

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.99'	1104.00'	3°16'09"	N 01°11'08" E	62.98'
C2	36.97'	227.33'	9°19'05"	N 04°12'36" E	36.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°51'52" E	45.31'
L2	N 06°57'40" W	32.55'
L3	N 89°48'51" E	63.68'
L4	S 00°49'10" W	66.04'
L5	S 22°32'34" E	29.00'
L6	N 89°16'48" E	55.76'
L7	S 03°45'58" E	85.27'
L8	S 34°32'31" W	29.93'
L9	S 17°13'46" E	43.58'
L10	S 74°21'07" E	33.38'
L11	N 41°49'51" E	45.83'
L12	S 63°46'25" E	11.95'
L13	S 73°16'06" W	61.64'
L14	N 55°46'47" W	49.24'
L15	S 63°54'51" W	47.65'

LEGEND	
PG	= PAGE
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
PKF	= PK NAIL FOUND
PKS	= PK NAIL SET
DOC. NO.	= DOCUMENT NUMBER
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

**CONVEYANCE PLAT
CUSTER-BLOOMDALE
RETAIL ADDITION
LOTS 1-9, BLOCK A
14.15 ACRES**

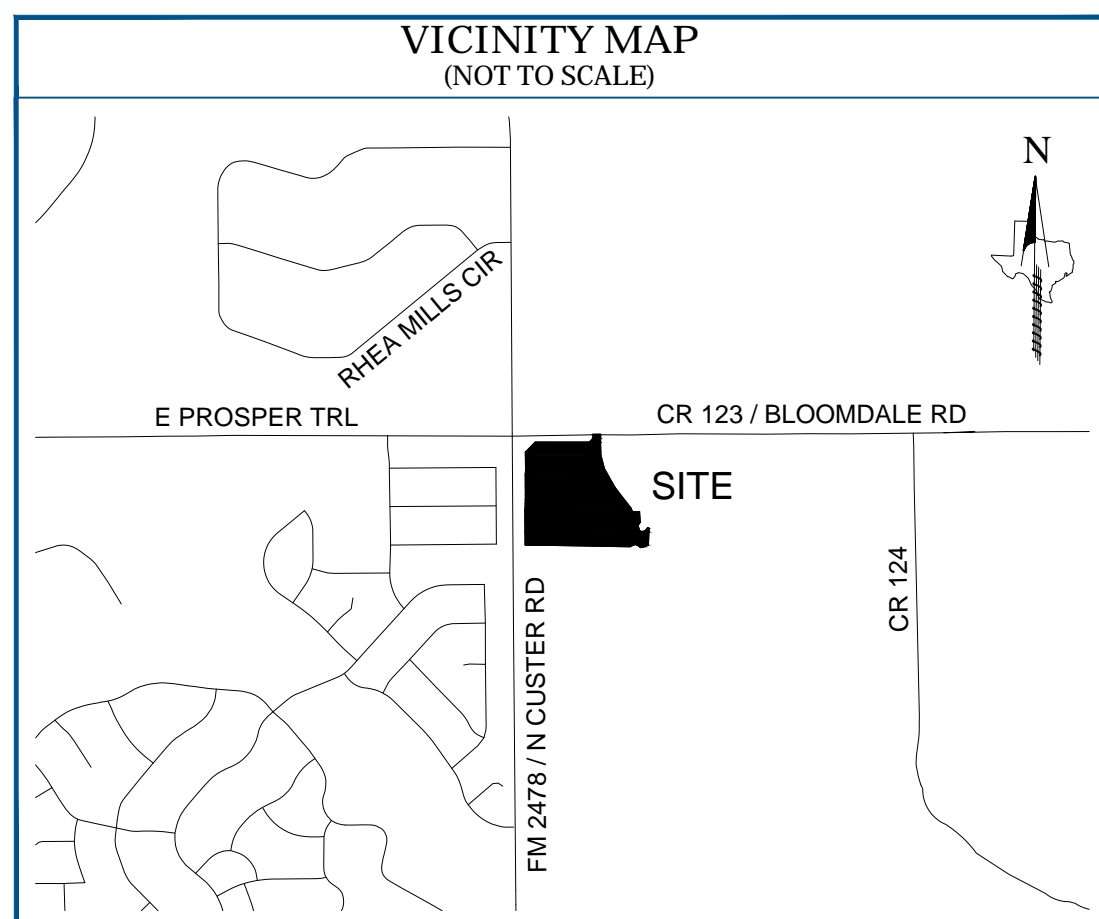
OUT OF THE JOHN CRUTCHFIELD SURVEY, ABSTRACT NO. 206
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

JOB NUMBER 2201.038-02	<p>Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177</p>
DATE 02/13/2023	
REVISION	
DRAWN BY TAR	

SURVEYOR Eagle Surveying, LLC Contact: Brad Eubanks 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	ENGINEER Homeyer Engineering, Inc. Contact: Steven Homeyer 206 Elm Street, Suite: 105 Lewisville, TX 75057 (972) 906-9995	OWNER Mugdha Bloomdale, LLC 1193 W John Carpenter Freeway Irving, TX 75039
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- 1.) Conveyance plat only; Not for development.
- 2.) A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by conveyance plat may not all the necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

OWNER'S CERTIFICATE



STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, **MUGDHA BLOOMDALE, LLC** is the owner of 14.15 acres out of the John Crutchfield Survey, Abstract Number 206 situated in the City of McKinney, Collin County, Texas, being all of a called 14.094 acre tract of land conveyed to Mugdha Bloomdale, LLC by Special Warranty Deed of record in Document Number 20211112002323020 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod with cap stamped "JBI" found in the East right-of-way line of Farm to Market Road 2478 (North Custer Road, hereinafter referred to as FM 2478) at the Northeast corner of a called 42.160 acre tract of land conveyed to Fraser North Creek McKinney, LLC by deed of record in Document Number 20210409000721510 of said Official Public Records, also being the Southwest corner of said 14.094 acre tract;

THENCE, along the East right-of-way line of FM 2478, being the common West line of said 14.094 acre tract, the following seven courses and distances:

1. N00°26'57"W, a distance of 266.94 feet to a 1/2" iron rod found;
2. N02°49'12"E, a distance of 56.16 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. Along said tangent curve to the left, having a radius of 1104.00 feet, a chord bearing of N01°11'08"E, a chord length of 62.98 feet, a delta angle of 03°16'09", an arc length of 62.99 feet to a 1/2" iron rod found;
4. N00°26'57"W, a distance of 163.19 feet to a 1/2" iron rod with cap stamped "TXDOT" found;
5. Along said non-tangent curve to the left, having a radius of 227.33 feet, a chord bearing of N04°12'36"E, a chord length of 36.93 feet, a delta angle of 09°19'05", an arc length of 36.97 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
6. N00°26'57"W, a distance of 140.63 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
7. N44°42'27"E, a distance of 105.78 feet to a 1/2" iron rod with cap stamped "TXDOT" found at the intersection of the East right-of-way line of FM 2478 and the South right-of-way line of County Road 123 (Bloomdale Road, hereinafter referred to as CR 123);

THENCE, N89°51'52"E, along the South right-of-way line of CR 123, being the common North line of said 14.094 acre tract, a distance of 423.05 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, along the North line of said 14.094 acre tract, entering said CR 123, the following two courses and distances:

1. N44°51'52"E, a distance of 45.31 feet to a 1/2" iron rod with cap stamped "TXDOT" found;
2. N06°57'40"W, a distance of 32.55 feet to a PK nail set in the South line of a called 27.752 acre tract of land conveyed to St. Andrews Interests, LLC by deed of record in Document Number 20070907001252710 of said Official Public Records;

THENCE, N89°48'51"E, along or near the center of said CR 123, along the South line of said 27.752 acre tract, being the common North line of said 14.094 acre tract, a distance of 63.68 feet to a PK nail found at the Northwest corner of a called 5.606 acre tract of land conveyed to Heritage Montessori Academy, LLC by deed of record in Document Number 20210430000873310 of said Official Public Records, also being the Northeast corner of said 14.094 acre tract;

THENCE, along the West line of said 5.606 acre tract, being the common East line of said 14.094 acre tract, entering and following along a tributary of Wilsons Creek, the following five courses and distances:

1. S00°49'10"W, a distance of 66.04 feet to a 1/2" iron rod with cap stamped "JBI" found;
2. S01°17'08"E, a distance of 99.29 feet to a 1/2" iron rod with cap stamped "JBI" found;
3. S14°26'42"E, a distance of 109.36 feet to a 1/2" iron rod with cap stamped "JBI" found;
4. S29°38'36"E, a distance of 169.26 feet to a 1/2" iron rod with cap stamped "JBI" found;
5. S37°37'40"E, a distance of 203.12 feet to a point for corner at the South corner of said 5.606 acre tract, being the Northwest corner of Lot 2, Block A, Mansions Addition, a subdivision of record in Volume 2020, Page 700 of the Plat Records of Collin County, Texas;

THENCE, along the West line of said Lot 2, being the common East and South lines of said 14.094 acre tract, along a tributary of Wilsons Creek, the following twelve courses and distances:

1. S22°32'34"E, a distance of 29.00 feet to a point for corner;
2. N89°16'48"E, a distance of 55.76 feet to a point for corner;
3. S03°45'58"E, a distance of 85.27 feet to a point for corner;
4. S34°32'31"W, a distance of 29.93 feet to a point for corner;
5. S17°13'46"E, a distance of 43.58 feet to a point for corner;
6. S74°21'07"E, a distance of 33.38 feet to a point for corner;
7. N41°49'51"E, a distance of 45.83 feet to a point for corner;
8. S63°46'25"E, a distance of 11.95 feet to a point for corner;
9. S02°33'33"W, a distance of 133.93 feet to a point for corner;
10. S73°16'06"W, a distance of 61.64 feet to a point for corner;
11. N55°46'47"W, a distance of 49.24 feet to a point for corner;
12. S63°54'51"W, a distance of 47.65 feet to a point for corner at the Northeast corner of said 42.160 acre tract;

THENCE, N89°00'56"W, departing said tributary of Wilsons Creek, along the North line of said 42.160 acre tract, being the common South line of said 14.094 acre tract, passing en route at a distance of 112.52 feet a 1/2" iron rod with cap stamped "JBI" found for reference, and continuing on said course a total distance of 821.19 feet to the **POINT OF BEGINNING** and containing an area of 14.15 Acres, or (616,414 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **MUGDHA BLOOMDALE, LLC** does hereby adopt this conveyance plat, designating herein described property as **CUSTER-BLOOMDALE RETAIL ADDITION, LOTS 1-9, BLOCK A**, an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility 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 its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER - MUGDHA BLOOMDALE, LLC

BY: _____ Date _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person 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 THE OFFICE this _____ day of _____, 2023.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of McKinney, Collin County, Texas.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

 Date

GENERAL NOTES

- 1.) The purpose of this plat is to create three lots out of two existing lots of record for conveyance purposes.
- 2.) This property is located in "Zone AE", "Floodway" and "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 7, 2017 as shown on Map Number 48085C0255J and Letter of Map Revision 19-06-3345P with an effective date of October 13, 2020.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
- 4.) 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/or withholding of utilities and building permits.
- 5.) All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district and the requirements of the subdivision ordinance.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization 2011)
- 7.) Conveyance plat only: Not for development.
- 8.) A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by conveyance plat may not all the necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

CERTIFICATE OF APPROVAL

APPROVED

 Planning and Zoning Commission Chairman
 City of McKinney, Texas

 Date

ATTEST:

 Planning and Zoning Commission Secretary
 City of McKinney, Texas

 Date

**CONVEYANCE PLAT
 CUSTER-BLOOMDALE
 RETAIL ADDITION
 LOTS 1-9, BLOCK A
 14.15 ACRES**

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DATE 02/13/2023	
REVISION -	
DRAWN BY TAR	

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