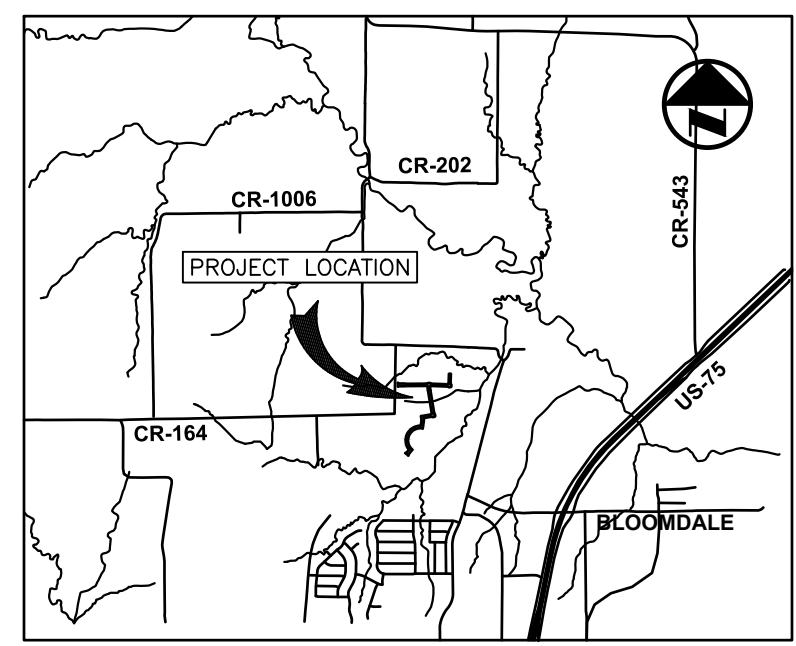


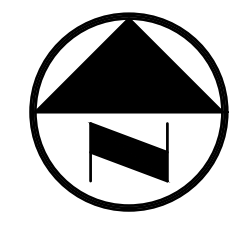
LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 00°54'39" E	100.00'
L2	S 44°03'29" E	21.20'
L3	S 89°16'30" E	135.02'
L4	S 86°46'55" E	100.09'
L5	N 45°42'21" E	21.68'
L6	S 89°11'57" E	60.01'
L7	S 43°01'57" E	21.23'
L8	N 45°56'21" E	20.81'
L9	S 87°53'39" E	50.00'
L10	S 44°35'27" E	21.80'
L11	S 87°59'08" E	7.19'
L12	S 02°00'52" W	50.00'
L13	S 41°19'15" W	19.00'
L14	S 80°37'38" W	50.00'
L15	N 09°22'22" W	4.97'
L16	N 48°40'45" W	23.21'
L17	S 46°50'13" W	21.24'
L18	S 54°20'44" E	21.22'
L19	S 09°22'22" E	50.00'
L20	S 35°39'16" W	21.20'
L21	S 09°22'22" E	4.94'
L22	S 80°37'38" W	60.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L23	N 54°20'44" W	21.22'
L24	S 38°17'20" W	22.16'
L25	S 04°10'59" E	21.82'
L26	N 84°27'42" E	21.20'
L27	N 39°21'28" E	96.90'
L28	N 00°48'50" E	23.46'
L29	N 49°27'40" E	22.57'
L30	N 08°15'28" E	100.96'
L31	N 35°39'16" E	21.20'
L32	N 44°17'49" W	20.78'
L33	S 87°30'16" W	100.18'
L34	N 89°16'30" W	134.98'
L35	S 45°56'30" W	21.22'
L36	N 01°55'14" E	45.12'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	1°14'03"	425.00'	N 01°29'20" E	9.15'	9.15'
C3	2°09'10"	375.00'	S 01°01'46" W	14.09'	14.09'
C4	11°17'35"	470.00'	S 03°43'34" E	92.49'	92.64'
C5	11°21'54"	430.00'	S 02°34'31" W	85.15'	85.29'
C6	150°38'04"	320.00'	S 26°01'50" W	619.10'	841.30'
C7	2°38'51"	2166.00'	N 49°25'20" W	100.07'	100.08'
C8	126°08'19"	380.00'	N 26°28'02" E	677.58'	836.58'
C9	21°58'50"	370.00'	N 02°43'57" W	141.08'	141.94'
C10	11°09'54"	530.00'	N 03°47'25" W	103.12'	103.28'
C11	11°14'01"	1000.00'	S 89°53'31" E	21.53'	21.53'
C12	7°46'21"	400.00'	N 01°46'49" W	54.22'	54.26'
C13	11°17'35"	500.00'	N 03°43'34" W	98.39'	98.55'
C14	17°20'56"	400.00'	N 00°25'00" W	120.66'	121.12'
C15	139°49'34"	350.00'	N 26°15'25" E	657.42'	854.15'
C16	180°00'00"	50.00'	N 02°06'21" E	100.00'	157.08'



VICINITY MAP
(NOT TO SCALE)

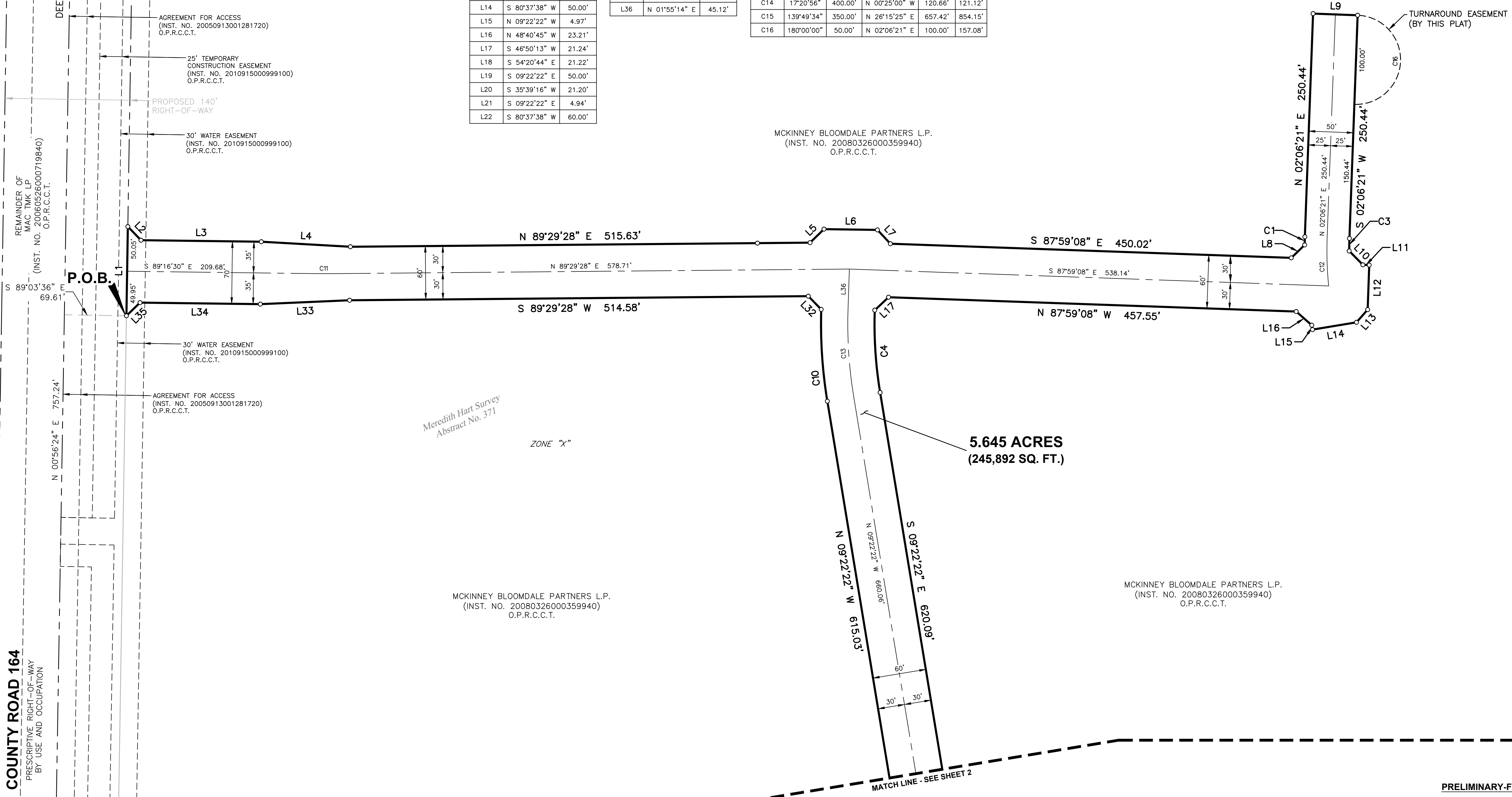


0 30 60 120
SCALE: 1" = 60'

LEGEND

- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
- INST. INSTRUMENT NUMBER
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- SQ. FT. SQUARE FEET
- PROPERTY LINE
- - - EXISTING EASEMENT

MCKINNEY BLOOMDALE PARTNERS L.P.
(INST. NO. 20080326000359940)
O.P.R.C.C.T.



CANVAS MCKINNEY, I. OWNER, LLC
(INST. NO. 20211230002627220)
O.P.R.C.C.T.

COUNTY ROAD 164
PRESERVATIVE RIGHT-OF-WAY
BY USE AND OCCUPATION

REMAINDER OF
MAC TANK LP
(INST. NO. 20060526000719840)
O.P.R.C.C.T.

AGREEMENT FOR ACCESS
(INST. NO. 20050913001281720)
O.P.R.C.C.T.

25' TEMPORARY
CONSTRUCTION EASEMENT
(INST. NO. 20109150009991100)
O.P.R.C.C.T.

PROPOSED 140'
RIGHT-OF-WAY

30' WATER EASEMENT
(INST. NO. 20109150009991100)
O.P.R.C.C.T.

30' WATER EASEMENT
(INST. NO. 20109150009991100)
O.P.R.C.C.T.

AGREEMENT FOR ACCESS
(INST. NO. 20050913001281720)
O.P.R.C.C.T.

Meredith Hart Survey
Abstract No. 371

ZONE "X"

MCKINNEY BLOOMDALE PARTNERS L.P.
(INST. NO. 20080326000359940)
O.P.R.C.C.T.

5.645 ACRES
(245,892 SQ. FT.)

MCKINNEY BLOOMDALE PARTNERS L.P.
(INST. NO. 20080326000359940)
O.P.R.C.C.T.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
BLOOMDALE 140

BEING 5.645 ACRES SITUATED IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
JUNE 2022
SHEET 1 OF 2

OWNER
MCKINNEY BLOOMDALE
PARTNERS, LP
580 Decker Dr., Suite 280
Irving, TX 75062

SURVEYOR
BGE, Inc.
2595 Dallas 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

PURPOSE STATEMENT

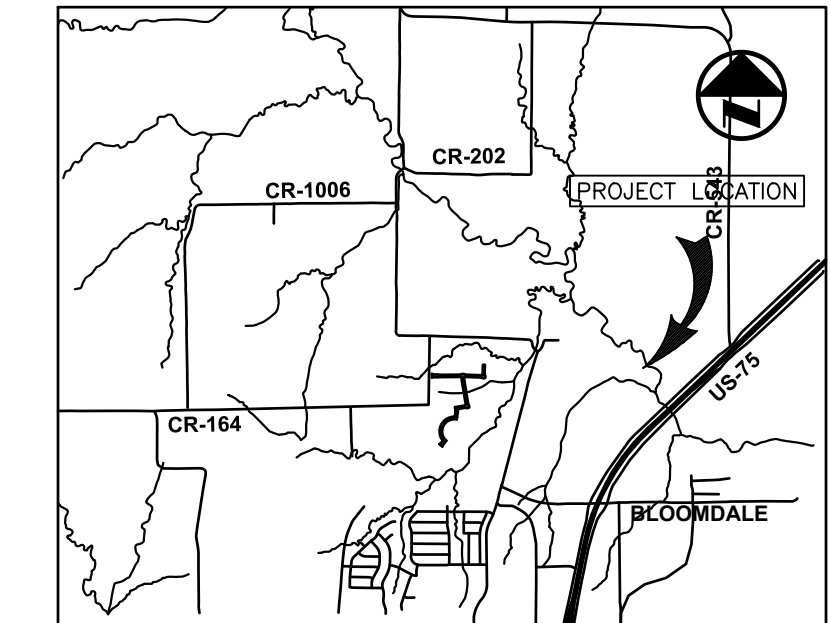
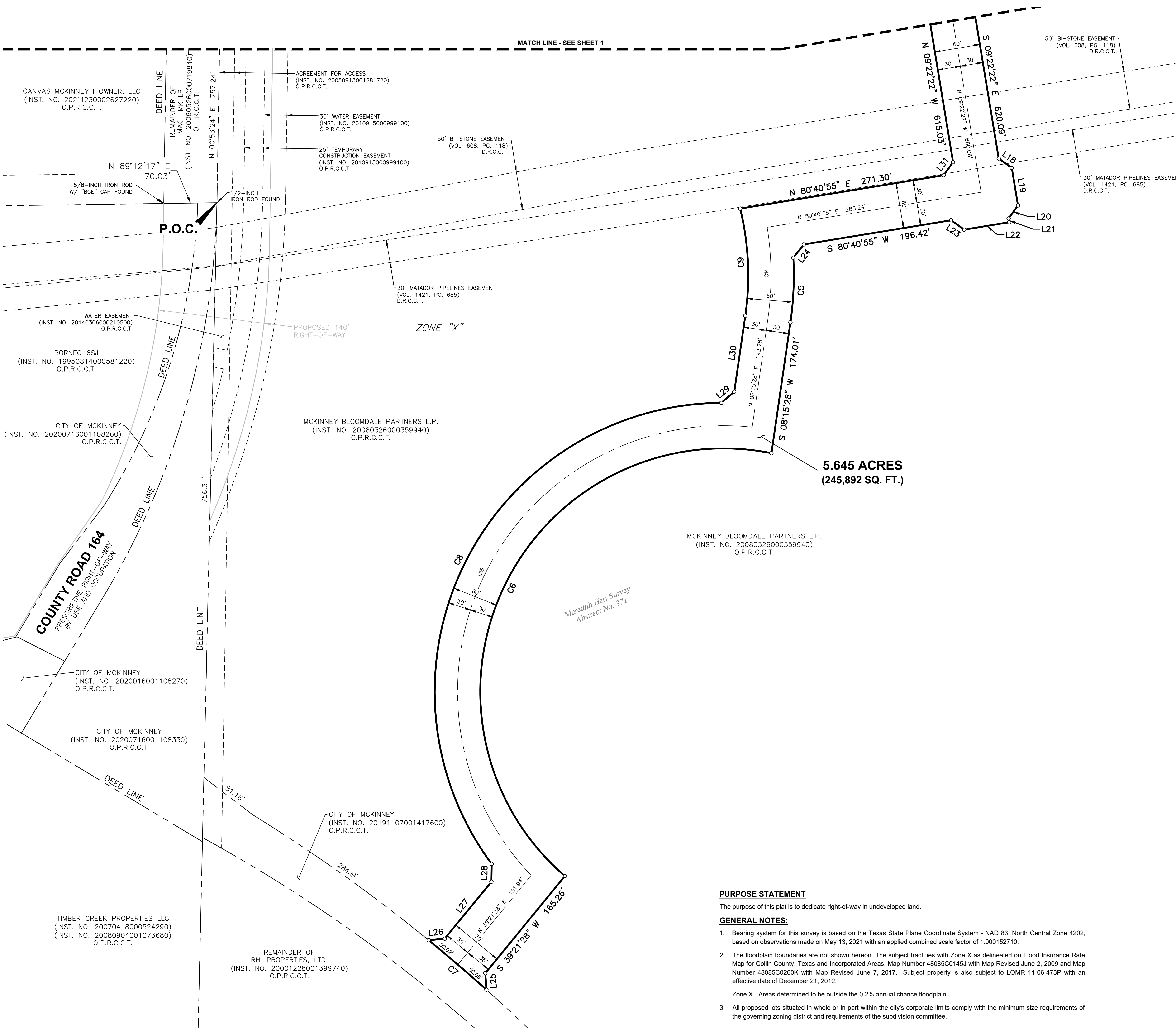
The purpose of this plat is to dedicate right-of-way in undeveloped land.

GENERAL NOTES:

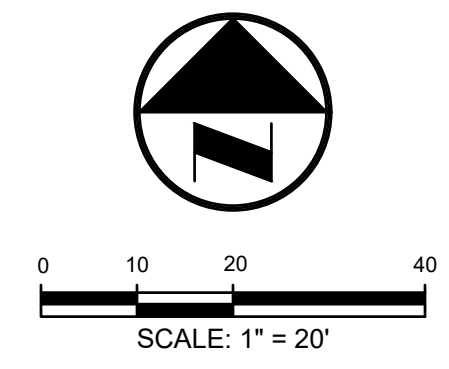
- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on May 13, 2021 with an applied combined scale factor of 1.000152710.
- The floodplain boundaries are not shown hereon. The subject tract lies with Zone X 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 in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the subdivision committee.

G:\TXN\Projects\Wymie_Jackson\8884-10-Bloomdale-10-Infrastructure\SV\04_CAD\8884-10_P\PLT.dwg 2022-06-13-12:07 london



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
P.O.C.	POINT OF COMMENCING
SQ. FT.	SQUARE FEET
—	PROPERTY LINE
- - -	EXISTING EASEMENT

5.645 ACRES
(245,892 SQ. FT.)

MCKINNEY BLOOMDALE PARTNERS L.P.
(INST. NO. 20080326000359940)
O.P.R.C.C.T.

Meredith Hart Survey
Abstract No. 371

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
BLOOMDALE 140

BEING 5.645 ACRES SITUATED IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
JUNE 2022
SHEET 2 OF 2

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

SURVEYOR
BGE, Inc.
2595 Dallas 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

PURPOSE STATEMENT

The purpose of this plat is to dedicate right-of-way in undeveloped land.

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.
- 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 in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the subdivision committee.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS McKinney Bloomdale Partners L.P. is the owner of a 5.645-acre (245,892-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 with Vendor's Lien to McKinney Bloomdale Partners L.P. recorded in Instrument No. 20080326000359940 of the Official Public Records of Collin County, Texas; said 5.645-acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2-inch iron rod found in the west line of said McKinney Bloomdale Partners tract; said point being the southeast corner of that certain tract of land described in Special Warranty Deed to MAC TMK, LP recorded in Instrument No. 20060526000719840, the north corner of that certain tract of land described in General Warranty Deed to the City of McKinney recorded in Instrument No. 20200716001108330, and the northeast corner of that certain tract of land described in Special Warranty Deed to the City of McKinney recorded in Instrument No. 20200716001108260, all of said Official Public Records; said point lies North 89 degrees 12 minutes 17 seconds East, 70.03 feet from a 5/8-inch iron rod with "BGE" cap found for the southeast corner of that certain tract of land described in Special Warranty Deed to Canvas McKinney I Owner, LLC recorded in Instrument No. 20211230002627220 of said Official Public Records;

THENCE, North 00 degrees 56 minutes 24 seconds East, with the said west line of McKinney Bloomdale Partners tract and with the east line of said MAC TMK tract, a distance of 757.24 feet to a point for corner;

THENCE, South 89 degrees 03 minutes 36 seconds East, departing the said west line of McKinney Bloomdale Partners tract and the said east line of MAC TMK tract and into and across said McKinney Bloomdale Partners tract, a distance of 69.61 feet to the POINT OF BEGINNING;

THENCE, continuing over and across said McKinney Bloomdale Partners tract, the following thirty-nine (39) calls:

- North 00 degrees 54 minutes 39 seconds East, a distance of 100.00 feet to a point for corner;
- South 44 degrees 03 minutes 29 seconds East, a distance of 21.20 feet to a point for corner;
- South 89 degrees 16 minutes 30 seconds East, a distance of 135.02 feet to a point for corner;
- South 86 degrees 46 minutes 55 seconds East, a distance of 100.09 feet to a point for corner;
- North 89 degrees 29 minutes 28 seconds East, a distance of 515.63 feet to a point for corner;
- North 45 degrees 42 minutes 21 seconds East, a distance of 21.88 feet to a point for corner;
- South 89 degrees 11 minutes 57 seconds East, a distance of 60.01 feet to a point for corner;
- South 43 degrees 01 minutes 57 seconds East, a distance of 21.23 feet to a point for corner;
- South 87 degrees 59 minutes 08 seconds East, a distance of 450.02 feet to a point for corner;
- North 45 degrees 56 minutes 21 seconds East, a distance of 20.81 feet to a point for corner; said point being at the beginning of a non-tangent curve to the right;
- With said curve to the right, having a central angle of 01 degrees 14 minutes 03 seconds, a radius of 425.00 feet, a chord bearing and distance of North 01 degrees 29 minutes 20 seconds East, 9.15 feet, and an arc length of 9.15 feet to a point for corner at the end of said curve;
- North 02 degrees 06 minutes 21 seconds East, a distance of 250.44 feet to a point for corner;
- South 87 degrees 53 minutes 39 seconds East, a distance of 50.00 feet to a point for corner;
- South 02 degrees 06 minutes 21 seconds West, a distance of 250.44 feet to a point for corner; said point being at the beginning of a tangent curve to the left;
- With said curve to the left, having a central angle of 02 degrees 09 minutes 10 seconds, a radius of 375.00 feet, a chord bearing and distance of South 01 degrees 01 minutes 46 seconds West, 14.09 feet, and an arc length of 14.09 feet to a point for corner at the end of said curve;
- South 44 degrees 35 minutes 27 seconds East, a distance of 21.80 feet to a point for corner;
- South 87 degrees 59 minutes 08 seconds East, a distance of 7.19 feet to a point for corner;
- South 02 degrees 00 minutes 52 seconds West, a distance of 50.00 feet to a point for corner;
- South 41 degrees 19 minutes 15 seconds West, a distance of 19.00 feet to a point for corner;
- South 80 degrees 37 minutes 38 seconds West, a distance of 50.00 feet to a point for corner;
- North 09 degrees 22 minutes 22 seconds West, a distance of 4.97 feet to a point for corner;
- North 48 degrees 40 minutes 45 seconds West, a distance of 23.21 feet to a point for corner;
- North 87 degrees 59 minutes 08 seconds West, a distance of 457.55 feet to a point for corner;
- South 46 degrees 50 minutes 13 seconds West, a distance of 21.24 feet to a point for corner; said point being at the beginning of a non-tangent curve to the left;
- With said curve to the left, having a central angle of 11 degrees 17 minutes 35 seconds, a radius of 470.00 feet, a chord bearing and distance of South 03 degrees 43 minutes 34 seconds East, 92.49 feet, and an arc length of 92.64 feet to a point for corner at the end of said curve;
- South 09 degrees 22 minutes 22 seconds East, a distance of 620.09 feet to a point for corner;
- South 54 degrees 20 minutes 44 seconds East, a distance of 21.22 feet to a point for corner;
- South 09 degrees 22 minutes 22 seconds East, a distance of 50.00 feet to a point for corner;

- South 35 degrees 39 minutes 16 seconds West, a distance of 21.20 feet to a point for corner;
- South 09 degrees 22 minutes 22 seconds East, a distance of 4.94 feet to a point for corner;
- South 80 degrees 37 minutes 38 seconds West, a distance of 60.00 feet to a point for corner;
- North 54 degrees 20 minutes 44 seconds West, a distance of 21.22 feet to a point for corner;
- South 80 degrees 40 minutes 55 seconds West, a distance of 196.42 feet to a point for corner;
- South 38 degrees 17 minutes 20 seconds West, a distance of 22.16 feet to a point for corner; said point being at the beginning of a non-tangent curve to the right;
- With said non-tangent curve to the right, having a central angle of 11 degrees 21 minutes 54 seconds, a radius of 430.00 feet, a chord bearing and distance of South 02 degrees 34 minutes 31 seconds West, 85.15 feet, and an arc length of 85.29 feet to a point for corner at the end of said curve;
- South 08 degrees 15 minutes 28 seconds West, a distance of 174.01 feet to a point for corner; said point being at the beginning of a non-tangent curve to the left;
- With said non-tangent curve to the left, having a central angle of 150 degrees 38 minutes 04 seconds, a radius of 320.00 feet, a chord bearing and distance of South 26 degrees 01 minutes 50 seconds West, 619.10 feet, and an arc length of 841.30 feet to a point for corner at the end of said curve;
- South 39 degrees 21 minutes 28 seconds West, a distance of 165.26 feet to a point for corner;
- South 04 degrees 10 minutes 59 seconds East, a distance of 21.82 feet to a point for corner; said point being in the southwest line of said McKinney Bloomdale Partners tract, in the northeast line of that certain 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 at the beginning of a non-tangent curve to the left;

THENCE, with the said southwest line of McKinney Bloomdale Partners tract, the said northeast line of said City of McKinney tract and said curve to the left, having a central angle of 02 degrees 38 minutes 51 seconds, a radius of 2,166.00 feet, a chord bearing and distance of North 49 degrees 25 minutes 20 seconds West, 100.07 feet, and an arc length of 100.08 feet to a point for corner at the end of said curve;

THENCE, departing the said southwest line of McKinney Bloomdale Partners tract and the said northeast line of said City of McKinney tract and into and across said McKinney Bloomdale Partners tract, the following sixteen (16) calls:

- North 84 degrees 27 minutes 42 seconds East, a distance of 21.20 feet to a point for corner;
- North 39 degrees 21 minutes 28 seconds East, a distance of 96.90 feet to a point for corner;
- North 00 degrees 48 minutes 50 seconds East, a distance of 23.46 feet to a point for corner; said point being at the beginning of a non-tangent curve to the right;
- With said curve to the right, having a central angle of 126 degrees 08 minutes 19 seconds, a radius of 380.00 feet, a chord bearing and distance of North 26 degrees 28 minutes 02 seconds East, 677.58 feet, and an arc length of 836.58 feet to a point for corner at the end of said curve;
- North 49 degrees 27 minutes 40 seconds East, a distance of 22.57 feet to a point for corner;
- North 08 degrees 15 minutes 28 seconds East, a distance of 100.96 feet to a point for corner; said point being at the beginning of a tangent curve to the left;
- With said curve to the left, having a central angle of 21 degrees 58 minutes 50 seconds, a radius of 370.00 feet, a chord bearing and distance of North 02 degrees 43 minutes 57 seconds West, 141.08 feet, and an arc length of 141.94 feet to a point for corner at the end of said curve;
- North 80 degrees 40 minutes 55 seconds East, a distance of 271.30 feet to a point for corner;
- North 35 degrees 39 minutes 16 seconds East, a distance of 21.20 feet to a point for corner;
- North 09 degrees 22 minutes 22 seconds West, a distance of 615.03 feet to a point for corner; said point being at the beginning of a tangent curve to the right;
- With said curve to the right, having a central angle of 11 degrees 09 minutes 54 seconds, a radius of 530.00 feet, a chord bearing and distance of North 03 degrees 47 minutes 25 seconds West, 103.12 feet, and an arc length of 103.28 feet to a point for corner at the end of said curve;
- North 44 degrees 17 minutes 49 seconds West, a distance of 20.78 feet to a point for corner;
- South 89 degrees 29 minutes 28 seconds West, a distance of 514.58 feet to a point for corner;
- South 87 degrees 30 minutes 16 seconds West, a distance of 100.18 feet to a point for corner;
- North 89 degrees 16 minutes 30 seconds West, a distance of 134.98 feet to a point for corner;
- South 45 degrees 56 minutes 30 seconds West, a distance of 21.22 feet to the POINT OF BEGINNING and containing 5.645 acres or 245,892 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT McKinney Bloomdale Partners L.P. acting herein by and through its duly authorized officers, does hereby adopt this Record Plat designating the herein above described property as BLOOMDALE 140, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon, and 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 buildings, 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 shall have the right of ingress and egress to and upon said easements for constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems, without the necessity, at any time, of procuring the permission of anyone.

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

WITNESS MY HAND, this ____ day of _____, 2022

MCKINNEY BLOOMDALE PARTNERS

By: _____
Name:
Title:

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Jeff Lindsey 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 consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2022.

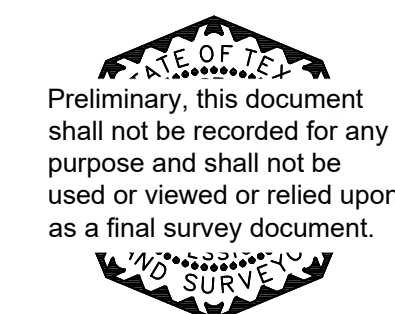
NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, Gregory Mark Peace, a Registered Professional Land Surveyor in the State of Texas, do hereby state that to the best of my knowledge, information and belief, that I have prepared this plat from an actual survey made on the ground of the property shown hereon, and that the corner monuments shown hereon actually exist or were placed under my supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Gregory Mark Peace
Registered Professional Land Surveyor
No. 6608



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, 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 consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY-FINAL PLAT
BLOOMDALE 140**

BEING 5.645 ACRES SITUATED IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
JUNE 2022
SHEET 3 OF 3

OWNER
**MCKINNEY BLOOMDALE
PARTNERS, LP**
580 Decker Dr., Suite 280
Irving, TX 75062



SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
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Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

PURPOSE STATEMENT

The purpose of this plat is to dedicate right-of-way in undeveloped land.

GENERAL NOTES:

1. 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.
2. 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.

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