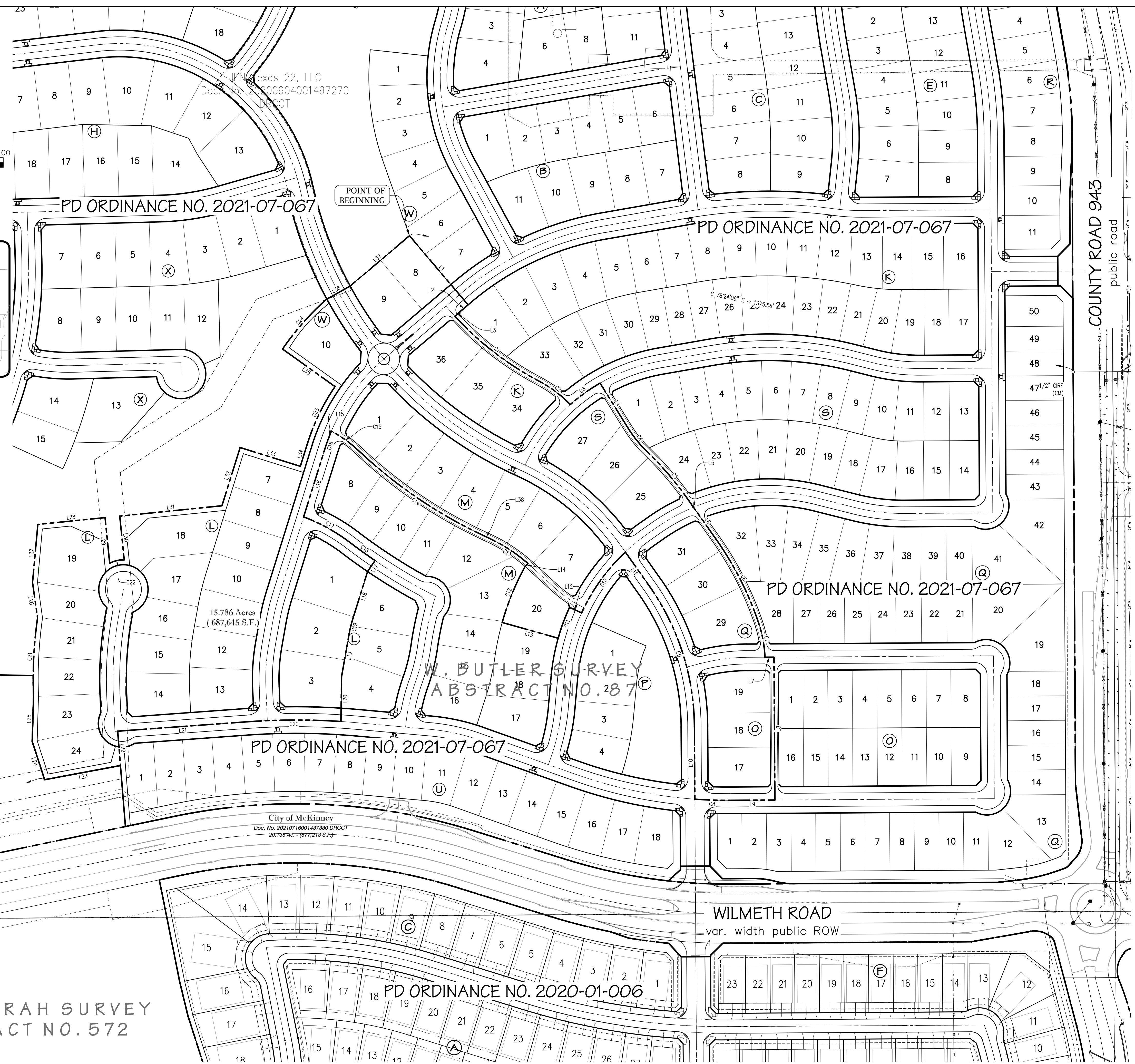


LOCATION MAP
1" = 5000'

LEGEND

- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARS" SET, UNLESS OTHERWISE NOTED.
- IRF IRON ROD FOUND
- CRF CAPPED IRON ROD FOUND
- POWER POLE
- ⊕ SAN. SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊖ GUY WIRE ANCHOR
- ⊕ SIGNPOST
- ⊕ FIRE HYDRANT
- GAS MARKER
- UGC UNDERGROUND ELECTRIC LINE MARKER
- UGC UNDERGROUND CABLE MARKER
- GTL GAS TEST LEAD
- GM GAS METER
- GM GAS METER
- GM GAS LINE MARKER
- FDC FIBRE OPTIC CABLE MARKER
- EM ELECTRIC METER
- W WATER VALVE
- W WATER METER
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- OHE OVERHEAD POWER LINE
- CM CONTROL MONUMENT



Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S 40°18'37" E	184.00'	L20	S 00°50'06" W	91.42'
L2	S 49°41'23" W	21.97'	L21	S 85°50'49" W	263.29'
L3	S 47°23'39" W	13.50'	L22	S 04°39'03" E	70.02'
L4	S 31°53'19" E	107.20'	L23	S 79°26'09" W	156.57'
L5	N 67°22'45" E	0.36'	L24	N 18°01'11" W	81.73'
L6	S 35°13'18" E	78.87'	L25	N 01°44'23" E	91.40'
L7	N 89°38'29" E	18.27'	L26	N 08°01'36" W	72.65'
L8	S 00°21'31" E	289.96'	L27	N 05°11'30" E	118.24'
L9	S 89°36'59" W	91.41'	L28	N 84°12'59" E	137.21'
L10	N 00°21'31" W	147.46'	L29	S 05°47'01" E	93.05'
L11	N 35°13'18" W	84.51'	L30	N 05°47'01" W	89.20'
L12	N 65°17'29" W	27.00'	L31	N 84°12'59" E	208.49'
L13	N 74°16'09" W	118.00'	L32	N 17°20'48" E	123.87'
L14	N 43°15'29" E	8.51'	L33	S 72°39'12" E	128.00'
L15	S 21°32'13" W	18.75'	L34	N 17°20'48" E	48.22'
L16	S 17°20'48" W	144.13'	L35	S 54°24'42" W	131.03'
L17	S 34°13'03" W	27.00'	L36	N 60°43'58" E	56.27'
L18	S 17°20'48" W	100.55'	L37	N 49°41'23" E	157.91'
L19	S 10°04'38" W	88.30'	L38	N 65°01'18" W	10.99'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	217.00'	634.50'	19°35'42"	S 52°24'16" E	215.94'
C2	79.12'	250.00'	18°07'58"	S 53°08'07" E	78.79'
C3	74.58'	375.00'	11°23'40"	N 54°16'06" E	74.45'
C4	61.76'	250.00'	14°09'14"	S 38°57'56" E	61.60'
C5	147.43'	665.50'	12°41'33"	S 39°41'47" E	147.13'
C6	191.59'	665.50'	16°29'41"	S 26°58'27" E	190.93'
C7	71.28'	250.00'	16°20'14"	S 10°33'30" E	71.04'
C8	71.10'	920.00'	4°25'41"	N 88°08'41" W	71.08'
C9	304.24'	500.00'	34°51'47"	N 17°47'24" W	299.56'
C10	153.06'	400.00'	21°55'26"	S 35°40'14" W	152.13'
C11	66.91'	427.00'	8°58'39"	S 20°13'11" W	66.84'
C12	122.95'	545.00'	12°55'34"	N 22°11'38" E	122.69'
C13	94.33'	334.50'	16°09'29"	N 56°56'34" W	94.02'
C14	309.39'	965.50'	18°21'37"	N 55°50'30" W	308.07'
C15	68.20'	250.00'	15°37'51"	N 54°28'37" W	67.99'
C16	19.88'	400.00'	2°50'51"	S 18°46'13" W	19.88'
C17	109.08'	375.00'	16°39'59"	S 60°57'48" E	108.70'
C18	61.56'	1119.00'	3°09'08"	S 54°12'23" E	61.56'
C19	30.83'	243.00'	7°16'10"	S 13°42'43" W	30.81'
C20	190.78'	1380.00'	7°55'15"	S 89°48'25" W	190.62'
C21	159.84'	872.00'	10°30'10"	N 02°53'53" E	159.62'
C22	30.58'	60.00'	29°11'50"	N 76°54'44" E	30.25'
C23	129.13'	437.00'	16°55'49"	N 25°48'43" E	128.66'
C24	133.92'	568.00'	13°30'32"	N 41°20'02" E	133.61'

Drawing: C:\2021_085121-234_Planetree - Woodlands East Phase 1\ENGINEERING\PTN\JobData\Woodlands_Zoning Exhibit - North.dwg Saved By: Tj Ipore Save Time: 7/1/2022 2:41:40 PM
 Plotted by: Tj Ipore Plot Date: 7/1/2022 2:43 PM



PAINTED TREE WOODLANDS EAST
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
Zoning Exhibit

Issue Dates:

Date	Revisions

Scale: 1"=100'
 Drawn By: TRP
 Checked By: TCS

Sheet 1
 of 2

JOB # 21-234

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 part of a tract conveyed to Jen Texas 22, LLC, by deed recorded in Document No. 20200904001497270 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point from which a 1/2" iron rod with plastic cap found for the upper northwest corner of a tract conveyed to the City of McKinney for right-of-way purposes, recorded in Document No. 20210729001526720 DRCCT, bears S 78°24'09" E, 1375.56 feet;

THENCE S 40°18'37" E, 184.00 feet;

THENCE S 49°41'23" W, 21.97 feet;

THENCE S 47°23'35" W, 13.50 feet;

THENCE around a non-tangent curve to the left having a central angle of 19°35'42", a radius of 634.50 feet, a chord of S 52°24'16" E - 215.94 feet, an arc length of 217.00 feet;

THENCE around a reverse curve to the right having a central angle of 18°07'58", a radius of 250.00 feet, a chord of S 53°08'07" E - 78.79 feet, an arc length of 79.12 feet;

THENCE around a non-tangent curve to the right having a central angle of 11°23'40", a radius of 375.00 feet, a chord of N 54°16'06" E - 74.45 feet, an arc length of 74.58 feet;

THENCE S 31°53'19" E, 107.20 feet;

THENCE around a tangent curve to the left having a central angle of 14°09'14", a radius of 250.00 feet, a chord of S 38°57'56" E - 61.60 feet, an arc length of 61.76 feet;

THENCE around a reverse curve to the right having a central angle of 12°41'33", a radius of 665.50 feet, a chord of S 39°41'47" E - 147.13 feet, an arc length of 147.43 feet;

THENCE N 67°22'45" E, 0.36 feet;

THENCE S 35°13'18" E, 78.87 feet;

THENCE around a tangent curve to the right having a central angle of 16°29'41", a radius of 665.50 feet, a chord of S 26°58'27" E - 190.93 feet, an arc length of 191.59 feet;

THENCE around a compound curve to the right having a central angle of 16°20'14", a radius of 250.00 feet, a chord of S 10°33'30" E - 71.04 feet, an arc length of 71.28 feet;

THENCE N 89°38'29" E, 18.27 feet;

THENCE S 00°21'31" E, 289.96 feet;

THENCE S 89°36'59" W, 91.41 feet;

THENCE around a non-tangent curve to the right having a central angle of 04°25'41", a radius of 920.00 feet, a chord of N 88°08'41" W - 71.08 feet, an arc length of 71.10 feet;

THENCE N 00°21'31" W, 147.46 feet;

THENCE around a tangent curve to the left having a central angle of 34°51'47", a radius of 500.00 feet, a chord of N 17°47'24" W - 299.56 feet, an arc length of 304.24 feet;

THENCE N 35°13'18" W, 84.51 feet;

THENCE around a non-tangent curve to the left having a central angle of 21°55'26", a radius of 400.00 feet, a chord of S 35°40'14" W - 152.13 feet, an arc length of 153.06 feet;

THENCE N 65°17'29" W, 27.00 feet;

THENCE around a non-tangent curve to the left having a central angle of 08°58'39", a radius of 427.00 feet, a chord of S 20°13'11" W - 66.84 feet, an arc length of 66.91 feet;

THENCE N 74°16'09" W, 118.00 feet;

THENCE around a non-tangent curve to the right having a central angle of 12°55'34", a radius of 545.00 feet, a chord of N 22°11'38" E - 122.69 feet, an arc length of 122.95 feet;

THENCE N 43°15'29" E, 8.51 feet;

THENCE around a non-tangent curve to the left having a central angle of 16°09'29", a radius of 334.50 feet, a chord of N 56°56'34" W - 94.02 feet, an arc length of 94.33 feet;

THENCE N 65°01'18" W, 10.99 feet;

THENCE around a tangent curve to the right having a central angle of 18°21'37", a radius of 965.50 feet, a chord of N 55°50'30" W - 308.07 feet, an arc length of 309.39 feet;

THENCE around a reverse curve to the left having a central angle of 15°37'51", a radius of 250.00 feet, a chord of N 54°28'37" W - 67.99 feet, an arc length of 68.20 feet;

THENCE S 21°32'13" W, 18.75 feet;

THENCE around a non-tangent curve to the left having a central angle of 02°50'51", a radius of 400.00 feet, a chord of S 18°46'13" W - 19.88 feet, an arc length of 19.88 feet;

THENCE S 17°20'48" W, 144.13 feet;

THENCE around a non-tangent curve to the right having a central angle of 16°39'59", a radius of 375.00 feet, a chord of S 60°57'48" E - 108.70 feet, an arc length of 109.08 feet;

THENCE around a reverse curve to the left having a central angle of 03°09'08", a radius of 1119.00 feet, a chord of S 54°12'23" E - 61.56 feet, an arc length of 61.56 feet;

THENCE S 34°13'03" W, 27.00 feet;

THENCE S 17°20'48" W, 100.55 feet;

THENCE around a tangent curve to the left having a central angle of 07°16'10", a radius of 243.00 feet, a chord of S 13°42'43" W - 30.81 feet, an arc length of 30.83 feet;

THENCE S 10°04'38" W, 88.30 feet;

THENCE S 00°50'06" W, 91.42 feet;

THENCE around a non-tangent curve to the left having a central angle of 07°55'15", a radius of 1380.00 feet, a chord of S 89°48'25" W - 190.62 feet, an arc length of 190.78 feet;

THENCE S 85°50'49" W, 263.29 feet;

THENCE S 04°39'03" E, 70.02 feet;

THENCE S 79°26'09" W, 156.57 feet to a point from which a 1/2" iron rod with plastic cap found on the north line of said right-of-way dedication, being the southeast corner of a tract conveyed to DD Wilmeth 1, LLC, recorded in Document No. 20211207002475590 DRCCT, bears S 70°35'04" W, 947.91 feet;

THENCE N 18°01'11" W, 81.73 feet;

THENCE N 01°44'23" E, 91.40 feet;

THENCE around a non-tangent curve to the right having a central angle of 10°30'10", a radius of 872.00 feet, a chord of N 02°53'53" E - 159.62 feet, an arc length of 159.64 feet;

THENCE N 08°01'36" W, 72.65 feet;

THENCE N 05°11'35" E, 118.24 feet;

THENCE N 84°12'59" E, 137.21 feet;

THENCE S 05°47'01" E, 93.05 feet;

THENCE around a non-tangent curve to the right having a central angle of 29°11'50", a radius of 60.00 feet, a chord of N 76°54'44" E - 30.25 feet, an arc length of 30.58 feet;

THENCE N 05°47'01" W, 89.20 feet;

THENCE N 84°12'59" E, 208.49 feet;

THENCE N 17°20'48" E, 123.87 feet;

THENCE S 72°39'12" E, 128.00 feet;

THENCE N 17°20'48" E, 48.22 feet;

THENCE around a tangent curve to the right having a central angle of 16°55'49", a radius of 437.00 feet, a chord of N 25°48'43" E - 128.66 feet, an arc length of 129.13 feet;

THENCE N 54°24'42" W, 131.03 feet;

THENCE around a non-tangent curve to the right having a central angle of 13°30'32", a radius of 568.00 feet, a chord of N 41°20'02" E - 133.61 feet, an arc length of 133.92 feet;

THENCE N 60°43'58" E, 56.27 feet;

THENCE N 49°41'23" E, 157.91 feet to the POINT OF BEGINNING with the subject tract containing 687,645 square feet or 15.786 acres of land.

Printed by: Isadore Pugh Date: 7/17/2022 2:43 PM

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Save Time: 7/17/2022

Drawing: C:\2021_085\21-234_Painted Tree - Woodlands East Phase 1\ENGINEERING\Plan\Zoning Exhibit - North.dwg Saved By: Isadore Pugh Date: 7/17/2022



PAINTED TREE WOODLANDS EAST

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Zoning Exhibit

Issue Dates:

Revisions	Date

Scale:

Drawn By: TRP

Checked By: TCS

Sheet 2

of 2

JOB # 21-234