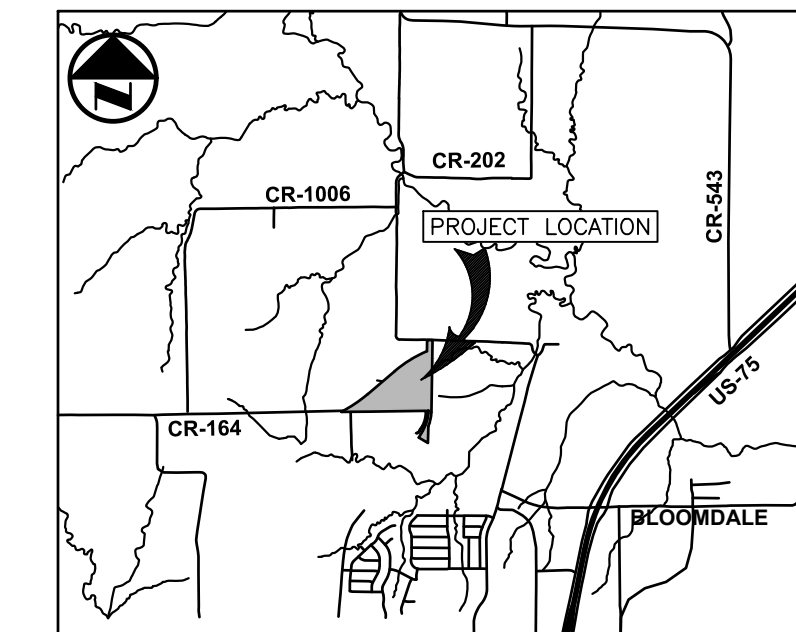
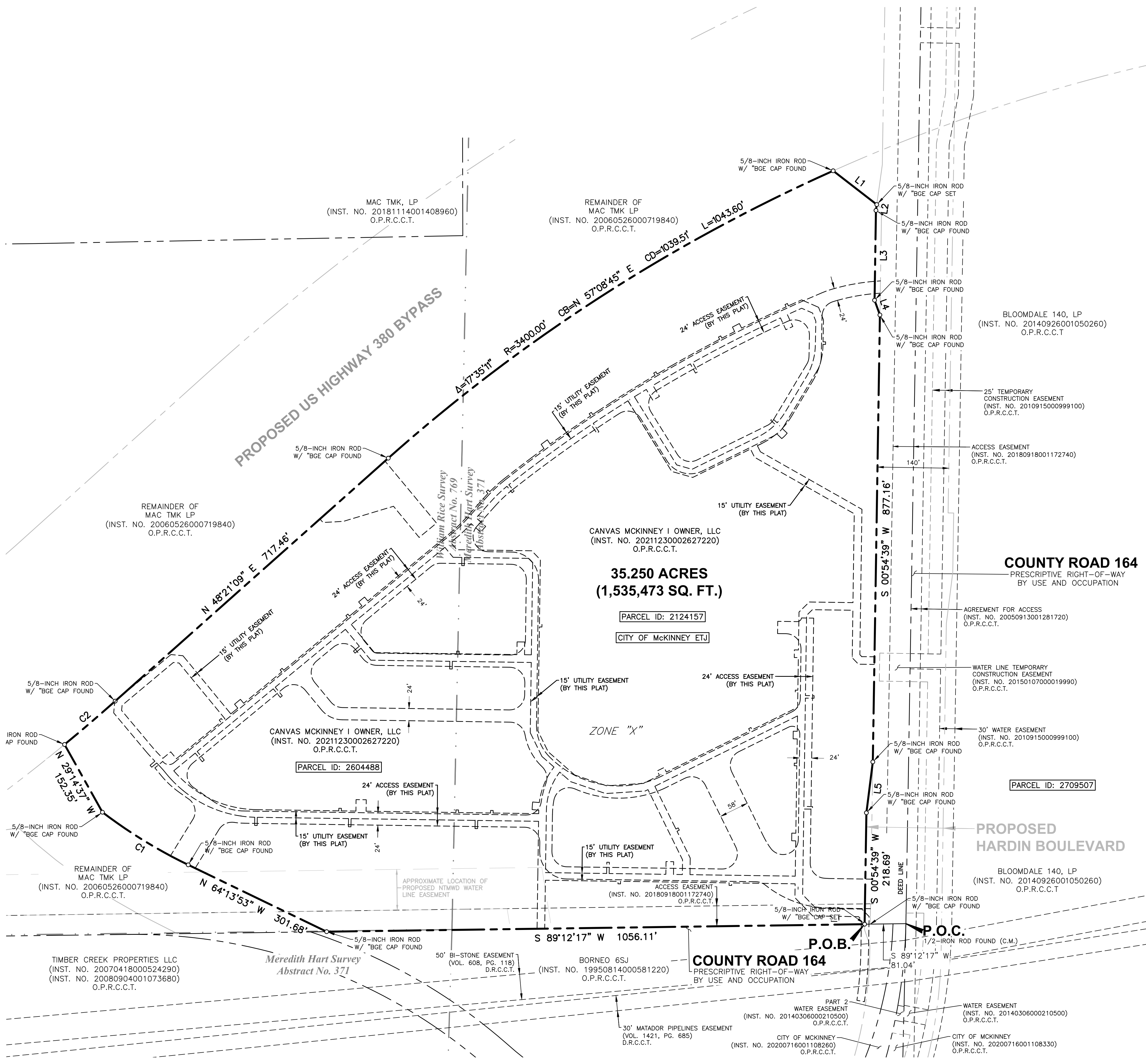
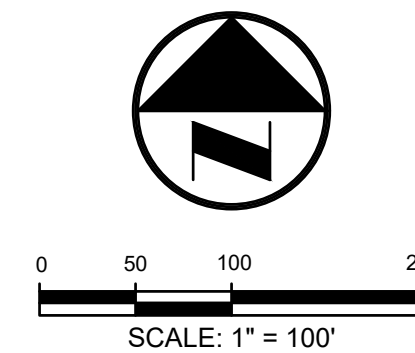


LEGEND

(C.M.)	CONTROLLING MONUMENT
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



VICINITY MAP
(NOT TO SCALE)



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.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 52°15'50" E	108.22'
L2	S 07°52'24" W	11.65'
L3	S 00°54'39" W	176.28'
L4	S 20°04'29" E	30.71'
L5	S 07°11'01" W	100.67'

CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	11°30'28"	985.00'	N 58°28'39" W	197.50'	197.84'
C2	2°10'22"	3450.00'	N 49°26'20" E	130.83'	130.84'

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
CANVAS AT BLOOMDALE
BEING 35.25 ACRES SITUATED IN THE
MEREDITH HART SURVEY, ABSTRACT NO. 371 AND THE
WILLIAM RICE SURVEY, ABSTRACT NO. 769
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SEPTEMBER 2022

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

SURVEYOR
BGE, Inc.
2595 Dallas Parkway, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPELS Registration No. 10193953
Copyright 2021
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Canvas McKinney I Owner, LLC is the owner of a 35.250-acre tract of land situated in the Meredith Hart Survey, Abstract No. 371 and the William Rice Survey, Abstract No. 769, Collin County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to Canvas McKinney I Owner LLC recorded in Instrument No. 20211230002627220 of the Official Public Records of Collin County, Texas; said 35.250-acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2-inch iron rod found in the approximate centerline of County Road 164 (a prescriptive right-of-way, no deed of record found) and in the west line of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Bloomdale 140, LP recorded in Instrument No. 20140926001050260 of said Official Public Records; 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 called 1.704-acre tract of land described in General Warranty Deed to the City of McKinney recorded in Instrument No. 20200716001108330, and the northeast corner of that called 0.682-acre tract of land described in Special Warranty Deed to the City of McKinney recorded in Instrument No. 20200716001108260, all of said Official Public Records;

THENCE, South 89 degrees 12 minutes 17 seconds West, departing the said west line of Bloomdale 140 tract and with the said approximate centerline of County Road 164, the south line of said MAC TMK tract, the north line of said 0.682-acre City of McKinney tract, and the north line of that certain tract of land described in Special Warranty Deed to Borneo 6SJ recorded in Instrument No. 19950814000581220 of said Official Public Records, at a distance of 70.03 feet passing a 5/8-inch iron rod with "BGE" cap found for the southeast corner of said Canvas McKinney I Owner tract, continuing for a total distance of 81.04 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the west right-of-way line of Hardin Boulevard (a variable-width public right-of-way); said point being the POINT OF BEGINNING;

THENCE, South 89 degrees 12 minutes 17 seconds West, continuing with the said south line of Canvas McKinney I Owner tract and the said north line of Borneo 6SJ tract, a distance of 1,056.11 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, departing the said north line of Borneo 6SJ tract and with the southwest line of said Canvas McKinney I Owner tract, the following three (3) calls:

North 64 degrees 13 minutes 53 seconds West, a distance of 301.68 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the beginning of a tangent curve to the right;

With said curve to the right, having a central angle of 11 degrees 30 minutes 28 seconds, a radius of 985.00 feet, a chord bearing and distance of North 58 degrees 28 minutes 39 seconds West, 197.50 feet, and an arc length of 197.84 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

North 29 degrees 14 minutes 37 seconds West, a distance of 152.35 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the west corner of said Canvas McKinney I Owner tract and the beginning of a non-tangent curve to the left;

THENCE, with the northwest line of said Canvas McKinney I Owner tract, the following three (3) calls:

With said curve to the left, having a central angle of 02 degrees 10 minutes 22 seconds, a radius of 3,450.00 feet, a chord bearing and distance of North 49 degrees 26 minutes 20 seconds East, 130.83 feet, and an arc length of 130.84 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

North 48 degrees 21 minutes 09 seconds East, a distance of 717.46 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being the beginning of a tangent curve to the right;

With said curve to the right, having a central angle of 17 degrees 35 minutes 11 seconds, a radius of 3,400.00 feet, a chord bearing and distance of North 57 degrees 08 minutes 45 seconds East, 1,039.51 feet, and an arc length of 1,043.60 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve; said point being the north corner of said Canvas McKinney I Owner tract;

THENCE, South 52 degrees 15 minutes 50 seconds East, with the northeast line of said Canvas McKinney I Owner tract, a distance of 108.22 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the said west right-of-way line of Hardin Boulevard;

THENCE, departing the said northeast line of said Canvas McKinney I Owner tract and with the said west right-of-way line of Hardin Boulevard, the following six (6) calls:

South 07 degrees 52 minutes 24 seconds West, a distance of 11.65 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

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

South 20 degrees 04 minutes 29 seconds East, a distance of 30.71 feet to a 5/8-inch iron rod with "BGE" cap found for corner; said point being in the east line of said Canvas McKinney I Owner tract;

South 00 degrees 54 minutes 39 seconds West, with the said east line of Canvas McKinney I Owner tract, a distance of 877.16 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 07 degrees 11 minutes 01 seconds West, departing the said east line of Canvas McKinney I Owner tract, a distance of 100.67 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

South 00 degrees 54 minutes 39 seconds West, a distance of 218.69 feet to the POINT OF BEGINNING and containing 35.250 acres or 1,535,473 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 CANVAS MCKINNEY I OWNER, LLC acting herein by and through its duly authorized officers, does hereby adopt this Record Plat designating the herein above described property as CANVAS AT BLOOMDALE, 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

CANVAS MCKINNEY I OWNER, LLC

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

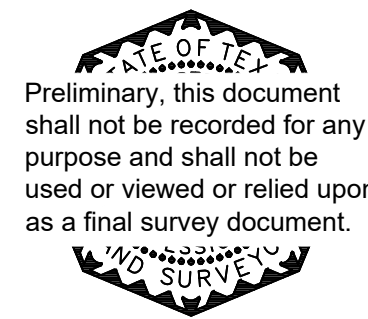
THIS ____ DAY OF _____, 2022.

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
CANVAS AT BLOOMDALE
BEING 35.250 ACRES SITUATED IN THE
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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
SEPTEMBER 2022

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

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