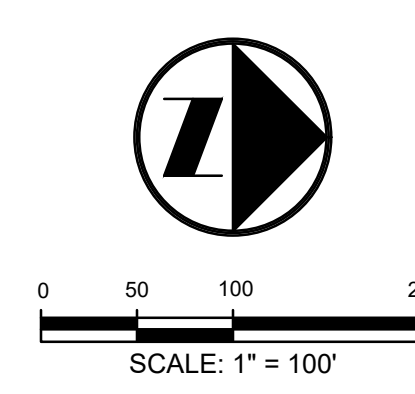
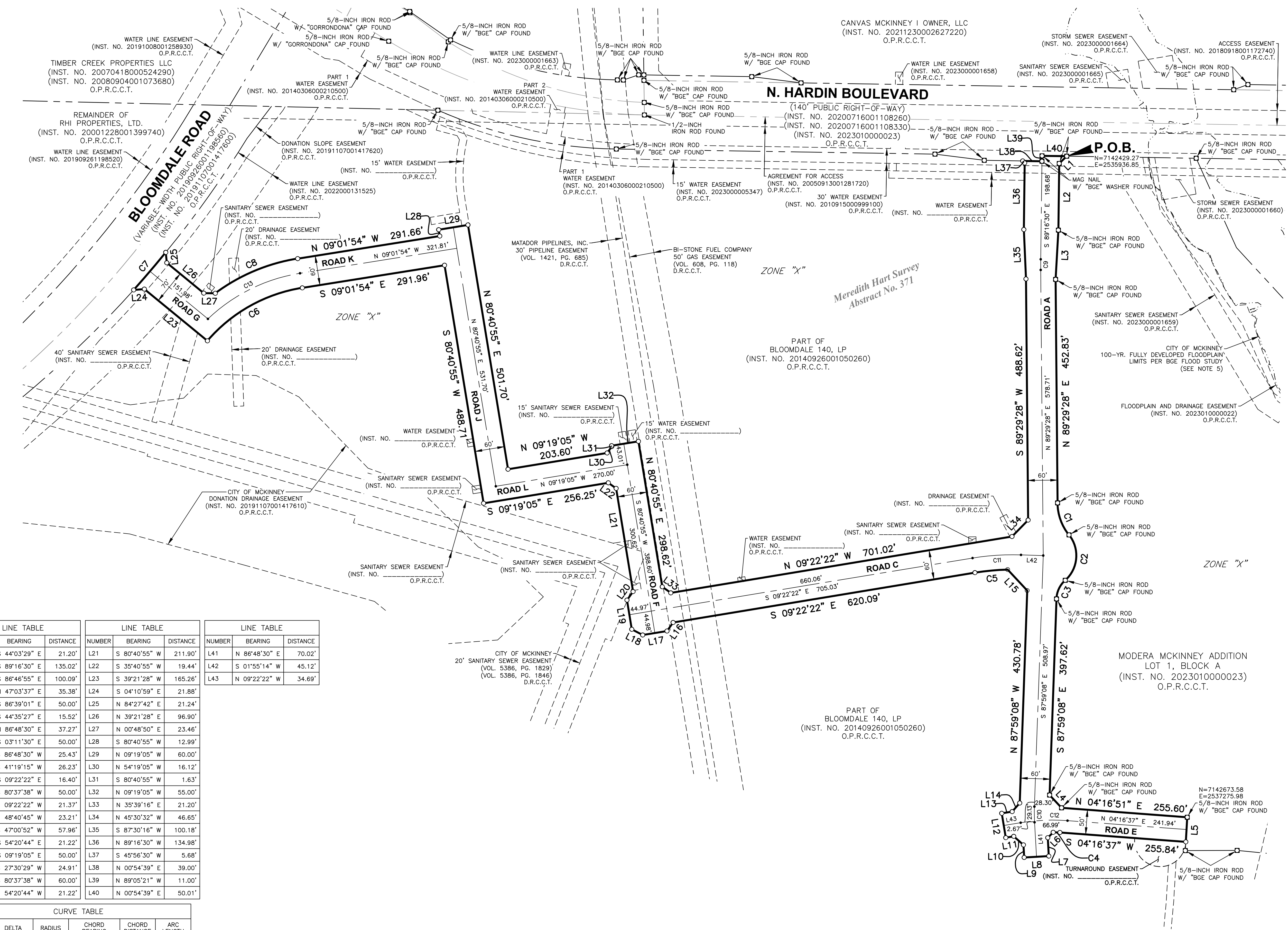


VICINITY MAP  
(NOT TO SCALE)



**LEGEND**

- MONUMENT OF RECORD DIGNITY
- 5/8-INCH IRON ROD W/ "BGE" CAP SET
- P.O.B. POINT OF BEGINNING
- INST. NO. INSTRUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- BOUNDARY LINE
- - - PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - FEMA FLOOD LINE
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS



| LINE TABLE |               |          | LINE TABLE |               |          | LINE TABLE |               |          |
|------------|---------------|----------|------------|---------------|----------|------------|---------------|----------|
| NUMBER     | BEARING       | DISTANCE | NUMBER     | BEARING       | DISTANCE | NUMBER     | BEARING       | DISTANCE |
| L1         | S 44°03'29" E | 21.20'   | L21        | S 80°40'55" W | 211.90'  | L41        | N 86°48'30" E | 70.02'   |
| L2         | S 89°16'30" E | 135.02'  | L22        | S 35°40'55" W | 19.44'   | L42        | S 01°55'14" W | 45.12'   |
| L3         | S 86°46'55" E | 100.09'  | L23        | S 39°21'28" W | 165.26'  | L43        | N 09°22'22" W | 34.69'   |
| L4         | N 47°03'37" E | 35.38'   | L24        | S 04°10'59" E | 21.88'   |            |               |          |
| L5         | S 86°39'01" E | 50.00'   | L25        | N 84°27'42" E | 21.24'   |            |               |          |
| L6         | S 44°35'27" E | 15.52'   | L26        | N 39°21'28" E | 96.90'   |            |               |          |
| L7         | N 86°48'30" E | 37.27'   | L27        | N 00°48'50" E | 23.46'   |            |               |          |
| L8         | S 03°11'30" E | 50.00'   | L28        | S 80°40'55" W | 12.99'   |            |               |          |
| L9         | S 86°48'30" W | 25.43'   | L29        | N 09°19'05" W | 60.00'   |            |               |          |
| L10        | S 41°19'15" W | 26.23'   | L30        | N 54°19'05" W | 16.12'   |            |               |          |
| L11        | S 09°22'22" E | 16.40'   | L31        | S 80°40'55" W | 1.63'    |            |               |          |
| L12        | S 80°37'38" W | 50.00'   | L32        | N 09°19'05" W | 55.00'   |            |               |          |
| L13        | N 09°22'22" W | 21.37'   | L33        | N 35°39'16" E | 21.20'   |            |               |          |
| L14        | N 48°40'45" W | 23.21'   | L34        | N 45°30'32" W | 46.65'   |            |               |          |
| L15        | S 47°00'52" W | 57.96'   | L35        | S 87°30'16" W | 100.18'  |            |               |          |
| L16        | S 54°20'44" E | 21.22'   | L36        | N 89°16'30" W | 134.98'  |            |               |          |
| L17        | S 09°19'05" E | 50.00'   | L37        | S 45°56'30" W | 5.68'    |            |               |          |
| L18        | S 27°30'29" W | 24.91'   | L38        | N 00°54'39" E | 39.00'   |            |               |          |
| L19        | S 80°37'38" W | 60.00'   | L39        | N 89°05'21" W | 11.00'   |            |               |          |
| L20        | N 54°20'44" W | 21.22'   | L40        | N 00°54'39" E | 50.01'   |            |               |          |

| CURVE TABLE |           |          |               |            |
|-------------|-----------|----------|---------------|------------|
| NUMBER      | DELTA     | RADIUS   | CHORD BEARING | ARC LENGTH |
| C1          | 38°17'04" | 105.00'  | N 70°20'56" E | 68.86'     |
| C2          | 87°02'45" | 67.00'   | S 85°16'14" E | 92.28'     |
| C3          | 46°14'16" | 53.00'   | S 64°52'00" E | 41.62'     |
| C4          | 2°04'53"  | 375.00'  | S 00°59'38" W | 13.62'     |
| C5          | 8°07'55"  | 470.00'  | S 05°18'25" E | 66.65'     |
| C6          | 40°15'18" | 320.00'  | S 29°09'33" E | 220.23'    |
| C7          | 2°38'57"  | 2166.00' | N 49°25'02" W | 100.14'    |
| C8          | 27°34'13" | 380.00'  | N 22°49'00" W | 181.09'    |
| C9          | 1°14'01"  | 1000.00' | S 89°53'31" E | 21.53'     |
| C10         | 5°12'22"  | 350.00'  | N 89°24'41" E | 31.79'     |
| C11         | 11°17'35" | 500.00'  | S 03°43'34" E | 98.39'     |
| C12         | 13°38'58" | 400.00'  | N 02°32'53" W | 95.07'     |
| C13         | 34°37'28" | 350.00'  | N 26°20'38" W | 208.31'    |

- 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.
  - City of McKinney 10-year flood plain per flood study. Part two, pre and post project hydrology, hydraulics, and creek stabilization analysis for un-named tributaries to Honey Creek Tributary No. 1, dated March 2015.

**RECORD PLAT**  
**BLOOMDALE 140 ADDITION**  
**LOT 1, BLOCK A**  
 BEING 6.083 ACRES SITUATED IN  
 THE MEREDITH HART SURVEY, ABSTRACT NO. 371  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 MAY 2023  
 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\8884-10\_Bloomdale\_140\_Infrastructure\8884-10\_FPLT.dwg 2023-05-22-09:57 JLondon

**OWNER'S CERTIFICATE**

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Bloomdale 140, LP is the owner of a 6.083-acre (264,961-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. 2014092600105260 of the Official Public Records of Collin County, Texas; said 6.083-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. 2023010000023 of said Official Public Records); said point being the westernmost southwest corner of Modera McKinney Addition, Lot 1, Block A, an addition to the City of McKinney according to the plat recorded in Instrument No. 2023010000023 of said Official Public Records;

THENCE, departing the said east right-of-way line of N. Hardin Boulevard and with the south line of said Lot 1, Block A, the following eight (8) calls:

- South 44 degrees 03 minutes 29 seconds East, a distance of 21.20 feet to a 5/8-inch iron rod with "BGE" cap found for corner;
South 89 degrees 16 minutes 30 seconds East, a distance of 135.02 feet to a 5/8-inch iron rod with "BGE" cap found for corner;
South 86 degrees 46 minutes 55 seconds East, a distance of 100.09 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

North 89 degrees 29 minutes 28 seconds East, a distance of 452.83 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the beginning of a tangent curve to the left;

With said curve to the left, having a central angle of 38 degrees 17 minutes 04 seconds, a radius of 105.00 feet, a chord bearing and distance of North 70 degrees 20 minutes 56 seconds East, 68.86 feet, and an arc length of 70.16 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve and the beginning of a reverse curve to the right;

With said curve to the right, having a central angle of 87 degrees 02 minutes 45 seconds, a radius of 67.00 feet, a chord bearing and distance of South 85 degrees 16 minutes 14 seconds East, 92.28 feet, and an arc length of 101.79 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve and the beginning of a reverse curve to the left;

With said curve to the left, having a central angle of 46 degrees 14 minutes 16 seconds, a radius of 53.00 feet, a chord bearing and distance of South 64 degrees 52 minutes 00 seconds East, 41.62 feet, and an arc length of 42.77 feet to a 5/8-inch iron rod with "BGE" cap found for corner at the end of said curve;

South 87 degrees 59 minutes 08 seconds East, a distance of 397.62 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, North 47 degrees 03 minutes 37 seconds East, with the southeast line of said Lot 1, Block A, a distance of 35.38 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, North 04 degrees 16 minutes 51 seconds East, with an east line of said Lot 1, Block A, a distance of 255.60 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, South 86 degrees 39 minutes 01 seconds East, with a south line of said Lot 1, Block A, a distance of 50.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

THENCE, departing the said south line of Lot 1, Block A and into and across said Bloomdale 140 tract, the following twenty-eight (28) calls:

South 04 degrees 16 minutes 37 seconds West, a distance of 255.84 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the left;

With said curve to the left, having a central angle of 02 degrees 04 minutes 53 seconds, a radius of 375.00 feet, a chord bearing and distance of South 00 degrees 59 minutes 38 seconds West, 13.62 feet, and an arc length of 13.62 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve;

South 44 degrees 35 minutes 27 seconds East, a distance of 15.52 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 86 degrees 48 minutes 30 seconds East, a distance of 37.27 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 03 degrees 11 minutes 30 seconds East, a distance of 50.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 86 degrees 48 minutes 30 seconds West, a distance of 25.43 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 41 degrees 19 minutes 15 seconds West, a distance of 26.23 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 16.40 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 80 degrees 37 minutes 38 seconds West, a distance of 50.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 09 degrees 22 minutes 22 seconds West, a distance of 21.37 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 48 degrees 40 minutes 45 seconds West, a distance of 23.21 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 87 degrees 59 minutes 08 seconds West, a distance of 430.78 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 47 degrees 00 minutes 52 seconds West, a distance of 57.96 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the left;

With said curve to the left, having a central angle of 08 degrees 07 minutes 55 seconds, a radius of 470.00 feet, a chord bearing and distance of South 05 degrees 18 minutes 25 seconds East, 66.65 feet, and an arc length of 66.71 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 620.09 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 54 degrees 20 minutes 44 seconds East, a distance of 21.22 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 50.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 27 degrees 30 minutes 29 seconds West, a distance of 24.91 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 80 degrees 37 minutes 38 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 54 degrees 20 minutes 44 seconds West, a distance of 21.22 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 211.90 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 35 degrees 40 minutes 55 seconds West, a distance of 19.44 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 256.25 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 291.96 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a tangent curve to the left;

With said curve to the left, having a central angle of 40 degrees 15 minutes 18 seconds, a radius of 320.00 feet, a chord bearing and distance of South 29 degrees 09 minutes 33 seconds East, 220.23 feet, and an arc length of 224.83 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve;

South 39 degrees 21 minutes 28 seconds West, a distance of 165.26 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 04 degrees 10 minutes 59 seconds East, a distance of 21.88 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 recorded in Instrument No. 20191107001417600 of said Official Public Records); said point being the beginning of a non-tangent curve to the left;

THENCE, with the said northeast right-of-way line of Bloomdale Road and curve to the left, having a central angle of 02 degrees 38 minutes 57 seconds, a radius of 2,166.00 feet, a chord bearing and distance of North 49 degrees 25 minutes 02 seconds West, 100.14 feet, and an arc length of 100.15 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the end of said curve;

THENCE, departing the said northeast right-of-way line of Bloomdale Road and into and across said Bloomdale 140 tract, the following twenty-four (24) calls:

North 84 degrees 27 minutes 42 seconds East, a distance of 21.24 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

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

North 00 degrees 48 minutes 50 seconds East, a distance of 23.46 feet to a 5/8-inch iron rod with "BGE" cap set for corner at the beginning of a non-tangent curve to the right;

With said curve to the right, having a central angle of 27 degrees 34 minutes 13 seconds, a radius of 380.00 feet, a chord bearing and distance of North 22 degrees 49 minutes 00 seconds West, 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;

North 09 degrees 01 minutes 54 seconds West, a distance of 291.66 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 12.99 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 09 degrees 19 minutes 05 seconds West, a distance of 60.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 80 degrees 40 minutes 55 seconds East, a distance of 501.70 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

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

North 54 degrees 19 minutes 05 seconds West, a distance of 16.12 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 1.63 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 09 degrees 19 minutes 05 seconds West, a distance of 55.00 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 80 degrees 40 minutes 55 seconds East, a distance of 298.62 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

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

North 09 degrees 22 minutes 22 seconds West, a distance of 701.02 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

North 45 degrees 30 minutes 32 seconds West, a distance of 46.65 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

South 89 degrees 29 minutes 28 seconds West, a distance of 488.62 feet to a 5/8-inch iron rod with "BGE" cap set for corner;

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

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

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

THENCE, with the said east right-of-way line of N. Hardin Boulevard, the following three (3) calls:

North 00 degrees 54 minutes 39 seconds East, a distance of 39.00 feet to a MAG Nail with "BGE" washer found for corner;

North 89 degrees 05 minutes 21 seconds West, a distance of 11.00 feet to a MAG Nail with "BGE" washer found for corner;

North 00 degrees 54 minutes 39 seconds East, a distance of 50.01 feet to the POINT OF BEGINNING and containing 6.083 acres or 264,961 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 conveyance plat designating the herein above described property as BLOOMDALE 140 ADDITION, LOT 1, BLOCK A, 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.

BLOOMDALE 140, LP
a Texas limited partnership

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 \_\_\_\_\_ 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**

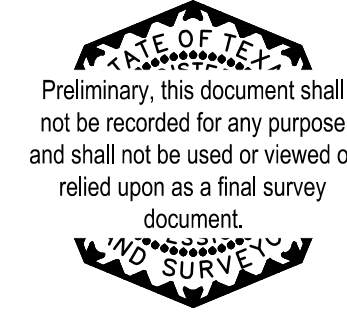
STATE OF TEXAS §
COUNTY OF COLLIN §

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.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2023.

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, RPLS No. 6608



STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, 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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

Table with 2 columns: Label (Approved, Planning and Zoning Commission Chairman, Date, Attest, Planning and Zoning Commission Secretary, Date) and Content.

RECORD PLAT
BLOOMDALE 140 ADDITION
LOT 1, BLOCK A

BEING 6.083 ACRES SITUATED IN
THE MEREDITH HART SURVEY, ABSTRACT NO. 371
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
MAY 2023
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

Copyright 2023