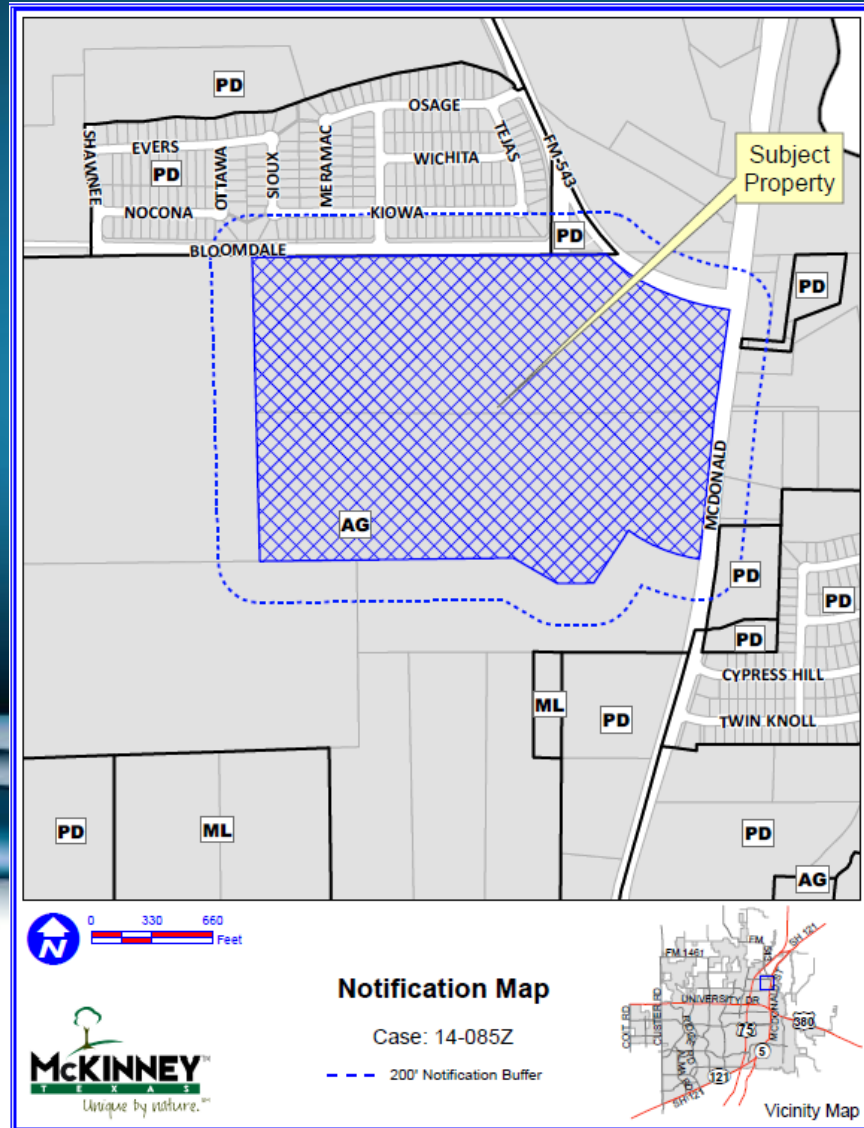


Case No. 14-085Z

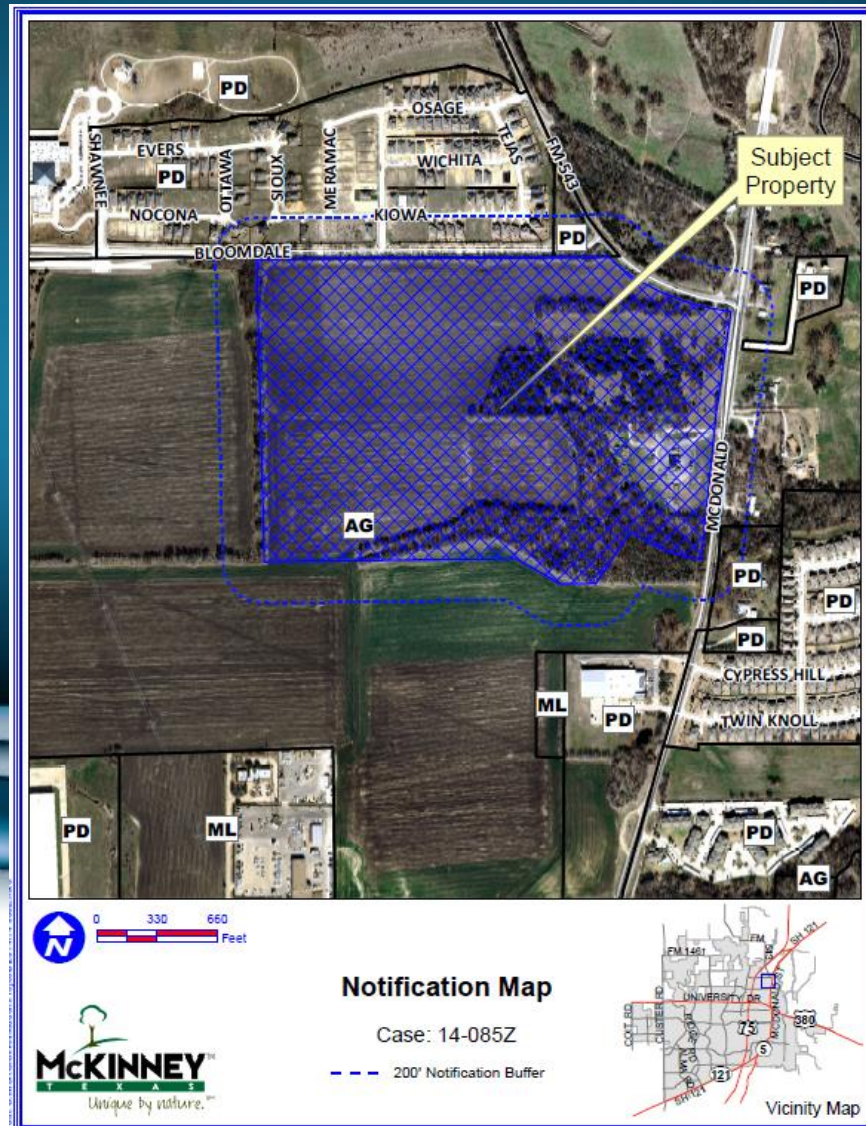
Bloomdale Estates



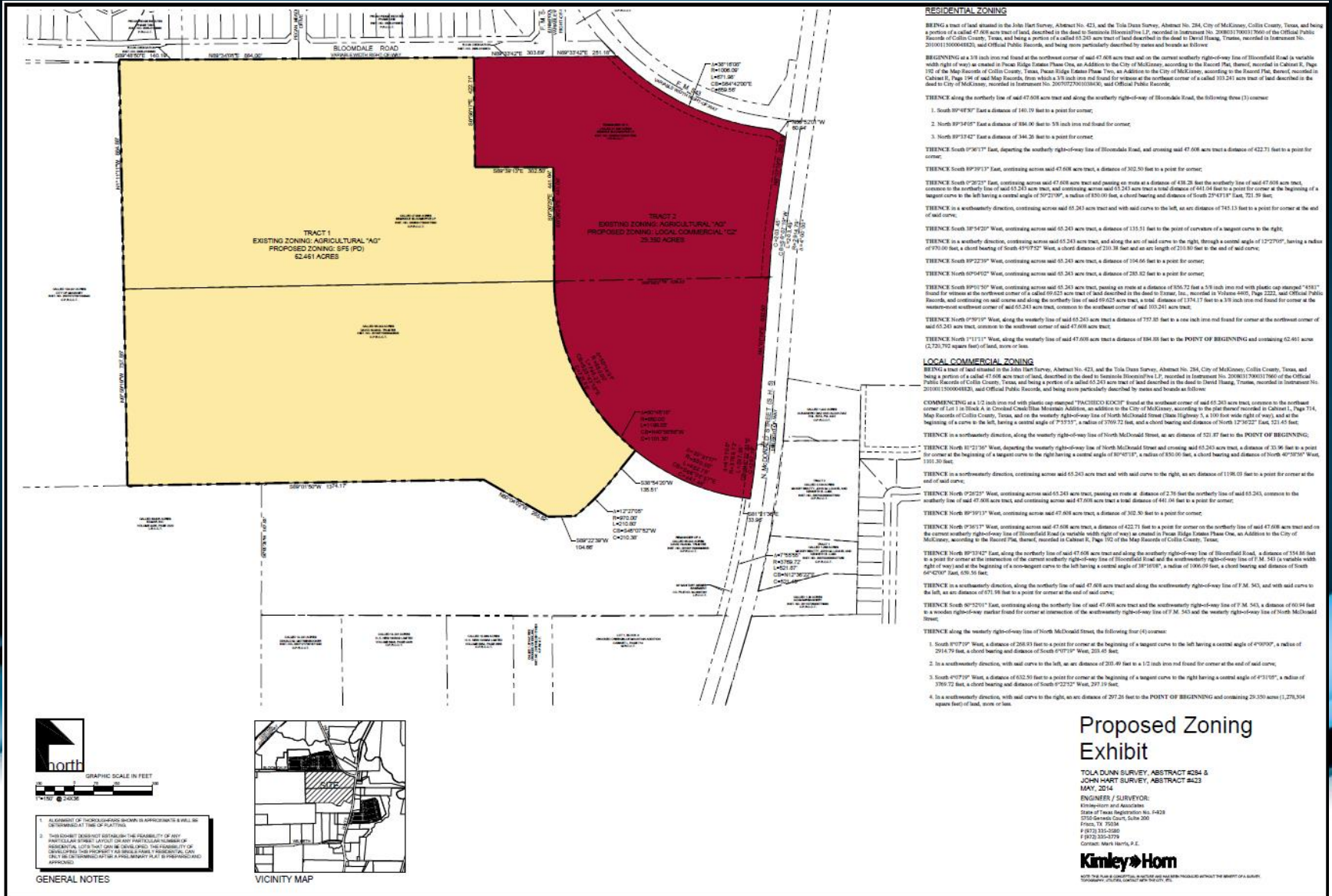
Location Map



Aerial Exhibit



Proposed Zoning Exhibit



RESIDENTIAL ZONING

BEING a tract of land situated in the John Hart Survey, Abstract No. 421, and the Tola Dress Survey, Abstract No. 294, City of McKinney, Collin County, Texas, and being a portion of a certain 47.608 acre tract of land, described in the deed by Serrano (Inventory's L.P., recorded in Instrument No. 200803170011700) of the Official Public Records of Collin County, Texas, and being a portion of a certain 63.243 acre tract of land described in the deed to David Huang, Trustee, recorded in Instrument No. 201011100004823, and Official Public Records, and being more particularly described by name and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the southwest corner of said 47.608 acre tract and on the corner southerly right-of-way line of Hinesfield Road (a variable width right-of-way) as created in Phase Ridge Estates Phase One, an Addition to the City of McKinney, according to the Record Plat, therein, recorded in Cabinet R, Page 102 of the Map Records of Collin County, Texas, Phase Ridge Estates Phase One, an Addition to the City of McKinney, according to the Record Plat, therein, recorded in Cabinet R, Page 106 of said Map Records, from which a 3/8 inch iron rod was found at the southwest corner of a certain 331.241 acre tract of land, described in the deed to City of McKinney, recorded in Instrument No. 2007072700106343, said Official Public Records;

- THENCE along the southerly line of said 47.608 acre tract and along the southerly right-of-way of Hinesfield Road, the following three (3) courses:
 1. South 89°48'30" East a distance of 140.19 feet to a point for corner;
 2. North 89°34'05" East a distance of 384.00 feet to a 5/8 inch iron rod found for corner;
 3. North 89°31'42" East a distance of 344.26 feet to a point for corner;
- THENCE South 89°30'13" East, departing the southerly right-of-way line of Hinesfield Road, and crossing said 47.608 acre tract a distance of 422.71 feet to a point for corner;
- THENCE South 89°39'13" East, continuing across said 47.608 acre tract, a distance of 302.50 feet to a point for corner;
- THENCE South 89°28'23" East, continuing across said 47.608 acre tract and passing its ends at a distance of 438.26 feet the southerly line of said 47.608 acre tract, continue to the southerly line of said 63.243 acre tract, and continuing across said 63.243 acre tract a total distance of 441.04 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 30°21'30", a radius of 820.00 feet, a chord bearing and distance of South 29°43'18" East, 721.59 feet;
- THENCE in a southeasterly direction, continuing across said 63.243 acre tract and with said curve to the left, an arc distance of 745.03 feet to a point for corner at the end of said curve;
- THENCE South 38°54'20" West, continuing across said 63.243 acre tract, a distance of 135.51 feet to the point of curvature of a tangent curve to the right;
- THENCE in a westerly direction, continuing across said 63.243 acre tract, and along the arc of said curve to the right, having a central angle of 12°7'00", having a radius of 970.00 feet, a chord bearing of South 49°07'50" West, a chord distance of 210.38 feet and an arc length of 210.80 feet to the end of said curve;
- THENCE South 89°22'39" West, continuing across said 63.243 acre tract, a distance of 104.66 feet to a point for corner;
- THENCE North 89°04'02" West, continuing across said 63.243 acre tract, a distance of 283.82 feet to a point for corner;
- THENCE South 89°01'50" West, continuing across said 63.243 acre tract, passing its ends at a distance of 350.72 feet a 5/8 inch iron rod with plastic cap stamped "4511" found at the southwest corner of said 63.243 acre tract and said 63.243 acre tract, described in the deed to Tola Dress, Inc., recorded in Volume 4683, Page 222, said Official Public Records, and continuing on said curve and along the southerly line of said 63.243 acre tract, a total distance of 1374.1 feet to a 3/8 inch iron rod found for corner at the western-most southwest corner of said 63.243 acre tract, continue to the southwest corner of said 100.241 acre tract;
- THENCE North 89°31'19" West, along the westerly line of said 63.243 acre tract a distance of 737.85 feet to a 3/8 inch iron rod found for corner at the southwest corner of said 63.243 acre tract, continue to the southwest corner of said 47.608 acre tract;
- THENCE North 11°11'11" West, along the westerly line of said 47.608 acre tract a distance of 380.08 feet to the POINT OF BEGINNING and containing 62.461 acres (2,720,792 square feet) of land, more or less.

LOCAL COMMERCIAL ZONING

BEING a tract of land situated in the John Hart Survey, Abstract No. 421, and the Tola Dress Survey, Abstract No. 294, City of McKinney, Collin County, Texas, and being a portion of a certain 47.608 acre tract of land, described in the deed by Serrano (Inventory's L.P., recorded in Instrument No. 200803170011700) of the Official Public Records of Collin County, Texas, and being a portion of a certain 63.243 acre tract of land described in the deed to David Huang, Trustee, recorded in Instrument No. 201011100004823, and Official Public Records, and being more particularly described by name and bounds as follows:

- COMMENCING at a 1/2 inch iron rod with plastic cap stamped "TRACEDOC EXCISE" found at the southwest corner of said 63.243 acre tract, continue to the northeast corner of Lot 1 in Block A in Crowland Creek/Blue Mountain Addition, an addition to the City of McKinney, according to the plat therein, recorded in Cabinet L, Page 174, Map Records of Collin County, Texas, and on the westerly right-of-way line of North McDonald Street (then Highway 7, a 100 foot wide right-of-way), and at the beginning of a curve to the left, having a central angle of 7°53'33", a radius of 3769.72 feet, and a chord bearing and distance of North 17°30'22" East, 521.45 feet;
- THENCE in a northeasterly direction, along the westerly right-of-way line of North McDonald Street, an arc distance of 521.87 feet to the POINT OF BEGINNING;
- THENCE North 81°21'30" West, departing the westerly right-of-way line of North McDonald Street and crossing said 63.243 acre tract, a distance of 35.96 feet to a point for corner at the beginning of a tangent curve to the right having a central angle of 80°48'18", a radius of 850.00 feet, a chord bearing and distance of North 40°38'30" West, 180.20 feet;
- THENCE in a northeasterly direction, continuing across said 63.243 acre tract and with said curve to the right, an arc distance of 1198.03 feet to a point for corner at the end of said curve;
- THENCE North 09°22'33" West, continuing across said 63.243 acre tract, passing its ends at a distance of 2.76 feet the southerly line of said 63.243, continue to the southerly line of said 47.608 acre tract and continuing across said 47.608 acre tract a total distance of 601.06 feet to a point for corner;
- THENCE North 89°39'13" West, continuing across said 47.608 acre tract, a distance of 302.50 feet to a point for corner;
- THENCE North 89°38'13" West, continuing across said 47.608 acre tract, a distance of 422.71 feet to a point for corner on the southerly line of said 47.608 acre tract and on the corner southerly right-of-way line of Hinesfield Road (a variable width right-of-way) as created in Phase Ridge Estates Phase One, an Addition to the City of McKinney, according to the Record Plat, therein, recorded in Cabinet R, Page 102 of the Map Records of Collin County, Texas;
- THENCE North 89°31'42" East, along the southerly line of said 47.608 acre tract and along the southerly right-of-way line of Hinesfield Road, a distance of 354.80 feet to a point for corner at the intersection of the corner southerly right-of-way line of Hinesfield Road and the southeasterly right-of-way line of F.M. 561 (a variable width right-of-way) and at the beginning of a non-tangent curve to the left having a central angle of 38°18'00", a radius of 1006.00 feet, a chord bearing and distance of South 69°20'00" East, 626.56 feet;
- THENCE in a southeasterly direction, along the southerly line of said 47.608 acre tract and along the southeasterly right-of-way line of F.M. 561, and with said curve to the left, an arc distance of 671.98 feet to a point for corner at the end of said curve;
- THENCE South 80°22'01" East, continuing along the southerly line of said 47.608 acre tract and the southeasterly right-of-way line of F.M. 561, a distance of 603.94 feet to a wooden right-of-way marker found for corner at the intersection of the southeasterly right-of-way line of F.M. 561 and the westerly right-of-way line of North McDonald Street;
- THENCE along the westerly right-of-way line of North McDonald Street, the following four (4) courses:
1. South 87°07'00" West, a distance of 208.93 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 4°00'00", a radius of 2914.79 feet, a chord bearing and distance of South 67°07'19" West, 203.45 feet;
 2. In a northeasterly direction, with said curve to the left, an arc distance of 203.49 feet to a 1/2 inch iron rod found for corner at the end of said curve;
 3. South 87°07'00" West, a distance of 632.50 feet to a point for corner at the beginning of a tangent curve to the right having a central angle of 4°15'00", a radius of 3290.70 feet, a chord bearing and distance of South 67°22'39" West, 207.19 feet;
 4. In a southeasterly direction, with said curve to the right, an arc distance of 207.26 feet to the POINT OF BEGINNING and containing 29.330 acres (1,278,034 square feet) of land, more or less.

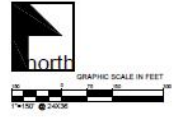
Proposed Zoning Exhibit

TOLA DUNN SURVEY, ABSTRACT #284 & JOHN HART SURVEY, ABSTRACT #423
MAY, 2014

ENGINEER / SURVEYOR:
KIMBLEY AND ASSOCIATES
State of Texas Registration No. 4428
2705 GERRARD CIRCLE, SUITE 200
FRISCO, TX 75034
P 972.335-0280
F 972.335-3778
CORPORATE OFFICE: MCINNEY, TEXAS

Kimbley & Horn

NOTE: THE ABOVE IS A PRELIMINARY SURVEY AND SHOULD NOT BE RELIED UPON WITHOUT THE BENEFIT OF A SURVEY.



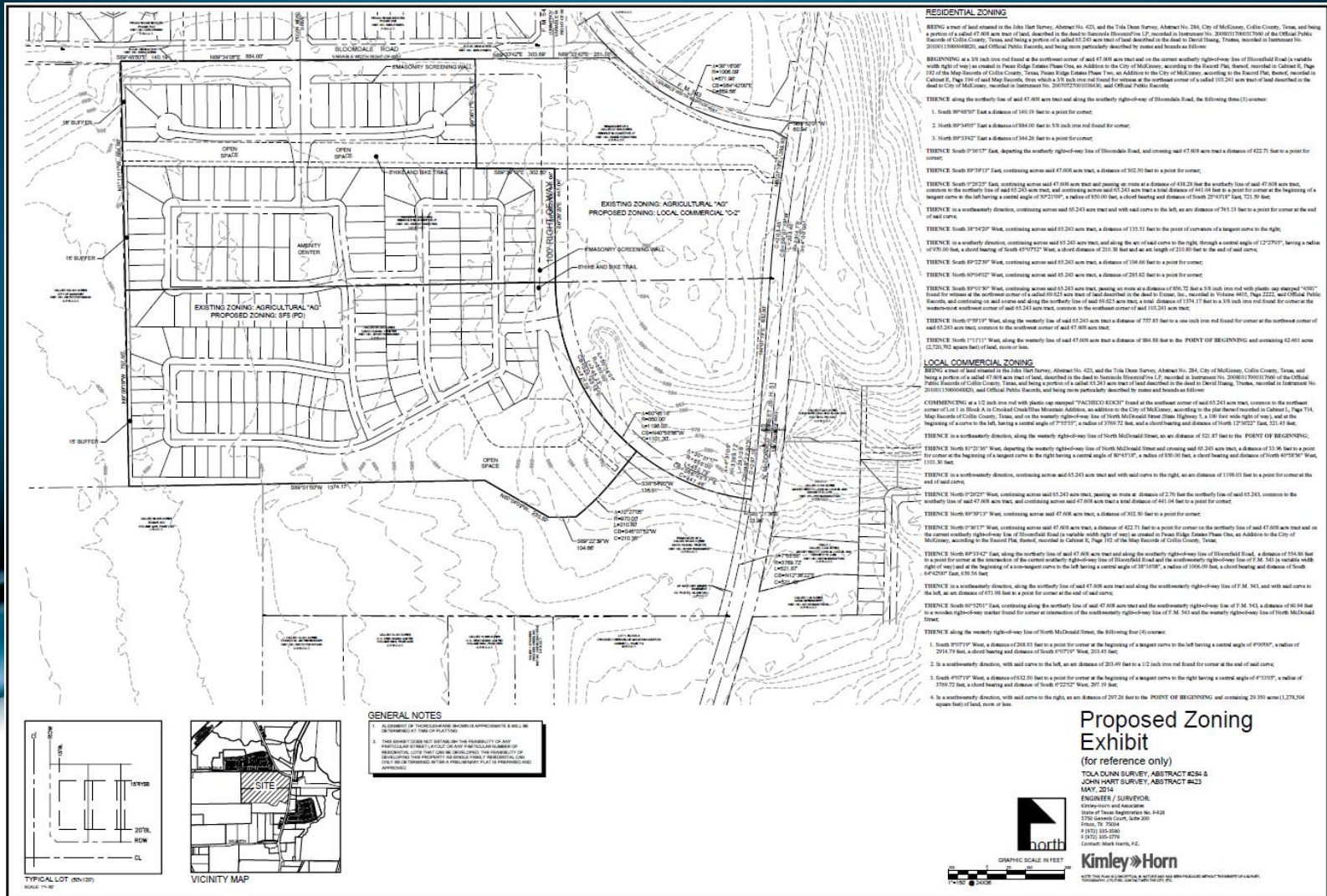
1. ALIGNMENT OF THIS COURSE/BOUNDARY IS APPROXIMATE & WILL BE DETERMINED AT TIME OF PLATTING.
2. THIS DRAWING DOES NOT ESTABLISH THE LIABILITY OF ANY PARTICULAR PERSON, AGENCY, OR ANY PARTICULAR NUMBER OF ASSOCIATES, IN THE EVENT THAT ANY SUCH COURSE/BOUNDARY IS DEVELOPED FOR PURPOSES AS SHOWN, EXCEPT AS INDICATED BY RESIDENTIAL CANNOT BE RECORDED WITHOUT THE APPROVAL OF THE APPLICANT.

GENERAL NOTES



VICINITY MAP

Potential Residential Layout (Informational Only)



RESIDENTIAL ZONING

BEING a tract of land situated in the John Lee Survey, Abstract No. 423, and the Tula Deane Survey, Abstract No. 284, City of McKinney, Collin County, Texas, and being a portion of a subdivision of land described in the deed to the Serranillo Homeowners LP, recorded in Instrument No. 200801700017040 of the Official Public Records of Collin County, Texas, and being a portion of a subdivision of land described in the deed to David Hwang, Trustee, recorded in Instrument No. 2010011500000020, and Official Public Records, and being more particularly described by notes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found at the northwest corner of said 47.808 acre tract and the current westerly right-of-way line of Highland Road (a variable width right-of-way) as created in Phase II Edge Estates Phase One, as Address to the City of McKinney, according to the Survey Plat, thereof, recorded in Cabinet B, Page 152 of the Map Records of Collin County, Texas, Phase II Edge Estates Phase Two, as Address to the City of McKinney, according to the Survey Plat, thereof, recorded in Cabinet B, Page 154 of said Map Records, then which a 3/8 inch iron rod found for corner at the northeast corner of a subdivision of said 103.243 acre tract described in the deed to City of McKinney, recorded in Instrument No. 2007020000000000, and Official Public Records;

1. South 89°46'30" East a distance of 140.19 feet to a point for corner;
2. North 89°34'07" East a distance of 844.50 feet to 3/8 inch iron rod found for corner;
3. North 93°32'42" East a distance of 544.26 feet to a point for corner;
4. South 93°36'17" East, departing the westerly right-of-way line of Highland Road, and continuing said 47.808 acre tract a distance of 422.71 feet to a point for corner;
5. South 89°39'13" East, continuing across said 47.608 acre tract, a distance of 302.50 feet to a point for corner;
6. THENCE South 0°22'27" East, continuing across said 47.608 acre tract and passing over a creek at a distance of 438.29 feet the westerly line of said 47.608 acre tract, continue to the westerly line of said 12.243 acre tract, and continuing across said 65.243 acre tract a total distance of 441.04 feet to a point for corner at the beginning of a tangent curve to the left having a central angle of 57°21'07", a radius of 830.00 feet, a chord bearing and distance of South 29°37'18" East, 721.59 feet;
7. THENCE in a westerly direction, continuing across said 65.243 acre tract and with said curve to the left, an arc distance of 745.13 feet to a point for corner at the end of said curve;
8. THENCE South 38°54'20" West, continuing across said 65.243 acre tract, a distance of 133.51 feet to the point of curvature of a tangent curve to the right;
9. THENCE in a westerly direction, continuing across said 65.243 acre tract, and along the arc of said curve to the right, through a central angle of 12°27'07", having a radius of 830.00 feet, an arc distance of 149.38 feet, a chord distance of 251.38 feet, and a central angle of 12°27'07" to the end of said curve;
10. THENCE South 89°22'39" West, continuing across said 65.243 acre tract, a distance of 134.66 feet to a point for corner;
11. THENCE North 89°40'02" West, continuing across said 65.243 acre tract, a distance of 239.82 feet to a point for corner;
12. THENCE South 89°10'30" West, continuing across said 65.243 acre tract, having its start at a distance of 854.72 feet a 3/8 inch iron rod with plastic cap marked "14581" found for corner at the northeast corner of a subdivision of said 99.623 acre tract, and continuing across said 139.177 feet to a 3/8 inch iron rod found for corner at the west-southwest corner of said 65.243 acre tract, continue to the southeast corner of said 103.243 acre tract;
13. THENCE North 0°29'19" West, along the westerly line of said 65.243 acre tract a distance of 797.85 feet to a one inch iron rod found for corner at the northeast corner of said 65.243 acre tract, continue to the southeast corner of said 47.808 acre tract;
14. THENCE North 1°11'11" West, along the westerly line of said 47.608 acre tract a distance of 864.88 feet to the POINT OF BEGINNING and continuing 62.65 acres (1,220,792 square feet) of land, more or less;

LOCAL COMMERCIAL ZONING

BEING a tract of land situated in the John Lee Survey, Abstract No. 423, and the Tula Deane Survey, Abstract No. 284, City of McKinney, Collin County, Texas, and being a portion of a subdivision of land described in the deed to the Serranillo Homeowners LP, recorded in Instrument No. 200801700017040 of the Official Public Records of Collin County, Texas, and being a portion of a subdivision of land described in the deed to David Hwang, Trustee, recorded in Instrument No. 2010011500000020, and Official Public Records, and being more particularly described by notes and bounds as follows:

COMMENCING at a 1/2 inch iron rod with plastic cap marked "TRACED KNIFE" found at the southeast corner of said 65.243 acre tract, continue to the northeast corner of a 1.41 Acre Block At A Cracked Concrete Building, as Address to the City of McKinney, according to the Survey Plat, thereof, recorded in Cabinet L, Page 714, Map Records of Collin County, Texas, and the westerly right-of-way line of North McDonald Street (State Highway 5, a 146 foot wide right-of-way), and at the beginning of a curve to the left, having a central angle of 71°35'17", a radius of 2709.72 feet, and a chord bearing and distance of North 12°20'22" East, 221.46 feet;

BEGINNING in a westerly direction, along the westerly right-of-way line of North McDonald Street, an arc distance of 62.67 feet to the POINT OF BEGINNING;

THENCE North 89°38'30" West, departing the westerly right-of-way line of North McDonald Street and continuing said 65.243 acre tract, a distance of 33.96 feet to a point for corner at the beginning of a tangent curve to the right having a central angle of 89°45'17", a radius of 830.00 feet, a chord bearing and distance of North 89°39'50" West, 1103.30 feet;

THENCE in a westerly direction, continuing across said 65.243 acre tract and with said curve to the right, an arc distance of 1198.03 feet to a point for corner at the end of said curve;

THENCE North 0°22'27" West, continuing across said 65.243 acre tract, passing over a creek at a distance of 2.70 feet the northern line of said 12.243 acre tract, continue to the westerly line of said 65.243 acre tract, and continuing across said 47.608 acre tract a total distance of 441.04 feet to a point for corner;

THENCE North 89°39'13" West, continuing across said 47.608 acre tract, a distance of 302.50 feet to a point for corner;

THENCE North 93°31'17" West, continuing across said 47.608 acre tract, a distance of 422.71 feet to a point for corner on the westerly line of said 47.608 acre tract and on the current westerly right-of-way line of Highland Road (a variable width right-of-way) as created in Phase II Edge Estates Phase One, as Address to the City of McKinney, according to the Survey Plat, thereof, recorded in Cabinet B, Page 152 of the Map Records of Collin County, Texas;

THENCE North 89°32'42" East, along the northern line of said 47.608 acre tract and along the westerly right-of-way line of Highland Road, a distance of 554.86 feet to a point for corner at the intersection of the current westerly right-of-way line of Highland Road and the westerly right-of-way line of F.M. 543 (a variable width right-of-way) and at the beginning of a tangent curve to the left having a central angle of 18°10'08", a radius of 106.00 feet, a chord bearing and distance of South 64°20'30" East, 639.54 feet;

THENCE in a westerly direction, along the northern line of said 47.608 acre tract and along the westerly right-of-way line of F.M. 543, and with said curve to the left, an arc distance of 611.88 feet to a point for corner at the end of said curve;

THENCE South 89°22'39" East, continuing along the northern line of said 47.608 acre tract and the westerly right-of-way line of F.M. 543, a distance of 60.94 feet to a wooden right-way marker found for corner at intersection of the westerly right-of-way line of F.M. 543 and the westerly right-of-way line of North McDonald Street;

GENERAL NOTES

1. THIS DOCUMENT DOES NOT REPRESENT THE FEASIBILITY OF ANY AGRICULTURAL OR OTHER USES THAT MAY BE DEVELOPED. THE PROBABILITY OF DEVELOPING SUCH USES SHOULD BE DETERMINED BY THE APPLICANT AT HIS OWN RISK AND UNDERSTANDING AFTER A PRELIMINARY PLAT IS PREPARED AND APPROVED.
2. THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
3. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
4. IN A WESTERLY DIRECTION, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 207.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.390 ACRES (1,278,506 SQUARE FEET) OF LAND, MORE OR LESS.

Proposed Zoning Exhibit

(for reference only)

TOLA DUNN SURVEY, ABSTRACT #234 &
JOHN HARTY SURVEY, ABSTRACT #423
MAY, 2014
ENGINEER / SURVEYOR
CREATION AND ASSOCIATES
2700 GARDEN COURSE, SUITE 200
DALLAS, TX 75244
(972) 355-5388
(972) 355-5779
Contact: Mark Horn, P.E.
KIMLEY HORN
3015 Rockwood Avenue, Suite 200, Dallas, TX 75244
PH: (972) 355-5388 FAX: (972) 355-5779