E	53.48'
C78	40.00'	090°00'00"	62.83	N 44°43'12" E	56.57
C79	40.00	090'00'00"	62.83	S 4516'48" E	56.57
C80	50.00	032°28'03"	28.33'	S 31°31'26" E	27.96
C81	50.00	032 28 03		N 5513'20 E	
			28.33'		27.96'
C82	100.00'	090°00'00"	157.08'	N 44°43'12" E	141.42'
C83	40.00'	090°00'00"	62.83'	N 4516'48" W	56.57
C84	20.00'	079°55'17"	27.90'	S 50°19'10" E	25.69'
C85	40.00'	057°20'45"	40.03'	N 61°02'50" E	38.38'
C86	60.00'	198'46'04"	208.15	N 09°06'15" E	118.39
C87	350.00'	008*52'56"	54.26	S 85°16'44" W	54.20'
C88	50.00'	145°30'14"	126.98'	N 26°08'18" E	95.50'
C89	291.50'	001"15'35"	6.41'	N 89°05'25" E	6.41'
C90	308.50'	001°22'23"	7.39'	S 89°02'00" W	7.39'
C91	40.00'	090°00'01"	62.83'	N 44°43'12" E	56.57
C92	241.50'	011°39'35"	49.15	N 06°06'36" W	49.06
C93	258.50'	011*39'35"	52.61'	N 06°06'36" W	52.51'
C94	60.00'	161°29'52"	169.12'	N 2811'50" W	118.44
C95	60.00'	039*44'25"	41.62'	S 23°24'41" W	40.79
C96	40.00'	057*26'54"	40.11	N 61°33'23" W	38.45
C97	40.00'	090°00'00"	62.83'	S 44°43'12" W	56.57
C98	40.00'	082°48'17"	57.81	S 48°52'39" E	52.91
C99	241.50'	007"11'43"	30.33'	N 03°52'39" W	30.31
C100	40.00'	090°00'00"	62.83'	N 52°28'31" W	56.57
<u> </u>					

				Lot Cu	rve Tak	مام
	Chord	Curve #	Radius	Delta Delta	Length	Chord Bearing
	84.93'	C104	40.00'	090°00'00"	62.83'	N 51°36'42" W
	97.76'	C105	40.00'	08310'49"	58.07	S 41°47'53" W
	100.00'	C105	293.00'	003 10 49	9.97	N 00°46'02" W
	84.41	C100	310.00	001'57'01"	10.55	S 00°46'02" E
		C107		096°49'11"		S 48°12'07" E
	32.17'		40.00'		67.59'	
	33.54'	C109	241.50'	010°37'53"	44.81'	S 05°31'24" W
	98.16'	C110	258.50'	007°33′40″	34.11'	S 04°20'36" W
	84.41'	C111	258.50'	010*33'03"	47.60'	N 05°33'49" E
	32.17'	C112	241.50'	010°33'03"	44.47'	N 05°33'49" E
	85.53'	C113	40.00'	090°04'49"	62.89'	N 44°45'07" W
	34.52'	C114	40.00'	04315'28"	30.20'	S 60°53'44" W
	186.58'	C115	40.00'	036°46'20"	25.67'	S 20°52'50" W
	111.55'	C116	106.05	006*43'24"	12.44'	S 01°01'09" W
	31.22'	C117	258.50'	006*43'24"	30.33'	S 00°52'01" E
	75.62'	C118	50.00'	03811'50"	33.33'	S 59°32'58" W
	11.37'	C119	40.00'	093*58'24"	65.61'	S 47°26'35" E
	594.46'	C120	40.05'	090*39'25"	63.37'	S 40°10'25" W
	235.92'	C121	40.00'	090°00'00"	62.83'	S 52°36'32" E
	82.65'	C122	40.00'	088*20'52"	61.68'	S 38°21'03" W
	30.58'	C123	40.00'	091'37'22"	63.96'	N 51°39'50" W
	97.68'	C124	241.50'	011°31'52"	48.60'	N 16°22'29" W
	97.84'	C125	40.00'	068*08'23"	47.57'	N 56*12'37" W
	151.59'	C126	258.50'	006*35'30"	29.74'	N 1816'29" W
	76.93'	C127	50.00'	038*22'05"	33.48'	S 72°07'17" E
	347.34	C128	40.00'	082*40'16"	57.72'	S 48°56'40" E
	111.75'	C129	40.00'	08815'59"	61.62'	S 38°23'30" W
,	172.94'	C130	40.00'	091°42'04"	64.02'	N 51°37'28" W
	157.19'	C131	40.00'	09719'44"	67.95	N 41°03'20" E
_	333.98'	C132	50.00'	036°21'34"	31.73'	N 29°23'04" W
	343.67	C133	5660.58	001°06'55"	110.18	N 02°39'23" W
	146.62'	C134	241.50'	010°45'26"	45.34'	S 05°35'11" W
	56.57'	C135	258.50'	010°45'26"	48.53'	S 05°35'11" W
	55.59'	C136	258.50'	011°06'51"	50.14	S 05°20'58" E
	53.48'	C137	402.00'	000°31'32"	3.69'	S 84°33'23" E
	56.57	C138	260.00'	010"14'11"	46.45	S 0519'33" W
	56.57	C139	350.00'	008°06'35"	49.54	S 86°34'47" W
	27.96'	C140	350.00'	008°06'35"	49.54	S 86°34'47" W
	27.96'	C141	40.00'	089*57'58"	62.81	S 45°11'27" W
	141.42'	C142	241.50'	009°53'46"	41.71	S 06°01'01" W
	56.57	C143	258.50'	010°45'26"	48.53'	N 05°35'11" E
	25.69'	C144	241.50'	011°06'51"	46.85	S 05°20'58" E
	38.38'	C145	240.00'	006*33'25"	27.47	S 07°09'56" W
	118.39'	C146	40.00'	100°29'57"	70.16	S 46°21'44" E
	54.20'	C147	8.00'	180°00'00"	25.13'	N 00°43'32" W
		C148	8.00'	180°00'00"	25.13'	S 00°43'32" E
	95.50'	CITO	0.00	100 00 00		

FOR REVIEW PURPOSES ONLY PRELIMINARY-FINAL PLAT

PRELIMINARY - FINAL PLAT

PAINTED TREE WOODLANDS PHASE 1 & 2

603 RESIDENTIAL LOTS & 41 COMMON AREA LOTS TOTALING 59.432 ACRES OUT OF THE

W. BUTLER SURVEY ~ ABST. NO. 87 A. STAPP SURVEY ~ ABST. NO. 833 IN THE CITY OF McKINNEY, COLLIN COUNTY, TEXAS

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

C101 | 50.00' | 089°59'22" | 78.53' | N 17°40'20" W | 70.70'

C102 | 40.00' | 090°51'48" | 63.43' | N 37°57'24" E | 56.99'

C103 | 40.00' | 089°08'12" | 62.23' | N 52°02'36" W | 56.14'

DEVELOPMENT MANAGER Oxland Advisors 5700 Tennyson Pkwy. Suite Plano, Texas 75024 Telephone: 214-394-0493

Contact: Tom Woliver

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

Contact: Tim C. Spiars September, 2021 SEI Job No. 21-112

OWNER'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEING a tract of land situated in the W. Butler Survey, Abstract No. 87 and the A. Stapp Survey, Abstract No. 833, City of McKinney, Collin County, Texas, being a portion of a tract conveyed to Jen Texas 22 LLC according to the deed recorded in Document No. 20200904001497270 of the Collin, with the subject tract being more particularly described as follows:

BEGINNING at 1/2" iron rod with cap found on the east line of Lake Forest Drive, a variable width public right—of—way (also known as Farm to Market Road 1461) at the southernmost southeast corner of the intersection of said Lake Forest Drive and Bloomdale Road, a variable width public right—of—way (also known as County Road 123);

THENCE S 42°51'46" E a distance of 1480.70 feet to a point;

THENCE S 33°26'50" W a distance of 347.35 feet to a point;

THENCE S 53°24'47" E a distance of 548.05 feet to a point;

THENCE S 10°53'23" W a distance of 282.81 feet to a point;

THENCE S 30°35'59" E a distance of 514.32 feet to a point:

THENCE S 40°00'00" E a distance of 683.34 feet to a point;;

THENCE S 16°30'00" E a distance of 1749.21 feet to a point;

THENCE S 89°39'00" W a distance of 758.06 feet to a point;

THENCE N 00°21'00" W a distance of 82.91 feet to a point:

THENCE S 89°39'00" W a distance of 520.77 feet to a point;

THENCE N 00°21'00" W a distance of 167.31 feet to a point;

THENCE S 89°39'00" W a distance of 508.32 feet to a point;

THENCE S 76°26'14" W a distance of 387.78 feet to a point;

THENCE N 13°33'46" W a distance of 225.74 feet to a point;

THENCE around a tangent curve to the right having a central angle of 12°50'14", a radius of 990.00 feet, a chord of N 07°08'39" W — 221.35 feet, an arc length of 221.81 feet;

THENCE N 00°43'32" W a distance of 673.52 feet to a point;

THENCE around a tangent curve to the right having a central angle of 06°53'00", a radius of 5789.58 feet, a chord of N 04°10'02" W — 695.12 feet, an arc length of 695.54 feet;

THENCE N 07°36'32" W a distance of 579.45 feet to a point;

THENCE around a tangent curve to the right having a central angle of 07°49'00", a radius of 5669.58 feet, a chord of N 03°42'02" W — 772.88 feet, an arc length of 773.48 feet;

THENCE N 00°12'28" E a distance of 966.30 feet to a point;

THENCE around a tangent curve to the right having a central angle of 01°25'00", a radius of 990.00 feet, a chord of N 00°54'58" E — 24.48 feet, an arc length of 24.48 feet;

THENCE N 06°13'15" E a distance of 192.95 feet to a point;

THENCE N 02°42'28" E a distance of 140.66 to the POINT OF BEGINNING with the subject tract containing 6,043,989 square feet or 138.751 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JEN TEXAS 22 LLC acting herein by and through its duly authorized officers, does hereby certify and adopt this record plat designating the herein above described property as Melton Ridge, an addition to the City of McKinney, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. JEN TEXAS 22 LLC does herein certify the following:

The streets and alleys are dedicated in fee simple for street and alley purposes.

All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

The easements and public use areas, as shown, and created by this plat, are dedicated for the public use forever for the purposes indicated on this plat.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of McKinney.

The City of McKinney is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.

Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of McKinney's use thereof.

The City of McKinney and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.

The City of McKinney and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

All modifications to this document shall be by means of plat and approved by the City of Mckinney.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the ______ day of _____, 2021.

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 of Texas, on this day personally appeared Michael W. Brady, 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 _____, 2021.

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 ______, 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED

FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

DARREN K. BROWN

5252

OF

SURVE

OF

darren.brown@
spiarsengineering.com

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 _____, 2021.

Notary Public, State of Texas

City Manager
City of McKinney, Texas

Date

City Secretary
City of McKinney, Texas

Date

FOR REVIEW PURPOSES ONLY
PRELIMINARY—FINAL PLAT

PRELIMINARY - FINAL PLAT

PAINTED TREE WOODLANDS PHASE 1 & 2

603 RESIDENTIAL LOTS & 41 COMMON AREA LOTS TOTALING 59.432 ACRES OUT OF THE

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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

DEVELOPMENT MANAGER
Oxland Advisors
5700 Tennyson Pkwy. Suite
300
Plano, Texas 75024
Telephone: 214-394-0493

Contact: Tom Woliver

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

September, 2021 SEI Job No. 21-112