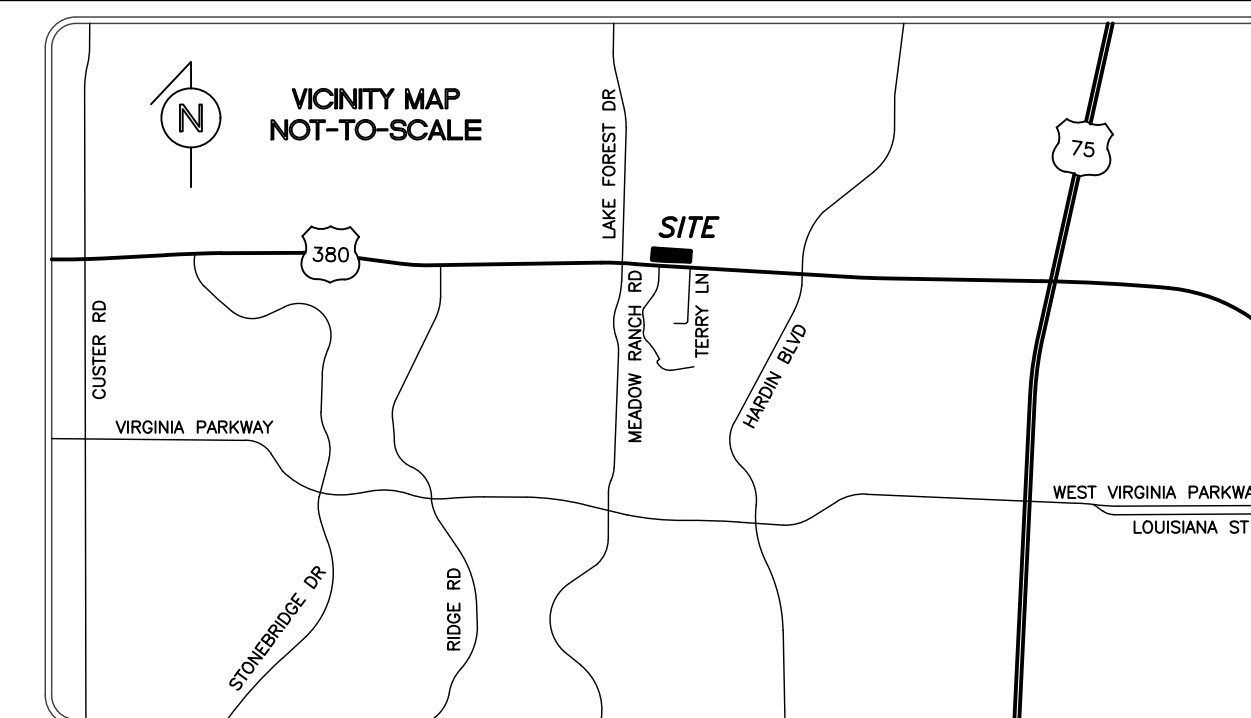
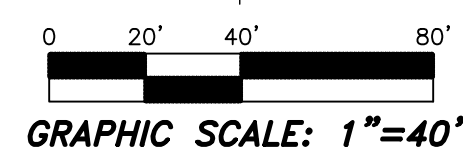
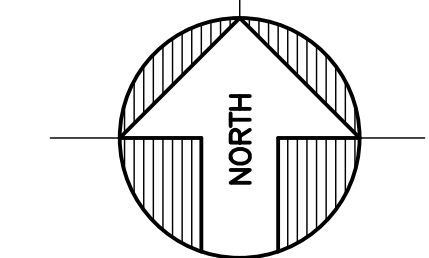


~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	225.02'	27°19'59"	107.35'	N 15°58'54" W	106.33'
C2	144.51'	20°40'53"	52.16'	N 39°59'20" W	51.88'
C3	178.53'	10°43'54"	33.44'	N 44°57'49" W	33.39'
C4	90.50'	38°29'24"	60.80'	N 20°21'11" W	40.24'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 00°47'10" W	17.16'
L2	N 01°17'14" W	26.22'
L3	N 87°39'45" W	52.75'

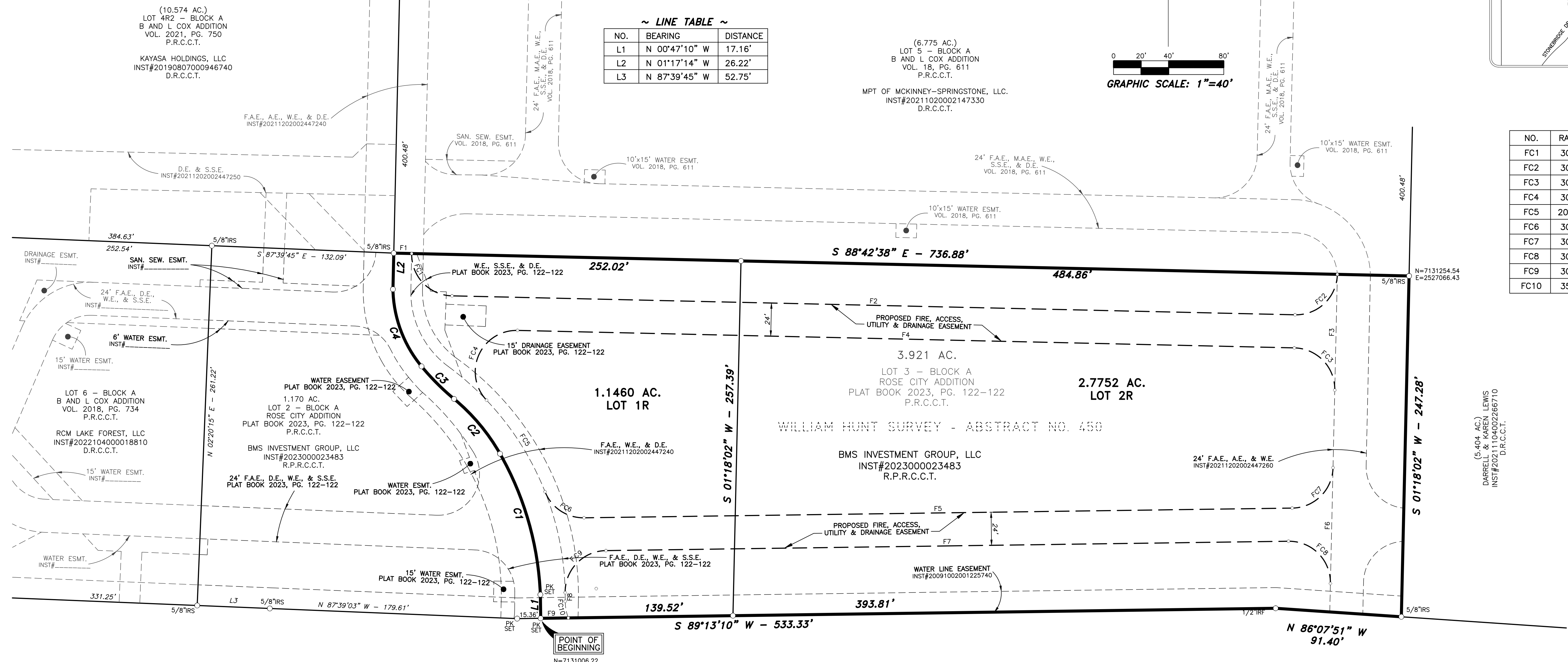


~ EASEMENT CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	30.00'	90°00'00"	47.12'	S43°42'46"E	42.43'
FC2	30.00'	90°00'00"	47.12'	N46°17'14"E	42.43'
FC3	30.00'	90°00'00"	47.12'	N43°42'46"W	42.43'
FC4	30.00'	134°47'48"	70.58'	S23°53'20"W	55.39'
FC5	207.59'	21°52'04"	79.23'	N32°34'32"W	78.75'
FC6	30.00'	69°08'40"	36.20'	S56°12'50"E	34.05'
FC7	30.00'	87°55'36"	46.04'	N45°15'02"E	41.65'
FC8	30.00'	92°04'24"	48.21'	N44°44'58"W	43.19'
FC9	30.00'	90°08'27"	47.20'	S44°08'36"W	42.48'
FC10	35.22'	19°57'36"	12.27'	S10°29'02"E	12.21'

~ EASEMENT LINE TABLE ~

NO.	BEARING	DISTANCE
F1	S88°32'30"E	13.00'
F2	S88°42'46"E	611.83'
F3	S01°17'14"W	84.00'
F4	N88°42'46"W	563.81'
F5	N89°12'50"E	513.93'
F6	S01°17'14"W	84.06'
F7	S89°12'50"W	495.32'
F8	S00°30'14"E	6.31'
F9	S89°06'51"W	20.03'



W. UNIVERSITY DRIVE
(U.S. HIGHWAY 380)
(VARIABLE WIDTH RIGHT-OF-WAY)

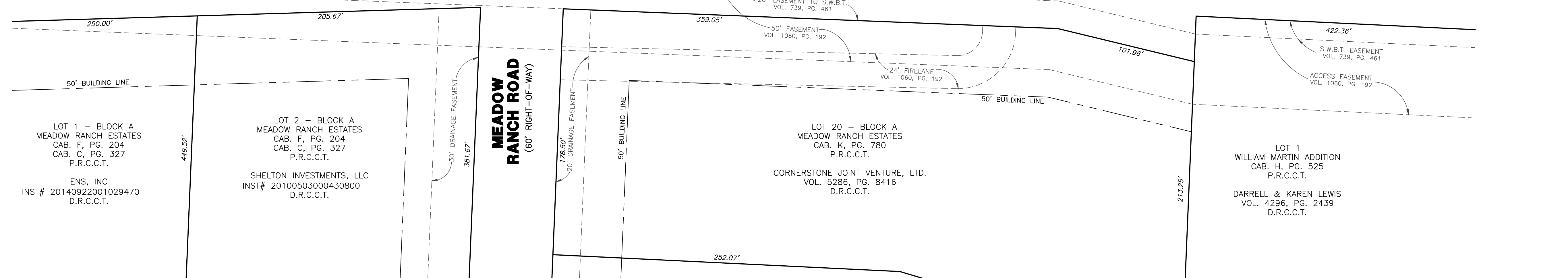
OWNER
BMS INVESTMENT GROUP, LLC
6383 FRANCIS LANE
FRISCO TEXAS 75035

SURVEYOR
BLUE SKY SURVEYING AND MAPPING,
CORPORATION
10015 MIDWAY ROAD
DALLAS TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600



CONVEYANCE PLAT
ROSE CITY ADDITION
LOTS 1R AND 2R, BLOCK A
3.9212 ACRES

BEING A REPLAT OF LOT 3, BLOCK A
ROSE CITY ADDITION, ACCORDING TO THE
CONVEYANCE PLAT RECORDED IN
PLAT BOOK 2023, PG. 122-122, PLAT
RECORDS, COLLIN COUNTY, TEXAS
SITUATED IN THE WILLIAM HUNT SURVEY,
ABSTRACT NO. 450
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS



OWNER'S DEDICATION

STATE OF TEXAS }}
COUNTY OF COLLIN }}

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **BSM INVESTMENT GROUP, LLC**, DOES HEREBY ADOPT THIS CONVEYANCE PLAT AS **ROSE CITY ADDITION, LOTS 1R AND 2R, BLOCK A**, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS AND BEING A REPLAT OF LOT 3, BLOCK A OF ROSE CITY ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2023, PAGE 122 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THEIR STREETS, ALLEYS AND PUBLIC USE AREAS SHOWN HEREON, THE EASEMENTS, AS SHOWN, FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY AND THE CITY OF MCKINNEY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANYTIME, OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

WITNESS MY HAND AT MCKINNEY, TEXAS, THIS _____ DAY OF _____ 2023.

BMS INVESTMENT GROUP, LLC

BY: _____
NAME:
TITLE:

COUNTY OF COLLIN }}
STATE OF TEXAS }}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, MANAGER OF BMS INVESTMENT GROUP, LLC; KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____ 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS }}
COUNTY OF COLLIN }}

WHEREAS, **BMS INVESTMENT GROUPS, LLC** ARE THE OWNERS OF A 5.091 ACRE TRACT OF LAND SITUATED IN THE WILLIAM HUNT SURVEY, ABSTRACT NO. 450 AND BEING ALL OF LOT 3, BLOCK A OF ROSE CITY ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2023, PAGE 122 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF LOT 2, BLOCK A OF SAID ROSE CITY ADDITION, SAID POINT BEING IN THE NORTH RIGHT OF WAY OF W. UNIVERSITY DRIVE (U.S. HIGHWAY 380) (VARIABLE WIDTH RIGHT-OF-WAY) THENCE DEPARTING THE NORTH RIGHT OF WAY OF SAID W. UNIVERSITY DRIVE (U.S. HIGHWAY 380), AND ALONG THE WEST LINE OF SAID LOT 3 AND THE EAST LINE OF SAID LOT 2, THE FOLLOWING COURSES AND DISTANCES NUMBERED 1 THROUGH 6;

1. NORTH 00° 47' 10" WEST FOR A DISTANCE OF 17.16 FEET TO PK NAIL FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 225.02 FEET, A CENTRAL ANGLE OF 27° 19' 59", A CHORD BEARING NORTH 15° 58' 54" WEST AT A DISTANCE OF 106.33 FEET;

2. NORTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 107.35 FEET TO A PK NAIL FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 144.51 FEET, A CENTRAL ANGLE OF 20° 40' 53", A CHORD BEARING NORTH 39° 59' 20" WEST AT A DISTANCE OF 51.88 FEET;

3. NORTHWESTERLY ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 52.16 FEET TO A PK NAIL FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 176.53 FEET, A CENTRAL ANGLE OF 10° 43' 54", A CHORD BEARING NORTH 44° 57' 49" WEST AT A DISTANCE OF 33.39 FEET;

4. NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 33.44 FEET TO A PK NAIL FOUND FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.50 FEET, A CENTRAL ANGLE OF 38° 29' 24", A CHORD BEARING NORTH 20° 21' 11" WEST AT A DISTANCE OF 40.24 FEET;

5. NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 60.80 FEET TO A PK NAIL FOUND FOR CORNER;

6. NORTH 01° 17' 14" WEST FOR A DISTANCE OF 26.22 FEET TO A PK NAIL SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID LOT 3 AND THE NORTHEAST CORNER OF AFORESAID LOT 2, BLOCK A OF SAID ROSE CITY ADDITION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 5 IN BLOCK A OF B AND L COX ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 611 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF LOT 4R2 IN BLOCK A OF B AND L COX ADDITION, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2021, PAGE 750 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 88° 42' 38" EAST ALONG THE NORTH LINE OF AFORESAID LOT 3 AND ALONG THE SOUTH LINE OF SAID LOT 5 IN BLOCK A OF B AND L COX ADDITION, FOR A DISTANCE OF 736.88 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF AFORESAID LOT 3 AND THE SOUTHEAST CORNER OF SAID LOT 5 IN BLOCK A OF B AND L COX ADDITION, SAID POINT BEING IN THE WESTERLY LINE OF A 5.404 ACRE TRACT OF LAND CONVEYED TO DARRELL & KAREN LEWIS BY DEED RECORDED IN INSTRUMENT NO. 20211104002266710 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 01° 18' 02" WEST ALONG THE EAST LINE OF AFORESAID LOT 3 AND THE WEST LINE OF SAID DARRELL & KAREN LEWIS - 5.404 ACRE TRACT FOR A DISTANCE OF 247.28 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT OF WAY OF AFORESAID W. UNIVERSITY DRIVE (U.S. HIGHWAY 380), SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID LOT 3;

THENCE NORTH 86° 07' 51" WEST ALONG THE NORTH RIGHT OF WAY OF AFORESAID W. UNIVERSITY DRIVE (U.S. HIGHWAY 380) AND ALONG THE SOUTH LINE OF AFORESAID LOT 3 FOR A DISTANCE OF 91.40 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 86° 07' 51" WEST ALONG THE NORTH RIGHT OF WAY OF AFORESAID W. UNIVERSITY DRIVE (U.S. HIGHWAY 380) AND ALONG THE SOUTH LINE OF AFORESAID LOT 3 FOR A DISTANCE OF 533.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.9212 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID R PETREE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS.

WITNESS MY HAND AT ROCKWALL, TEXAS, THIS THE 14TH DAY OF FEBRUARY, 2023.

WITNESS MY HAND AT DALLAS COUNTY, TEXAS, THIS THE _____ DAY OF _____ 2023.

DAVID R PETREE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890
11015 MIDWAY ROAD
DALLAS, TEXAS 75229

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT:

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 A CONVEYANCE PLAT MAY NOT HAVE ALL 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.

GENERAL NOTES: ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE PLAT OF LOT 7, BLOCK A OF B AND L COX ADDITION AS RECORDED IN CABINET 2021, PAGE 750 OF THE PLAT RECORDS, COLLIN COUNTY, TEXAS AND ON PLAT OF LOT 6, BLOCK A OF B AND L COX ADDITION AS RECORDED IN CABINET 2018, PAGE 734, PLAT RECORDS, COLLIN COUNTY, TEXAS.

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085CLJ260K DATED JUNE 7, 2017 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP THIS PROPERTY IS NOT WITHIN FLOOD ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. SINCE THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

APPROVED

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE

ATTEST

PLANNING AND ZONING COMMISSION SECRETARY
CITY OF MCKINNEY, TEXAS

DATE

OWNER
BMS INVESTMENT GROUP, LLC
6383 FRANCIS LANE
FRISCO TEXAS 75035

SURVEYOR
BLUE SKY SURVEYING AND MAPPING,
CORPORATION
10015 MIDWAY ROAD
DALLAS TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600



CONVEYANCE PLAT
ROSE CITY ADDITION
LOTS 1R AND 2R, BLOCK A
3.9212 ACRES

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