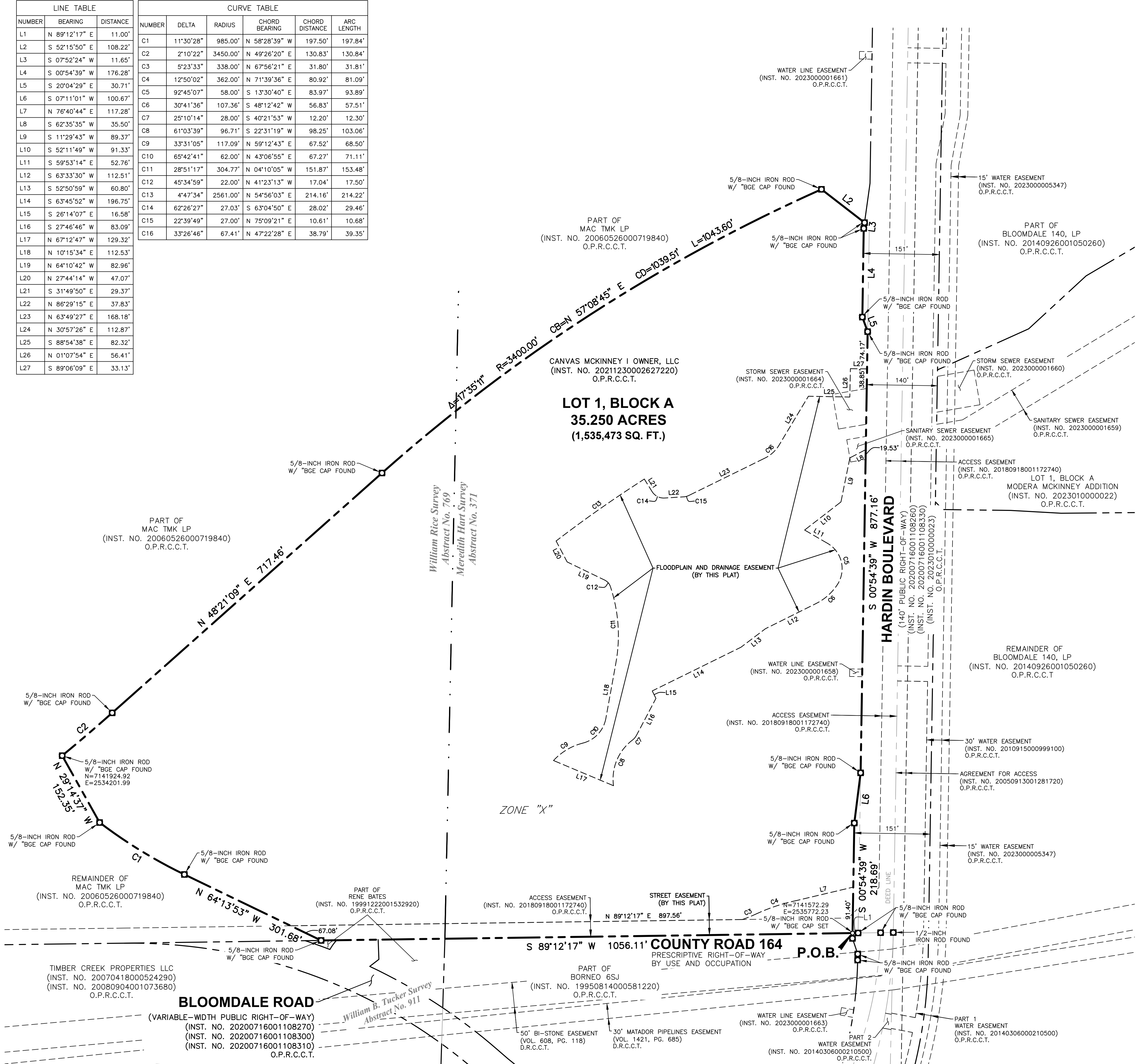
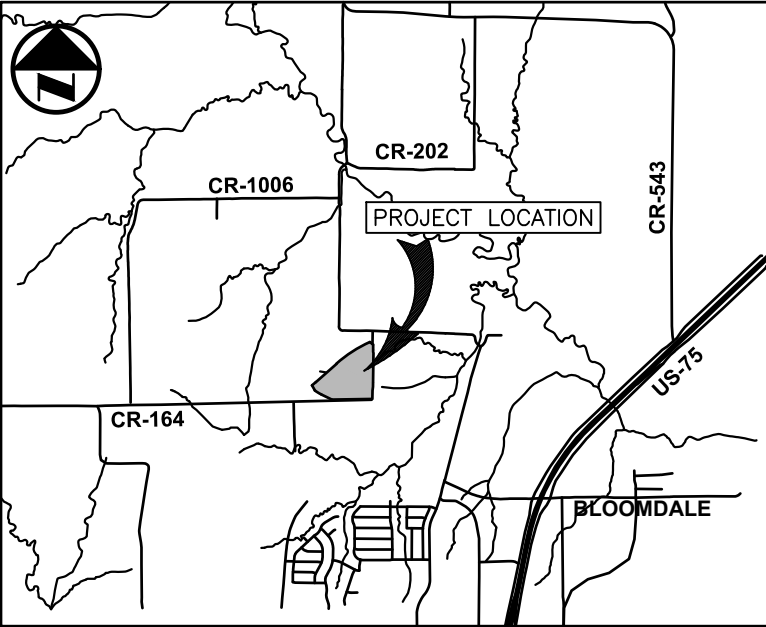


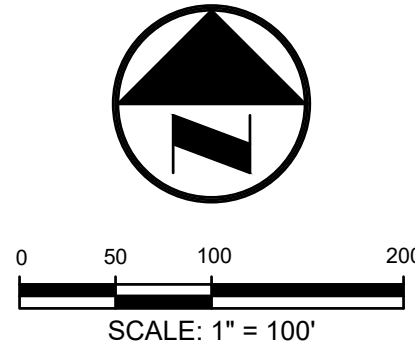
LINE TABLE			CURVE TABLE					
NUMBER	BEARING	DISTANCE	NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
L1	N 89°12'17" E	11.00'	C1	11°30'28"	985.00'	N 58°28'39" W	197.50'	197.84'
L2	S 52°15'50" E	108.22'	C2	2°10'22"	3450.00'	N 49°26'20" E	130.83'	130.84'
L3	S 07°52'24" W	11.65'	C3	5°23'33"	338.00'	N 67°56'21" E	31.80'	31.81'
L4	S 00°54'39" W	176.28'	C4	12°50'02"	362.00'	N 71°39'36" E	80.92'	81.09'
L5	S 20°04'29" E	30.71'	C5	92°45'07"	58.00'	S 13°30'40" E	83.97'	93.89'
L6	S 07°11'01" W	100.67'	C6	30°41'36"	107.36'	S 48°12'42" W	56.83'	57.51'
L7	N 76°40'44" E	117.28'	C7	25°10'14"	28.00'	S 40°21'53" W	12.20'	12.30'
L8	S 62°35'35" W	35.50'	C8	61°03'39"	96.71'	S 22°31'19" W	98.25'	103.06'
L9	S 11°29'43" W	89.37'	C9	33°31'05"	117.09'	N 59°12'43" E	67.52'	68.50'
L10	S 52°11'49" W	91.33'	C10	65°42'41"	62.00'	N 43°06'55" E	67.27'	71.11'
L11	S 59°53'14" E	52.76'	C11	28°51'17"	304.77'	N 04°10'05" W	151.87'	153.48'
L12	S 63°33'30" W	112.51'	C12	45°34'59"	22.00'	N 41°23'13" W	17.04'	17.50'
L13	S 52°50'59" W	60.80'	C13	4°47'34"	2561.00'	N 54°56'03" E	214.16'	214.22'
L14	S 63°45'52" W	196.75'	C14	62°26'27"	27.03'	S 63°04'50" E	28.02'	29.46'
L15	S 26°14'07" E	16.58'	C15	22°39'49"	27.00'	N 75°09'21" E	10.61'	10.68'
L16	S 27°46'46" W	83.09'	C16	33°26'46"	67.41'	N 47°22'28" E	38.79'	39.35'
L17	N 67°12'47" W	129.32'						
L18	N 10°15'34" E	112.53'						
L19	N 64°10'42" W	82.96'						
L20	N 27°44'14" W	47.07'						
L21	S 31°49'50" E	29.37'						
L22	N 86°29'15" E	37.83'						
L23	N 63°49'27" E	168.18'						
L24	N 30°57'26" E	112.87'						
L25	S 88°54'38" E	82.32'						
L26	N 01°07'54" E	56.41'						
L27	S 89°06'09" E	33.13'						



LEGEND	
□	MONUMENT OF RECORD DIGNITY
INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
VOL.	VOLUME
---	PROPERTY LINE
---	ABSTRACT LINE
---	EXISTING EASEMENT LINE
---	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS



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.
- Coordinates shown are North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202).
- 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 entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.

The owners of Lot 1, Block A of this plat shall be solely responsible for the maintenance of the storm water detention system as well as 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 drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, 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 and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas, and the United States of America.

FINAL PLAT  
**CANVAS AT BLOOMDALE**  
**LOT 1, BLOCK A**  
BEING 35.250 ACRES SITUATED IN THE  
MEREDITH HART SURVEY, ABSTRACT NO. 371 AND THE  
WILLIAM RICE SURVEY, ABSTRACT NO. 769  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
MARCH 2023  
SHEET 1 OF 2

DEVELOPER  
**WATERMARK COMPANIES**  
858 W. Happy Canyon Rd  
Suite 230  
Castle Pines, CO 80108

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 2023  
Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXN\Projects\Watermark Equity Group\9852-00-Canvas\_at\_Bloomdale\SV04\_CAD\9852-00\_FPLT.dwg 2023-03-13 10:09 JLondon

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:

BEGINNING, at a 5/8-inch iron rod set for corner in the west right-of-way line of Hardin Boulevard (a variable-width public right-of-way according to the plat recorded in Instrument No. 2023010000023 of said Official Public Records); said point being in the south line of said Canvas McKinney I Owner tract and in 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; from said point a 5/8-inch iron rod bears North 89 degrees 12 minutes 17 seconds East, a distance of 11.00 feet for the southeast corner of said Canvas McKinney I Owner tract;

THENCE, South 89 degrees 12 minutes 17 seconds West, 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 DALLAS §

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 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 \_\_\_\_\_, 2023.

CANVAS MCKINNEY I OWNER, LLC

By: \_\_\_\_\_  
Richard Duffy  
Development Manager

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 Richard Duffy 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
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, RPLS No. 6608

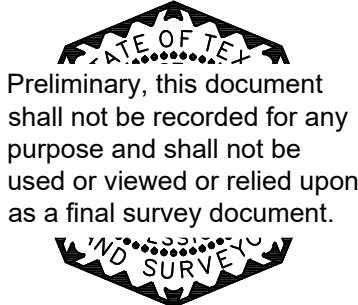
STATE OF TEXAS §  
COUNTY OF COLLIN §

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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
NOTARY PUBLIC in and for the STATE OF TEXAS



Preliminary; this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Approved
Planning and Zoning Commission Chairman City of McKinney, Texas
Date
Attest
Planning and Zoning Commission Secretary City of McKinney, Texas
Date

FINAL PLAT  
CANVAS AT BLOOMDALE  
LOT 1, BLOCK A  
BEING 35.250 ACRES SITUATED IN THE  
MEREDITH HART SURVEY, ABSTRACT NO. 371 AND THE  
WILLIAM RICE SURVEY, ABSTRACT NO. 769  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
MARCH 2023  
SHEET 2 OF 2

DEVELOPER  
WATERMARK COMPANIES  
858 W. Happy Canyon Rd  
Suite 230  
Castle Pines, CO 80108

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  
Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com  
Copyright 2023