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ZONING EXHIBIT
PAINTED TREE
 BEING 613.359 ACRES IN THE
 W. BUTLER SURVEY, ABSTRACT NO. 87
 A. STAPP SURVEY, ABSTRACT NO. 833
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

TRACT 1

BEING a tract of land situated in the W. Butler Survey, Abstract No. 87, and the A. Stapp Survey, Abstract No. 833, in 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 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection of the east line of Lake Forest Drive (also known as Farm to Market Road 1461), with the south line of Bloomdale Road, a public road (also known as County Road 164);

THENCE into and through said Jen Texas tract, the following:

S 42°51'46" E, 1597.48 feet;

S 35°59'45" W, 325.47 feet;

S 53°24'46" E, 448.92 feet;

S 10°53'23" W, 282.81 feet;

S 30°35'59" E, 514.32 feet;

S 40°00'00" E, 683.34 feet;

S 16°30'00" E, 1730.34 feet;

N 79°30'00" W, 1350.57 feet;

WEST, 473.17 feet;

And S 76°30'00" W, 376.29 feet to the east line of Lake Forest Drive;

THENCE along the east line thereof, the following:

N 13°33'46" W, 196.93 feet to a 1/2" iron rod with plastic cap found;

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 to a 1/2" iron rod with plastic cap found;

N 00°43'32" W, 673.52 feet to a 1/2" iron rod with plastic cap found;

A tangent curve to the left 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;

N 07°36'32" W, 579.45 feet to a 1/2" iron rod with plastic cap found;

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 to a 1/2" iron rod with plastic cap found;

N 00°12'28" E, 966.30 feet to a 1/2" iron rod with plastic cap found;

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 to a 1/2" iron rod with plastic cap found;

N 06°13'15" E, 192.95 feet to a 1/2" iron rod with plastic cap found;

And N 02°42'28" E, 140.66 feet to the POINT OF BEGINNING with the subject tract containing 5,921,673 square feet or 135.943 acres of land.

TRACT 2

BEING a tract of land situated in the W. Butler Survey, Abstract No. 87, and the A. Stapp Survey, Abstract No. 833, in 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 the east line of Lake Forest Drive (also known as Farm to Market Road 1461), from which a 1/2" iron rod with plastic cap found for a bend point thereof bears S 13°33'46" E, 156.25 feet;

THENCE N 13°33'46" W, 703.24 feet along the east line thereof;

THENCE into and through said Jen Texas tract, the following:

N 76°30'00" E, 376.29 feet;

EAST, 473.17 feet;

S 79°30'00" E, 1350.57 feet;

S 16°30'00" E, 533.88 feet to a point from which a 1/2" iron rod found for a right-angle bend in County Road 943, a public road, for an inset corner of said Jen Texas tract, bears N 89°38'31" E, 2511.67 feet;

And S 89°38'31" W, 2153.77 feet to the POINT OF BEGINNING with the subject tract containing 1,462,291 square feet or 33.570 acres of land.

TRACT 3

BEING a tract of land situated in the W. Butler Survey, Abstract No. 87, and the A. Stapp Survey, Abstract No. 833, in 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 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection of the east line of Lake Forest Drive (also known as Farm to Market Road 1461), with the south line of Bloomdale Road, a public road (also known as County Road 164);

THENCE along said corner clip, around a curve to the right having a central angle of 86°26'05", a radius of 66.00 feet, a chord of N 45°55'31" E - 90.39 feet, an arc length of 99.57 feet to an "X" found in concrete;

THENCE along Bloomdale Road, the following:

N 89°08'34" E, 469.15 feet to a MAG nail found;

N 89°58'06" E, 200.00 feet to a 1/2" iron rod with plastic cap found;

N 00°01'54" W, 112.43 feet to a PK nail found;

And N 89°58'01" E, 1336.38 feet;

THENCE S 35°59'45" W, 1673.70 feet departing said road;

THENCE N 42°51'46" W, 1597.48 feet to the POINT OF BEGINNING with the subject tract containing 1,414,600 square feet or 32.475 acres of land.

TRACT 4

BEING a tract of land situated in the W. Butler Survey, Abstract No. 87, and the A. Stapp Survey, Abstract No. 833, in 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), and being all or part of 4 tracts conveyed to Jen Texas 22 LLC by deeds recorded in Document No. 20210319000554570, 20210322000565200, 20210318000545970, 20210401000660270 DRCCT, with the subject tract being more particularly described as follows:

BEGINNING at a point in Bloomdale Road, a public road (also known as County Road 164), from which a PK nail found for a right-of-way dedication thereof bears S 89°58'01" W, 1336.38 feet;

THENCE along Bloomdale Road, the following:

N 89°58'01" E, 1900.69 feet to a 1/2" iron rod found;

N 88°36'35" E, 794.43 feet;

And N 88°56'40" E, 536.48 feet;

THENCE S 00°42'57" W, 1522.58 feet departing said road;

THENCE S 89°32'11" W, 28.41 feet to a 1/2" iron rod found for a bend in County Road 943, a public road;

THENCE S 08°33'13" W, 1071.32 feet along the east line thereof;

THENCE into and through said Jen Texas tract, the following:

S 84°33'34" W, 398.74 feet;

S 89°43'12" W, 3233.72 feet;

N 30°35'59" W, 514.32 feet;

N 10°53'23" E, 282.81 feet;

N 53°24'46" W, 448.92 feet;

And N 35°59'45" E, 1999.17 feet to the POINT OF BEGINNING with the subject tract containing 10,018,804 square feet or 230.000 acres of land.

TRACT 5

BEING a tract of land situated in the W. Butler Survey, Abstract No. 87, and the A. Stapp Survey, Abstract No. 833, in 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), and being part of 2 tracts conveyed to Jen Texas 22 LLC by deeds recorded in Document No. 20210318000545970 and 20210401000660270 DRCCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a right-angle bend in County Road 943, a public road, for an inset corner of said Jen Texas tract;

THENCE through said Jen Texas tract the following:

S 89°38'31" W, 2511.67 feet;

N 16°30'00" W, 533.88 feet;

N 16°30'00" W, 1730.34 feet;

N 40°00'00" W, 683.34 feet;

N 89°43'12" E, 3233.72 feet;

And N 84°33'34" E, 398.74 feet to the east line of County Road 943, a public road;

THENCE along said road, the following:

S 08°33'13" W, 749.12 feet;

S 12°31'28" E, 302.77 feet to an "X" found in concrete;

And S 00°18'24" E, 1696.03 feet to the POINT OF BEGINNING with the subject tract containing 7,900,545 square feet or 181.372 acres of land.

OVERALL TRACT

BEING a tract of land situated in the W. Butler Survey, Abstract No. 87, and the A. Stapp Survey, Abstract No. 833, in 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), and being all of 4 tracts conveyed to Jen Texas 22 LLC by deeds recorded in Document No. 20210319000554570, 20210322000565200, 20210318000545970, 20210401000660270 DRCCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a right-angle bend in County Road 943, a public road, for an inset corner of said Jen Texas tract;

THENCE S 89°38'31" W, 4665.44 feet through said Jen Texas tract to a point on the east line of Lake Forest Drive, a variable width public right-of-way (also known as Farm to Market Road 1461);

THENCE along the east line of Lake Forest Drive, the following:

N 13°33'46" W, 900.17 feet to a 1/2" iron rod with plastic cap found;

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 to a 1/2" iron rod with plastic cap found;

N 00°43'32" W, 673.52 feet to a 1/2" iron rod with plastic cap found;

A tangent curve to the left 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;

N 07°36'32" W, 579.45 feet to a 1/2" iron rod with plastic cap found;

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 to a 1/2" iron rod with plastic cap found;

N 00°12'28" E, 966.30 feet to a 1/2" iron rod with plastic cap found;

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 to a 1/2" iron rod with plastic cap found;

N 06°13'15" E, 192.95 feet to a 1/2" iron rod with plastic cap found;

And N 02°42'28" E, 140.66 feet to a 1/2" iron rod with plastic cap found for the south end of a corner clip being the intersection of Lake Forest Drive and Bloom Dale Road, a public right-of-way;

THENCE along said corner clip, around a tangent curve to the right having a central angle of 86°26'05", a radius of 66.00 feet, a chord of N 45°55'31" E - 90.39 feet, an arc length of 99.57 feet to an "X" found in concrete;

THENCE along Bloomdale Road, the following:

N 89°08'34" E, 469.15 feet to a Mag nail found;

N 89°58'06" E, 200.00 feet to a 1/2" iron rod with plastic cap found;

N 00°01'54" W, 112.43 feet to a PK nail found;

N 89°58'01" E, 3237.07 feet to a 1/2" iron rod found;

N 88°36'35" E, 794.43 feet;

And N 88°56'40" E, 536.48 feet;

THENCE S 00°42'57" W, 1522.58 feet departing said road;

THENCE S 89°32'11" W, 28.41 feet to a 1/2" iron rod found in an outside bend in County Road 943;

THENCE along County Road 943, the following:

S 08°33'13" W, 1820.44 feet;

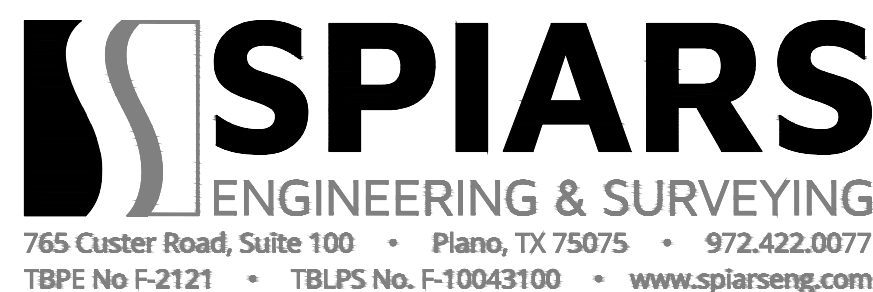
S 12°31'28" E, 302.77 feet to an "X" found in concrete;

And S 00°18'24" E, 1696.03 feet to the POINT OF BEGINNING with the subject tract containing 26,717,913 square feet or 613.359 acres of land.

ZONING EXHIBIT

PAINTED TREE

BEING 613.359 ACRES IN THE W. BUTLER SURVEY, ABSTRACT NO. 87 A. STAPP SURVEY, ABSTRACT NO. 833 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



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