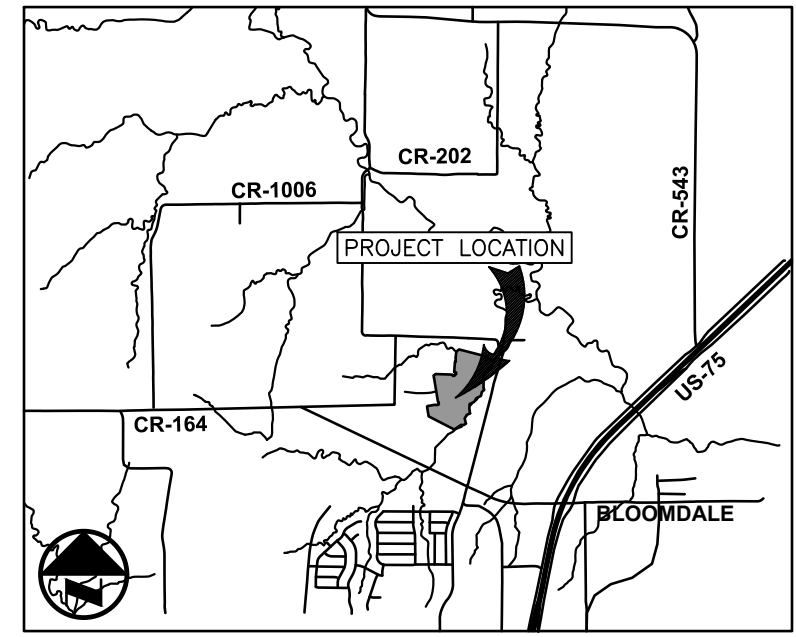
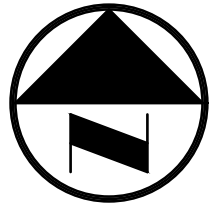


**GENERAL NOTES:**

- 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 ordinance.
- Lots \_\_\_\_\_, Block \_\_\_\_\_ of this plat and herein dedicated as Common Areas. All common areas dedicated via this plat are to be owned and maintained by a Home Owner's Association.
- The owner and any subsequent owner of Lot XX, Block XX 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 any creeks located within said common areas, although it retains 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, 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. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.



**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
VOL.	VOLUME
---	PROPERTY 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

PART OF  
BLOOMDALE 140, LP  
(INST. NO. 20140926001050260)  
O.P.R.C.C.T

REMAINDER OF  
RAYBUN LOWELL HOUSLEY,  
ET UX, FRANCES HELEN HOUSLEY  
(VOL. 741, PG. 648)  
D.R.C.C.T.

CITY OF MCKINNEY  
FLOODPLAIN AND DRAINAGE EASEMENT  
(INST. NO. \_\_\_\_\_)  
O.P.R.C.C.T.

CITY OF MCKINNEY  
SANITARY SEWER EASEMENT - TRACT 1  
(INST. NO. \_\_\_\_\_)  
O.P.R.C.C.T.

CA-H1

CITY OF MCKINNEY  
20' SANITARY SEWER EASEMENT  
(VOL. 5386, PG. 1838)  
(VOL. 5386, PG. 1846)  
D.R.C.C.T.

CITY OF MCKINNEY  
SANITARY SEWER EASEMENT  
(INST. NO. 202300001659)  
O.P.R.C.C.T.

RWR PARTNERS, L.P.  
(INST. NO. 96-0105405)  
L.R.C.C.T.

Meredith Hart Survey  
Abstract No. 371

**PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY**

**PRELIMINARY PLAT  
TOWNHOMES AT BLOOMDALE EAST**

RESIDENTIAL LOTS  
LOTS 2-7, BLOCK A, LOTS 6-18, BLOCK B  
LOTS 4-26, BLOCK C, LOTS 8-34, BLOCK D  
LOTS 6-37, BLOCK E, LOTS 4-19, BLOCK F

OPEN SPACE LOTS  
LOT CA-A1, BLOCK A  
LOTS CA-B1 - CA-B5, BLOCK B, LOTS CA-C1 - CA-C3, BLOCK C  
LOTS CA-D1 - CA-D7, BLOCK D, LOTS CA-E1 - CA-E5, BLOCK E  
LOTS CA-F1 - CA-F3, BLOCK F, LOT 1X, BLOCK G, LOT 1X, BLOCK H

BEING 62.397 ACRES  
MEREDITH HART SURVEY, ABSTRACT NO. 764  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
JANUARY 2024  
SHEET 1 OF 5

**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  
Copyright 2024  
Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXN\Projects\Wymie\_Jackson\18884-13\_Bloomdale\_140\_Townhomes\SV04\_CAD\18884-13\_PPLT01\_BTH-EAST.dwg 2024-01-09 10:01:11 jmond

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

MCKINNEY RIDGE APARTMENTS LP  
(INST. NO. 2023000007113)  
O.P.R.C.C.T.

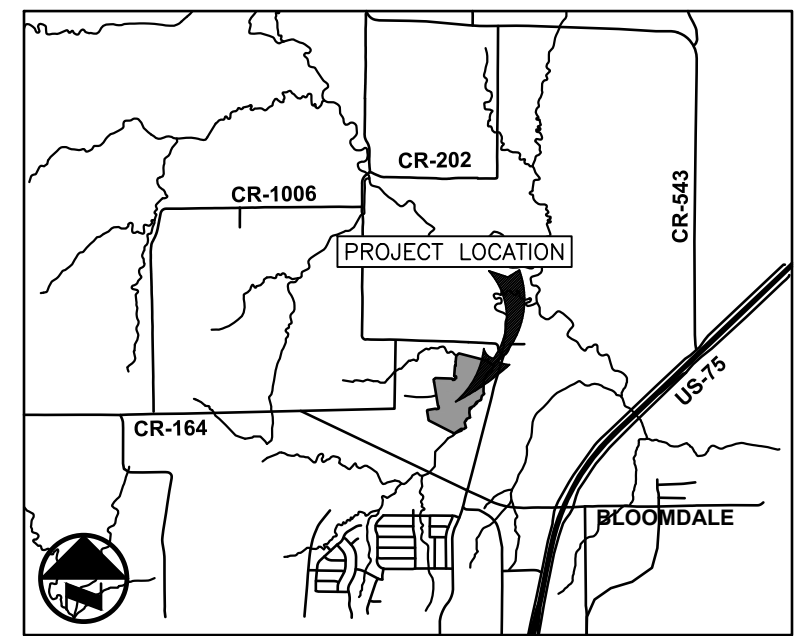
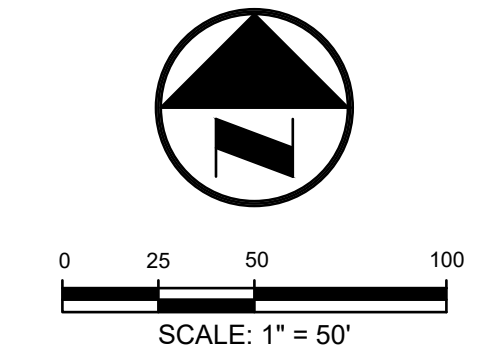
5/8-INCH IRON ROD  
W/ "BGE" CAP FOUND

5/8-INCH IRON ROD  
W/ "BGE" CAP FOUND

CITY OF MCKINNEY  
DRAINAGE EASEMENT - TRACT 3  
(INST. NO. \_\_\_\_\_)  
O.P.R.C.C.T.

PART OF  
BLOOMDALE 140, LP  
(INST. NO. 20140926001050260)  
O.P.R.C.C.T.

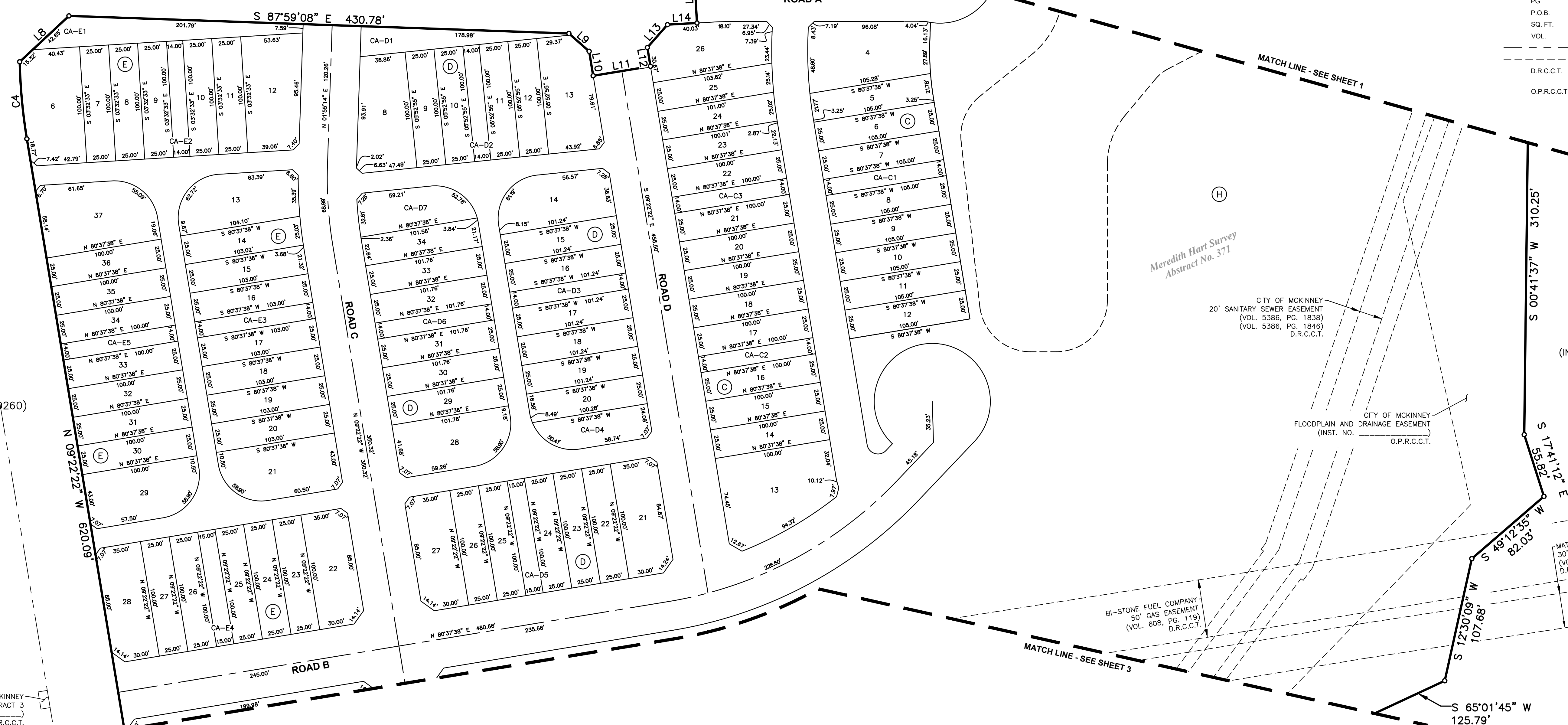
CITY OF MCKINNEY  
WATER EASEMENT - TRACT 3  
(INST. NO. \_\_\_\_\_)  
O.P.R.C.C.T.



VICINITY MAP  
(NOT TO SCALE)

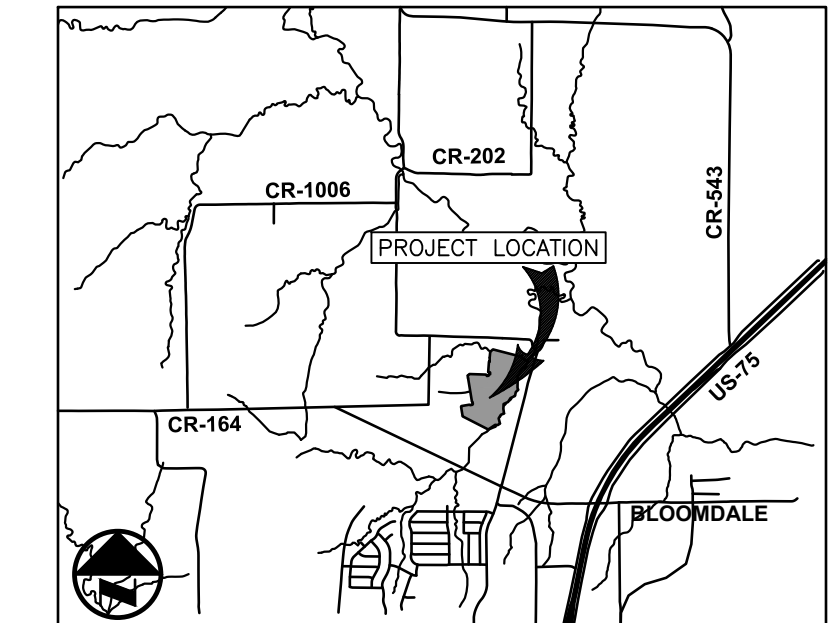
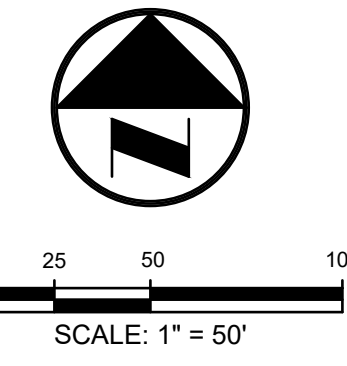
LEGEND

INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
VOL.	VOLUME
---	PROPERTY LINE
---	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

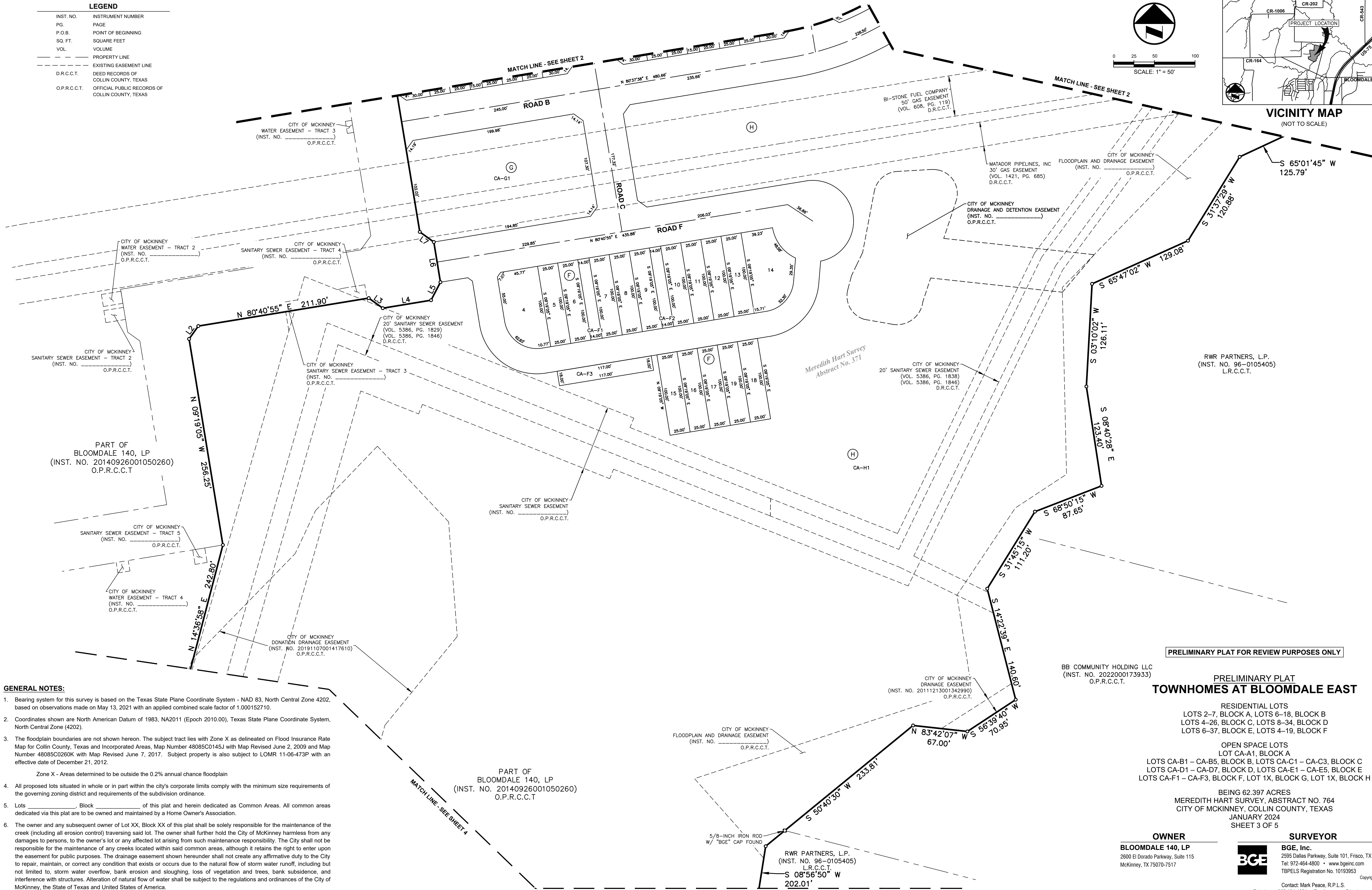


**LEGEND**

INST. NO.	INSTRUMENT NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
SQ. FT.	SQUARE FEET
VOL.	VOLUME
---	PROPERTY 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



**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, 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 ordinance.
  - Lots \_\_\_\_\_, Block \_\_\_\_\_ of this plat and herein dedicated as Common Areas. All common areas dedicated via this plat are to be owned and maintained by a Home Owner's Association.
  - The owner and any subsequent owner of Lot XX, Block XX 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 any creeks located within said common areas, although it retains 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, 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. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

**PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY**

BB COMMUNITY HOLDING LLC  
(INST. NO. 2022000173933)  
O.P.R.C.C.T.

**PRELIMINARY PLAT  
TOWNHOMES AT BLOOMDALE EAST**

**RESIDENTIAL LOTS**  
LOTS 2-7, BLOCK A, LOTS 6-18, BLOCK B  
LOTS 4-26, BLOCK C, LOTS 8-34, BLOCK D  
LOTS 6-37, BLOCK E, LOTS 4-19, BLOCK F

**OPEN SPACE LOTS**  
LOT CA-A1, BLOCK A  
LOTS CA-B1 - CA-B5, BLOCK B, LOTS CA-C1 - CA-C3, BLOCK C  
LOTS CA-D1 - CA-D7, BLOCK D, LOTS CA-E1 - CA-E5, BLOCK E  
LOTS CA-F1 - CA-F3, BLOCK F, LOT 1X, BLOCK G, LOT 1X, BLOCK H

BEING 62.397 ACRES  
MEREDITH HART SURVEY, ABSTRACT NO. 764  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
JANUARY 2024  
SHEET 3 OF 5

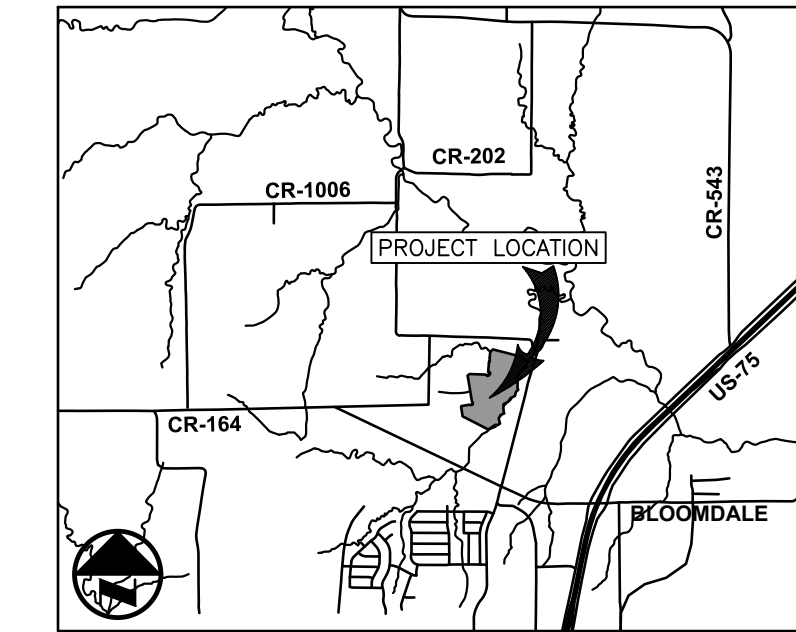
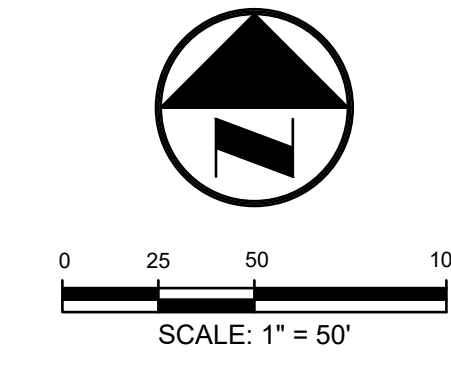
**OWNER**  
**BLOOMDALE 140, LP**  
2600 El Dorado Parkway, Suite 115  
McKinney, TX 75070-7517

**SURVEYOR**  
**BGE, Inc.**  
2595 Dallas Parkway, Suite 101, Frisco, TX 75034  
Tel: 972-464-4800 • www.bgeinc.com  
TBPELS Registration No. 10193953

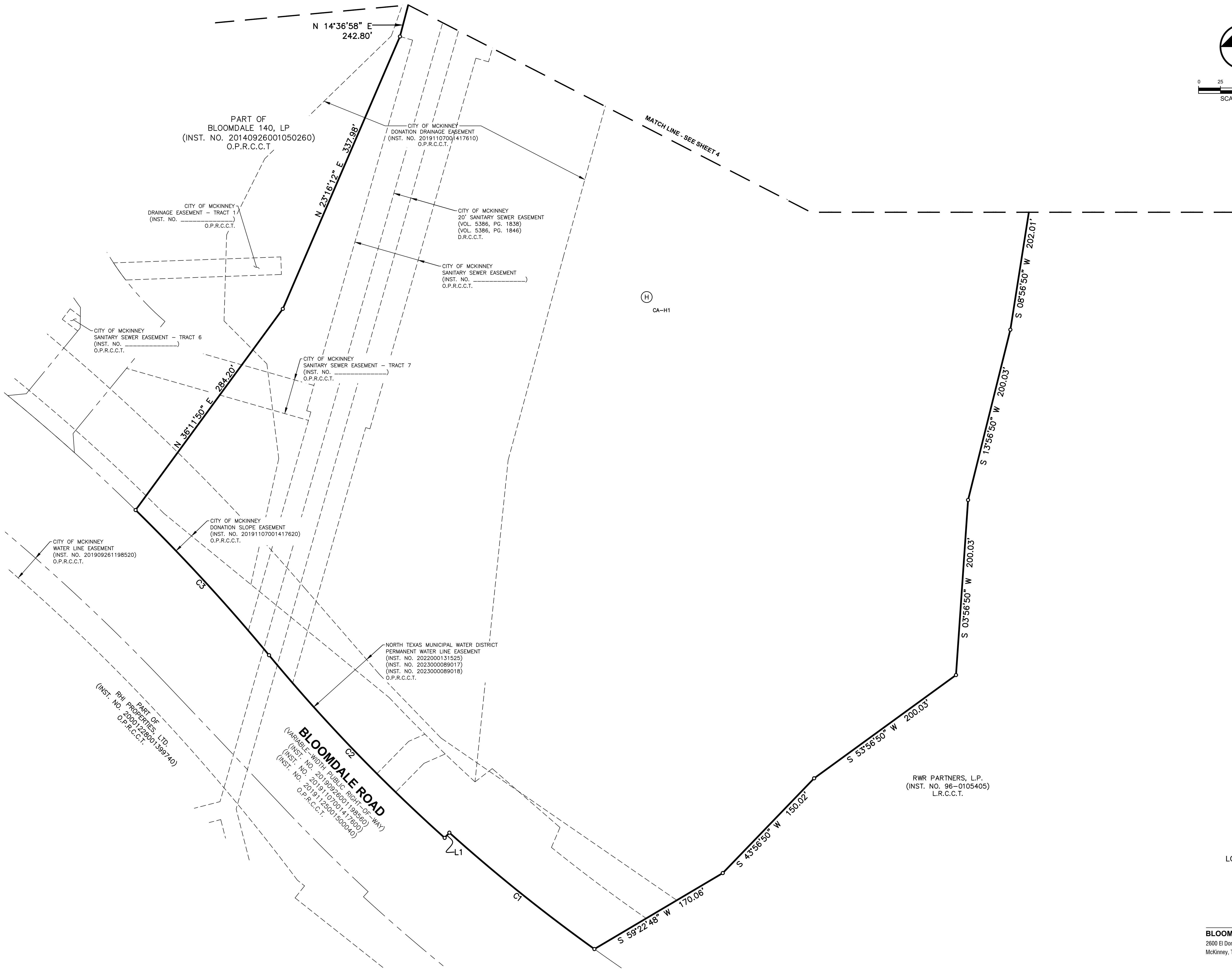
Contact: Mark Peace, R.P.L.S.  
Telephone: 972-464-4884 • Email: mpeace@bgeinc.com

G:\TXN\Projects\Wymie\_Jackson\8884-13\_Bloomdale\_140\_CAD\8884-13\_PPL\T01\_BTH-EAST.dwg 2024-01-09-10:01\_jlondon

G:\TXN\Projects\Wymme\_Jackson\8884-13\_Bloomdale\_140\_Townhomes\SV04\_CAD\8884-13\_PPL\T01\_BTH-EAST.dwg 2024-01-09-10:01 jlondon



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
- - - -	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

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

**PRELIMINARY PLAT  
TOWNHOMES AT BLOOMDALE EAST**

RESIDENTIAL LOTS  
 LOTS 2-7, BLOCK A, LOTS 6-18, BLOCK B  
 LOTS 4-26, BLOCK C, LOTS 8-34, BLOCK D  
 LOTS 6-37, BLOCK E, LOTS 4-19, BLOCK F

OPEN SPACE LOTS  
 LOT CA-A1, BLOCK A  
 LOTS CA-B1 - CA-B5, BLOCK B, LOTS CA-C1 - CA-C3, BLOCK C  
 LOTS CA-D1 - CA-D7, BLOCK D, LOTS CA-E1 - CA-E5, BLOCK E  
 LOTS CA-F1 - CA-F3, BLOCK F, LOT 1X, BLOCK G, LOT 1X, BLOCK H

BEING 62.397 ACRES  
 MEREDITH HART SURVEY, ABSTRACT NO. 764  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 JANUARY 2024  
 SHEET 4 OF 5

**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

Copyright 2024

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Bloomdale 140, LP is the owner of a 62.397-acre (2,718,021-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 62.397-acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with "BGE" cap found for the easternmost southeast corner of Lot 1, Block A, Modera McKinney Addition, an addition to the City of McKinney according to the plat recorded in Instrument No. 202301000022 of said Official Public Records;

THENCE, with the east line of said Lot 1, Block A, the following three (3) calls:

North 00 degrees 11 minutes 04 seconds West, a distance of 104.98 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

North 05 degrees 27 minutes 55 seconds East, a distance of 154.65 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

North 49 degrees 55 minutes 33 seconds East, a distance of 94.26 feet to a point for corner in the approximate centerline of a creek;

THENCE, South 75 degrees 39 minutes 23 seconds East, departing the said east line of Lot 1, Block A and the said approximate centerline of a creek, a distance of 582.50 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being a northeast corner of said Bloomdale 140 tract and the southwest corner of that certain tract of land described in Warranty Deed with Vendor's Lien to Raybun L. Housley, et ux, Frances Helen Housley recorded in Volume 741, Page 648 of the Deed Records of Collin County, Texas;

THENCE, with a north line of said Bloomdale 140 tract and the south line of said Housley tract, the following five (5) calls:

South 71 degrees 42 minutes 07 seconds East, a distance of 131.38 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 61 degrees 58 minutes 33 seconds East, a distance of 71.83 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 06 degrees 30 minutes 32 seconds East, a distance of 67.68 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 56 degrees 23 minutes 54 seconds East, a distance of 86.90 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 76 degrees 27 minutes 51 seconds East, a distance of 86.68 feet to a point for corner in the approximate centerline of Honey Creek Tributary; said point being in the east line of said Bloomdale 140 tract and in the west line of that certain tract of land described in Warranty Deed to RWR Partners, L.P. recorded in Instrument No. 96-0105405 of the Land Records of Collin County, Texas;

THENCE, with the said approximate centerline of Honey Creek Tributary, the said east line of Bloomdale 140 tract, the said west line of RWR Partners tract, and the west line of that certain tract of land described in Special Warranty Deed with Vendor's Lien to BB Community Holding LLC recorded in Instrument No. 2022000173933 of said Official Public Records, the following twenty-four (24) calls:

South 22 degrees 01 minutes 34 seconds West, a distance of 195.43 feet to a point for corner;

South 66 degrees 47 minutes 49 seconds West, a distance of 83.64 feet to a point for corner;

South 33 degrees 06 minutes 26 seconds West, a distance of 225.46 feet to a point for corner;

South 00 degrees 41 minutes 37 seconds West, a distance of 310.25 feet to a point for corner;

South 17 degrees 41 minutes 12 seconds East, a distance of 55.82 feet to a point for corner;

South 49 degrees 12 minutes 35 seconds West, a distance of 82.03 feet to a point for corner;

South 12 degrees 30 minutes 09 seconds West, a distance of 107.68 feet to a point for corner;

South 65 degrees 01 minutes 45 seconds West, a distance of 125.79 feet to a point for corner;

South 31 degrees 37 minutes 29 seconds West, a distance of 120.88 feet to a point for corner;

South 65 degrees 47 minutes 02 seconds West, a distance of 129.08 feet to a point for corner;

South 03 degrees 10 minutes 02 seconds West, a distance of 126.11 feet to a point for corner;

South 08 degrees 40 minutes 28 seconds East, a distance of 123.40 feet to a point for corner;

South 68 degrees 50 minutes 15 seconds West, a distance of 87.65 feet to a point for corner;

South 31 degrees 45 minutes 15 seconds West, a distance of 111.20 feet to a point for corner;

South 14 degrees 22 minutes 39 seconds East, a distance of 140.60 feet to a point for corner;

South 56 degrees 39 minutes 40 seconds West, a distance of 70.95 feet to a point for corner;

North 83 degrees 42 minutes 07 seconds West, a distance of 67.00 feet to a point for corner;

South 50 degrees 40 minutes 30 seconds West, a distance of 233.81 feet to a point for corner;

South 08 degrees 56 minutes 50 seconds West, a distance of 202.01 feet to a point for corner;

South 13 degrees 56 minutes 50 seconds West, a distance of 200.03 feet to a point for corner;

South 03 degrees 56 minutes 50 seconds West, a distance of 200.03 feet to a point for corner;

South 53 degrees 56 minutes 50 seconds West, a distance of 200.03 feet to a point 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 final plat designating the herein above described property as BLOOMDALE EAST, 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 Kirby Jones, 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

Table with 3 columns: LINE TABLE, NUMBER, BEARING, DISTANCE. Lists 18 line segments with bearings and distances.

Table with 5 columns: CURVE TABLE, NUMBER, DELTA, RADIUS, CHORD BEARING, CHORD DISTANCE, ARC LENGTH. Lists 5 curve segments with various geometric data.

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

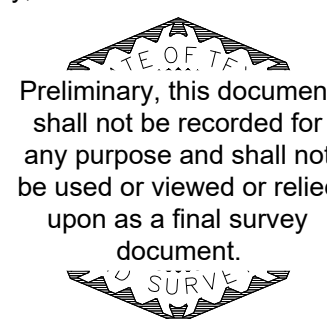
STATE OF TEXAS §
COUNTY OF COLLIN §

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



Large table with 4 columns: PARCEL TABLE, LOT, SQ. FT., ACRES. Lists 61 parcels (A-1 to G-1) with their respective lot numbers, square feet, and acres.

Approval stamp area with fields for City Manager, City Secretary, Date, and Attest.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY PLAT TOWNHOMES AT BLOOMDALE EAST

RESIDENTIAL LOTS
LOTS 2-7, BLOCK A, LOTS 6-18, BLOCK B
LOTS 4-26, BLOCK C, LOTS 8-34, BLOCK D
LOTS 6-37, BLOCK E, LOTS 4-19, BLOCK F

OPEN SPACE LOTS
LOT CA-A1, BLOCK A
LOTS CA-B1 - CA-B5, BLOCK B, LOTS CA-C1 - CA-C3, BLOCK C
LOTS CA-D1 - CA-D7, BLOCK D, LOTS CA-E1 - CA-E5, BLOCK E
LOTS CA-F1 - CA-F3, BLOCK F, LOT 1X, BLOCK G, LOT 1X, BLOCK H

BEING 62.397 ACRES
MEREDITH HART SURVEY, ABSTRACT NO. 764
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
JANUARY 2024
SHEET 5 OF 5

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