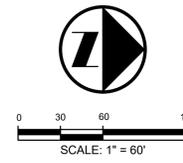


VICINITY MAP
(NOT TO SCALE)



LEGEND

D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
INST.	INSTRUMENT
NO.	NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
---	PROPERTY LINE
---	EXISTING EASEMENT

GENERAL NOTES:

- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on May 13, 2021 with an applied combined scale factor of 1.000152710.
- Coordinates shown are North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202).
- The floodplain boundaries are not shown hereon. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map Number 48085C0145J with Map Revised June 2, 2009 and Map Number 48085C0260K with Map Revised June 7, 2017. Subject property is also subject to LOMR 11-06-473P with an effective date of December 21, 2012.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.

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.

**CONVEYANCE PLAT
MCKINNEY HORIZONS HARDIN
BOULEVARD**

BEING 6.855 ACRES SITUATED IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS
AUGUST 2022
SHEET 1 OF 2

OWNER **SURVEYOR**

OWNER
CANVAS MCKINNEY I OWNER, LLC
OWNER, LLC
858 W Happy Canyon Rd, Suite 230
Castle Pines, CO 80108

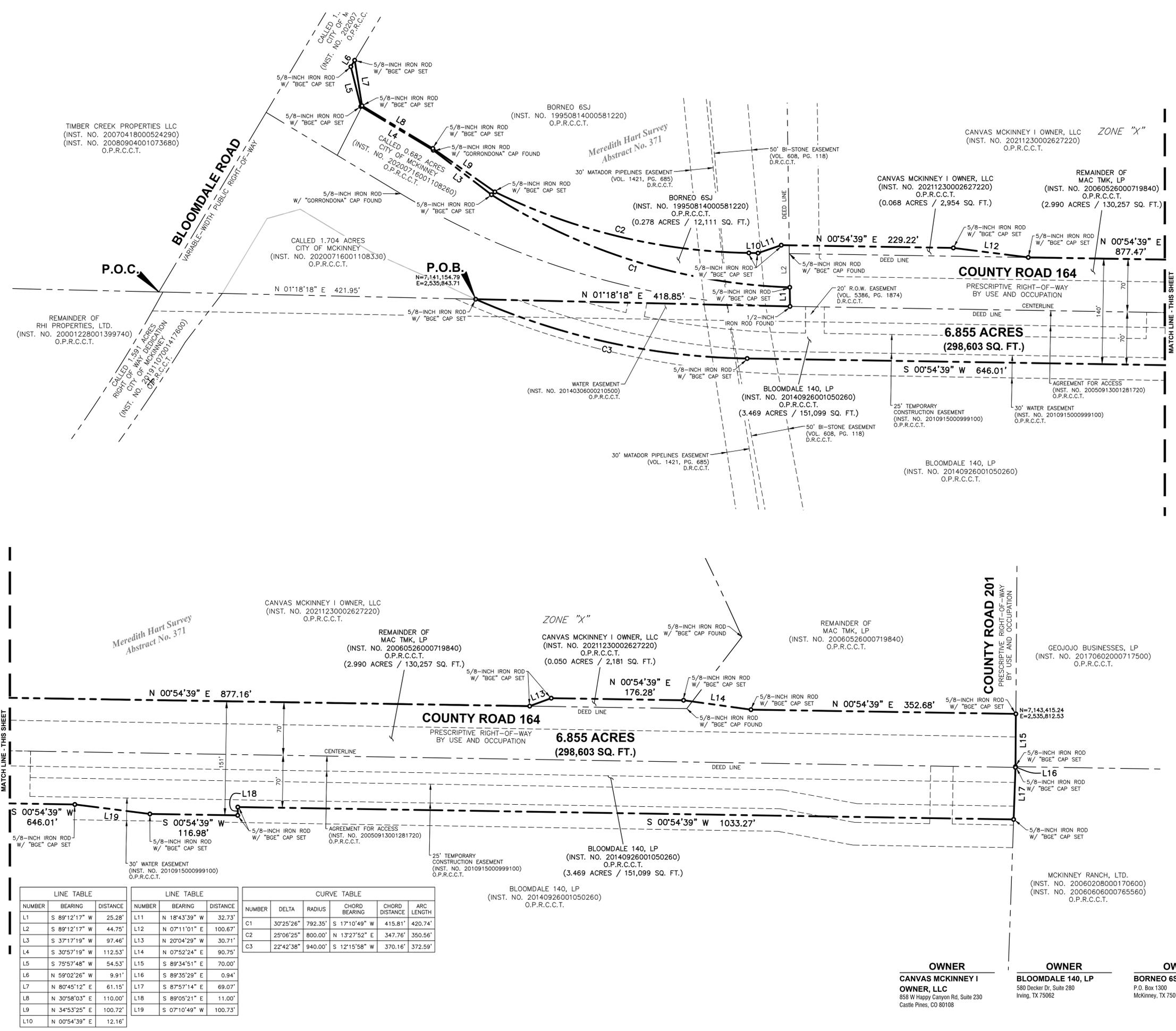
OWNER
BLOOMDALE 140, LP
580 Decker Dr, Suite 280
Irving, TX 75062

OWNER
BORNEO 6SJ
P.O. Box 1300
McKinney, TX 75070

OWNER
MAC TMK
2595 Eldorado Pkwy, Suite 220
McKinney, TX 75070

BGE Inc.
2595 Eldorado Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953

Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com



LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 89°12'17" W	25.28'
L2	S 89°12'17" W	44.75'
L3	S 37°17'19" W	97.46'
L4	S 30°57'19" W	112.53'
L5	S 75°57'48" W	54.53'
L6	N 59°02'26" W	9.91'
L7	N 80°45'12" E	61.15'
L8	N 30°58'03" E	110.00'
L9	N 34°53'25" E	100.72'
L10	N 00°54'39" E	12.16'

LINE TABLE

NUMBER	BEARING	DISTANCE
L11	N 18°43'39" W	32.73'
L12	N 07°11'01" E	100.67'
L13	N 20°04'29" W	30.71'
L14	N 07°52'24" E	90.75'
L15	S 89°34'51" E	70.00'
L16	S 89°35'29" E	0.94'
L17	S 87°57'14" E	69.07'
L18	S 89°05'21" E	11.00'
L19	S 07°10'49" W	100.73'

CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	30°25'26"	792.35'	S 17°10'49" W	415.81'	420.74'
C2	25°06'25"	800.00'	N 13°27'52" E	347.76'	350.56'
C3	22°42'38"	940.00'	S 12°15'58" W	370.16'	372.59'

G:\TXN\Projects\Wymie_Jackson\8884-01-McK_Horiz_Bldg\8884-01_CPLT.dwg 2022-08-22 17:22 JLondon

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Borneo 6SJ, MAC TMK, LP, and Bloomdale 140, LP, and Canvas McKinney I Owner, LLC are the owners of a 6.855-acre (298,603-square-foot) tract of land situated in the Meredith Hart Survey, Abstract No. 371, City of McKinney, Collin County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Borneo 6SJ recorded in Instrument No. 19950814000581220, part of that certain tract of land described in Special Warranty Deed to MAC TMK, LP recorded in Instrument No. 20060526000719840, part of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Bloomdale 140, LP recorded in Instrument No. 20140926001050260, and part of that certain tract of land described in Special Warranty Deed to Canvas McKinney I Owner, LLC recorded in Instrument No. 202112300002627220, all of the Official Public Records of Collin County, Texas, said 6.855-acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a point for corner in the centerline of Bloomdale Road (a variable-width public right-of-way); said point being the southeast corner of that called 1.704-acre tract described in General Warranty Deed to the City of McKinney recorded in Instrument No. 20200716001108330, the northeast corner of that certain tract of land described in Special Warranty Deed to Timber Creek Properties LLC as recorded in Instrument No. 20070418000524290, as affected by Correction Special Warranty Deed (with Joinder of Grantee) recorded in Instrument No. 20080904001073680, and in the west line of the remainder of that certain tract of land described in Special Warranty Deed to RHI Properties, LTD. recorded in Instrument No. 20001228001399740, all of said Official Public Records;

THENCE, North 01 degrees 18 minutes 18 seconds East, with the east line of said 1.704-acre City of McKinney tract, the said west line of RHI Properties tract, the west line of that called 1.591-acre tract of land described in Donation Right-of-Way Warranty Deed to the City of McKinney recorded in Instrument No. 20191107001417600 of said Official Public Records and the west line of said Bloomdale 140 tract, a distance of 421.95 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the POINT OF BEGINNING;

THENCE, North 01 degrees 18 minutes 18 seconds East, continuing with the said east line of 1.704-acre City of McKinney tract and the said west line of Bloomdale 140 tract, a distance of 418.85 feet to a 1/2-inch iron rod found for corner; said point being the north corner of said 1.704-acre City of McKinney tract, the northeast corner of that called 0.682-acre tract described in Special Warranty Deed to the City of McKinney recorded in Instrument No. 20200716001108260 of said Official Public Records and the southeast corner of said MAC TMK tract;

THENCE, South 89 degrees 12 minutes 17 seconds West, departing the said west line of Bloomdale 140 tract and with the north line of said 0.682-acre City of McKinney tract and the south line of said MAC TMK tract, a distance of 25.28 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the northwest corner of said 0.682-acre City of McKinney tract, the northeast corner of said Borneo 6SJ tract, and the beginning of a non-tangent curve to the right; from said point a 5/8-inch iron rod with "BGE" cap found bears South 89 degrees 12 minutes 17 seconds West, a distance of 44.75 feet for the southeast corner of said Canvas McKinney I Owner tract;

THENCE, departing the said south line of MAC TMK tract and with the west line of said 0.682-acre City of McKinney tract and the east line of said Borneo 6SJ tract, the following three (3) calls:

With said curve to the right, having a central angle of 30 degrees 25 minutes 26 seconds, a radius of 792.35 feet, a chord bearing and distance of South 17 degrees 10 minutes 49 seconds West, 415.81 feet, and an arc length of 420.74 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve;

South 37 degrees 17 minutes 19 seconds West, a distance of 97.46 feet to a 5/8-inch iron rod with "GORADONNA" cap found for corner;

South 30 degrees 57 minutes 19 seconds West, a distance of 112.53 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the southwest corner of said 0.682-acre City of McKinney tract, a southeast corner of said Borneo 6SJ tract, and a northwest corner of that called 1.287-acre tract described in Special Warranty Deed to the City of McKinney recorded in Instrument No. 20200716001108270 of said Official Public Records;

THENCE, South 75 degrees 57 minutes 48 seconds West, with a southeast line of said Borneo 6SJ tract and a northwest line of said 1.287-acre City of McKinney tract, a distance of 54.53 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being a southeast corner of said Borneo 6SJ tract and a northwest corner of said 1.287-acre City of McKinney tract;

THENCE, North 59 degrees 02 minutes 26 seconds West, with the southwest line of said Borneo 6SJ tract and the northeast line of said 1.287-acre City of McKinney tract, a distance of 9.91 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, departing the said southwest line of Borneo 6SJ tract and the said northeast line of 1.287-acre City of McKinney tract, into and across said Borneo 6SJ tract and said Canvas McKinney I Owner tract, the following thirteen (13) calls:

North 80 degrees 45 minutes 12 seconds East, a distance of 61.15 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 30 degrees 58 minutes 03 seconds East, a distance of 110.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 34 degrees 53 minutes 25 seconds East, a distance of 100.72 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the left;

With said curve to the left, having a central angle of 25 degrees 06 minutes 25 seconds, a radius of 800.00 feet, a chord bearing and distance of North 13 degrees 27 minutes 52 seconds East, 347.76 feet, and an arc length of 350.56 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve;

North 00 degrees 54 minutes 39 seconds East, a distance of 12.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 18 degrees 43 minutes 39 seconds West, a distance of 32.73 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 00 degrees 54 minutes 39 seconds East, a distance of 229.22 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 07 degrees 11 minutes 01 seconds East, a distance of 100.67 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 00 degrees 54 minutes 39 seconds East, a distance of 877.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 20 degrees 04 minutes 29 seconds West, a distance of 30.71 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 00 degrees 54 minutes 39 seconds East, a distance of 176.28 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 07 degrees 52 minutes 24 seconds East, a distance of 90.75 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 00 degrees 54 minutes 39 seconds East, a distance of 352.68 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the approximate centerline of County Road 201 (a prescriptive right-of-way by use and occupation); said point being in the north line of said MAC TMK tract and in the south line of that certain tract of land described in Special Warranty Deed to Geojojo Businesses, LP recorded in Instrument No. 20170602000717500 of said Official Public Records;

THENCE, South 89 degrees 34 minutes 51 seconds East, with the said north line of MAC TMK tract and the said south line of Geojojo tract, a distance of 70.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the southeast corner of said Geojojo tract and the southwest corner of that certain tract of land described in Special Warranty Deed with Vendor's Lien to McKinney Ranch, Ltd. recorded in Instrument No. 20060208000170600 and affected by Special Warranty Deed with Vendor's Lien recorded in 20060606000765560, both of said Official Public Records;

THENCE, South 89 degrees 35 minutes 29 seconds East, continuing with the said north line of MAC TMK tract and with the south line of said McKinney Ranch tract, a distance of 0.94 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the northeast corner of said MAC TMK tract and the northwest corner of said Bloomdale 140 tract;

THENCE, South 87 degrees 57 minutes 14 seconds East, with the south line of McKinney Ranch tract and the north line of said Bloomdale 140 tract, a distance of 69.07 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, departing the said south line of McKinney Ranch tract and the said north line of Bloomdale 140 tract, into and across said Bloomdale 140 tract; the following six (6) calls:

South 00 degrees 54 minutes 39 seconds West, a distance of 1,033.27 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 89 degrees 05 minutes 21 seconds East, a distance of 11.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 00 degrees 54 minutes 39 seconds West, a distance of 116.98 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 07 degrees 10 minutes 49 seconds West, a distance of 100.73 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 00 degrees 54 minutes 39 seconds West, a distance of 646.01 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, with said tangent curve to the right, having a central angle of 22 degrees 42 minutes 38 seconds, a radius of 940.00 feet, a chord bearing and distance of South 12 degrees 15 minutes 58 seconds West, 370.16 feet, and an arc length of 372.59 feet to the POINT OF BEGINNING and containing 6.855 acres or 298,603 square feet of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Borneo 6SJ, MAC TMK, LP, and McKinney Bloomdale Partners L.P., acting herein by and through its duly authorized officers, do hereby certify and adopt this record plat designating the herein described property as MCKINNEY HORIZONS HARDIN BOULEVARD, an addition to the City of McKinney, and do hereby dedicate to the public use forever, the streets and alleys shown hereon.

The streets and alleys are dedicated in fee simple for street and alley purposes.

All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.

The easements and public use areas, as shown, and created by this plat, are dedicated to the public use forever for the purposes indicated on this plat.

No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of McKinney.

The City of McKinney is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.

Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of McKinney's use thereof.

The City of McKinney and public utilities 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 their respective systems in the easements.

The City of McKinney and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

All modifications to this document shall be by means of plat and approved by the City of McKinney.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS, my hand, this the _____ day of _____, 2022.

BORNEO 6SJ

By: Borneo 6SJ

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____ 2022.

Notary Public in and for the State of Texas

My Commission Expires On: _____

MAC TMK, LP,
a Texas limited partnership

By: MAC TMK, LP

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____ 2022.

Notary Public in and for the State of Texas

My Commission Expires On: _____

MCKINNEY BLOOMDALE PARTNERS,
a Texas limited partnership

By: McKinney Bloomdale Partners

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____ 2022.

Notary Public in and for the State of Texas

My Commission Expires On: _____

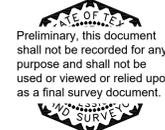
SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, Gregory Mark Peace, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate 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.

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.

Gregory Mark Peace, RPLS No. 6608



STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gregory Mark Peace, 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 purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____ 2022.

Notary Public for the State of Texas

Approved and Accepted

Presiding Officer's Title
City of McKinney, Texas

Date

CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

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**CONVEYANCE PLAT
MCKINNEY HORIZONS HARDIN
BOULEVARD**

BEING 6.855 ACRES SITUATED IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS
AUGUST 2022
SHEET 2 OF 2

OWNER
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OWNER, LLC
858 W Happy Canyon Rd, Suite 230
Castle Pines, CO 80108

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BLOOMDALE 140, LP
580 Decker Dr, Suite 280
Irving, TX 75062

OWNER
BORNEO 6SJ
P.O. Box 1300
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