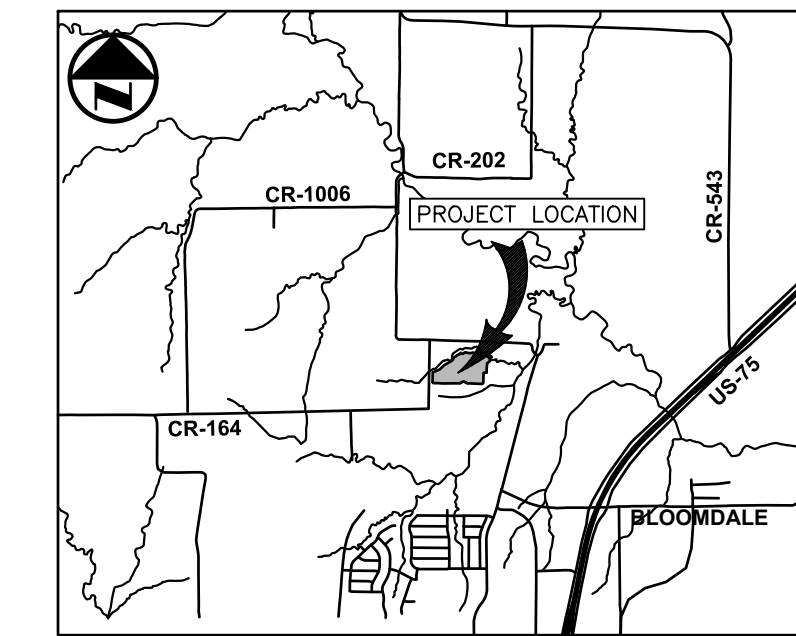
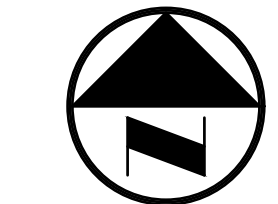


PROPOSED US HIGHWAY 380 BYPASS

BLOOMDALE 140, L.P.  
(INST. NO. 20140926001050260)  
O.P.R.C.C.T.



VICINITY MAP  
(NOT TO SCALE)



0 30 60 120  
SCALE: 1" = 60'

PROPOSED  
HARDIN ROAD

BLOOMDALE 140, L.P.  
(INST. NO. 20140926001050260)  
O.P.R.C.C.T.

20.407 ACRES  
(888,910 SQ. FT.)

BLOOMDALE 140, L.P.  
(INST. NO. 20140926001050260)  
O.P.R.C.C.T.

ZONE "X"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 44°03'29" W	21.20'
L2	N 57°28'05" E	76.66'
L3	N 18°53'21" E	72.30'
L4	N 63°56'09" E	66.05'
L5	N 40°15'31" E	45.50'
L6	N 78°02'21" E	40.31'
L7	N 47°41'23" E	72.92'
L8	S 49°59'19" E	45.28'
L9	N 83°22'40" E	29.72'
L10	N 52°35'53" E	58.58'
L11	S 73°05'19" E	34.89'
L12	N 79°21'08" E	41.99'
L13	N 67°18'35" E	58.69'
L14	S 19°15'02" E	99.30'
L15	S 43°29'10" E	22.87'
L16	N 32°09'22" E	61.07'
L17	S 07°55'06" W	44.19'
L18	S 47°03'37" W	35.38'
L19	N 43°01'57" W	21.23'
L20	N 89°11'57" W	60.01'
L21	S 45°42'21" W	21.68'

LEGEND	
PP	POWER POLE
SIGN	SIGN
WMR	WATER MANHOLE
WV	WATER VALVE
WELL	NATURAL GAS WELL
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
—○—	OVERHEAD ELECTRIC LINE

TEMPORARY ACCESS EASEMENT  
(INST. NO. 20180918001172740)  
O.P.R.C.C.T.

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

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

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

DRAINAGE EASEMENT  
(INST. NO. O.P.R.C.C.T.)

SANITARY SEWER EASEMENT  
(INST. NO. O.P.R.C.C.T.)

Meredith Hart Survey  
Abstract No. 371

P.O.B.

P.O.C.

CITY OF MCKINNEY  
(INST. NO. 20200716001108260)  
O.P.R.C.C.T.

BLOOMDALE 140, L.P.  
(INST. NO. 20140926001050260)  
O.P.R.C.C.T.

BLOOMDALE 140, L.P.  
(INST. NO. 20140926001050260)  
O.P.R.C.C.T.

**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.

**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.

CONVEYANCE PLAT  
**MODERA MCKINNEY ADDITION**  
BEING 20.407 ACRES SITUATED IN  
THE MEREDITH HART SURVEY, ABSTRACT NO. 371  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
SEPTEMBER 2022  
SHEET 1 OF 2

**OWNER**  
BLOOMDALE 140, LP  
2600 El Dorado Parkway, Suite 115  
McKinney, TX 75070-7517

**SURVEYOR**  
BGE, Inc.  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPELS Registration No. 10193953  
Copyright 2022  
Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, Bloomdale 140, LP is the owner of a 20.407-acre (888,910-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 Bloomdale 140, LP as recorded in Instrument No. 20140926001050260 of the Official Public Records of Collin County, Texas; said 20.407-acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a point for corner in the west line of said Bloomdale 140 tract; said point being the north corner of that certain tract of land described in General Warranty Deed to the City of McKinney as recorded in Instrument No. 20200716001108330 of said Official Public Records, the northeast corner of that certain tract of land described Special Warranty Deed to the City of McKinney as recorded in Instrument No. 20200716001108260 of said Official Public Records, and the southeast corner of that certain tract of land described in Special Warranty Deed to MAC TMK, LP as recorded in Instrument No. 20060526000719840 of said Official Public Records; 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 70.03 feet to the southeast corner 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 Bloomdale 140 tract and the east line of said MAC TMK tract, a distance of 841.26 feet to a point for corner;

THENCE, South 89 degrees 44 minutes 05 seconds East, departing the said west line of Bloomdale 140 tract and the said east line of MAC TMK tract and into and across said Bloomdale 140 tract, a distance of 84.56 feet to a 5/8-inch iron rod with "BGE" cap set for corner, said point being the POINT OF BEGINNING;

THENCE, continuing over and across said McKinney Bloomdale Partners tract, the following forty (40) calls:

- North 44 degrees 03 minutes 29 seconds West, a distance of 21.20 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 262.47 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 65 degrees 45 minutes 06 seconds East, a distance of 198.71 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 47 degrees 18 minutes 39 seconds East, a distance of 155.24 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 59 degrees 29 minutes 04 seconds East, a distance of 190.96 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 57 degrees 28 minutes 05 seconds East, a distance of 76.66 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 18 degrees 53 minutes 21 seconds East, a distance of 72.30 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 63 degrees 56 minutes 09 seconds East, a distance of 66.05 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 40 degrees 15 minutes 31 seconds East, a distance of 45.50 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 78 degrees 02 minutes 21 seconds East, a distance of 40.31 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 47 degrees 41 minutes 23 seconds East, a distance of 72.92 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 49 degrees 59 minutes 19 seconds East, a distance of 45.28 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 83 degrees 22 minutes 40 seconds East, a distance of 29.72 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 52 degrees 35 minutes 53 seconds East, a distance of 58.58 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 80 degrees 24 minutes 13 seconds East, a distance of 127.78 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 79 degrees 12 minutes 44 seconds East, a distance of 82.89 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 73 degrees 05 minutes 19 seconds East, a distance of 34.89 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 79 degrees 21 minutes 08 seconds East, a distance of 41.99 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 67 degrees 18 minutes 35 seconds East, a distance of 58.69 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 39 degrees 53 minutes 56 seconds East, a distance of 91.65 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 19 degrees 15 minutes 02 seconds East, a distance of 99.30 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 43 degrees 29 minutes 10 seconds East, a distance of 22.87 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 32 degrees 09 minutes 22 seconds East, a distance of 61.07 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 65 degrees 16 minutes 06 seconds East, a distance of 71.22 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 61 degrees 52 minutes 32 seconds East, a distance of 73.90 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 37 degrees 30 minutes 04 seconds East, a distance of 80.28 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 07 degrees 55 minutes 06 seconds West, a distance of 44.19 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 49 degrees 55 minutes 33 seconds West, a distance of 94.26 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 05 degrees 27 minutes 55 seconds West, a distance of 154.65 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 00 degrees 11 minutes 04 seconds East, a distance of 104.98 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 86 degrees 39 minutes 01 seconds West, a distance of 67.73 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 04 degrees 16 minutes 51 seconds West, a distance of 255.60 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 47 degrees 03 minutes 37 seconds West, a distance of 35.38 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 87 degrees 59 minutes 08 seconds West, a distance of 439.33 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 43 degrees 01 minutes 57 seconds West, a distance of 21.23 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 89 degrees 11 minutes 57 seconds West, a distance of 60.01 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 45 degrees 42 minutes 21 seconds West, a distance of 21.68 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- South 89 degrees 29 minutes 28 seconds West, a distance of 515.63 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 86 degrees 46 minutes 55 seconds West, a distance of 100.09 feet to a 5/8-inch iron rod with "BGE" cap set for corner;
- North 89 degrees 16 minutes 30 seconds West, a distance of 135.02 feet to the POINT OF BEGINNING and containing 20.407 acres or 888,910 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 [INSERT SUBDIVISION NAME], 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

BLOOMDALE 140, LP

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

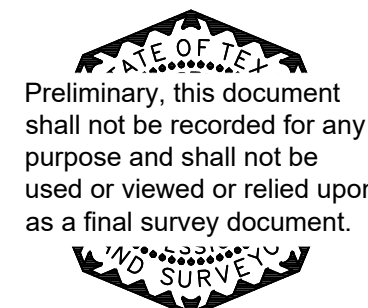
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
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

CONVEYANCE PLAT  
**MODERA MCKINNEY ADDITION**  
BEING 20.407 ACRES SITUATED IN  
THE MEREDITH HART SURVEY, ABSTRACT NO. 371  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
SEPTEMBER 2022  
SHEET 2 OF 2

**OWNER**  
**BLOOMDALE 140, LP**  
2600 El Dorado Parkway, Suite 115  
McKinney, TX 75070-7517

**SURVEYOR**  
**BGE, Inc.**  
2595 Dallas Parkway, Suite 115, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPELS Registration No. 10193953



Contact: Mark Peace, R.P.L.S.  
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