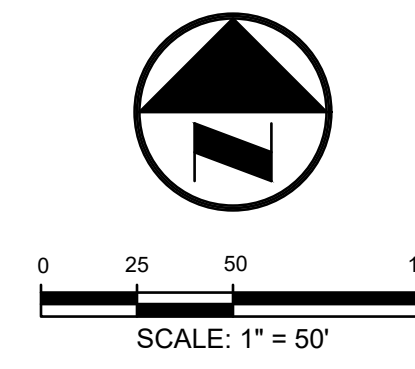


VICINITY MAP
(NOT TO SCALE)



LEGEND

---	INST. NO.	INSTRUMENT NUMBER
---	PG.	PAGE
---	P.O.B.	POINT OF BEGINNING
---	SQ. FT.	SQUARE FEET
---	VOL.	VOLUME
---	PROPERTY LINE	PROPERTY LINE
---	EXISTING EASEMENT LINE	EXISTING EASEMENT LINE
---	D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
---	O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

LINE TABLE			LINE TABLE		
NUMBER	BEARING	DISTANCE	NUMBER	BEARING	DISTANCE
L1	N 00°54'39" E	37.62'	L7	S 09°19'05" E	60.00'
L2	N 89°29'28" E	90.57'	L8	S 80°40'55" W	50.47'
L3	S 45°30'32" E	46.65'	L9	S 65°37'28" W	20.57'
L4	S 35°39'16" W	21.20'	L10	S 23°16'55" W	25.69'
L5	S 09°19'05" E	53.37'	L11	N 01°18'18" E	29.39'
L6	S 54°19'05" E	18.43'			

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	ARC LENGTH
C1	22°42'38"	940.00'	N 12°15'58" E	370.16'
C2	24°58'27"	380.00'	N 86°49'52" W	164.33'

PARCEL TABLE			PARCEL TABLE			PARCEL TABLE		
LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
A-4	4,649	0.107	B-14	2,500	0.057	CA-A1	3,709	0.085
A-5	2,617	0.060	B-15	2,500	0.057	CA-A2	1,400	0.032
A-6	4,952	0.114	B-16	2,500	0.057	CA-A3	1,400	0.032
A-7	4,368	0.100	B-17	2,500	0.057	CA-B1	1,400	0.032
A-8	2,500	0.057	B-18	4,626	0.106	CA-B2	1,400	0.032
A-9	2,500	0.057	B-19	3,937	0.090	CA-B3	1,400	0.032
A-10	2,500	0.057	B-20	2,500	0.057	CA-B4	1,400	0.032
A-11	2,500	0.057	B-21	2,500	0.057	CA-C1	109,052	2.503
A-12	2,500	0.057	B-22	2,500	0.057	CA-C2	1,445	0.033
A-13	2,500	0.057	B-23	2,500	0.057			
A-14	2,500	0.057	B-24	2,500	0.057			
A-15	2,500	0.057	B-25	2,500	0.057			
A-16	2,500	0.057	B-26	2,500	0.057			
A-17	2,500	0.057	B-27	2,500	0.057			
A-18	2,500	0.057	B-28	2,500	0.057			
A-19	2,500	0.057	B-29	2,500	0.057			
A-20	2,500	0.057	B-30	2,500	0.057			
A-21	4,555	0.105	B-31	2,500	0.057			
B-5	4,668	0.107	B-32	2,500	0.057			
B-6	2,500	0.057	B-33	3,948	0.091			
B-7	2,500	0.057	C-3	5,290	0.121			
B-8	2,500	0.057	C-4	2,760	0.063			
B-9	2,500	0.057	C-5	2,655	0.061			
B-10	2,500	0.057	C-6	2,531	0.058			
B-11	2,500	0.057	C-7	2,527	0.058			
B-12	2,500	0.057	C-8	2,593	0.060			
B-13	2,500	0.057	C-9	4,803	0.110			

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY PLAT
TOWNHOMES AT BLOOMDALE WEST**

RESIDENTIAL LOTS
LOTS 4-21, BLOCK A, LOTS 5-33, BLOCK B, LOTS 3-9, BLOCK C

OPEN SPACE LOTS
LOTS CA-A1 - CA-A3, BLOCK A, LOTS CA-B1 - CA-B4, BLOCK B
LOTS CA-C1 - CA-C2, BLOCK C

BEING 8.105 ACRES SITUATED IN
MEREDITH HART SURVEY, ABSTRACT NO. 764
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
JANUARY 2024
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

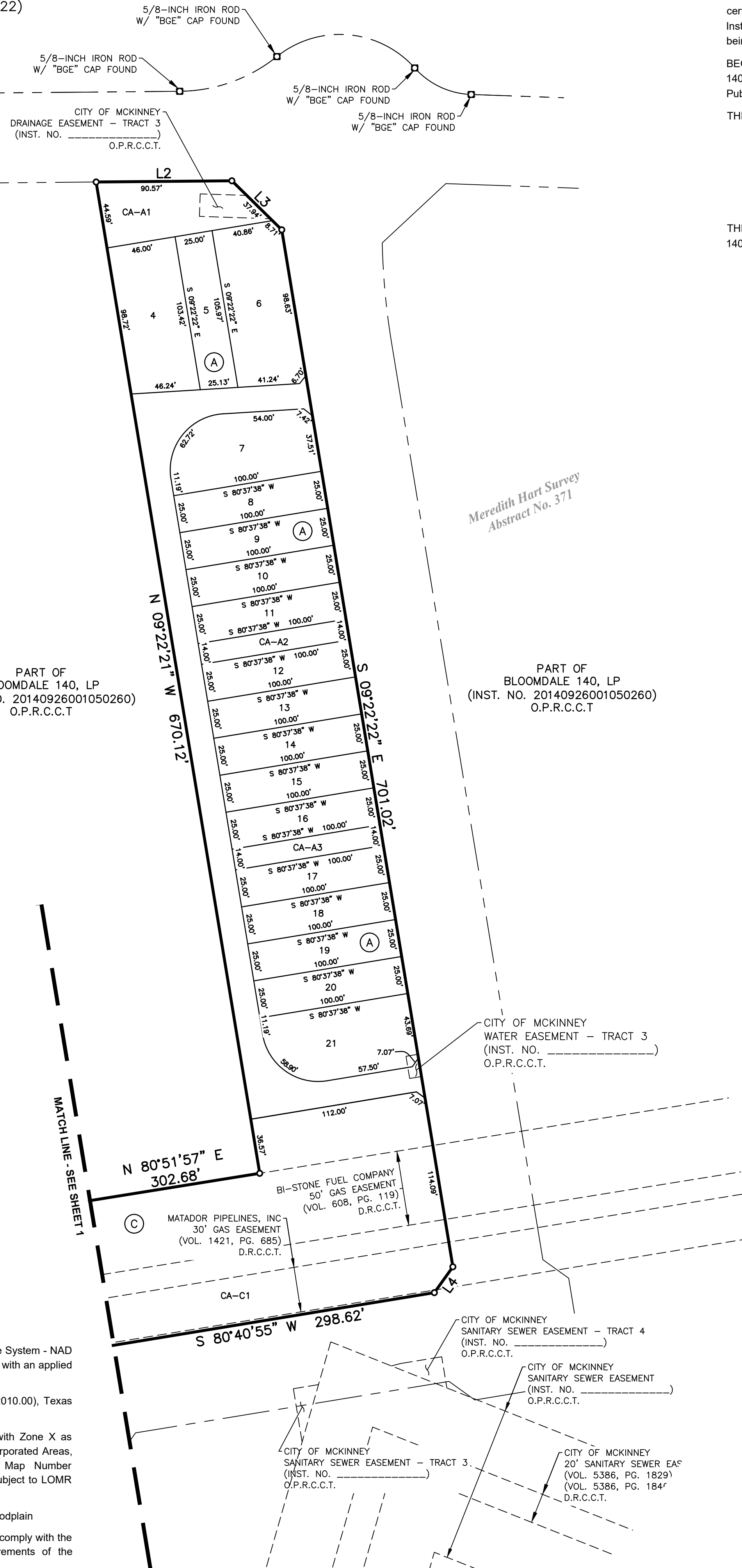
Contact: Mark Peace, R.P.L.S.
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

- 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 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.

G:\TXN\Projects\Wymie_Jackson\8884-13_Bloomdale_140_Townhomes\SV04_CAD\8884-13_PPL\T02_BTH-WEST.dwg 2024-01-08-10:50 jonson

LOT 1, BLOCK A
MODERA MCKINNEY ADDITION
(INST. NO. 202301000022)
O.P.R.C.C.T.



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, NA2011 (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 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.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Bloomdale 140, LP is the owner of a 8.105-acre (353,059-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 8.105-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "BGE" cap found in the east right-of-way line of N. Hardin Boulevard (a 140-foot public right-of-way according to the plat recorded in Instrument No. 202301000023 of said Official Public Records; said point being at the beginning of a curve to the left:

THENCE, with the said east right-of-way line of N. Hardin Boulevard, the following two (2) calls:

With 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 found for corner;

North 00 degrees 54 minutes 39 seconds East, a distance of 37.62 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, departing the said east right-of-way line of N. Hardin Boulevard and into and across said Bloomdale 140 tract, the following fifteen (15) 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 302.68 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 09 degrees 22 minutes 21 seconds West, a distance of 670.12 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 90.57 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 45 degrees 30 minutes 32 seconds East, a distance of 46.65 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 701.02 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 298.62 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 53.37 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 18.43 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 501.70 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 60.00 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 50.47 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a tangent curve to the right;

With said curve to the right, having a central angle of 24 degrees 58 minutes 27 seconds, a radius of 380.00 feet, a chord bearing and distance of North 86 degrees 49 minutes 52 seconds West, 164.33 feet, and an arc length of 165.64 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve;

South 65 degrees 37 minutes 28 seconds West, a distance of 20.57 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 23 degrees 16 minutes 55 seconds West, a distance of 25.69 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

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 conveyance plat designating the herein above described property as **BLOOMDALE 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 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 _____, 2023.

BLOOMDALE 140, LP
a Texas limited partnership

By: _____
Kirby Jones
Authorized Signer

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 _____ 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

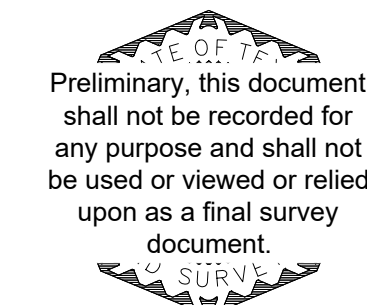
SURVEYOR'S CERTIFICATE

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.

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.

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 _____, 2023.

NOTARY PUBLIC in and for the STATE OF TEXAS

Approved _____

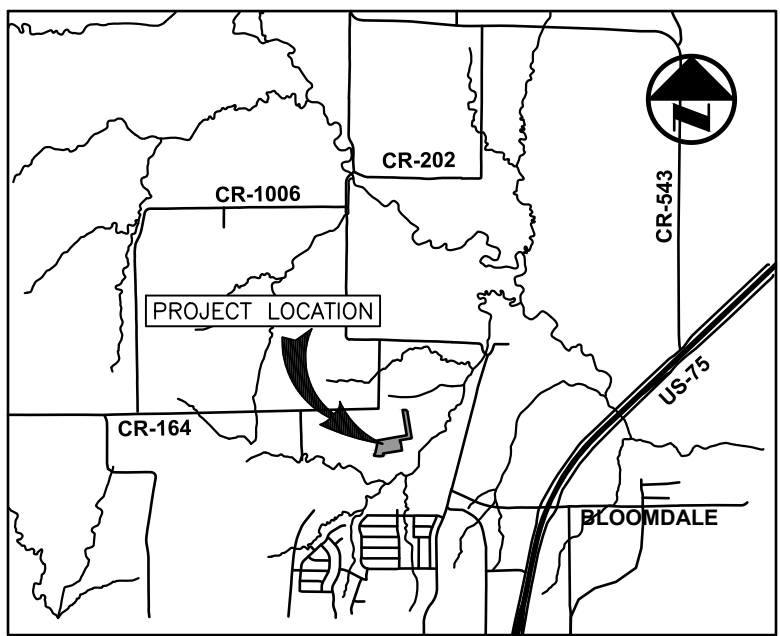
City Manager
City of McKinney, Texas

Date _____

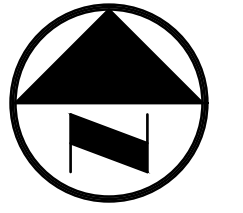
Attest _____

City Secretary
City of McKinney, Texas

Date _____



VICINITY MAP
(NOT TO SCALE)



0 25 50 100
SCALE: 1" = 50'

LEGEND

---	INST. NO.	INSTRUMENT NUMBER
---	PG.	PAGE
---	P.O.B.	POINT OF BEGINNING
---	SQ. FT.	SQUARE FEET
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BEING 8.105 ACRES SITUATED IN
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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
JANUARY 2024
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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