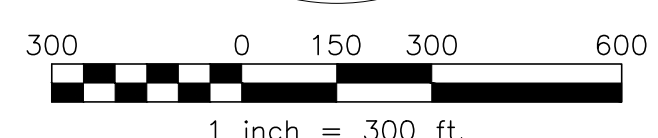
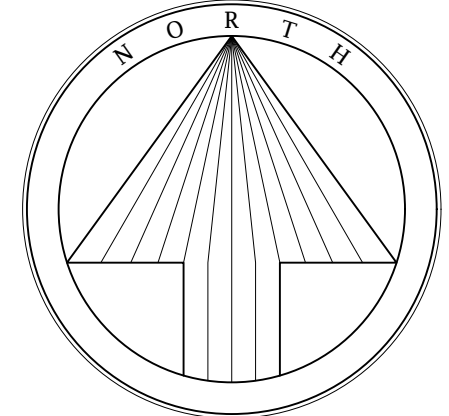


Line Table			Line Table			Line Table			Curve Table					
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BL1	N 19°06'12" E	168.71'	BL22	N 00°01'37" E	515.64'	BL43	N 88°54'05" W	33.07'	BC1	46.04'	375.00'	702°06"	N 15°35'09" E	46.02'
BL2	N 70°53'48" W	44.28'	BL23	N 13°37'02" W	8.66'	BL44	S 06°52'05" E	54.29'	BC2	39.91'	325.00'	702°06"	N 15°35'09" E	39.88'
BL3	N 19°06'12" E	220.00'	BL24	N 00°01'12" E	131.72'	BL45	S 01°10'56" W	600.45'	BC3	4.87'	725.00'	0°23'05"	S 65°14'12" E	4.87'
BL4	S 70°53'48" E	46.33'	BL25	N 29°14'46" W	86.51'	BL46	S 02°33'05" W	300.00'	BC4	57.11'	675.00'	4°50'53"	N 63°00'18" W	57.10'
BL5	N 19°06'12" E	320.00'	BL26	N 13°33'46" W	156.25'	BL47	S 01°10'57" W	293.17'	BC5	282.82'	325.00'	49°51'32"	N 35°39'06" W	273.98'
BL6	N 70°53'48" W	39.17'	BL27	S 00°08'27" E	112.85'	BL48	N 88°34'48" W	469.20'	BC6	0.98'	300.00'	0°11'14"	N 74°01'35" E	0.98'
BL7	N 19°06'12" E	105.39'	BL28	N 89°51'33" E	52.47'	BL49	N 88°36'01" W	494.02'	BC7	1.85'	280.00'	0°22'40"	S 87°53'13" W	1.85'
BL8	N 70°53'48" W	73.54'	BL29	S 09°32'09" E	65.38'	BL50	N 88°15'18" W	166.63'	BC8	41.34'	320.00'	7°24'07"	S 84°22'29" W	41.31'
BL9	N 19°06'12" E	249.90'	BL30	S 01°12'00" E	695.07'	BL51	N 89°58'32" W	290.94'	BC9	407.55'	1150.00'	20°18'18"	N 89°10'26" W	405.42'
BL10	N 70°53'48" W	284.73'	BL31	S 50°03'04" W	1218.82'	BL52	N 89°35'20" W	70.46'	BC10	37.60'	550.00'	3°55'00"	N 80°58'47" W	37.59'
BL11	N 19°06'12" E	34.72'	BL32	N 89°21'12" W	865.49'	BL53	S 89°39'20" W	411.68'	BC11	264.33'	1110.00'	13°38'39"	N 06°47'42" W	263.71'
BL12	N 19°06'12" E	614.15'	BL33	N 89°28'09" W	253.70'	BL54	N 88°28'11" W	373.98'	BC12	315.65'	617.99'	29°15'55"	N 14°36'48" W	312.23'
BL13	N 67°13'38" E	13.35'	BL34	N 01°38'21" W	352.03'	BL55	N 89°28'52" W	512.31'	BC13	66.03'	67.00'	56°27'51"	S 61°54'32" E	63.39'
BL14	N 24°34'15" E	50.00'	BL35	N 01°51'44" E	85.73'	BL56	N 01°07'28" E	208.79'	BC14	1601.16'	1790.00'	51°15'04"	S 24°25'32" W	1548.31'
BL15	N 60°34'52" W	100.09'	BL36	S 74°55'49" W	300.71'	BL57	N 88°15'47" W	551.43'	BC15	1185.42'	1910.00'	35°33'36"	N 32°16'16" E	1166.49'
BL16	N 31°58'37" E	14.91'	BL37	S 71°37'34" W	200.06'	BL58	N 01°43'23" E	146.42'						
BL17	N 09°19'35" W	74.06'	BL38	S 71°02'35" W	147.56'	BL59	N 70°53'48" W	99.42'						
BL18	N 85°14'27" W	50.17'	BL39	S 04°34'54" W	154.05'	BL60	N 89°26'48" W	1461.48'						
BL19	N 89°58'03" W	115.00'	BL40	S 40°24'16" W	142.89'	BL61	N 89°22'24" W	11.85'						
BL20	N 00°01'55" E	291.72'	BL41	N 89°31'34" W	116.12'	BL62	N 50°03'04" E	1080.51'						
BL21	N 89°58'05" W	349.70'	BL42	S 02°41'58" E	169.11'	BL63	S 00°44'51" E	1694.49'						



ZONING EXHIBIT B

PAINTED TREE
BEING 627.972 ACRES IN THE
W. HUNT SURVEY, ABSTRACT NO. 450
J. MCGARRAH SURVEY, ABSTRACT NO. 572
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

SPIARS
ENGINEERING & SURVEYING
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
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METES AND BOUNDS DESCRIPTIONS

OVERALL AREA

BEING a tract of land situated in the J. McGarrah Survey, Abstract No. 572, and the W. Hunt Survey, Abstract No. 450, in the 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 Deed Records, Collin County, Texas (DRCC), and part of a tract conveyed to GRBK EDGEWOOD LLC, according to the deed recorded in Document No. 20200904001497940 DRCC, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on a southeasterly line of Phase 1 Highridge Addition, recorded in Cabinet L, Page 868 PRCC, for the easterly northwest corner of Lot 4R1, Block A, B and L Cox Addition, recorded in Cabinet 2018, Page 734 PRCC;

THENCE along the common line of Phase 1 Highridge Addition, the following:

N 19°06'12" E, 168.71 feet to a 1/2" iron rod with plastic cap found;

N 70°53'48" W, 44.28 feet to a 1/2" iron rod found;

N 19°06'12" E, 220.00 feet to a 1/2" iron rod with plastic cap found;

S 70°53'48" E, 46.33 feet to a 1/2" iron rod with plastic cap found;

N 19°06'12" E, 320.00 feet to a 1/2" iron rod with plastic cap found;

N 70°53'48" W, 39.17 feet to a 1/2" iron rod with plastic cap found;

N 19°06'12" E, 105.39 feet to a 1/2" iron rod with plastic cap found;

N 70°53'48" W, 73.54 feet to a 1/2" iron rod found;

N 19°06'12" E, 249.90 feet to a 1/2" iron rod with plastic cap found;

And N 70°53'48" W, 284.73 feet to a point for corner;

THENCE departing said addition, the following:

N 19°06'12" E, 34.72 feet;

A tangent curve to the left having a central angle of 07°02'06", a radius of 375.00 feet, a chord of N 15°35'09" E = 46.02 feet, an arc length of 46.04 feet;

A reverse curve having a central angle of 07°02'06", a radius of 325.00 feet, a chord of N 15°35'09" E = 39.88 feet, an arc length of 39.91 feet;

N 19°06'12" E, 614.15 feet;

N 67°13'38" E, 13.35 feet;

A non-tangent curve to the left having a central angle of 00°23'05", a radius of 725.00 feet, a chord of S 65°14'12" E = 4.87 feet, an arc length of 4.87 feet;

N 24°34'15" E, 50.00 feet;

A non-tangent curve to the right having a central angle of 04°50'53", a radius of 675.00 feet, a chord of N 63°00'18" W = 57.10 feet, an arc length of 57.11 feet;

N 60°34'52" W, 100.09 feet;

A tangent curve to the right having a central angle of 49°51'32", a radius of 325.00 feet, a chord of N 35°39'06" W = 273.98 feet, an arc length of 282.82 feet;

N 31°58'37" E, 14.91 feet;

A non-tangent curve to the right having a central angle of 00°11'14", a radius of 300.00 feet, a chord of N 74°01'35" E = 0.98 feet, an arc length of 0.98 feet;

N 09°19'35" W, 74.06 feet;

A non-tangent curve to the right having a central angle of 00°22'40", a radius of 280.00 feet, a chord of S 87°53'13" W = 1.85 feet, an arc length of 1.85 feet;

A reverse curve having a central angle of 07°24'07", a radius of 320.00 feet, a chord of S 84°22'29" W = 41.31 feet, an arc length of 41.34 feet;

A reverse curve having a central angle of 20°18'18", a radius of 1150.00 feet, a chord of N 89°10'26" W = 405.42 feet, an arc length of 407.55 feet;

A reverse curve having a central angle of 03°55'00", a radius of 550.00 feet, a chord of N 80°58'47" W = 37.59 feet, an arc length of 37.60 feet;

N 85°14'27" W, 50.17 feet;

And N 89°58'03" W, 115.00 feet to the east line of Lot 1, Block A, McKinney Fire Station Number 9 Addition, recorded in Cabinet 2018, Page 432 PRCC;

THENCE N 00°01'55" E, 291.72 feet along the east line thereof to a 1/2" iron rod with plastic cap found;

THENCE N 89°58'05" W, 349.70 feet along the north line thereof to a 1/2" iron rod with plastic cap found on the east line of said Lake Forest Drive (also known as Farm to Market Road 1461);

THENCE along the east line of said right-of-way dedication, the following:

N 00°01'37" E, 515.64 feet to a 1/2" iron rod with plastic cap found;

A tangent curve to the left having a central angle of 13°38'39", a radius of 1110.00 feet, a chord of N 06°47'42" W = 263.71 feet, an arc length of 264.33 feet to a 1/2" iron rod with plastic cap found;

N 13°37'02" W, 8.66 feet to a 1/2" iron rod with plastic cap found;

N 00°01'12" E, 131.72 feet to a 5/8" iron rod with plastic cap found;

A non-tangent curve to the left having a central angle of 29°15'55", a radius of 617.99 feet, a chord of N 14°36'47" W = 312.24 feet, an arc length of 315.66 feet to a 1/2" iron rod with plastic cap found;

N 29°14'46" W, 86.51 feet to a 1/2" iron rod with plastic cap found;

And N 13°33'46" W, 156.25 feet;

THENCE N 89°38'31" E, departing said right-of-way, through the subject tracts, passing at 4665.44 feet a 1/2" iron rod found for the southwest corner of the right-of-way of County Road 943, conveyed to the City of McKinney, and continuing along the south line of said right-of-way a total distance of 8127.63 feet to the intersection thereof with the west line of Hardin Boulevard, a variable width right-of-way, for the northwest corner of the right-of-way portion thereof conveyed by deed recorded in Volume 5568, Page 4578 DRCC;

THENCE along the west line of said right-of-way dedication, the following:

S 00°08'27" E, 112.85 feet to a 5/8" iron rod found;

N 89°51'33" E, 52.47 feet to a 1/2" iron rod found;

A tangent curve to the right having a central angle of 56°27'51", a radius of 67.00 feet, a chord of S 61°54'32" E = 63.39 feet, an arc length of 66.03 feet to a 1/2" iron rod with plastic cap found;

S 09°32'09" E, 65.38 feet to a 1/2" iron rod with plastic cap found;

S 01°12'00" E, 695.07 feet;

A tangent curve to the right having a central angle of 51°15'04", a radius of 1790.00 feet, a chord of S 24°25'32" W = 1548.31 feet, an arc length of 1601.16 feet;

And S 50°03'04" W, 1218.82 feet to a point for the northeast corner of Heritage Bend, an addition recorded in Cabinet 2006, Page 547 PRCC, from said point a 1/2" iron rod with plastic cap found bears S 50°12'44" W, 1.47 feet;

THENCE along the common line of Heritage Bend, the following:

N 89°21'12" W, 865.49 feet;

N 89°29'09" W, 253.70 feet;

N 01°38'21" W, 352.03 feet;

N 01°51'44" E, 85.73 feet;

S 74°55'49" W, 300.71 feet;

S 71°37'34" W, 200.06 feet;

S 71°02'35" W, 147.56 feet;

S 04°34'54" W, 154.05 feet;

S 40°24'16" W, 142.89 feet;

N 89°31'34" W, 116.12 feet;

S 02°41'58" E, 169.11 feet;

N 88°54'05" W, 33.07 feet;

S 06°52'05" E, 54.29 feet;

S 01°10'56" W, 600.45 feet;

S 02°33'05" W, 300.00 feet;

And S 01°10'57" W, 293.17 feet to a 5/8" iron rod found for a northeasterly corner of a tract conveyed to Hardin-380 McKinney, LP, recorded in Document No. 2018022000139820 DRCC;

THENCE N 88°34'48" W, 469.20 feet along the north line thereof to the northeast corner of another tract conveyed to Darrell and Karen Lewis, recorded in Document No. 20190225000191880 DRCC;

THENCE N 88°36'01" W, 494.02 feet continuing along the north line thereof;

THENCE N 88°15'18" W, 166.63 feet to the northeast corner of a tract conveyed to H.R. Lewis, recorded in Document No. 91-0070268 DRCC;

THENCE N 89°58'32" W, 290.94 feet along the north line thereof;

THENCE N 89°35'20" W, 70.46 feet to the northeast corner of the first mentioned Darrell and Karen Lewis tract;

THENCE along the common line thereof, the following:

S 89°39'20" W, 411.68 feet;

N 88°28'11" W, 373.98 feet;

And N 89°28'52" W, passing at 191.57 feet a 1/2" iron rod found, and continuing through the subject tract a total distance of 512.31 feet to the east line of said Lot 4R1, Block A, B and L Cox Addition;

THENCE along the common line thereof, the following:

N 01°07'28" E, 208.79 feet;

N 88°15'47" W, 551.43 feet to a 1/2" iron rod found;

N 01°43'23" E, 146.42 feet to a 1/2" iron rod found;

And N 70°53'48" W, 99.42 feet to the POINT OF BEGINNING with the subject tract containing 26,370,213 square feet or 605,377 acres of land.

TRACT 1

BEING a tract of land situated in the J. McGarrah Survey, Abstract No. 572, being a portion of a tract conveyed to Jen Texas 22 LLC, according to the deed recorded in Document No. 20200904001497270 of the Deed Records, Collin County, Texas (DRCC), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic 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), the adjoining portion thereof conveyed by a Judgment in Absence of Objection, to the City of McKinney, and being recorded in Document No. 20100427000412530 DRCC, for the northwest corner of Lot 1, Block A, McKinney Fire Station Number 9 Addition, recorded in Cabinet 2018, Page 432, Plat Records, Collin County, Texas;

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

N 00°01'37" E, 515.64 feet to a 1/2" iron rod with plastic cap found;

A tangent curve to the left having a central angle of 14°05'03", a radius of 1110.00 feet, a chord of N 07°00'54" W = 272.17 feet, an arc length of 272.86 feet to a 1/2" iron rod with plastic cap found;

N 00°01'12" E, 131.85 feet to a 5/8" iron rod with plastic cap found;

A tangent curve to the left having a central angle of 29°15'58", a radius of 617.99 feet, a chord of N 14°36'47" W = 312.24 feet, an arc length of 315.66 feet to a 1/2" iron rod with plastic cap found;

And N 29°14'46" W, 86.51 feet to a 1/2" iron rod with plastic cap found;

N 29°14'46" W, 86.51 feet to a 1/2" iron rod with plastic cap found;

And N 13°33'46" W, 156.25 feet to a point for corner;

THENCE departing said right-of-way, into said Jen Texas 22 tract, the following:

N 89°38'31" E, 796.43 feet;

S 02°27'18" E, 78.61 feet;

S 14°04'49" W, 60.00 feet;

A non-tangent curve to the left having a central angle of 14°57'51", a radius of 1150.00 feet, a chord of S 83°24'06" W = 299.49 feet, an arc length of 300.35 feet;

S 00°00'39" E, 1281.46 feet;

And N 89°58'05" W, passing at 542.60 feet a 1/2" iron rod found for the northeast corner of said Lot 1, and continuing along the north line thereof a total distance of 892.30 feet to the POINT OF BEGINNING with the subject tract containing 1,309,451 square feet or 30.061 acres of land.

TRACT 2

BEING a tract of land situated in the J. McGarrah Survey, Abstract No. 572, and the W. Hunt Survey, Abstract No. 450, in the 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 Deed Records, Collin County, Texas (DRCC), and part of a tract conveyed to GRBK EDGEWOOD LLC, according to the deed recorded in Document No. 20200904001497940 DRCC, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on a southeasterly line of Phase 1 Highridge Addition, recorded in Cabinet L, Page 868 PRCC, for the easterly northwest corner of Lot 4R1, Block A, B and L Cox Addition, recorded in Cabinet 2018, Page 734 PRCC;

THENCE along the common line of Phase 1 Highridge Addition, the following:

N 19°06'12" E, 168.71 feet to a 1/2" iron rod with plastic cap found;

N 70°53'48" W, 44.28 feet to a 1/2" iron rod found;

N 19°06'12" E, 220.00 feet to a 1/2" iron rod with plastic cap found;

S 70°53'48" E, 46.33 feet to a 1/2" iron rod with plastic cap found;

N 19°06'12" E, 320.00 feet to a 1/2" iron rod with plastic cap found;

N 70°53'48" W, 39.17 feet to a 1/2" iron rod with plastic cap found;

N 19°06'12" E, 105.39 feet to a 1/2" iron rod with plastic cap found;

N 70°53'48" W, 73.54 feet to a 1/2" iron rod found;

N 19°06'12" E, 249.90 feet to a 1/2" iron rod with plastic cap found;

And N 70°53'48" W, 284.73 feet to a point for corner;

THENCE along the common line of Phase 1 Highridge Addition, the following:

N 19°06'12" E, 34.72 feet;

A tangent curve to the left having a central angle of 07°02'06", a radius of 375.00 feet, a chord of N 15°35'09" E = 46.02 feet, an arc length of 46.04 feet;

A reverse curve having a central angle of 07°02'06", a radius of 325.00 feet, a chord of N 15°35'09" E = 39.88 feet, an arc length of 39.91 feet;

N 19°06'12" E, 614.15 feet;

N 67°13'38" E, 13.35 feet;

A non-tangent curve to the left having a central angle of 00°23'05", a radius of 725.00 feet, a chord of S 65°14'12" E = 4.87 feet, an arc length of 4.87 feet;

N 24°34'15" E, 50.00 feet;

A non-tangent curve to the right having a central angle of 04°50'53", a radius of 675.00 feet, a chord of N 63°00'18" W = 57.10 feet, an arc length of 57.11 feet;

N 60°34'52" W, 100.09 feet;

A tangent curve to the right having a central angle of 49°51'32", a radius of 325.00 feet, a chord of N 35°39'06" W = 273.98 feet, an arc length of 282.82 feet;

N 31°58'37" E, 14.91 feet;

A non-tangent curve to the right having a central angle of 00°11'14", a radius of 300.00 feet, a chord of N 74°01'35" E = 0.98 feet, an arc length of 0.98 feet;

N 09°19'35" W, 74.06 feet;

A non-tangent curve to the right having a central angle of 00°22'40", a radius of 280.00 feet, a chord of S 87°53'13" W = 1.85 feet, an arc length of 1.85 feet;

A reverse curve having a central angle of 07°24'07", a radius of 320.00 feet, a chord of S 84°22'29" W = 41.31 feet, an arc length of 41.34 feet;

A reverse curve having a central angle of 20°18'18", a radius of 1150.00 feet, a chord of N 89°10'26" W = 405.42 feet, an arc length of 407.55 feet;

A reverse curve having a central angle of 03°55'00", a radius of 550.00 feet, a chord of N 80°58'47" W = 37.59 feet, an arc length of 37.60 feet;

N 85°14'27" W, 50.17 feet;

And N 89°58'03" W, 115.00 feet to the east line of Lot 1, Block A, McKinney Fire Station Number 9 Addition, recorded in Cabinet 2018, Page 432 PRCC;

THENCE N 00°01'55" E, 291.72 feet along the east line thereof to a 1/2" iron rod with plastic cap found;

THENCE N 89°58'05" W, 349.70 feet along the north line thereof to a 1/2" iron rod with plastic cap found on the east line of said Lake Forest Drive (also known as Farm to Market Road 1461);

THENCE along the east line of said right-of-way dedication, the following:

N 00°01'37" E, 515.64 feet to a 1/2" iron rod with plastic cap found;

THENCE departing Lot 1, the following:

S 89°58'05" E, 542.60 feet;

N 00°00'39" W, 1281.46 feet;

A non-tangent curve to the right having a central angle of 14°57'51", a radius of 1150.00 feet, a chord of N 83°24'06" W = 299.49 feet, an arc length of 300.35 feet;

N 14°04'49" E, 60.00 feet;

N 02°27'18" W, 78.61 feet;

N 89°38'31" E, 1707.46 feet;

And S 06°24'00" E, 4474.98 feet to the north line of a tract conveyed to Darrell and Karen Lewis, recorded in Document No. 20190225000191880 DRCC;

THENCE S 89°39'20" W, 235.93 feet along the north line thereof;

THENCE N 88°28'11" W, 373.98 feet continuing along the north line thereof

THENCE N 88°28'52" W, passing at 191.57 feet a 1/2" iron rod found for the northeast corner of said Lewis tract, and continuing through the subject tract a total distance of 512.31 feet to the east line of said Lot 4R1, Block A, B and L Cox Addition;

THENCE along the common line thereof, the following:

N 01°07'28" E, 208.79 feet;

N 88°15'47" W, 551.43 feet to a 1/2" iron rod found;

N 01°43'23" E, 146.42 feet to a 1/2" iron rod found;

And N 70°53'48" W, 99.42 feet to the POINT OF BEGINNING with the subject tract containing 6,795,651 square feet or 156.007 acres of land.

TRACT 3

BEING a tract of land situated in the J. McGarrah Survey, Abstract No. 572, and the W. Hunt Survey, Abstract No. 450, in the 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 Deed Records, Collin County, Texas (DRCC), with the subject tract being more particularly described as follows:

BEGINNING at a point being on the west line of Hardin Boulevard, a variable width public right-of-way, for the northeast corner of Heritage Bend, an addition recorded in Cabinet 2006, Page 547 PRCC, from said point a 1/2" iron rod with plastic cap found bears S 50°12'44" W, 1.47 feet;

THENCE along the common line of Heritage Bend, the following:

N 89°21'12" W, 865.49 feet;

N 89°29'09" W, 253.70 feet;

N 01°38'21" W, 352.03 feet;

N 01°51'44" E, 85.73 feet;

S 74°55'49" W, 300.71 feet;

S 71°37'34" W, 200.06 feet;

S 71°02'35" W, 147.56 feet;

S 04°34'54" W, 154.05 feet;

S