



LEGEND
(Not all items may be applicable)

○	3/2" IRON ROD WITH PLASTIC CAP
○	STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EsmL	EASEMENT
URL	LUTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
STE	STREET EASEMENT
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT

VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BIP)	BY THIS PLAT
R.O.W	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
▲	STREET NAME CHANGE
◆	BLOCK DESIGNATION
▶	STREET FRONTAGE
◀	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Boundary Line Table

Line #	Length	Direction
L154	568.88'	N 27°12'37" W
L155	835.42'	N 62°47'23" E
L156	69.68'	N 62°47'23" E
L157	836.00'	S 62°47'23" W

Boundary Curve Table

Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
BC13	887.00'	5°50'31"	45.26'	90.44'	S 20°59'13" E	90.40'
BC14	882.50'	6°44'39"	52.00'	103.88'	S 34°24'34" E	103.82'

Lot Curve Table

Curve #	Radius	Delta	Tangent	Length	Chord Bearing	Chord
C15	58.50'	116°47'07"	95.06'	119.24'	N 04°23'50" E	99.64'
C16	48.50'	90°00'00"	48.50'	76.18'	N 72°12'37" W	68.59'

ZONING EXHIBIT
**PAINTED TREE EAST
SHOWCASE LOTS**
TOTALING 7.23 ACRES
OUT OF THE
J. McGARRAH SURVEY ~ ABST. NO. 572
W. HUNT SURVEY ~ ABST. NO. 450
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

Drawing: 01/2021 (08/21) - 100 Painted Tree Lakeside Showcase Phase 1 (24/01/24) (08/21) - Showcase South Zoning Exhibit (L154-L177) - Survey By: Moore, Spaw, Time: 1/1/2022, 1:54:39 PM. Printed by: Moore, Spaw, Date: 7/7/2022, 1:05 PM.

STATES OF TEXAS §
COUNTY OF COLLIN §

June 30, 2021

WHEREAS JEN TEXAS 22 LLC is the owner of a tract of land situated in the William H. Hunt Survey, Abstract No. 450, 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 of Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at 1/2 inch iron rod found at the most eastern corner of said Jen Texas 22 LLC tract;

THENCE, S 62°47'23" W, 82.39 feet;

THENCE, S 27°12'37" E, 17.00 feet to a 1/2 inch iron rod found;

THENCE, S 62°47'23" W, 836.00 feet;

THENCE, S 27°12'37" E, 109.05 feet;

THENCE, S 19°54'39" W, 13.61 feet;

THENCE around a non-tangent curve to the right having a central angle of 00°29'08", a radius of 473.00 feet, a chord of S 67°52'50" W - 4.01 feet, an arc length of 4.01 feet;

THENCE, N 20°09'13" E, 13.55 feet to a 1/2 inch iron rod found;

THENCE, N 27°12'37" W, 568.88 feet to a 1/2 inch iron rod found;

THENCE, N 71°27'48" W, 14.33 feet;

THENCE around a non-tangent curve to the left having a central angle of 00°21'56", a radius of 627.00 feet, a chord of N 64°33'27" E - 4.00 feet, an arc length of 4.00 feet;

THENCE, S 71°38'46" E, 14.28 feet;

THENCE, S 27°12'37" E, 110.04 feet;

THENCE, N 62°47'23" E, 835.42 feet;

THENCE, S 53°59'43" E, 19.04 feet;

THENCE, N 62°47'23" E, 69.68 feet;

THENCE, S 12°16'43" E, 13.59 feet;

THENCE around a non-tangent curve to the left having a central angle of 05°50'31", a radius of 887.00 feet, a chord of S 20°59'13" E - 90.40 feet, an arc length of 90.44 feet;

THENCE, S 19°01'21" W, 36.14 feet;

THENCE, S 27°12'37" E, 60.00 feet;

THENCE, N 62°47'23" E, 4.76 feet;

THENCE, S 73°41'57" E, 36.31 feet;

THENCE around a non-tangent curve to the left having a central angle of 06°44'39", a radius of 882.50 feet, a chord of S 34°24'34" E - 103.82 feet, an arc length of 103.88 feet to the POINT OF BEGINNING with the subject tract containing 314,867 square feet or 7.228 acres of land.

ZONING EXHIBIT

**PAINTED TREE EAST
SHOWCASE LOTS**

TOTALING 7.23 ACRES
OUT OF THE

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W. HUNT SURVEY ~ ABST. NO. 450
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