

491.5 ACRES

BLOOMDALE RD. & HARDIN RD.

MCKINNEY, TEXAS



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800.839.2376
0811180221

BRYSON
REALTY ADVISORS

THREE TRACTS OF LAND IN THE NORTHWEST SECTOR OF MCKINNEY

TRACT 1:	278.04 ACRES	ZONED: UNZONED	FUTURE SF
TRACT 2:	140.06 ACRES	ZONED: PD # 1703	MULTIFAMILY
TRACT 3:	73.45 ACRES	ZONED: PD # 1703	MULTIFAMILY
TOTAL	491.55 GROSS ACRES		
TOTAL	386.45 NET ACRES OF FLOOD AREA		

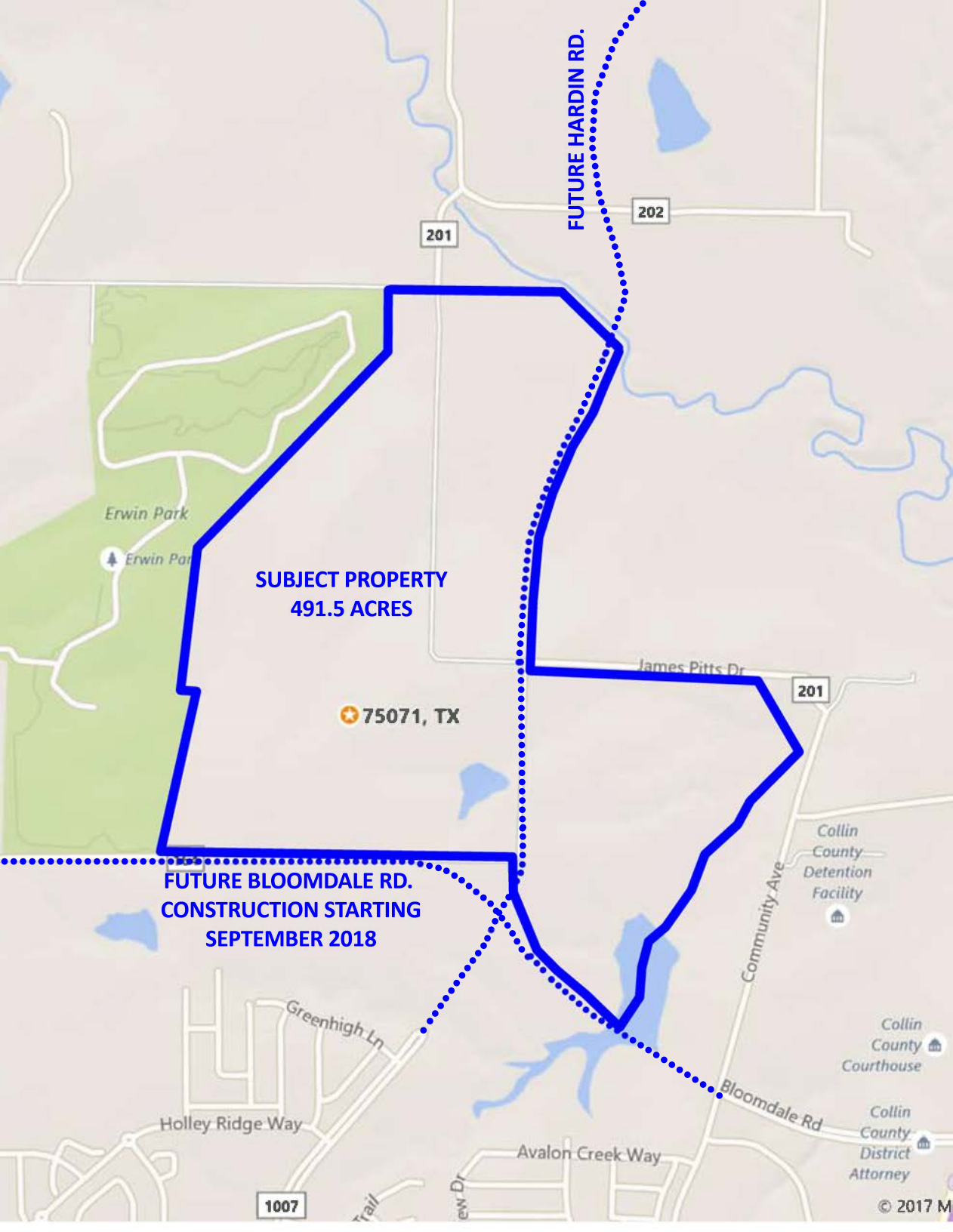
BLOOMDALE ROAD IS CURRENTLY UNDER DESIGN FROM COMMUNITY AVE. TO COUNTY ROAD 164 AND CONSTRUCTION IS SCHEDULED TO BEGIN SEPTEMBER OF 2018 WITH COMPLETION EXPECTED SEPTEMBER 2019. HARDIN ROAD WILL BE EXTENDED NORTH AS TIMBER CREEK DEVELOPES PHASE 4 & 5. SANITARY SEWER IS UNDER CONSTRUCTION TO SERVE TRACT 1 AND TRACT 3 AND COMPLETION IS EXPECTED TO BE THE 4TH QUARTER OF 2018. ERWIN PARK IS A 214.5 ACRE PARK OWNED AND MAINTAINED BY THE CITY OF MCKINNEY AND BORDERS THE ENTIRE WEST SIDE OF TRACT 1.



BRYSON
REALTY ADVISORS

LAND • INVESTMENT PROPERTIES • LEASING
2150 S. CENTRAL EXPWY., SUITE 200, MCKINNEY, TEXAS 75070
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FUTURE HARDIN RD.

201

202

Erwin Park

Erwin Park

SUBJECT PROPERTY
491.5 ACRES

★ 75071, TX

James Pitts Dr

201

FUTURE BLOOMDALE RD.
CONSTRUCTION STARTING
SEPTEMBER 2018

Collin
County
Detention
Facility

Collin
County
Courthouse

Collin
County
District
Attorney

1007

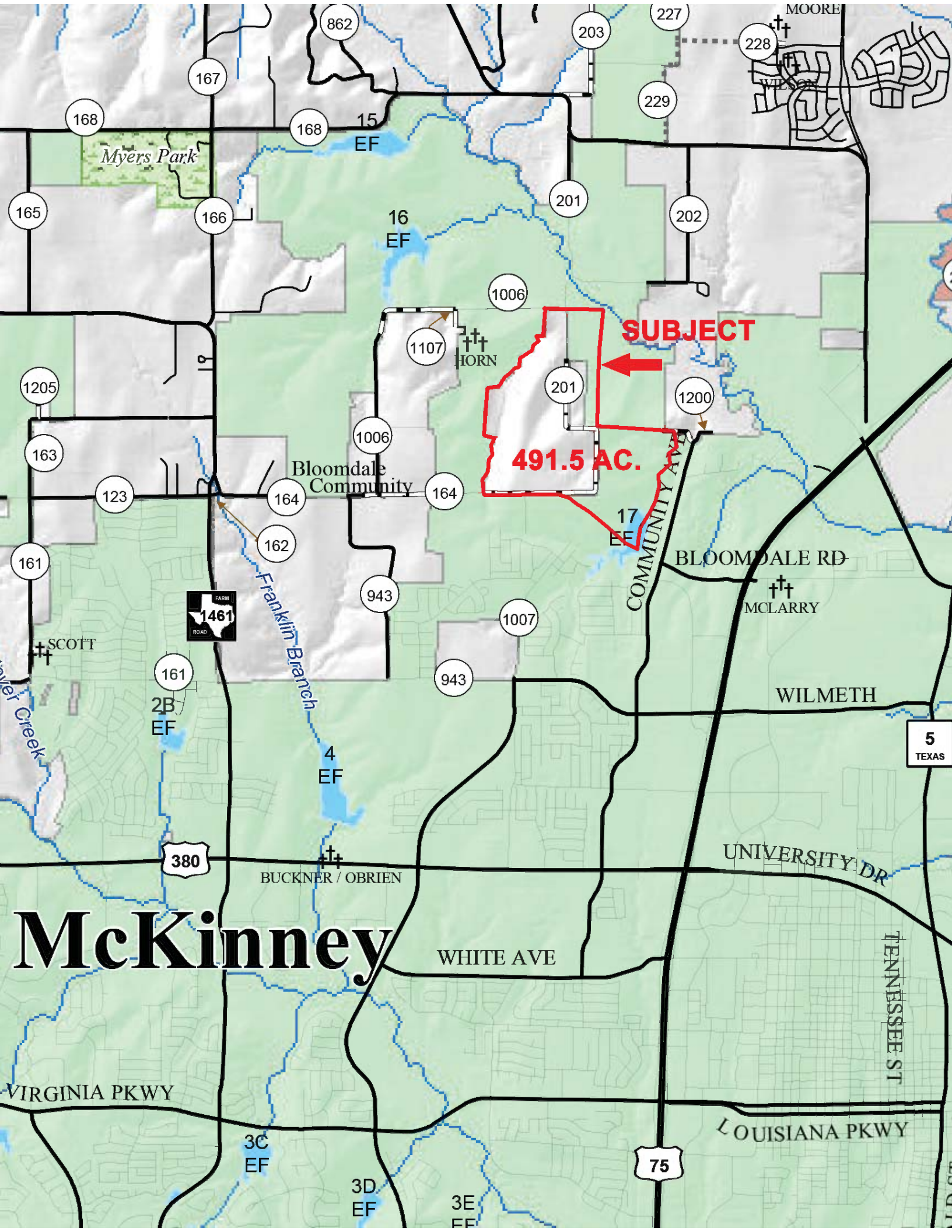
Greenhigh Ln

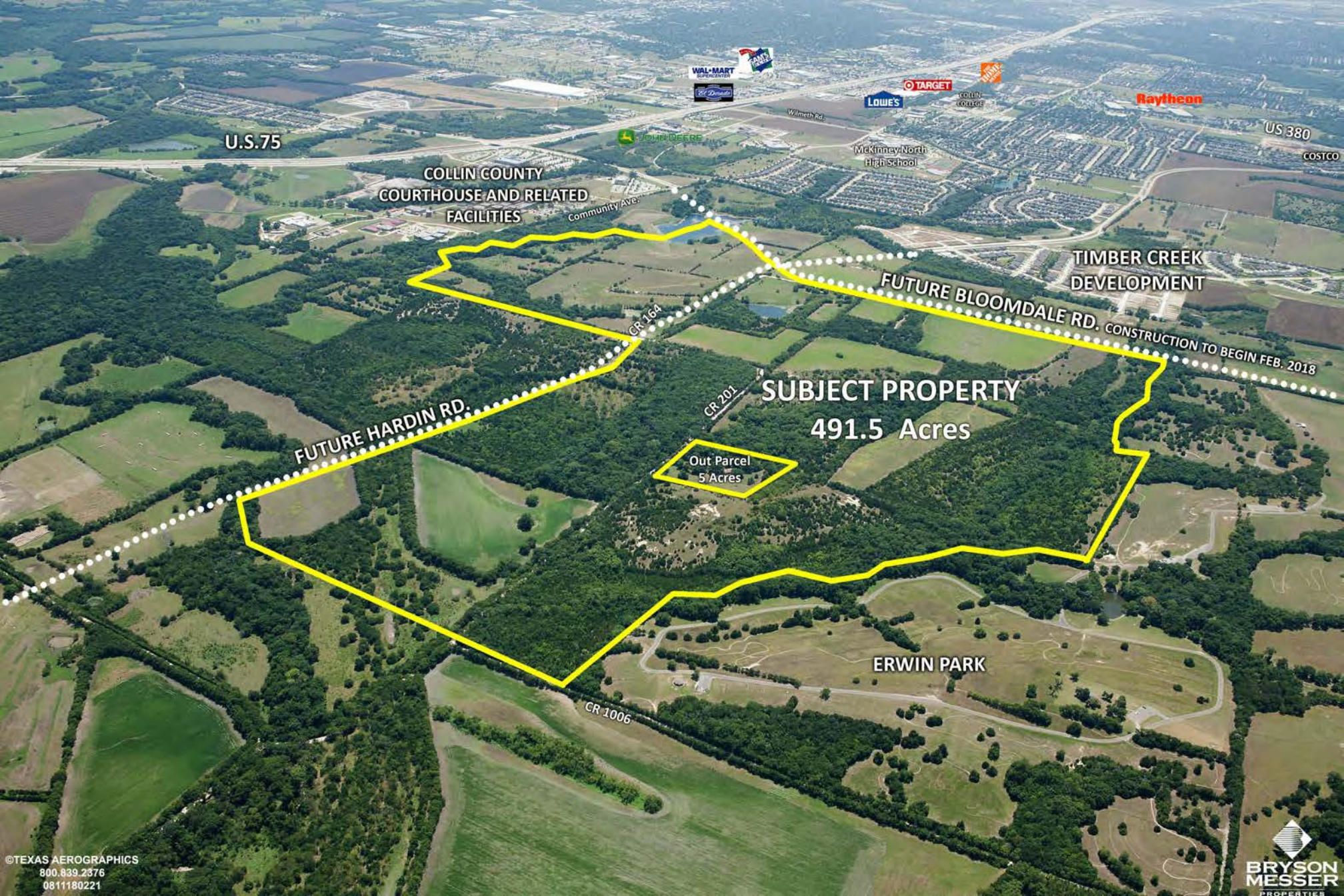
Holley Ridge Way

Avalon Creek Way

Bloomdale Rd







U.S. 75

COLLIN COUNTY
COURTHOUSE AND RELATED
FACILITIES

Community Ave.

CR 164

CR 201

SUBJECT PROPERTY
491.5 Acres

Out Parcel
5 Acres

FUTURE HARDIN RD.

CR 1006

ERWIN PARK

FUTURE BLOOMDALE RD. CONSTRUCTION TO BEGIN FEB. 2018

TIMBER CREEK
DEVELOPMENT

US 380

COSTCO



TIMBER CREEK DEV.

OUT PARCEL
5 ac

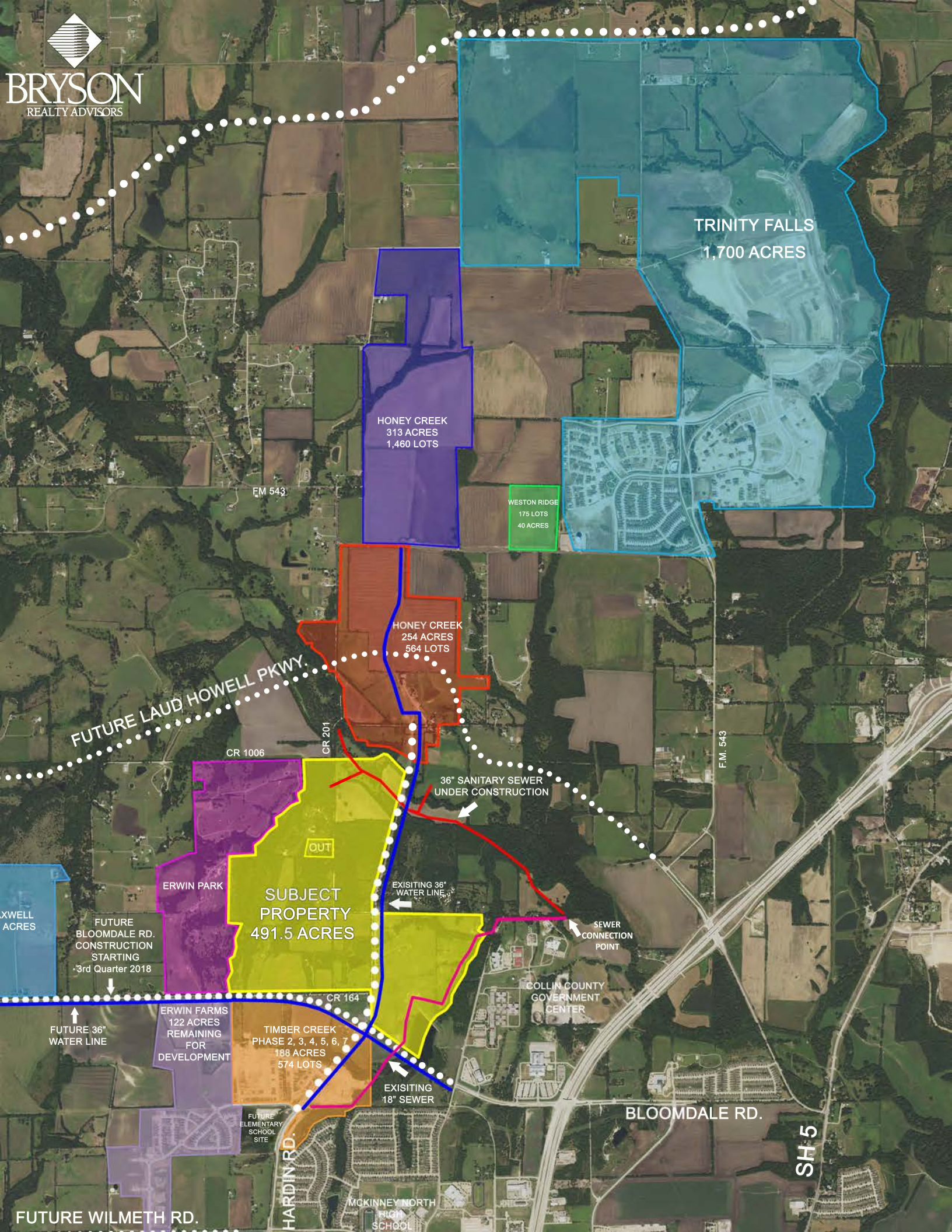


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PHOTO TAKEN
4/16/2018



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TRINITY FALLS
1,700 ACRES

HONEY CREEK
313 ACRES
1,460 LOTS

WESTON RIDGE
175 LOTS
40 ACRES

HONEY CREEK
254 ACRES
564 LOTS

FUTURE LAUD HOWELL PKWY.

CR 1006

CR 201

F.M. 543

36" SANITARY SEWER
UNDER CONSTRUCTION

OUT

EXISTING 36"
WATER LINE

SEWER
CONNECTION
POINT

COLLIN COUNTY
GOVERNMENT
CENTER

BLOOMDALE RD.

SH 5

MCKINNEY NORTH
HIGH SCHOOL

FUTURE WILMETH RD.

HARDIN RD.

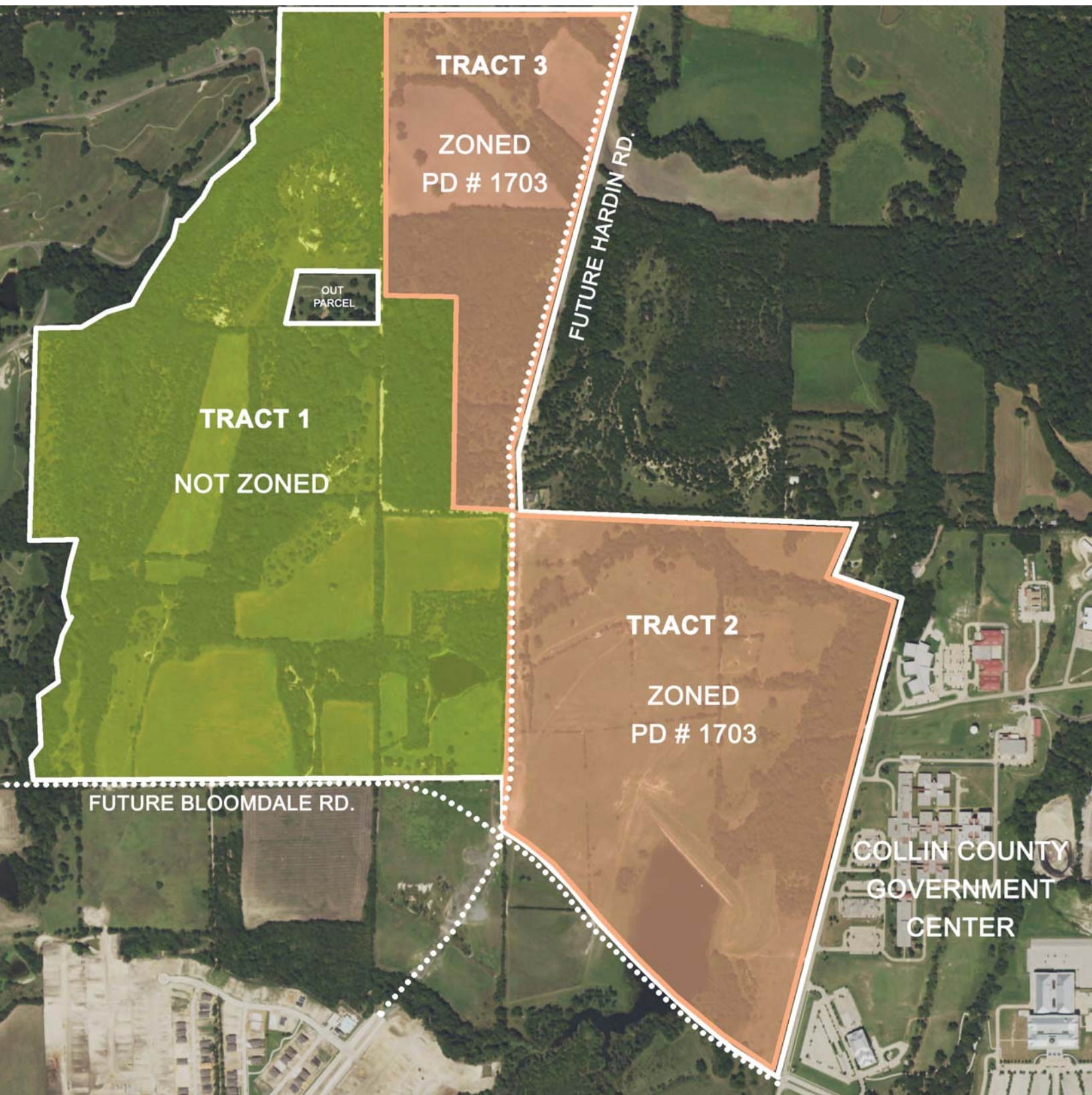
FUTURE
ELEMENTARY
SCHOOL
SITE

ERWIN FARMS
122 ACRES
REMAINING
FOR
DEVELOPMENT

FUTURE BLOOMDALE RD.
CONSTRUCTION
STARTING
3rd Quarter 2018

FUTURE 36"
WATER LINE

SWELL ACRES



TRACT 3

ZONED
PD # 1703

FUTURE HARDIN RD.

OUT
PARCEL

TRACT 1
NOT ZONED

TRACT 2

ZONED
PD # 1703

FUTURE BLOOMDALE RD.

COLLIN COUNTY
GOVERNMENT
CENTER

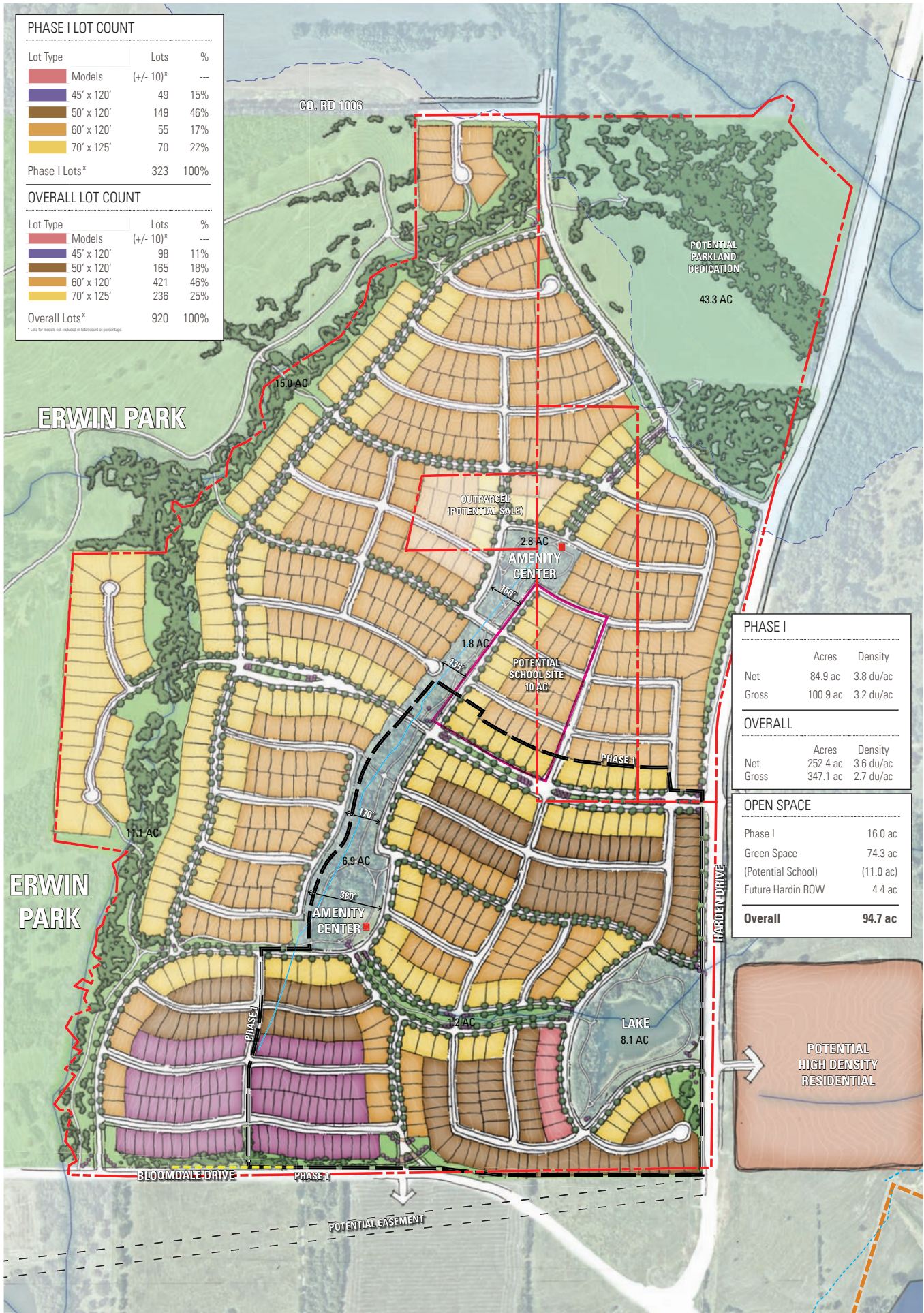
PHASE I LOT COUNT

Lot Type	Lots	%
Models	(+/- 10)*	---
45' x 120'	49	15%
50' x 120'	149	46%
60' x 120'	55	17%
70' x 125'	70	22%
Phase I Lots*	323	100%

OVERALL LOT COUNT

Lot Type	Lots	%
Models	(+/- 10)*	---
45' x 120'	98	11%
50' x 120'	165	18%
60' x 120'	421	46%
70' x 125'	236	25%
Overall Lots*	920	100%

* Lots for models not included in total count or percentage.



PHASE I

	Acres	Density
Net	84.9 ac	3.8 du/ac
Gross	100.9 ac	3.2 du/ac

OVERALL

	Acres	Density
Net	252.4 ac	3.6 du/ac
Gross	347.1 ac	2.7 du/ac

OPEN SPACE

Phase I	16.0 ac
Green Space	74.3 ac
(Potential School)	(11.0 ac)
Future Hardin ROW	4.4 ac

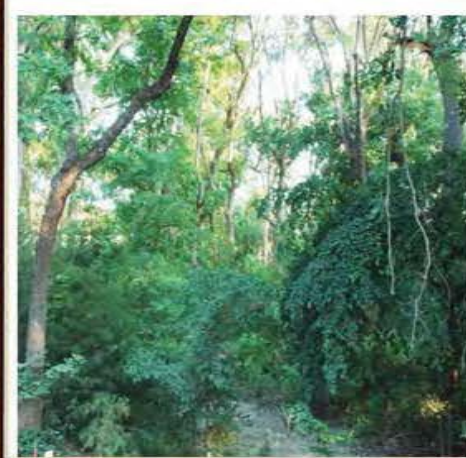
Overall	94.7 ac
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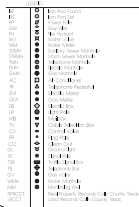


MACNAUGHTON TRACT / CONCEPTUAL PLAN

McKinney, TX Wynne Jackson January 12, 2018

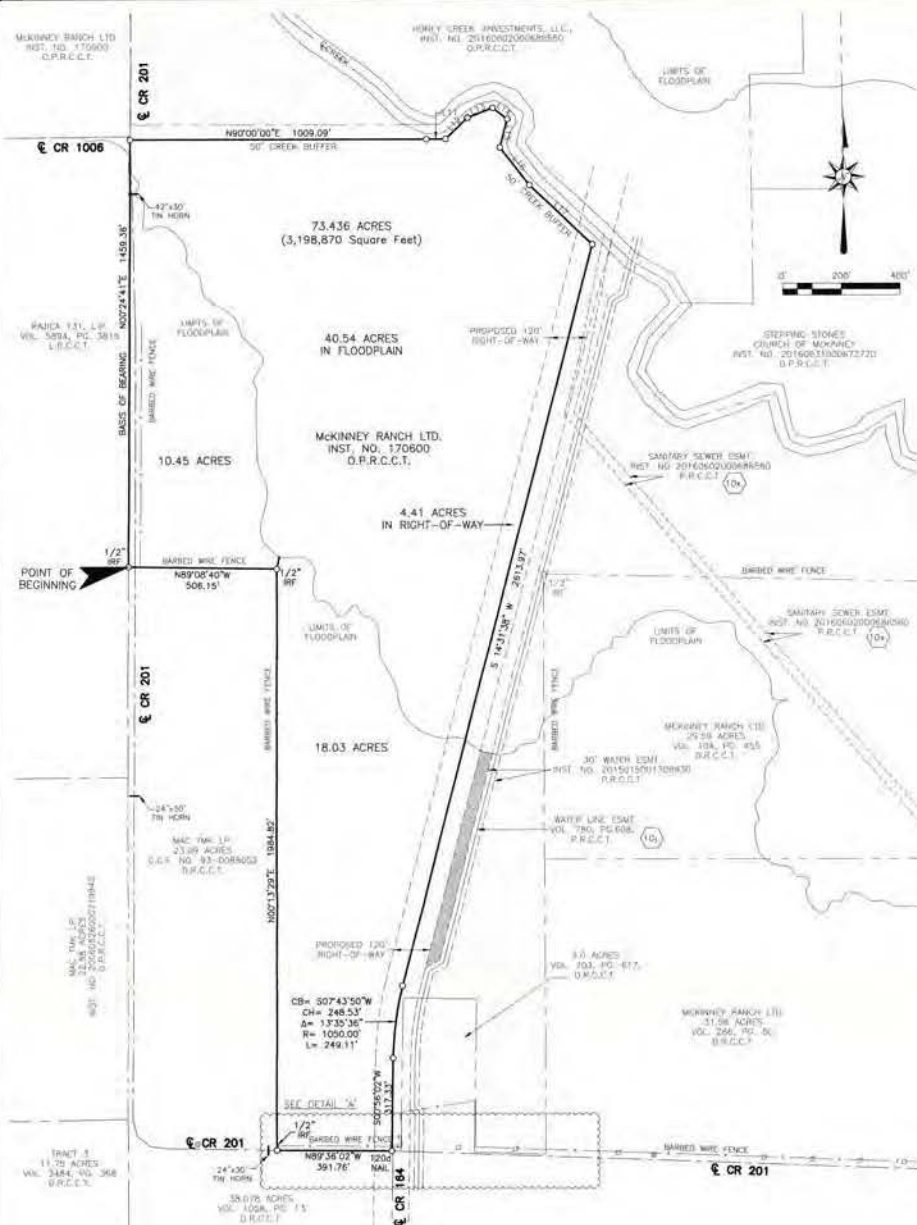






TBPLS REG#10118200

TRACT 3



TITLE COMMITMENT NOTES

Commitment for Title Insurance issued by Chicago Title Insurance Company

Of Number: NSX0005486

Issue Date: May 17, 2017

Effective Date: May 31, 2017

- The following restrictive commitments of record identified below (the most restrictive commitment controlling date or date of this exception).
- Item 1, Schedule B is hereby deleted.
- Schedule B, Item 1 is hereby deleted in its entirety.
- The following matters and all terms of the documents creating or offering evidence of the matters.

- Easement executed by L.B. Hunter, et al. to North Collinwater Supply Corporation dated May 15, 1971, filed May 19, 1971, recorded in/under Volume 284, Page 745 of the Real Property Records of Collin County, Texas. AFFECTS AS SHOWN.
- Easement executed by Canite Fryer-Francis, to North Collin Water Supply Corporation, dated January 20, 1971, filed April 8, 1971, recorded in/under Volume 780, Page 608, of the Real Property Records of Collin County, Texas. AFFECTS AS SHOWN.
- Servient Tenement Easement executed by McKinney Ranch, Ltd., a Texas limited partnership, to Honey Creek Joint Venture II, a Texas joint venture, dated June 1, 2016, recorded in/under 2016060200060650 of the Real Property Records of Collin County, Texas. AFFECTS AS SHOWN.

NOTE: SCHEDULE B ITEMS "W" THROUGH "N", "L", "I", "M", AND "D" DO NOT AFFECT THE SUBJECT PROPERTY. ITEMS "V" THROUGH "Z", "C" THROUGH "U", AND ITEMS "A", "P", "Q", AND "R" ARE NOT SURVEY ITEMS AND THEREFORE NOT LISTED ABOVE.

GENERAL NOTES

- Beginning are based on the true survey line of the subject tract, with a bearing of N 89°24'41\"/>

TABLE A NOTES

- No existing information has been provided.
- No evidence of recent earth-moving work, building construction, or building additions observed in the process of conducting this survey.
- No evidence of actual delineation observed in the process of conducting this survey.

FLOOD STATEMENT

According to Map No. 480500145 A, dated June 2, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, a portion of this property is within Zone "A". Zone "A" is defined as areas determined to be inside the 1% annual chance flood (100-year flood, also known as the base flood), is the flood that has a 1% chance of being equaled or exceeded in any given year. This flood statement does not imply that the property and/or the structure 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 flood statement shall not create liability on the part of the surveyor.

LEGEND

- ⊙ = POWER POLE
- = GUY WIRE
- ⊙ = UNDERGROUND CABLE MARKER
- ⊙ = TITLE COMMITMENT NOTES
- ⊙ = IRON ROD FOUND
- ⊙ = CAPVED IRON ROD SET
- L.R.C.C.T. = LAND RECORDS COLLIN COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
- D.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

SUBJECT TRACT LINE TABLE

LINE	BEARING	DISTANCE
L11	N89°17'25"E	65
L12	N45°54'31"E	104.1
L13	N68°40'50"E	91.8
L14	S52°53'13"E	83.0
L15	S14°08'17"W	100.3
L16	S32°32'12"E	162.3
L17	S46°25'07"E	294

LEGAL DESCRIPTION

BEING a 73.436 acre tract located in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas, being part of that called 189.1 acre tract described in Exhibit A to Special Warranty Deed recorded in Volume 5540, Page 226, Deed Records Collin County, Texas (D.R.C.C.T.), said 73.790 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the most Western Southwest corner of said 189.1 acre tract, being said Southwest corner of a 81.43 acre tract described in Volume 294, Page 623, D.R.C.C.T., and being the Northeast corner of that called 25.00 acre tract described in Deed to MAC TMC, Inc. as recorded in County Clerk's File No. 93-0006252, Official Public Records Collin County, Texas (O.P.R.C.C.T.), being on the East line that tract described in Deed to RAUCA 131, L.P. as recorded in Volume 5894, Page 3815, D.R.C.C.T., said iron rod being on the Western side of Collin County Road 201 (undivided prescriptive right of way);

THENCE N 02°24'41\"/>

THENCE EAST, a distance of 1459.36 feet to a point for corner in Honey Creek;

THENCE Southwesterly, 50.00 feet southerly of and parallel with the center of Honey Creek as follows:

- N 89°17'25\"/>

THENCE S 14°13'56\"/>

THENCE S 02°54'02\"/>

THENCE N 89°08'02\"/>

THENCE N 02°13'29\"/>

THENCE N 89°30'02\"/>

THENCE N 02°13'29\"/>

THENCE N 89°08'02\"/>

SURVEYOR'S CERTIFICATE

To: Chicago Title Insurance Company, Geospatial Business Unit

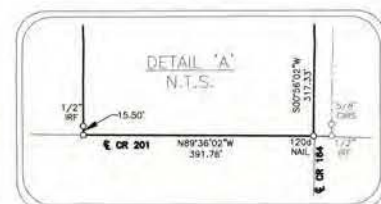
This is to declare that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 13, 15, and 16 of Table A thereof.

Date Field Survey Completed - May 08, 2017

Date Signed for Field Survey - May 31, 2017

Paul Hubert, RPLS 1942

Adams Surveying Company, LLC



ALTA/ACSM LAND TITLE SURVEY

BEING 73.436 ACRES

In the Meredith Hart Survey,
Abstract No. 371
City of McKinney, Collin County, Texas

Adams
surveying company, LLC

P.O. Box 260392
Plano, Texas 75026
Phone: (469) 317-0250
Fax: (214) 295-9844

TBPLS Firm Registration No. 10177500

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\\BLS\FS001\Public\ASCE_adopt\asce 2017\17050 Meredith Hart Survey\Boundary

2017-17050

REVISIONS	
1	MAY 29, 2017
2	MAY 26, 2017
3	MAY 31, 2017
4	
5	
6	
7	
8	
9	
ISSUE DATES	
MAY 31, 2017	
ISSUE DATES	
DRAWN BY	TC
CHECKED BY	BH
DATE	05/31/2017



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date