

PLOTTED BY: James Gardella ON: Tuesday, December 20, 2022 AT: 5:20 PM FILEPATH: G:\Production\4000\005700\141-Bloomdale Switch Boundary Survey NAD83 Surface North Central Zone.dwg

EXHIBIT "A"

METES & BOUNDS

BEING a 52.24 acre tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, and being portion of a tract of land described on deed to Bloomdale, LLC, as recorded in Instrument No. 20171012001368780, Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being a portion of Lot 2, Block A, Poguerosa Addition, an addition to the City of McKinney, as recorded in Volume 2012, Page 229, Plat Records of Collin County, Texas (P.R.C.C.T.), said 52.24 acre being more particularly described as follows:

BEGINNING at a found 5/8-inch iron rod with yellow cap stamped "POGUE ENG & DEV" for the most southerly southeast corner of said Lot 2, Block A, Poguerosa Addition, said point being the southwest corner of Lot 1, Block A, Naomi Press Elementary Addition, an addition to the City of McKinney, as recorded in Volume 2009, Page 166, P.R.C.C.T. and a point on the north right-of-way line of Bloomdale Road (a variable width right-of-way), as recorded in Instrument No. 20100527000534900, O.P.R.C.C.T., said POINT OF BEGINNING being locatable by NAD83 Grid Coordinates North 7,139,140.89 and East 2,542,122.19;

THENCE North 89 degrees 21 minutes 54 seconds West, along the common south line of said Lot 2, Block A, Poguerosa Addition and the north right-of-way line of said Bloomdale Road, a distance of 24.71 feet to a point for corner for the beginning of a curve to the right having a having a radius of 1,740.00 feet, a central angle of 02 degrees 06 minutes 18 seconds and a chord bearing of North 87 degrees 51 minutes 09 seconds West, a distance of 63.92 feet;

THENCE Northwesterly along said curve to the right and said common line, an arc length of 63.92 feet to a found 5/8-inch iron rod with yellow cap for the end of said curve;

THENCE North 86 degrees 48 minutes 00 seconds West, continuing along said common line, a distance of 98.28 feet to a found 5/8-inch iron rod with yellow cap stamped "POGUE ENG & DEV" for the beginning of a curve to the left having a having a radius of 1,860.00 feet, a central angle of 00 degrees 53 minutes 36 seconds and a chord bearing of North 87 degrees 14 minutes 49 seconds West, a distance of 29.00 feet;

THENCE Northwesterly along said curve to the left and said common line, an arc length of 29.00 feet to a set 5/8-inch iron with yellow cap stamped "DUNAWAY ASSOC" (hereinafter called 5/8-inch YCIR) for the end of said curve, said corner being on the westerly line of a called 100' wide Texas Power & Light Company Easement, as recorded in Volume 209, Page 602, Volume 209, Page 604, Volume 671, Page 808 and Volume 702, Page 23, Deed Records of Collin County, Texas (D.R.C.C.T.);

THENCE North 07 degrees 09 minutes 35 seconds West, departing said common line, across said Lot 2, Block A, Poguerosa Addition and along the westerly line of said Texas Power & Light Easement, a distance of 1,617.33 feet to a set 5/8-inch YCIR for corner on the common northwest line of said Lot 2, Block A, Poguerosa Addition and the southeast right-of-way line of U.S. Highway 75 (a variable width right-of-way);

THENCE North 43 degrees 29 minutes 18 seconds East, along said common line, a distance of 491.48 feet to a point for corner, from which a found 3-inch aluminum cap stamped "TXDOT" bears North 74 degrees 50 minutes 21 seconds West, a distance of 1.14 feet;

THENCE North 47 degrees 11 minutes 39 seconds East, continuing along said common line, a distance of 60.70 feet to the northwest corner of said Lot 2, Block A, Poguerosa Addition and the southwest corner of a called 37.078 acre tract of land described as "Tract 1" in deed to Laudhowell 75 Holdings LLC, as recorded in Document No. 20210318000541950, O.P.R.C.C.T., from which a found 5/8-inch iron rod with red cap stamped "GREER 4117" bears South 30 degrees 45 minutes 21 seconds East, distance of 0.78 feet;

THENCE South 28 degrees 26 minutes 20 seconds East, departing the southeast right-of-way line of said U.S. Highway 75, along the common north line of said Lot 2, Block A, Poguerosa Addition and the south line of Tract 1, a distance of 76.55 feet to a found 1/2-inch iron rod for corner;

THENCE South 67 degrees 47 minutes 07 seconds East, continuing along said common line, a distance of 114.21 feet to a found 1/2-inch iron rod for corner;

THENCE South 79 degrees 58 minutes 04 seconds East, continuing along said common line, a distance of 147.82 feet to a point for corner, said corner being the centerline of Honey Creek channel;

THENCE continuing with the north line of said Lot 2, Block A, Poguerosa Addition, the south line of said "Tract 1", the south line of a called 28.814 acres tract of land described in deed to Associated Texas Development-543-Joint Venture, as recorded in Volume 2007, Page 427, D.R.C.C.T. and being in the centerline of said Honey Creek channel the following courses and distances:

- THENCE South 21 degrees 13 minutes 52 seconds East, a distance of 202.32 feet to a point for corner;
- THENCE South 75 degrees 12 minutes 48 seconds East, a distance of 127.16 feet to a point for corner;
- THENCE South 85 degrees 59 minutes 06 seconds East, a distance of 135.36 feet to a point for corner;
- THENCE South 76 degrees 09 minutes 32 seconds East, a distance of 242.99 feet to a point for corner;
- THENCE South 50 degrees 56 minutes 22 seconds East, a distance of 90.77 feet to a point for corner;
- THENCE South 77 degrees 26 minutes 54 seconds East, a distance of 118.10 feet to a point for corner;
- THENCE South 86 degrees 43 minutes 38 seconds East, a distance of 103.84 feet to a point for corner;
- THENCE North 73 degrees 12 minutes 34 seconds East, a distance of 103.98 feet to a point for corner;
- THENCE North 59 degrees 04 minutes 22 seconds East, a distance of 65.31 feet to a point for corner;
- THENCE North 73 degrees 50 minutes 41 seconds East, a distance of 73.35 feet to a point for corner;
- THENCE South 57 degrees 50 minutes 59 seconds East, a distance of 99.53 feet to a point for corner;
- THENCE South 43 degrees 40 minutes 57 seconds East, a distance of 117.28 feet to a point for corner;
- THENCE South 28 degrees 51 minutes 02 seconds East, a distance of 194.22 feet to a point for corner;
- THENCE South 57 degrees 26 minutes 00 seconds East, a distance of 55.94 feet to a point for corner;
- THENCE North 78 degrees 03 minutes 07 seconds East, a distance of 159.12 feet to a point for corner;
- THENCE North 43 degrees 33 minutes 17 seconds East, a distance of 70.68 feet to a point for corner;

Continued.....

NOTE:

The basis of bearings for this survey is the Texas State Coordinate System (NAD83), North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A Grid factor of 0.99985351 was used for this project.

B005700.141 A plat of even date accompanies this metes and bounds description.		 SURVEY OF 52.24 ACRES LOCATED IN MEREDITH HART SURVEY ABSTRACT NO. 371 CITY OF MCKINNEY COLLIN COUNTY, TEXAS
 550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107 Tel: 817.335.1121 TEXAS REGISTERED SURVEYING FIRM NO. 10098100		

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METES & BOUNDS
Continued.....

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THENCE North 30 degrees 18 minutes 55 seconds East, a distance of 126.53 feet to a point for corner;

THENCE North 44 degrees 34 minutes 05 seconds East, a distance of 76.41 feet to a point for corner;

THENCE North 64 degrees 18 minutes 59 seconds East, a distance of 55.48 feet to a point for corner;

THENCE South 70 degrees 56 minutes 55 seconds East, a distance of 231.65 feet to a point for corner;

THENCE North 71 degrees 39 minutes 18 seconds East, a distance of 273.15 feet to a point for corner;

THENCE South 25 degrees 37 minutes 18 seconds East, departing the centerline of Honey Creek, along the common northeast line of said Lot 2, Block A, Poguerosa Addition and the most easterly southwest line of said Associated Texas Development tract, a distance of 99.60 feet to a point for corner, from which a found 1/2-inch iron rod with yellow cap stamped "Sartin 3694" bears South 39 degrees 52 minutes 45 seconds West, a distance of 0.26 feet;

THENCE South 18 degrees 15 minutes 42 seconds West, continuing along said common line, a distance of 92.00 feet to a found 1/2-inch iron rod for corner;

THENCE South 23 degrees 14 minutes 18 seconds East, continuing along said common line, a distance of 64.00 feet to a point for corner, from which a found 1/2-inch iron rod (damaged) bears North 84 degrees 17 minutes 44 seconds West, a distance of 1.23 feet;

THENCE South 70 degrees 51 minutes 18 seconds East, continuing along said common line, a distance of 70.00 feet to a point for corner;

THENCE North 89 degrees 36 minutes 51 seconds East, continuing along said common line, a distance of 64.83 feet to a found 1/2-inch iron rod for corner, said corner being on the common northeast line of said Lot 2, Block A, Poguerosa Addition and the north corner of a right-of-way dedication for the southwest right-of-way line of F.M. Highway 543 (a variable width right-of-way), as dedicated by the Peguerosa Addition, an addition to the City of McKinney, as recorded in Volume 2012, Page 229, P.R.C.C.T.;

THENCE South 25 degrees 03 minutes 28 seconds East, along said common line, a distance of 463.02 feet to a set 5/8-inch YCIR for the most easterly southeast of said Lot 2, Block A, Poguerosa Addition, said corner being on the north line of Common Area A-1, Pecan Ridge Estates Phase One, an addition to the City of McKinney, as recorded in Cabinet R, Page 192, P.R.C.C.T., from which a found 1/2-inch iron rod with yellow cap stamped "SARTIN 3694" for the northeast corner of said Common Area A-1 bears South 54 degrees 59 minutes 34 seconds East, a distance of 30.06 feet;

THENCE North 54 degrees 59 minutes 34 seconds West, departing the southwest right-of-way line of said F.M. Highway 543, along the common south line of said Lot 2, Block A, Poguerosa Addition and the north line of said Pecan Ridge Estates Phase One, a distance 94.10 feet to a found 1/2-inch iron rod with yellow cap stamped "SARTIN 3694" for an angle point on said common line;

THENCE North 73 degrees 33 minutes 59 seconds West, continuing along said common line, a distance 205.46 feet to a found 1/2-inch iron rod with yellow cap stamped "EC & D RPLS 5439" for an angle point on said common line;

THENCE South 80 degrees 24 minutes 42 seconds West, continuing along said common line, a distance 372.41 feet to a point for corner for an angle point on said common line;

THENCE South 75 degrees 34 minutes 23 seconds West, continuing along said common line, a distance 301.25 feet to a found "X" cut for an angle point on said common line;

THENCE South 70 degrees 45 minutes 50 seconds West, continuing along said common line, a distance 198.77 feet to a found 5/8-inch iron rod for an ell corner on the south line of said Lot 2, Block A, Poguerosa Addition, said corner being on the north line of said Pecan Ridge Estates Phase One and the southeast corner of Lot 57, Block A, Pecan Ridge Estates Phase Two, an addition to the City of McKinney, as recorded in Cabinet R, Page 194, P.R.C.C.T.;

THENCE North 16 degrees 43 minutes 38 seconds West, along the northeast line of said Lot 57, Block A, Pecan Ridge Estates and the south line of said Lot 2, Block A, Poguerosa Addition, a distance of 304.85 feet to a found 1/2-inch iron rod for the northeast corner of said Lot 57, Block A, Pecan Ridge Estates and an ell corner on the south line of said Lot 2, Block A, Poguerosa Addition;

THENCE South 89 degrees 06 minutes 26 seconds West, along the north line of said Lot 57, Block A, Pecan Ridge Estates and the south line of said Lot 2, Block A, Poguerosa Addition, a distance of 1,112.46 feet to a found 1/2-inch iron rod for the northwest corner of said Lot 57, Block A, Pecan Ridge Estates and an ell corner on the south line of said Lot 2, Block A, Poguerosa Addition;

THENCE South 00 degrees 32 minutes 58 seconds East, along the west line of said Lot 57, Block A, Pecan Ridge Estates and the south line of said Lot 2, Block A, Poguerosa Addition, a distance of 137.00 feet to a found 5/8-inch iron rod for the northeast corner of said Lot 1, Block A, Naomi Press Elementary, said corner being on the west line of said Lot 57, Block A, Pecan Ridge Estates and an ell corner on the south line of said Lot 2, Block A, Poguerosa Addition;

THENCE South 89 degrees 06 minutes 26 seconds West, departing the west line of said Lot 57, Block A, Pecan Ridge Estates, along the south line of said Lot 2, Block A, Poguerosa Addition and the north line of said Lot 1, Block A, Naomi Press Elementary, a distance of 171.69 feet to a found 1/2-inch iron rod for the northwest corner of said Lot 1, Block A, Naomi Press Elementary and an ell corner on the south line of said Lot 2, Block A, Poguerosa Addition;

THENCE South 00 degrees 32 minutes 58 seconds East, along the common west line of said Lot 1, Block A, Naomi Press Elementary and the most easterly west line of said Lot 2, Block A, Poguerosa Addition, a distance of 269.99 feet to a found 1/2-inch iron rod for the most southerly northwest corner of said Lot 1, Block A, Naomi Press Elementary and an ell corner on the most easterly west line of said Lot 2, Block A, Poguerosa Addition;

THENCE South 89 degrees 06 minutes 26 seconds West, continuing along said common line, a distance of 344.24 feet to a point for corner;

THENCE South 11 degrees 55 minutes 47 seconds East, continuing along said common line, a distance of 64.59 feet to a found 1/2-inch iron rod with yellow cap stamped "EC & D RPLS 5439" for corner;

THENCE South 22 degrees 56 minutes 37 seconds West, continuing along said common line, a distance of 137.87 feet to a found 1/2-inch iron rod with yellow cap stamped "EC & D RPLS 5439" for corner;

THENCE South 13 degrees 43 minutes 13 seconds West, continuing along said common line, a distance of 92.35 feet to a found 1/2-inch iron rod with yellow cap stamped "EC & D RPLS 5439" for corner;

THENCE South 09 degrees 35 minutes 35 seconds East, continuing along said common line, a distance of 107.38 feet to a point for corner;

THENCE South 04 degrees 33 minutes 54 seconds East, continuing along said common line, a distance of 232.83 feet to the POINT OF BEGINNING and containing 52.24 acres (or 2,275,591 square feet) of land more or less.

NOTE:

The basis of bearings for this survey is the Texas State Coordinate System (NAD83), North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A Grid factor of 0.99985351 was used for this project.

B005700.141

A plat of even date accompanies this metes and bounds description.



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100





**SURVEY OF
52.24 ACRES**
LOCATED IN
MEREDITH HART SURVEY
ABSTRACT NO. 371
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

EXHIBIT "A"

NOTES:

1. The basis of bearings for this survey is the Texas State Coordinate System (NAD83), North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99985351 was used for this project.
2. The Surveyor has not abstracted the record title and/or easements of the subject property. The surveyor prepared this survey with the benefit of a title commitment issued by Alamo Title Insurance Company, Commitment Number 6000182200924, with an effective date of November 22, 2022 and a issue date of December 16, 2022 and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.
3. According to the graphical plotting of the Flood Insurance Rate Map for Collin County and Incorporated Areas, Panel 260 of 600, Map Number 48085C0260 K C, map revised date: June 7, 2017 and Panel 280 of 600, Map Number 48085C0280 K, map revised date: June 2, 2009 , the subject property is located in Zone X (unshaded), defined as "areas determined to be outside the 0.2% annual chance floodplain" and in Zone A, defined as "No Base Flood Elevations Determined". This statement does not reflect any type of flood study by this firm.
- Schedule B Items:

The subject property is AFFECTED by the following items -

- 10.e. Easements from Poguerosa Addition, Block A, Lots 1 and 2 dated June 27, 2012 as recorded in Volume 2012, Page 229, P.D.R.C.C.T. - as shown hereon.
- (a) 35 foot permanent water easement
- (b) 50 foot temporary construction easement
- (c) 20 foot permanent water easement
- 10.h. Easement from J.C. Erwin and Evelyn Erwin to Texas Power & Light Company, dated April 21, 1917 as recorded in Volume 209, Page 602, Volume 671, Page 808 and Volume 702, Page 23, D.R.C.C.T. - as shown hereon.
- 10.i. Easement from J.C. Erwin and Evelyn Erwin to Texas Power & Light Company, dated April 21, 1917 as recorded in Volume 209, Page 604 and Volume 702, Page 23, D.R.C.C.T. - as shown hereon.
- 10.j. Easement from Poguerosa Investments II, LP to City of McKinney, dated October 6, 2016 as recorded in Instrument No. 2016006001355300, O.P.R.C.C.T.. - as shown hereon.
- 10.l. Easement from Coastal Reality Partners to North Texas Municipal Water District, dated April 23, 1993 as recorded in Instrument No. 93-0030204, D.R.C.C.T.. - as shown hereon.
- 10.m. Easement from Mrs. J.R. Mockbee et al to State of Texas, dated February 28, 1957 as recorded in Volume 527, Page 67, D.R.C.C.T. - as shown hereon.
- 10.o. Easement from Bloomdale - 543, L.P. to City of McKinney, dated October 29, 2004 as recorded in Instrument No. 2004-0157342, O.P.R.C.C.T.. - as shown hereon.
- 10.p. Easement from Bloomdale - 543, L.P. to City of McKinney, dated October 29, 2004 as recorded in Instrument No. 2004-0157343, O.P.R.C.C.T.. - as shown hereon.
- 10.q. Easement from Bloomdale - 543, L.P. to City of McKinney, dated October 29, 2004 as recorded in Instrument No. 2004-0157344, O.P.R.C.C.T.. - as shown hereon.
- 10.r. Easement from Bloomdale - 543, L.P. to City of McKinney, dated October 29, 2004 as recorded in Instrument No. 2004-0157345, O.P.R.C.C.T.. - as shown hereon.
- 10.s. Easement from Poguerosa Investments II, LP to McKinney Independent School District, dated October 29, 2004 as recorded in Instrument No. 20080117000067920, O.P.R.C.C.T.. - as shown hereon.
- 10.t. Easement from Bloomdale - 543, L.P. to McKinney Independent School District, dated July 23, 2008 as recorded in Instrument No. 20080723000895650, O.P.R.C.C.T.. - as shown hereon.
- 10.u. Easement from Poguerosa Investments II, LP to City of McKinney, dated May 27, 2010 as recorded in Instrument No. 20100527000534920, O.P.R.C.C.T.. - as shown hereon.

The subject property is NOT AFFECTED by the following items -

- 10.n. Easement from Jo Hazel Mockbee Henderson & John Richard Henderson to Texas Power & Light Company, dated August 12, 1966 as recorded in Volume 677, Page 679, D.R.C.C.T.

The following items does not contain a plottable description -

- 10.g. Easement from Hazel Henderson Lett & Richard Henderson to North Collin Water Supply Corporation, dated August 5, 1977 as recorded in Volume 1064, Page 28, D.R.C.C.T..

B005700.141



DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121

TEXAS REGISTERED SURVEYING FIRM NO. 10098100



12-20-22



SURVEY OF
52.24 ACRES

LOCATED IN
MEREDITH HART SURVEY
ABSTRACT NO. 371
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