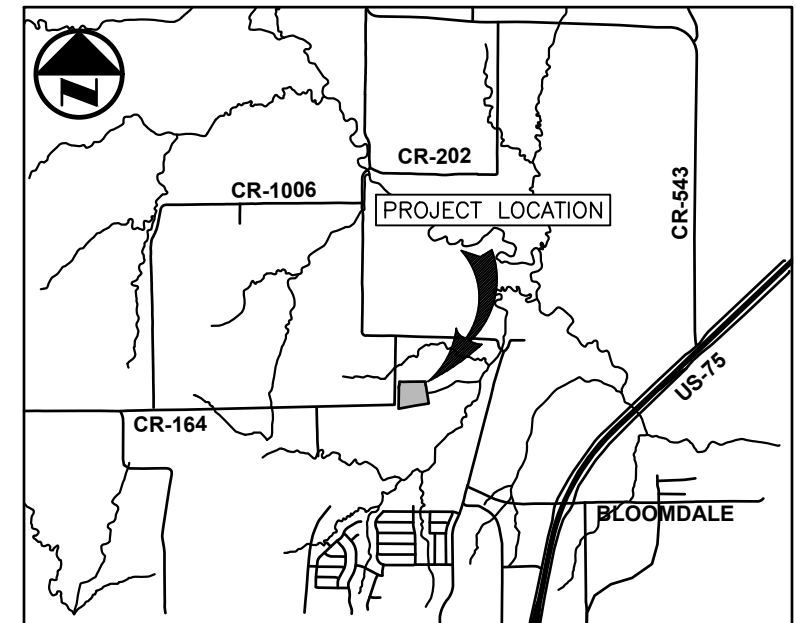
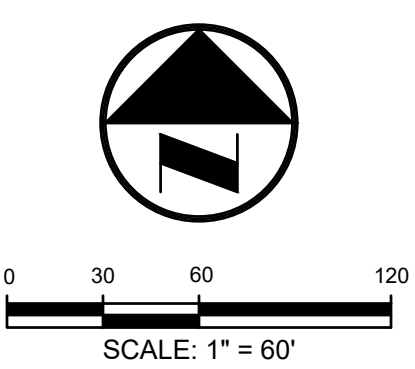


LEGEND

(C.M.)	CONTROLLING MONUMENT
INST. NO.	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
—○—	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, 2017.
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	N 07°10'42" E	100.77'
L2	N 00°54'39" E	77.95'
L3	N 45°56'30" E	5.68'
L4	S 44°17'49" E	20.78'
L5	S 09°22'22" E	24.99'

CURVE TABLE

NO.	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	11°09'54"	530.00'	S 03°47'25" E	103.12'	103.28'

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT
MCKINNEY RIDGE PHASE 2
BEING 13.595 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

G:\TXN\Projects\Wymie_Jackson\8884-08-McK_Horz_Bloomdale_MF_Brdy\SV\04_CAD\884-08_PPLT_GREEN.dwg 2022-09-26-10:17 JLondon

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Bloomdale 140, LP is the owner of 13.595-acre (592,186-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 13.595-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 0.652-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, departing the said west line of Bloomdale 140 tract and into and across said Bloomdale 140 tract, the following fourteen (14) calls:

South 74 degrees 26 minutes 15 seconds East, 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;

North 00 degrees 54 minutes 39 seconds East, with the said proposed east right-of-way line of Hardin Boulevard, a distance of 608.38 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 07 degrees 10 minutes 42 seconds East, continuing with the said proposed east right-of-way line of Hardin Boulevard, a distance of 100.77 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 00 degrees 54 minutes 39 seconds East, continuing with the said proposed east right-of-way line of Hardin Boulevard, a distance of 77.95 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 45 degrees 56 minutes 30 seconds East, continuing with the said proposed east right-of-way line of Hardin Boulevard, a distance of 5.68 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 89 degrees 16 minutes 30 seconds East, a distance of 134.98 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 87 degrees 30 minutes 16 seconds East, a distance of 100.18 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 89 degrees 29 minutes 28 seconds East, a distance of 514.58 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 44 degrees 17 minutes 49 seconds East, a distance of 20.78 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the beginning of a non-tangent curve to the left;

With said curve to the left, having a central angle of 11 degrees 09 minutes 54 seconds, a radius of 530.00 feet, a chord bearing and distance of South 03 degrees 47 minutes 25 seconds East, 103.12 feet, and an arc length of 103.28 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve;

South 09 degrees 22 minutes 22 seconds East, a distance of 508.00 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 24.99 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

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

South 79 degrees 31 minutes 05 seconds West, a distance of 478.96 feet to the POINT OF BEGINNING and containing 13.595 acres or 592,186 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 MCKINNEY RIDGE PHASE 2, 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

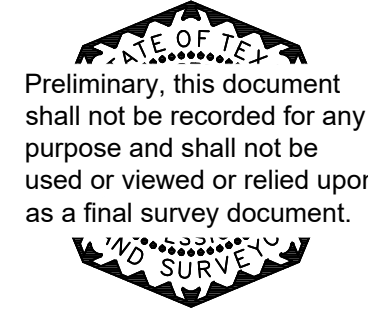
THIS ____ DAY OF _____, 2022.

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
MCKINNEY RIDGE PHASE 2**

BEING 13.595 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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