

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we CADG MCKINNEY BLOOMRIDGE 40, LLC, & FOUR CHRISTIE INVESTMENT PROPERTIES, LTD., the undersigned do hereby adopt this Preliminary/Final Plat designating the herein described property as "BLOOMRIDGE ADDITION", an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements being hereby dedicated for the 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 parts of any buildings, fences, trees, shrubs 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, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND AT _____ Texas, this the _____ day of _____, 2016.

CADG MCKINNEY BLOOMRIDGE 40, LLC. FOUR CHRISTIE INVESTMENT PROPERTIES, LTD.
Mehrdad Maoyedi - Manager Timothy A. Christie - Manager

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

STATE OF TEXAS Notary Public in and for the State of Texas
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

STATE OF TEXAS
COUNTY OF COLLIN §
LEGAL DESCRIPTION §

BEING, a tract of land situated in the Andrew Stapp Survey, Abstract No. 833, in the City of McKinney, Collin County, Texas, being part of a 54.615 acre tract, as described in Clerks File No. 200811400135350 in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING, at d/2 inch iron rod found at the southeast corner of said 54.615 acre tract and being in the northeast corner of a 77.4 acre tract, as described in Doc. No. 20120302000248700, in said Deed Records:

THENCE, South 88° 54' 23" West, along the south line of said 54.615 acre tract and the north line of said 77.4 acre tract, for a distance of 1822.17 feet, to a 1/2 inch iron rod found at the southwest corner of said 54.615 acre tract and the northwest corner of said 77.4 acre tract;

THENCE, North 00° 42' 37" West, along the west line of said 54.615 acre tract, for a distance of 1304.49 feet, to a 1/2 inch iron rod at the northwest corner of said 54.615 acre tract;

THENCE, North 88° 54' 23" East, along the north line of said 54.615 acre tract, for a distance of 1824.46 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the northeast corner of said 54.615 acre tract;

THENCE, South 00° 42' 36" East, along the east line of said 54.615 acre tract, for a distance of 544.56 feet, to a capped iron rod found stamped "EC&D";

THENCE, South 00° 31' 34" East, continuing along said east line, for a distance of 655.75 feet, to a capped iron rod found stamped "EC&D";

THENCE, South 00° 36' 34" East, continuing along said east line, for a distance of 104.20 feet, to the POINT OF BEGINNING and containing 54.614 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of McKinney, Texas.

STATE OF TEXAS §
COUNTY OF COLLIN §
WARREN L. CORWIN
R.P.L.S. No. 4621

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	11° 03' 55"	1050.00'	202.78'	101.71'	202.47'	N85° 33' 40" W
2.	11° 03' 55"	250.00'	48.28'	24.22'	48.21'	S04° 26' 20" W
3.	18° 11' 42"	100.00'	31.76'	16.01'	31.62'	S10° 11' 28" E
4.	06° 04' 02"	100.00'	10.61'	5.31'	10.61'	S16° 14' 54" E
5.	18° 11' 42"	100.00'	31.76'	16.01'	31.62'	S08° 00' 14" W
6.	180° 00' 00"	50.00'	157.08'	---	100.00'	N52° 02' 11" E
7.	126° 52' 12"	50.00'	110.71'	100.00'	89.44'	N66° 20' 29" E
8.	157° 06' 53"	50.00'	137.11'	---	98.01'	S46° 05' 37" E
9.	164° 01' 39"	50.00'	143.14'	---	99.03'	N43° 45' 45" E
10.	09° 55' 01"	400.00'	69.23'	34.70'	69.15'	N86° 08' 06" W
11.	127° 15' 12"	50.00'	111.05'	---	89.59'	S64° 20' 13" E
12.	163° 21' 23"	50.00'	142.56'	---	98.55'	N44° 05' 53" E
13.	09° 55' 01"	255.00'	44.14'	22.12'	44.08'	N86° 08' 06" W
14.	09° 55' 01"	545.00'	94.37'	47.28'	94.21'	N86° 08' 06" W

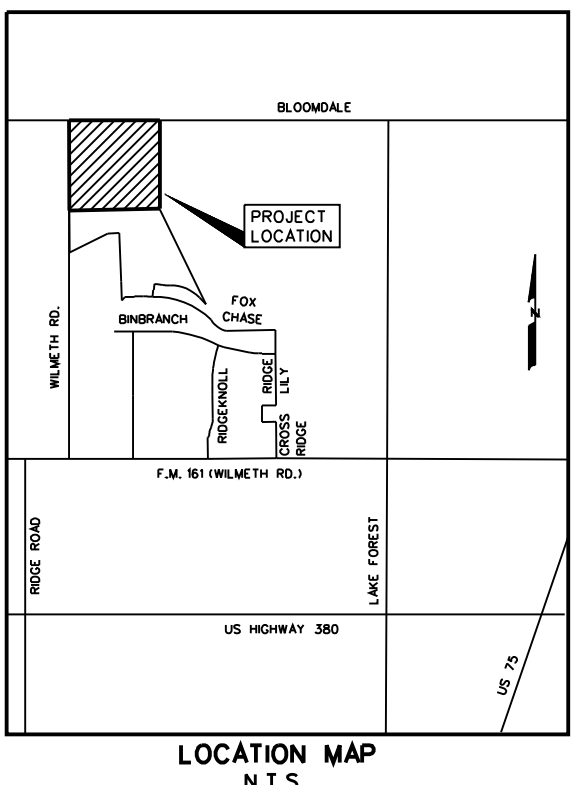
LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 54° 58' 18" W	21.21'
2.	N 35° 02' 29" W	21.21'
3.	N 39° 47' 10" E	19.84'
4.	S 46° 05' 37" E	21.21'
5.	N 43° 54' 23" E	21.21'
6.	S 72° 39' 31" E	15.81'
7.	N 54° 13' 25" W	25.00'
8.	S 25° 07' 59" W	27.87'
9.	N 45° 48' 12" W	21.11'
10.	S 45° 54' 07" E	21.14'
11.	N 58° 02' 40" E	29.24'
12.	S 56° 24' 41" W	20.00'
13.	S 45° 42' 37" E	21.21'
14.	N 44° 17' 23" E	21.21'
15.	N 44° 05' 53" E	21.28'
16.	S 45° 54' 07" E	21.14'

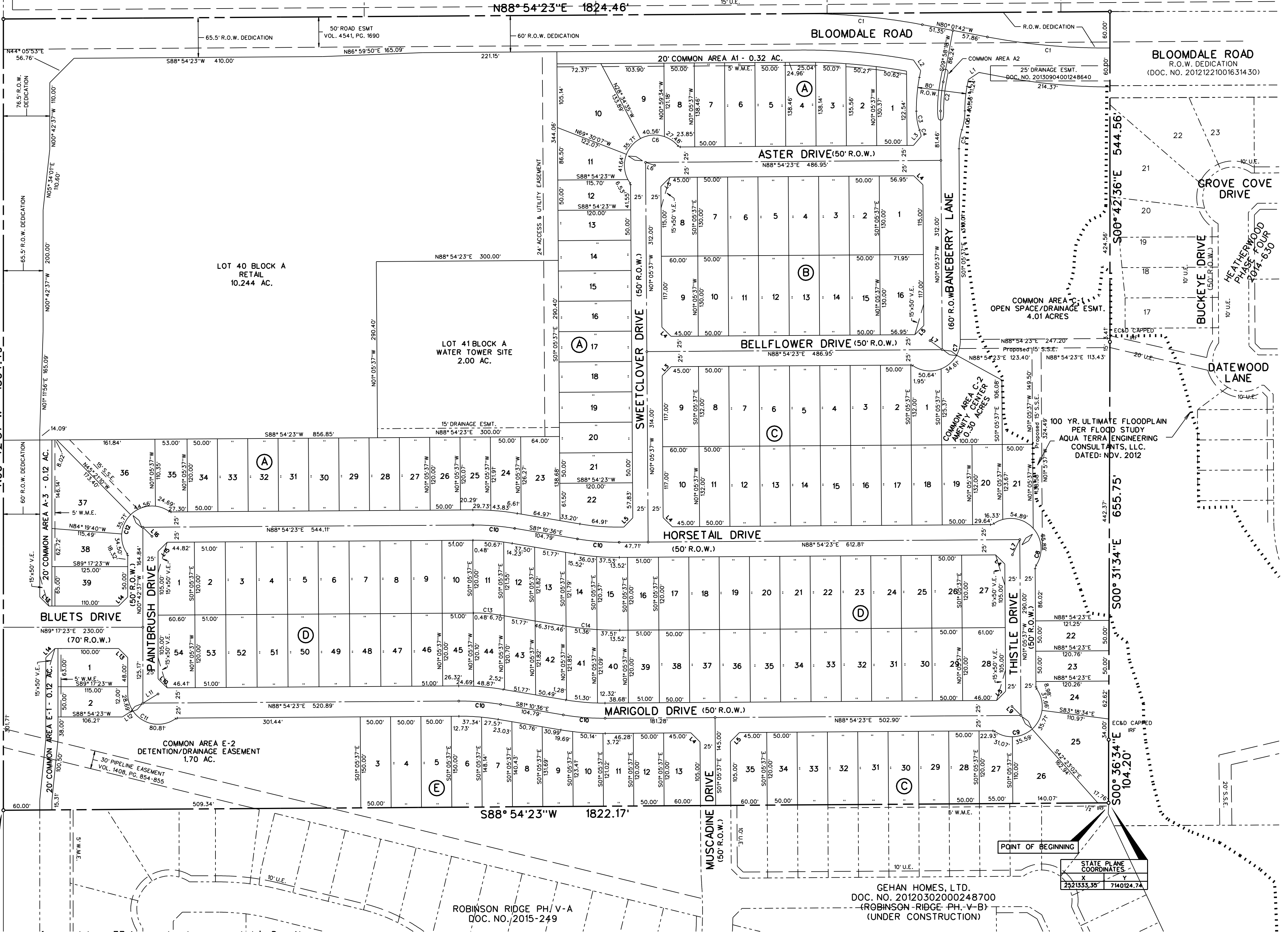
NOTES

- Bearing are referenced to a 77.4 acre tract, as recorded in Doc. No. 20120302000248700, in the Deed Records of Collin County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- IRF - Iron Rod Found
C.M. - Controlling Monument
S.S.E. - Sanitary Sewer Easement
U.E. - Utility Easement
V.E. - Visibility Easement
W.M.E. - Wall Maintenance Easement
- Street Name Change
- All common areas to be dedicated to and maintained by the HOA.
- All proposed lots situated entirely outside of the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
- The owner and any subsequent owner of Lot 21 & 22, Block C of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it remains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintenance, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation of trees, bank subsidence, and interference of structures. Alteration of natural flow of water shall be subject to the regulation of the City of McKinney, Texas.

RECEIVED
By Planning Department at 10:51 am, Nov 01, 2016



BLOOMDALE FARMS
VOL. C, PG. 486



PRELIMINARY/FINAL PLAT
BLOOMRIDGE ADDITION
54.614 ACRES
OUT OF THE
ANDREW STAPP SURVEY, ABSTRACT NO. 833
IN THE
COLLIN COUNTY, TEXAS
OWNERS
CADG MCKINNEY BLOOMRIDGE 40, LLC.
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
FOUR CHRISTIE INVESTMENT PROPERTIES, LTD.
971 ROCKPORT LANE
ALLEN, TEXAS 75013
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
OCTOBER 2016 SCALE: 1"=100'

TOTAL ACRES	54.614
TOTAL RESIDENTIAL LOTS	157
TOTAL COMMON AREA LOTS	7
TOTAL RETAIL LOTS	1

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY