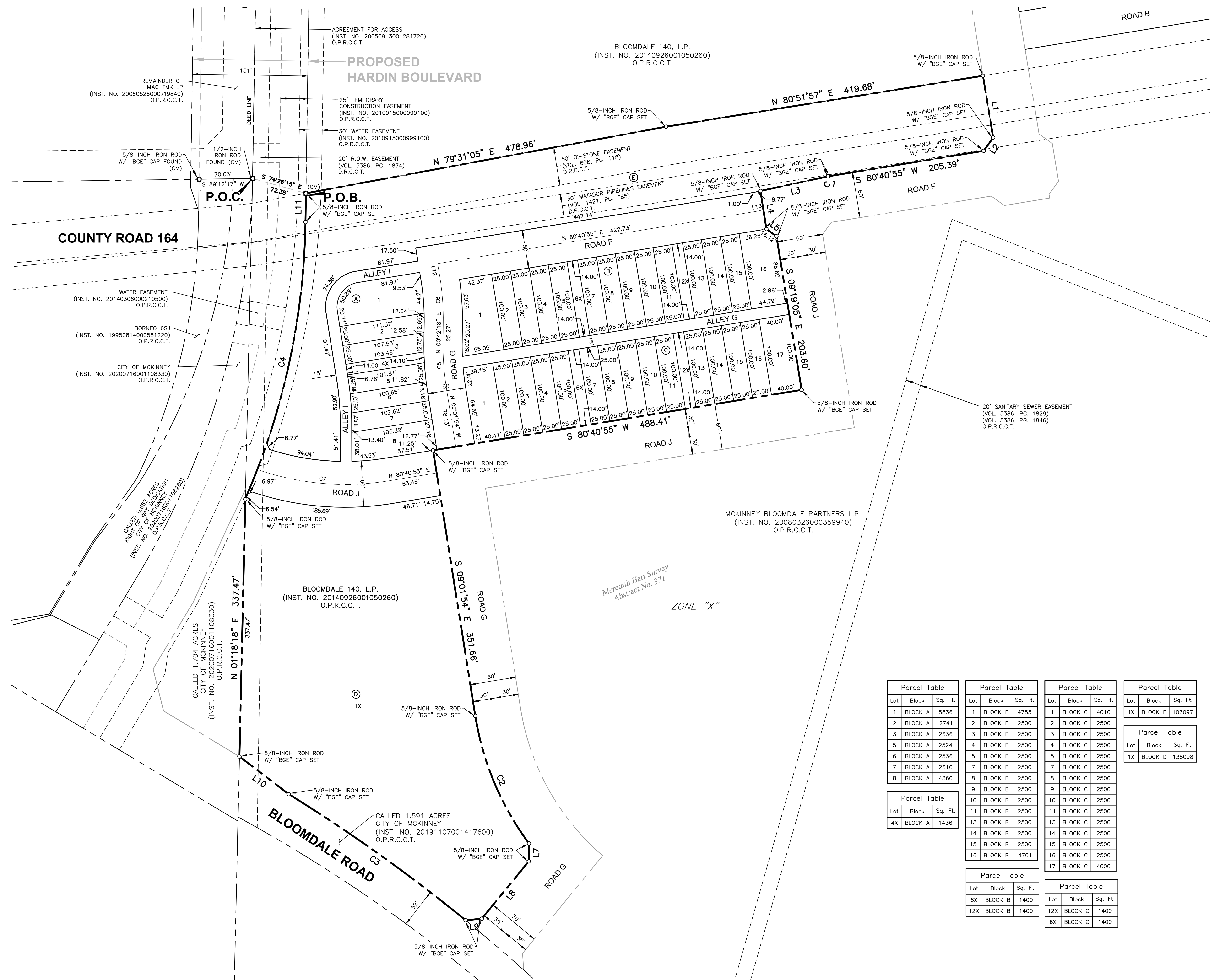
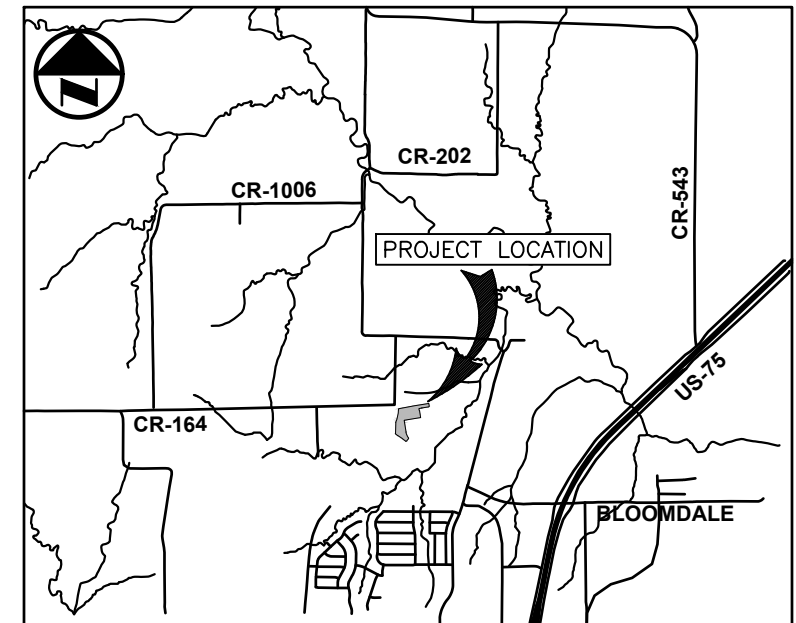


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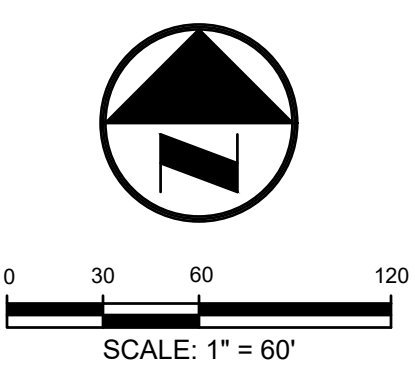


**LEGEND**

(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
-o-	OVERHEAD ELECTRIC LINE



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**

NO.	BEARING	DISTANCE
L1	S 09°22'22" E	82.04'
L2	S 35°39'16" W	21.20'
L3	S 77°49'10" W	90.35'
L4	S 08°54'25" E	50.46'
L5	S 54°19'05" E	16.12'
L7	S 00°48'50" W	23.46'
L8	S 39°21'28" W	96.90'
L9	S 84°27'42" W	21.20'
L10	S 52°39'24" W	81.16'
L11	N 00°54'39" E	37.62'
L12	N 09°19'05" W	17.03'
L13	N 77°57'57" E	9.00'

**CURVE TABLE**

NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	2°51'45"	20.00'	S 79°15'02" W	1.00'	1.00'
C2	27°34'13"	380.00'	S 22°49'00" E	181.09'	182.85'
C3	7°31'03"	2166.00'	N 54°30'17" W	283.99'	284.19'
C4	22°42'38"	940.00'	N 12°15'58" E	370.16'	372.59'
C5	9°44'12"	350.00'	N 04°09'48" W	59.41'	59.48'
C6	10°01'23"	350.00'	N 04°18'24" W	61.15'	61.23'
C7	28°31'05"	350.00'	S 85°03'33" E	172.41'	174.21'

Parcel Table	Parcel Table	Parcel Table	Parcel Table								
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
1	BLOCK A	5836	1	BLOCK B	4755	1	BLOCK C	4010	1X	BLOCK E	107097
2	BLOCK A	2741	2	BLOCK B	2500	2	BLOCK C	2500			
3	BLOCK A	2636	3	BLOCK B	2500	3	BLOCK C	2500			
5	BLOCK A	2524	4	BLOCK B	2500	4	BLOCK C	2500			
6	BLOCK A	2536	5	BLOCK B	2500	5	BLOCK C	2500			
7	BLOCK A	2610	7	BLOCK B	2500	7	BLOCK C	2500			
8	BLOCK A	4360	8	BLOCK B	2500	8	BLOCK C	2500			
			9	BLOCK B	2500	9	BLOCK C	2500			
			10	BLOCK B	2500	10	BLOCK C	2500			
			11	BLOCK B	2500	11	BLOCK C	2500			
			13	BLOCK B	2500	13	BLOCK C	2500			
			14	BLOCK B	2500	14	BLOCK C	2500			
			15	BLOCK B	2500	15	BLOCK C	2500			
			16	BLOCK B	4701	16	BLOCK C	2500			
						17	BLOCK C	4000			

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY-FINAL PLAT**  
**BLOOMDALE 140 ADDITION WEST**  
 LOTS 1-3, 5-8, AND 4X, BLOCK A, LOTS 1-5, 7-11, 13-16, 6X AND 12X, BLOCK B, LOTS 1-5, 7-11, 13-17, 6X, AND 12X, BLOCK C, AND LOTS 1X, BLOCK D BEING 9.527 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

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, Bloomdale 140, LP is the owner of 9.527-acre (414,984-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 recorded in Instrument No. 20140926001050260 of the Official Public Records of Collin County, Texas; said 9.527-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 said Bloomdale 140 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 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; 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 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, South 74 degrees 26 minutes 15 seconds East, departing the said west line of Bloomdale 140 tract and into and across said Bloomdale 140 tract, a distance of 72.35 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being in the proposed east right-of-way line of Hardin Boulevard (a variable-width public right-of-way) and the POINT OF BEGINNING;

THENCE, continuing across said Bloomdale 140 tract, the following sixteen (16) calls:

North 79 degrees 31 minutes 05 seconds East, a distance of 478.96 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 80 degrees 51 minutes 57 seconds East, a distance of 419.68 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 09 degrees 22 minutes 22 seconds East, a distance of 82.04 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 35 degrees 39 minutes 16 seconds West, a distance of 21.20 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 80 degrees 40 minutes 55 seconds West, a distance of 205.39 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a tangent curve to the left;

With said curve to the left, having a central angle of 02 degrees 51 minutes 45 seconds, a radius of 20.00 feet, a chord bearing and distance of South 79 degrees 15 minutes 02 seconds West, 1.00 feet, and an arc length of 1.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve;

South 77 degrees 49 minutes 10 seconds West, a distance of 90.35 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 08 degrees 54 minutes 25 seconds East, a distance of 50.46 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 54 degrees 19 minutes 05 seconds East, a distance of 16.12 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 09 degrees 19 minutes 05 seconds East, a distance of 203.60 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 80 degrees 40 minutes 55 seconds West, a distance of 488.71 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 09 degrees 01 minutes 54 seconds East, a distance of 351.66 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a tangent curve to the left;

With said curve to the left, having a central angle of 27 degrees 34 minutes 13 seconds, a radius of 380.00 feet, a chord bearing and distance of South 22 degrees 49 minutes 00 seconds East, 181.09 feet, and an arc length of 182.85 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve;

South 00 degrees 48 minutes 50 seconds West, a distance of 23.46 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 39 degrees 21 minutes 28 seconds West, a distance of 96.90 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 84 degrees 27 minutes 42 seconds West, a distance of 21.20 feet to a 5/8-inch iron rod with "BGE" cap set for corner in the northeast right-of-way line of Bloomdale Road (a variable-width public right-of-way described in Donation Right-of-Way Warranty Deed called 1.591 acres to the City of McKinney recorded in Instrument No. 20191107001417600 of said Official Public Records); said point being at the beginning of a non-tangent curve to the left;

THENCE, with the said northeast right-of-way line of Bloomdale Road and said curve to the left, having a central angle of 07 degrees 31 minutes 03 seconds, a radius of 2,166.00 feet, a chord bearing and distance of North 54 degrees 30 minutes 17 seconds West, 283.99 feet, and an arc length of 284.19 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve;

THENCE, North 52 degrees 39 minutes 24 seconds West, continuing with the said northeast right-of-way line of Bloomdale Road, a distance of 81.16 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being in the east line of said 1.704-acre City of McKinney tract, in the said west line of Bloomdale 140 tract, and the northeast corner of said 1.591-acre City of McKinney tract;

THENCE, North 01 degrees 18 minutes 18 seconds East, with the said west line of Bloomdale 140 tract and the said east line of 1.704-acre City of McKinney tract, a distance of 337.47 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being in the said proposed east right-of-way line of Hardin Boulevard and the beginning of a non-tangent curve to the left;

THENCE, departing the said west line of said Bloomdale 140 tract and the said east line of said 1.704-acre City of McKinney tract and with the said proposed east right-of-way line of Hardin Boulevard and said curve to the left, having a central angle of 22 degrees 42 minutes 38 seconds, a radius of 940.00 feet, a chord bearing and distance of North 12 degrees 15 minutes 58 seconds East, 370.16 feet, and an arc length of 372.59 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve;

THENCE, North 00 degrees 54 minutes 39 seconds East, continuing with the said proposed east right-of-way line of Hardin Boulevard, a distance of 37.62 feet to the POINT OF BEGINNING and containing 9.527 acres or 414,931 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 BLOOMDALE 140, LP acting herein by and through its duly authorized officers, does hereby adopt this Record Plat designating the herein above described property as BLOOMDALE 140 ADDITION WEST, 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 it's 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

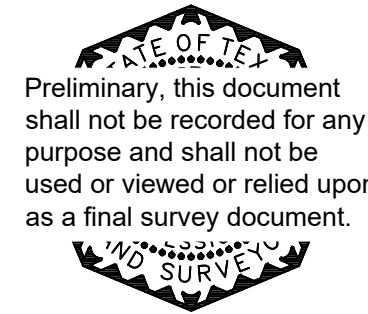
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
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

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY-FINAL PLAT**  
**BLOOMDALE 140 ADDITION WEST**  
LOTS 1-3, 5-8, AND 4X, BLOCK A, LOTS 1-5, 7-11, 13-16, 6X AND 12X, BLOCK B, LOTS 1-5, 7-11, 13-17, 6X, AND 12X, BLOCK C, AND LOTS 1X, BLOCK D  
BEING 9.527 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 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

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