

N CUSTER ROAD
(FM Road No. 2478)

BLOOMDALE ROAD
(County Road No. 123)

LEGAL DESCRIPTION OF SURVEYED TRACT: Being a tract of land out of the John Crutchfield Survey, Abstract No. 206 and situated in the City of McKinney, Collin County, Texas, said tract being the same tract of land described in the deed to Heritage Montessori Academy, LLC recorded as Instrument No. 2021043000073310 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a TxDOT monument found for the most southerly southeast corner of the tract described in the deed to State of Texas recorded as Instrument No. 20180308000287140 of said Records, said monument being in the southerly right-of-way line of Bloomdale Road (County Road No. 123) from which a TxDOT monument found for the northeast end of the corner clip of said southerly right-of-way line and the easterly right-of-way line of N Custer Road bears South 89 degrees 51 minutes 56 seconds West at 423.05 feet; **Thence** South 89 degrees 08 minutes 47 seconds East a distance of 90.83 feet to a 1/2 inch capped steel rod found in the westerly boundary line of said Heritage tract for the **point of beginning** of the tract described herein;

Thence North 00 degrees 47 minutes 39 seconds East with said westerly boundary line a distance of 66.03 feet to a nail set for the northwest corner of said Heritage tract, said nail being in Bloomdale Road;

Thence North 89 degrees 47 minutes 20 seconds East with the northerly boundary line of said Heritage tract and with said road a distance of 581.91 feet to a nail set for the northeast corner of said Heritage tract;

Thence South 14 degrees 11 minutes 46 seconds East with the easterly boundary line of said Heritage tract a distance of 87.37 feet to a 1/2 inch capped steel rod found for an angle point therein, said rod being in the westerly boundary line of Block A, Mansions Addition, an addition to Collin County, Texas according to the plat thereof recorded as Instrument No. 2020-700 of the Plat Records of said County;

Thence southwesterly with said westerly boundary line of said Block A along the following calls:

- South 03 degrees 49 minutes 06 seconds West a distance of 60.20 feet;
- South 45 degrees 27 minutes 58 seconds West a distance of 64.61 feet;
- South 05 degrees 22 minutes 13 seconds West a distance of 68.44 feet;
- North 55 degrees 47 minutes 30 seconds West a distance of 17.32 feet;
- South 49 degrees 27 minutes 07 seconds West a distance of 32.55 feet;
- South 89 degrees 55 minutes 07 seconds West a distance of 24.97 feet;
- South 04 degrees 07 minutes 15 seconds East a distance of 25.08 feet;
- South 39 degrees 47 minutes 30 seconds West a distance of 51.43 feet;
- North 54 degrees 39 minutes 36 seconds West a distance of 17.37 feet;
- South 39 degrees 11 minutes 19 seconds West a distance of 19.72 feet;
- South 11 degrees 20 minutes 07 seconds East a distance of 37.82 feet;
- South 81 degrees 25 minutes 02 seconds West a distance of 24.17 feet;
- South 20 degrees 23 minutes 48 seconds East a distance of 23.06 feet;
- South 45 degrees 48 minutes 31 seconds East a distance of 18.49 feet;
- South 07 degrees 33 minutes 14 seconds West a distance of 38.70 feet;
- South 62 degrees 48 minutes 08 seconds West a distance of 25.92 feet;
- North 58 degrees 45 minutes 57 seconds West a distance of 37.87 feet;
- South 53 degrees 23 minutes 49 seconds West a distance of 34.63 feet;
- South 19 degrees 15 minutes 30 seconds West a distance of 25.07 feet;
- South 10 degrees 29 minutes 29 seconds West a distance of 32.96 feet;
- South 23 degrees 57 minutes 01 seconds West a distance of 74.94 feet;
- South 71 degrees 51 minutes 17 seconds West a distance of 43.76 feet to the most southerly corner of said Heritage tract;

Thence North 34 degrees 11 minutes 11 seconds West with the westerly boundary line of said Heritage tract a distance of 199.46 feet to a 1/2 inch "MILLER 5665" capped steel rod set;

Thence North 29 degrees 40 minutes 07 seconds West continuing with said westerly boundary line a distance of 169.26 feet to a 1/2 inch capped steel rod found;

Thence North 14 degrees 28 minutes 13 seconds West continuing with said westerly boundary line a distance of 109.36 feet to a 1/2 inch capped steel rod found;

Thence North 01 degrees 18 minutes 39 seconds West continuing with said westerly boundary line a distance of 99.29 feet to the point of beginning and containing 5.3537 acres of land, more or less.



BENCHMARK 1
TOP OF TxDOT MONUMENT
ELEVATION: 667.67

BENCHMARK 2
CROSS ON WALK
ELEVATION: 682.25

MUGDHA BLOOMDALE LLC
INST. NO. 20211112002323020, O.P.R.C.C.T.

























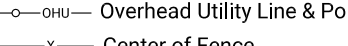

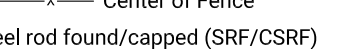

CITY OF MCKINNEY

FLOOD ZONE LEGEND

-  FLOOD HAZARD AREA ZONE AE*
-  FLOODWAY*

* FLOOD STATEMENT: The flood area(s) shown hereon are based on scaling the Surveyed Tract onto the current online FEMA public data. Other than the flood areas shown hereon, said tract(s) lie within Zone X and do not lie within the FEMA 1% Chance Special Flood Hazard Area (100 year flood plain). Miller Surveying, Inc. makes no statement as to the likelihood of the actual flooding of said surveyed lot.

Symbol Legend
(Some may require close-up)

Line	Bearing	Distance
BL-1	N 55°47'30" W	17.32'
BL-2	S 49°27'07" W	32.55'
BL-3	S 89°55'07" W	24.97'
BL-4	S 04°07'15" E	25.08'
BL-5	S 39°47'30" W	51.43'
BL-6	N 54°39'36" W	17.37'
BL-7	S 39°11'19" W	19.72'
BL-8	S 11°20'07" E	37.82'
BL-9	S 81°25'02" W	24.17'
BL-10	S 20°23'48" E	23.06'
BL-11	S 45°48'31" E	18.49'
BL-12	S 07°33'14" W	38.70'
BL-13	S 62°48'08" W	25.92'
BL-14	S 53°23'49" W	34.63'
BL-15	S 19°15'30" W	25.07'
BL-16	S 10°29'29" W	32.96'
BL-17	S 71°51'17" W	43.76'

ALTA/NSPS LAND TITLE SURVEY

Bloomdale Road
McKinney, Collin County, TX
Collin CAD Tract ID: R-6206-000-0390-1

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 11, 13, 14, and 17.

The field work was completed on April 10, 2023.

Date of Map: April 14, 2023



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