

WHEREAS, Texas Local Government Code § 212.071, et seq., authorizes the City to participate in the cost of construction of Public Improvements, as hereinafter defined, at a level not to exceed thirty percent (30%) of the total contract price for a developer's construction of public improvements; and

WHEREAS, City, in addition to reimbursing the impact fees paid by Developer, has also agreed to participate in the cost of the Developer's construction of the Roadway Improvements up to a level not to exceed thirty percent (30%) of the Total Contract Price, as hereinafter defined, for Developer's Public Improvements.

NOW THEREFORE, in consideration of these premises, the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which both Parties acknowledge, the City and Developer agree as follows:

ARTICLE I

DEFINITIONS

A. Definitions.

1. *City* means the City of McKinney, a Texas home-rule city and municipal corporation situated in Collin County, and includes its representatives, agents, assigns, inspectors, contractors, employees and consultants.
2. *Cost to Developer* means the estimated construction cost of the Roadway Project.
3. *Developer* means **BLOOMDALE INVESTMENTS LP**, its representatives, agents, contractors, employees, and consultants.
4. *Developer Participation Amount* means that amount to be reimbursed to Developer in accordance with Article II, Paragraph A of this Agreement, not to exceed the lesser of: (i) **Four Hundred Ninety-Four Thousand Seven Hundred Eighty-Four and Thirty--Two/100^{ths} Dollars (\$494,784.32)**, said amount being equal to the difference between the Cost to Developer and the maximum assessable impact fee; or (ii) thirty percent (30%) of the Total Contract Price.
5. *Effective Date* means the date on which City accepts the construction of Roadway Improvements.
6. *Notice* means any formal notice or communication required or permitted to be given by one Party to another by this Agreement.

7. *Ordinance* means the “McKinney Impact Fees Article – Roadways” as set forth in Section 130-103, *et seq.*, of the Code of Ordinances, City of McKinney, Texas, and as it may further be amended, including any schedules or exhibits attached thereto.
8. *Parties* means the City and Developer.
9. *Property* means Developer’s property known as **Bloomdale Self Storage**, a description of which is attached hereto as Exhibit A.
10. *Public Improvements* means the roadways, water mains, sanitary sewer mains and stormwater mains necessary to serve the Property. For avoidance of doubt, the term “Public Improvements” shall not include those costs related to the relocation of existing franchise utility lines or service lines or the construction of any building on the Property, or those costs related to the grading and/or site preparation of the Property. For purposes of this Agreement, the Roadway Improvements constitute Public Improvements.
11. *Roadway Impact Fee Reimbursement Amount* means that amount to be reimbursed to Developer within 30 days of the City’s acceptance of the Roadway Project, totaling **Ninety-Eight Thousand Seven Hundred Thirty-Six and Forty/100^{ths} Dollars (\$98,736.40)**, said amount being equal to the Roadway Impact Fees paid by the Developer.
12. *Roadway Improvements* means right of way preparation, paving excavation, construction of concrete paving, curbs, signage, roadway transitions, turn lanes, pavement markings, sidewalks, irrigation, landscaping, lighting and any other improvements necessary for a complete roadway system, and all engineering, surveying, inspection and permit fees for the two (2) lanes of **Bloomdale Road** adjacent to the northern boundary of the **Bloomdale Self Storage** subdivision, that is the subject of this Agreement.
13. *Roadway Project* means the Roadway Improvements, approximately 1,240 linear feet in length, depicted on the civil engineering plans for **Bloomdale Self Storage**, attached hereto as Exhibit “B” and on file in the City of McKinney Engineering Department.
14. *Total Contract Price* means the total cost contained in the contract executed by Developer covering the construction of the Roadway Improvements and any other Public Improvements necessary to serve the Property.

B. Interpretation of Terms, and Incorporation of Exhibits.

Except where the context otherwise clearly requires, in this Agreement:

1. words imparting the singular will include the plural and vice versa;
2. all exhibits attached to this Agreement are incorporated by reference for all pertinent purposes as though fully copied and set forth at length; and
3. references to any document means that document as amended or as supplemented from time to time; and references to any party means that party, its successors, and assigns.

ARTICLE II

DEVELOPER PARTICIPATION IN ROADWAY IMPROVEMENTS

A. Roadway Improvements

1. At this time, the Roadway Project is included in the City's Roadway Improvement Plan ("RIP"). Accordingly, Developer has paid or will pay to City the requisite impact fees according to the City's Code of Ordinances in the amount of \$98,736.40.
2. Developer has also agreed to construct the Roadway Project depicted on the attached Exhibit B. Developer shall construct all Roadway Improvements appurtenant to the Roadway Project.
3. Within thirty (30) days of the City's final acceptance of the Roadway Project, City shall pay to Developer the Roadway Impact Fee Reimbursement Amount, in an amount not to exceed **Ninety-Eight Thousand Seven Hundred Thirty-Six Dollars and Forty/100^{ths} Dollars (\$98,736.40)**, said amount being equal to the Roadway Impact Fees paid by the Developer.
4. Subject to the terms contained in subparagraph A.6 hereinbelow, City shall also pay Developer the Developer Participation Amount, in an amount not to exceed the lesser of: (i) **Four Hundred Ninety-Four Thousand Seven Hundred Eighty-Four and Thirty-Two/100^{ths} Dollars (\$494,784.32)**, said amount being equal to the difference between the Cost to Developer and the maximum assessable impact fee; or (ii) thirty percent (30%) of the Total Contract Price.
5. Developer understands that as a part of constructing the Roadway Project, Developer shall comply with the requirements contained in Chapter 212, Subchapter C of the Local Government Code, including: (i) Developer's execution of a performance bond for the construction of the Roadway Project to ensure completion of said project; and (ii) Developer making

available to the City its books and other records relating to the Roadway Project.

6. The City shall pay Developer, within 30 days, the Developer Participation Amount upon the occurrence of the following:
 - a. City's final acceptance of the Roadway Project;
 - b. Developer delivering to City a copy of its contract covering the construction of the Public Improvements necessary to serve the Property, including detailed breakdowns of the type of work performed on the Property and the Total Contract Price, subject to audit and verification by the City of said costs;
 - c. City's confirmation that Developer has complied with the terms of this Agreement and all relevant provisions of state law, including Chapter 212, Subchapter C of the Local Government Code.;
 - d. Developer furnishing the City a good and sufficient maintenance bond in the amount of fifteen percent (15%) of the Total Contract Price, with a reputable and solvent corporate surety, in favor of the CITY, to indemnify the CITY against any repairs arising from defective workmanship or materials used in any part of the construction of the Public Improvements, for a period of at least two (2) years from the date of final acceptance of such Public Improvements;
 - e. Developer providing the City with "as built" plans for the Public Improvements; and
 - f. City's confirmation that the necessary funds are available.

City shall use reasonable efforts to process and complete its review of the Roadway Project and the materials submitted by Developer in a timely manner and, to the extent funds are not then available, shall use reasonable efforts to include the Developer Participation Amount and Roadway Impact Fee Reimbursement Amount in its next available budget and make funds available as soon as reasonably practicable.

B. *Developer Responsibilities under Development Ordinances*

Nothing herein shall relieve the Developer from its responsibilities for construction of public improvements under applicable development ordinances upon development of the Property. Notwithstanding the foregoing, the Parties acknowledge that the construction of the Roadway Improvements pursuant to this Agreement shall satisfy Developer's roadway construction obligations under

applicable development ordinances with respect to the segment of Bloomdale Road described herein.

ARTICLE III

AGREEMENT MAY NOT BE PLEDGED AS COLLATERAL

Developer may not pledge this Agreement as collateral for purposes of securing financing for development of the Property.

ARTICLE IV

GENERAL PROVISIONS

A. Notice of Default; Opportunity to Cure; Remedies

1. Should any Party allege that the other has defaulted in the performance of any obligation hereunder, it will provide at least thirty (30) days written notice to the other Party specifying the nature of the alleged default and opportunity to cure the default before exercising any remedy related to the alleged default.
2. Upon the failure of either Party to comply with the provisions of this Agreement, which failure continues beyond the thirty (30) day notice and cure period provided above, the other Party shall have the right to enforce the terms and provisions of this Agreement by specific performance, or by such other legal or equitable relief to which the non-defaulting Party may be entitled.
3. Any remedy or relief described in this Agreement shall be cumulative of and in addition to any other remedies and relief available at law or in equity.
4. Subject to the notice and cure provisions set forth above, it is understood and agreed that in addition to any other remedy which the City may have upon default by Developer under this Agreement, should Developer fail to comply with the Subdivision Ordinance or any City development regulation, the City may terminate this Agreement.

B. Entire Agreement; Interpretation of this Agreement

1. This Agreement including any attached exhibits is the entire agreement between the Parties and supersedes all prior or contemporaneous understandings or representations, whether oral or written, respecting the subject matter herein. If there is a conflict between this Agreement and prior written or verbal representations, this Agreement shall control.

2. This Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strictly for or against either Party.

C. *Amendment*

No amendment of this Agreement will be effective unless it is in writing and signed by the duly authorized representatives of the Parties hereto, which amendment will incorporate this Agreement in every particular not otherwise changed by the amendment.

D. *No Amendment of Other Agreement*

Unless otherwise expressly stipulated herein, this Agreement is separate from and will not constitute an amendment or modification of any other agreement between the Parties.

E. *Other Instruments, Actions*

The Parties hereto agree that they will take such further actions and execute and deliver such other and further consents, authorizations, instruments, or documents as are necessary or incidental to effectuate the purposes of this Agreement.

F. *No Third Party Beneficiaries*

Except as expressly provided herein, nothing herein shall be construed to confer upon any person other than the Parties hereto any rights, benefits or remedies under or because of this Agreement.

G. *Applicable Law; Venue*

This Agreement shall be construed under and according to the laws of the State of Texas. Personal jurisdiction and venue for any suit arising hereunder shall be in Collin County, Texas.

H. *Severability*

The provisions of this Agreement are severable, and if any court shall ever hold any word, phrase, clause, sentence, paragraph, section, or other part of this Agreement or the application of it to any person or circumstance of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such word, phrase, clause, sentence, paragraph, section, or other part of this Agreement to other persons or circumstances will not be affected by that and this Agreement will be construed as if it had never contained such invalid or unconstitutional portion therein.

I. Counterparts

The Parties may execute this Agreement in one or more duplicate originals each of equal dignity.

J. Notices

For the purposes of Notice, the addresses of the Parties will, until changed as provided below, be as follows:

DEVELOPER:

Bloomdale Investments LP
Attn: Christian Alvarado
1701 Nueces Street
Austin, Texas 78701

CITY OF MCKINNEY:

Office of the City Manager
401 E. Virginia Street
McKinney, Texas 75069

The Parties will have the right from time to time to change their respective addresses upon written notice to the other Party. If any date or notice period described in this Agreement ends on a Saturday, Sunday or legal holiday, the applicable period for calculating the Notice will be extended to the first business day following such Saturday, Sunday or legal holiday.

K. No Waiver of Development Ordinances

No waiver of any provision of this Agreement will be deemed to constitute a waiver of any other provision or any other agreement between the Parties. No waiver of any provision of this Agreement will be deemed to constitute a continuing waiver unless expressly provided for by written amendment to this Agreement; nor will the waiver of any default under this Agreement be deemed a waiver of any subsequent defaults of the same type. Nothing herein shall waive any obligations of Developer under applicable ordinances, including but not limited to the subdivision ordinance, the sewer and water impact fee ordinance, or the roadway impact fee ordinance.

L. Attorney's Fees

Should either Party be required to resort to litigation to enforce the terms of this Agreement, the prevailing Party, plaintiff or defendant, shall be entitled to recover its costs, including reasonable attorney's fees, court costs, and expert witness fees, from the other Party. If the court awards relief to both Parties, each will bear its own costs in their entirety except as otherwise specified by the court.

M. Governmental Authority

Nothing in this Agreement shall be construed to limit, restrict, modify, or abrogate the City's governmental authority or ordinances respecting the facilities and roadway improvements contemplated by the terms of this Agreement except as specifically waived or modified herein or by specific action of the City Council, nor the City's duty to provide for the public health, safety, and welfare in the construction or maintenance of the same.

N. Assignability

This Agreement shall not be assignable by Developer without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned or delayed.

O. Binding Obligation

This Agreement shall be binding upon and inure to the benefit of the Parties and their representatives, successors, and assigns.

P. Waiver of Claims.

Developer has voluntarily agreed to undertake the construction of the Roadway Improvements for the Roadway Project as provided for herein. The construction of the Roadway Project is not a condition of approval or acceptance of the development of the Property. **Developer waives any statutory or state constitutional takings claims under the Texas Constitution and Chapter 395 of the Tex. Loc. Gov't. Code and any federal constitutional claims relating to this Agreement. Developer further releases City from any and all claims based on excessive or illegal exactions relating to this Agreement. Developer acknowledges the receipt of good and valuable consideration for the release and waiver of such claims. Developer shall indemnify and hold harmless City from any claims and suits of third parties, including but not limited to Developer's successors, assigns, grantees, vendors, trustees or representatives, brought pursuant to this Agreement or the claims or types of claims described in this paragraph.**

[signature page follows]

CITY OF MCKINNEY

By: _____
PAUL G. GRIMES
City Manager

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS PARCHMAN
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

DEVELOPER:

BLOOMDALE INVESTMENTS LP,
a Texas limited partnership

By and through its General Partner:
31016 GP LLC,
a Texas limited liability company

By and through its Managing Member:
CBTX STRATEGIES LLC,
a Texas limited liability company

By: _____
CHRISTIAN ALVARADO
Director

Date Signed: _____

THE STATE OF TEXAS,
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared PAUL G. GRIMES, City Manager of the **CITY OF MCKINNEY**, a Texas Municipal Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he has executed the same on the City's behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____
DAY OF _____, 2026.

Notary Public _____ County, Texas
My commission expires _____

THE STATE OF TEXAS,
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2026, by CHRISTIAN ALVARADO, in his capacity as Director of **CBTX STRATEGIES LLC**, a Texas limited liability company, said entity being the Managing Member of **31016 GP LLC**, a Texas limited liability company, said entity being the General Partner of **BLOOMDALE INVESTMENTS LP**, a Texas limited partnership, and that he executed the same on behalf of and as the act of said entity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2026.

Notary Public Dallas County, Texas
My commission expires _____

PREPARED IN THE OFFICES OF:

BROWN & HOFMEISTER, L.L.P.
740 East Campbell Road, Suite 800
Richardson, Texas 75081
214/747-6100
214/747-6111 Fax

Exhibit A
Description of Property
(Containing Approximately 5.3528 Acres of Land)
(Consisting of the following four (4) sheets)

OVERALL PROPERTY DESCRIPTION

BEING a tract of land situated in the John Crutchfield Survey, Abstract No. 206, Collin County, Texas and being all of a tract of land described in General Warranty Deed to Bloomdale Investments, LP recorded in Instrument No. 2024000009428, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point for the northwest corner of said Bloomdale Investments, LP tract and being the northeast corner of a called 14.094 acre tract described in Special Warranty Deed with Vendor's Lien to Mugdha Bloomdale, LLC, recorded in Instrument No. 20211112002323020 of said Official Public Records, in the south line of the remainder of a tract of land described in Limited General Warranty Deed to Andrews Interests, LLC, recorded in Instrument No. 20070907001252710 of said Official Public Records;

THENCE with said south line of the Andrews Interests, LLC tract and the north line of said Bloomdale Investments, LP tract, North 89°49'06" East, a distance of 582.12 feet to a point for the northeast corner of said Bloomdale Investments, LP tract;

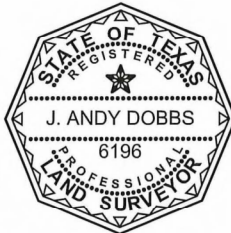
THENCE with the east lines of said Bloomdale Investment, LP tract, the following courses and distances:

- South 14°09'27" East, a distance of 87.14 feet to a 1/2" iron rod with plastic cap stamped "WEIR & ASSOC. INC" found for corner;
- South 03°51'25" West, a distance of 60.20 feet to a point for corner;
- South 45°30'17" West, a distance of 64.61 feet to a point for corner;
- South 05°24'32" West, a distance of 68.44 feet to a point for corner
- North 55°45'11" West, a distance of 17.32 feet to a point for corner;
- South 49°29'26" West, a distance of 32.55 feet to a point for corner;
- South 89°57'26" West, a distance of 24.97 feet to a point for corner;
- South 04°04'56" East, a distance of 25.08 feet to a point for corner;
- South 39°49'49" West, a distance of 51.43 feet to a point for corner;
- North 54°37'17" West, a distance of 17.37 feet to a point for corner;
- South 39°13'38" West, a distance of 19.72 feet to a point for corner;
- South 11°17'48" East, a distance of 37.82 feet to a point for corner
- South 81°27'21" West, a distance of 24.17 feet to a point for corner;
- South 20°21'29" East, a distance of 23.06 feet to a point for corner;
- South 45°46'12" East, a distance of 18.49 feet to a point for corner;
- South 07°35'33" West, a distance of 38.70 feet to a point for corner;
- South 62°50'27" West, a distance of 25.92 feet to a point for corner;
- North 58°43'38" West, a distance of 73.87 feet to a point for corner;
- South 53°26'08" West, a distance of 34.63 feet to a point for corner;

(CONTINUED ON SHEET 2)


 B.O. 25

J. ANDY DOBBS DATE
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6196
 2500 PACIFIC AVENUE, SUITE 1100
 DALLAS, TEXAS 75226
 PH. (469) 718-8849
 andy.dobbs@kimley-horn.com



BOUNDARY EXHIBIT
 JOHN CRUTCHFIELD SURVEY, ABSTRACT NO. 206
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Kimley»Horn	
2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226	
Scale	FIRM # 10115500 Tel. No. (469) 718-8849
N/A	069274119
Drawn by	Date
ECB	Aug. 2025
Checked by	Project No.
JAD	069274119
Date	Sheet No.
Aug. 2025	1 OF 4

VALDEZ, LEONARDO 8/8/2025 10:45 AM K:\DAL_SURVEY\069274119-CBTX SEC BLOOMDALE CUSTER ROAD MCKINNEY\DWG\069274119-CBTX SEC BLOOMDALE CUSTER ROAD

(CONTINUED FROM SHEET 1)

South 19°17'49" West, a distance of 25.07 feet to a point for corner;
South 10°31'48" West, a distance of 32.96 feet to a point for corner;
South 23°59'20" West, a distance of 74.94 feet to a point for corner;
South 71°53'36" West, a distance of 43.95 feet to a point for the south corner of said Bloomdale Investment, LP tract, in the east line of said 14.094 acre tract;

THENCE with said east line of the 14.094 acre tract the following courses and distances:

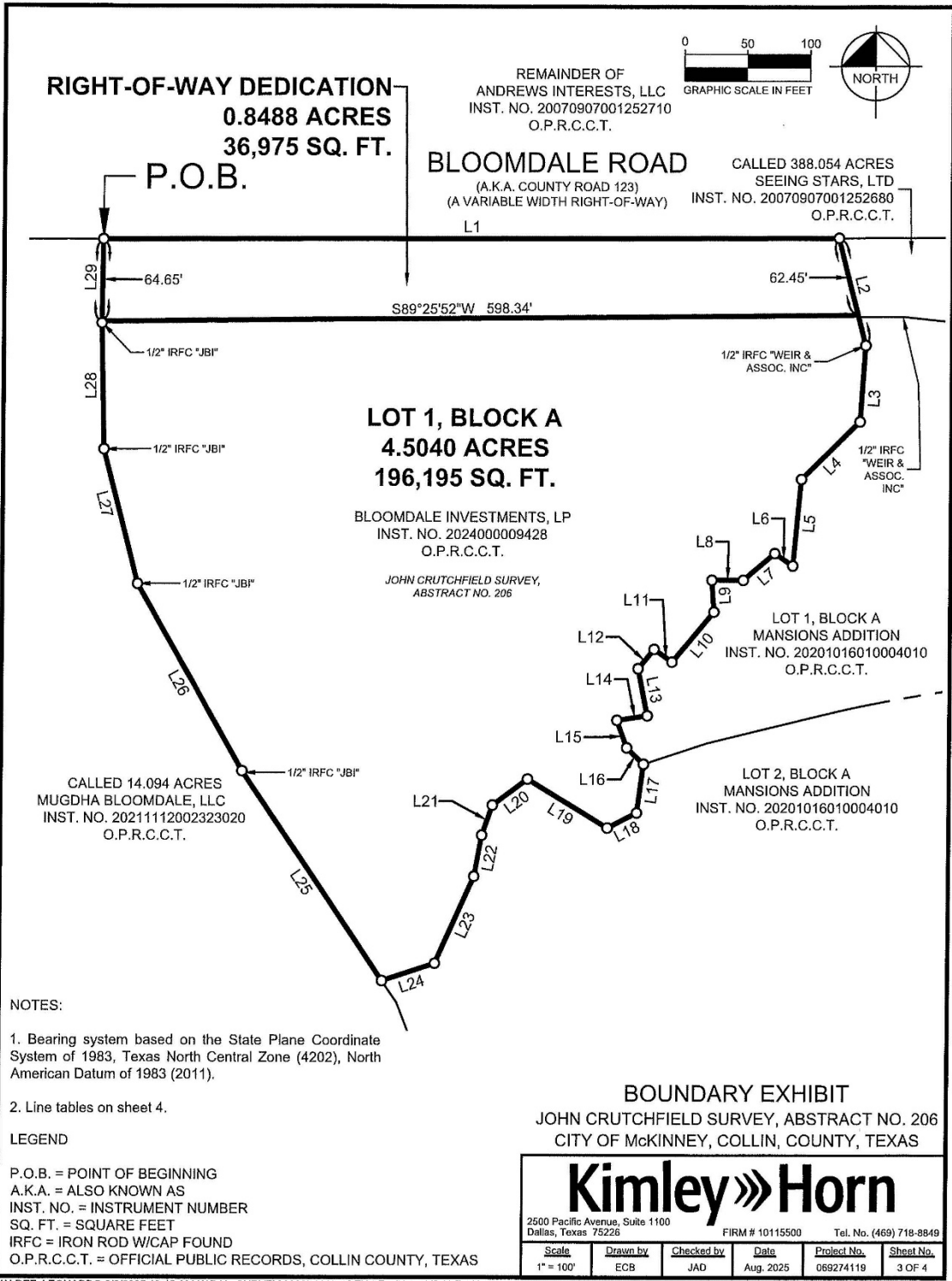
North 34°09'36" West, a distance of 199.19 feet to a 1/2" iron rod with plastic cap stamped "JBI" found for corner;
North 29°38'32" West, a distance of 169.26 feet to a 1/2" iron rod with plastic cap stamped "JBI" found for corner;
North 14°26'38" West, a distance of 109.36 feet to a 1/2" iron rod with plastic cap stamped "JBI" found for corner;
North 01°17'04" West, a distance of 99.29 feet to a 1/2" iron rod with plastic cap stamped "JBI" found for corner;
North 00°49'14" East, a distance of 66.04 feet to the **POINT OF BEGINNING** and containing 233,170 square feet or 5.3528 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

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

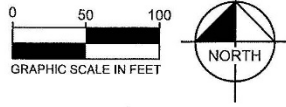
Kimley»Horn					
2500 Pacific Avenue, Suite 1100 Dallas, Texas 75226					
FIRM # 10115500			Tel. No. (469) 718-8849		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ECB	JAD	Aug. 2025	069274119	2 OF 4

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RIGHT-OF-WAY DEDICATION
0.8488 ACRES
36,975 SQ. FT.
P.O.B.

REMAINDER OF
 ANDREWS INTERESTS, LLC
 INST. NO. 20070907001252710
 O.P.R.C.C.T.
BLOOMDALE ROAD
 (A.K.A. COUNTY ROAD 123)
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 L1



CALLLED 388.054 ACRES
 SEEING STARS, LTD
 INST. NO. 20070907001252680
 O.P.R.C.C.T.

LOT 1, BLOCK A
4.5040 ACRES
196,195 SQ. FT.

BLOOMDALE INVESTMENTS, LP
 INST. NO. 202400009428
 O.P.R.C.C.T.
 JOHN CRUTCHFIELD SURVEY,
 ABSTRACT NO. 206

LOT 1, BLOCK A
 MANSIONS ADDITION
 INST. NO. 20201016010004010
 O.P.R.C.C.T.

LOT 2, BLOCK A
 MANSIONS ADDITION
 INST. NO. 20201016010004010
 O.P.R.C.C.T.

NOTES:

- Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- Line tables on sheet 4.

LEGEND

P.O.B. = POINT OF BEGINNING
 A.K.A. = ALSO KNOWN AS
 INST. NO. = INSTRUMENT NUMBER
 SQ. FT. = SQUARE FEET
 IRFC = IRON ROD W/CAP FOUND
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

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

Kimley»Horn

2500 Pacific Avenue, Suite 1100
 Dallas, Texas 75226 FIRM # 10115500 Tel. No. (469) 718-8849

Scale 1" = 100'	Drawn by ECB	Checked by JAD	Date Aug. 2025	Project No. 069274119	Sheet No. 3 OF 4
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LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°49'06"E	582.12'	L16	S45°46'12"E	18.49'
L2	S14°09'27"E	87.14'	L17	S07°35'33"W	38.70'
L3	S03°51'25"W	60.20'	L18	S62°50'27"W	25.92'
L4	S45°30'17"W	64.61'	L19	N58°43'38"W	73.87'
L5	S05°24'32"W	68.44'	L20	S53°26'08"W	34.63'
L6	N55°45'11"W	17.32'	L21	S19°17'49"W	25.07'
L7	S49°29'26"W	32.55'	L22	S10°31'48"W	32.96'
L8	S89°57'26"W	24.97'	L23	S23°59'20"W	74.94'
L9	S04°04'56"E	25.08'	L24	S71°53'36"W	43.95'
L10	S39°49'49"W	51.43'	L25	N34°09'36"W	199.19'
L11	N54°37'17"W	17.37'	L26	N29°38'32"W	169.26'
L12	S39°13'38"W	19.72'	L27	N14°26'38"W	109.36'
L13	S11°17'48"E	37.82'	L28	S01°17'04"E	99.29'
L14	S81°27'21"W	24.17'	L29	N00°49'14"E	66.04'
L15	S20°21'29"E	23.06'			

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2500 Pacific Avenue, Suite 1100 FIRM # 10115500 Tel. No. (469) 718-8849
Dallas, Texas 75226

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	ECB	JAD	Aug. 2025	069274119	4 OF 4

VALDEZ, LEONARDO 8/8/2025 10:45 AM K:\DAL_SURVEY\069274119-CBTX SEC BLOOMDALE CUSTER ROAD MCKINNEY\DWG\069274119-CBTX SEC BLOOMDALE CUSTER ROAD

