

0 50 100 200  
SCALE: 1" = 100'

FROM:  
R-6833-000-0390-1 / 14.638 AC  
FOR TAX YEAR 2020

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	09°55'01"	425.00'	73.56'	73.47'	S86°08'06"E
2.	09°55'01"	400.00'	69.23'	69.15'	S86°08'06"E
3.	163°21'23"	50.00'	142.56'	98.95'	N44°05'53"E
4.	127°15'12"	50.00'	111.05'	89.59'	S64°20'13"E
5.	09°55'01"	400.00'	69.23'	69.15'	S86°08'06"E
6.	09°55'01"	400.00'	69.23'	69.15'	S86°08'06"E
7.	09°55'01"	545.00'	94.33'	94.21'	S86°08'06"E
8.	09°55'01"	255.00'	44.14'	44.08'	S86°08'06"E

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1.	S 45°42'37" E	21.21'
2.	N 44°17'23" E	21.21'
3.	N 58°02'40" E	29.24'
4.	S 45°54'07" E	21.14'
5.	N 44°05'53" E	21.28'
6.	N 00°42'37" W	16.31'
7.	S 77°14'28" E	51.50'
8.	S 56°24'41" W	20.00'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we CADG McKinney Bloomridge 40, LLC, the undersigned do hereby adopt this Record Plat designating the herein described property as "BLOOMRIDGE ADDITION PHASE II", an addition to Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements being hereby dedicated for the 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 parts of any buildings, fences, trees, shrubs 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, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND AT Farmers Branch Texas, this the 21 day of Jan, 2020.

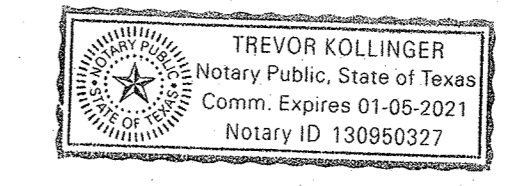
CADG McKinney Bloomridge 40, LLC,  
a Texas limited liability company  
BY: CADG Holdings  
a Texas limited liability company, its Manager  
BY: 2M Ventures, LLC,  
a Delaware limited liability company, its Manager

By: Mehرداد Moayed  
Its Manager

STATE OF TEXAS  
COUNTY OF Dallas

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MEHRDAD MOAYEDI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 21 day of Jan, 2020.

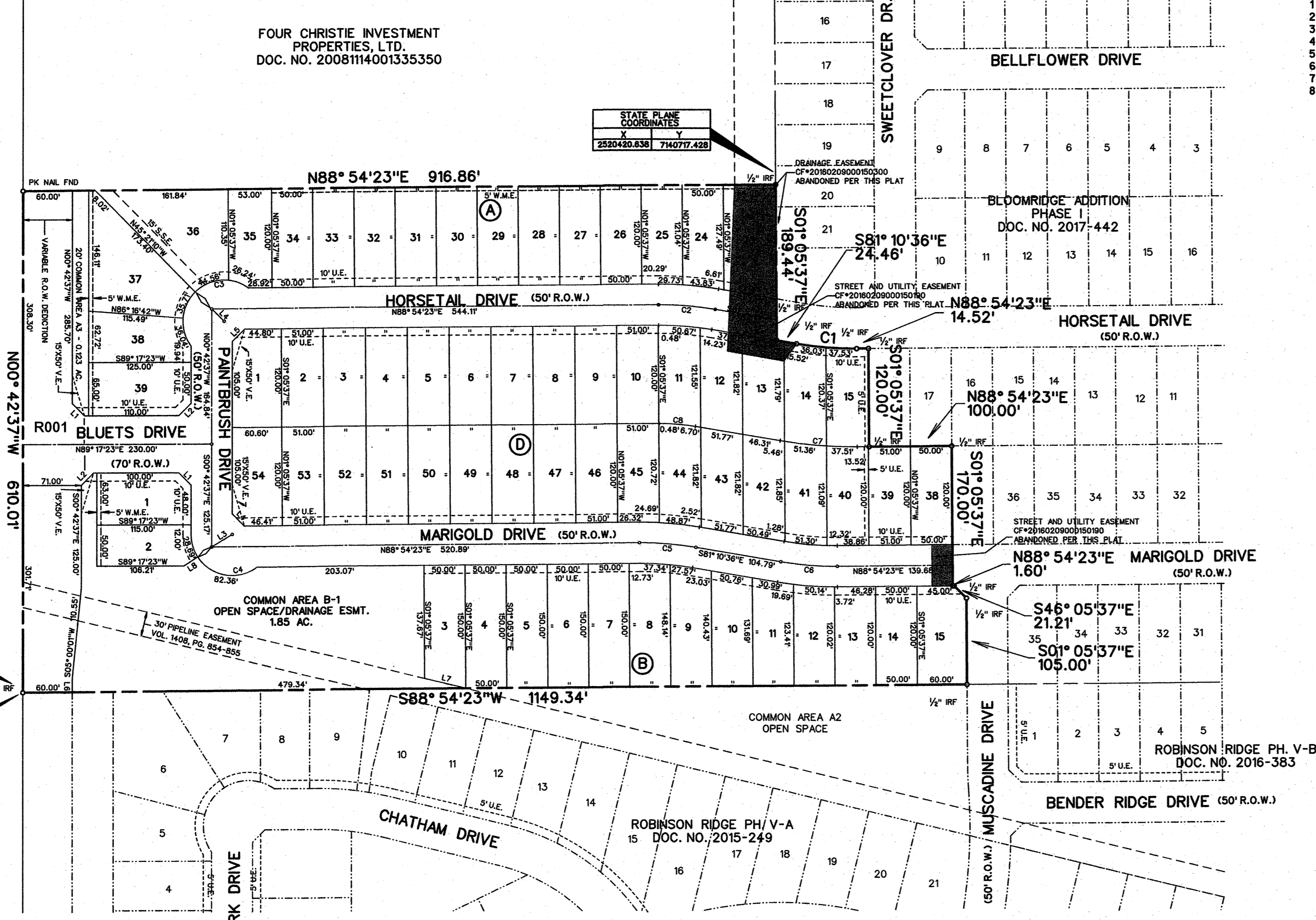


Notary Public in and for the State of Texas

"Approved and Accepted"

City Manager  
City of McKinney

Date  
2/14/2020

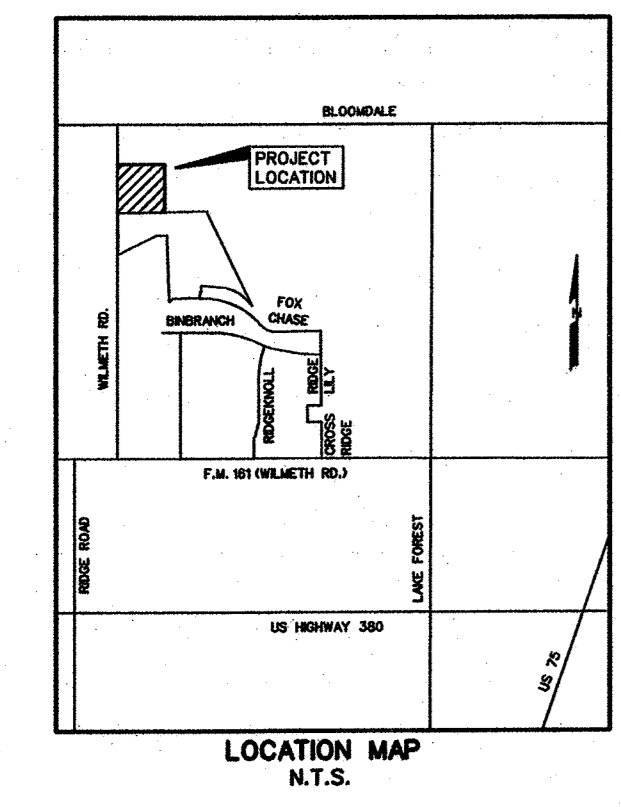


HIND LTD. & ONE LONGHORN LAND I, L.P.  
DOC. NO. 20070124-000125180

STATE PLANE COORDINATES

X	7440089.982
Y	231051.812

POINT OF BEGINNING



**LEGAL DESCRIPTION**

WHEREAS, CADG McKinney Bloomridge 40, LLC, is the owner of a tract of land situated in the Andrew Stapp Survey, Abstract No. 833, being part of a 40.035 acre tract, as described in Document No. 20150423000461190, in the Deed Records of Collin County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of said 40.035 acre tract, being the northwest corner of Robinson Ridge Phase V-A, an addition to the City of McKinney, as described in Doc No. 2015-249 in the Plat Records of Collin County, Texas same being in County Road No. 161;

THENCE, North 00° 42' 37" West, along the west line of said 40.035 acre tract and with said County Road No. 161, for a distance of 610.01 feet, to a PK Nail found at the most westerly northwest corner of said 40.035 acre tract;

THENCE, North 88° 54' 23" East, departing said County Road and along the north line of said 40.035 acre tract, for a distance of 916.86 feet, to a 1/2 inch iron rod found in the west line of Bloomridge Addition Phase I, an addition to Collin County, Texas, as described in Doc No. 2017-442 in said Plat Records;

THENCE, South 01° 05' 37" East, along the west line of said Bloomridge Addition Phase I, for a distance of 189.44 feet, to a 1/2 inch iron rod found;

THENCE, South 81° 10' 36" East, continuing along said west line, for a distance of 24.46 feet, to a 1/2 inch rod found at the point of curvature of a curve to the left, having a radius of 425.00 feet, a central angle of 09° 55' 01";

THENCE, continuing along said west line and with said curve to the left for an arc distance of 73.56 feet (Chord Bearing South 86° 08' 06" East - 73.47 feet), to a 1/2 inch iron found at the point of tangency;

THENCE, North 88° 54' 23" East, continuing along said west line, for a distance of 14.52 feet, to a 1/2 inch iron rod found;

THENCE, South 01° 05' 37" East, continuing along said west line, for a distance of 120.00 feet, to a 1/2 inch iron rod found;

THENCE, North 88° 54' 23" East, continuing along said west line, for a distance of 100.00 feet, to a 1/2 inch iron rod found;

THENCE, South 01° 05' 37" East, continuing along said west line, for a distance of 170.00 feet, to a 1/2 inch iron rod found;

THENCE, North 88° 54' 23" East, continuing along said west line, for a distance of 1.60 feet, to a 1/2 inch iron rod found;

THENCE, South 46° 05' 37" East, continuing along said west line, for a distance of 21.21 feet, to a 1/2 inch iron rod found;

THENCE, South 01° 05' 37" East, continuing along said west line, for a distance of 105.00 feet, to a 1/2 inch found at the northeast corner of said Robinson Ridge Phase V-A and being the northwest corner of Robinson Ridge Phase V-B, an addition to City of McKinney, as described in Doc. No. 2016-383 in said Plat Records same being in the south line of said 40.035 acre tract, also being the most southerly southwest corner of said Bloomridge Phase I;

THENCE, South 88° 54' 23" West, along the north line of said Robinson Ridge Phase V-A and with the south line of said 40.035 acre tract, for a distance of 1149.34 feet, to the POINT OF BEGINNING and containing 14.637 acres of land.

- NOTES**
- Bearings are referenced to Bloomridge Phase I, an addition to Collin County, Texas, as recorded in Doc. No. 2017-442, in the Plat Records of Collin County, Texas.
  - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
  - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
  - IRF - Iron Rod Found  
C.M. - Controlling Monument  
S.S.E. - Sanitary Sewer Easement  
V.E. - Visibility Easement  
W.M.E. - Wall Maintenance Easement  
S - Street Name Change
  - All common areas to be dedicated to and maintained by the Bloomridge Homeowners Association, Inc. (Common Areas A-3 & B-1)
  - All proposed lots situated entirely outside of the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of McKinney, Texas.

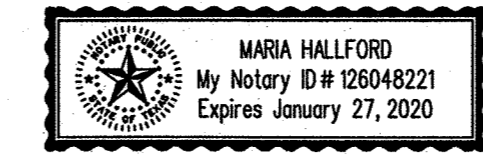
WARREN L. CORWIN  
R.P.L.S. No. 4621



STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this 16 day of January, 2020.



MARIA HALLFORD  
NOTARY PUBLIC, STATE OF TEXAS

**S12057**

TOTAL ACRES 14.637  
TOTAL RESIDENTIAL LOTS 64  
TOTAL COMMON AREA 2

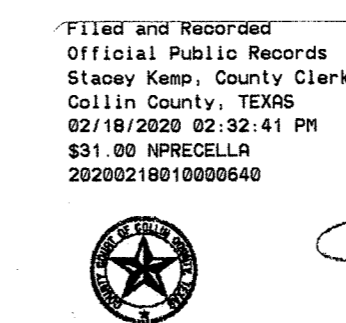
RECORD PLAT  
OF  
**BLOOMRIDGE ADDITION  
PHASE II**  
OUT OF THE  
ANDREW STAPP SURVEY, ABSTRACT NO. 833  
IN  
COLLIN COUNTY, TEXAS

OWNER  
CADG McKinney Bloomridge 40, LLC.  
1800 VALLEY VIEW LANE, SUITE 300  
FARMERS BRANCH, TEXAS 75234

DEVELOPER  
LENART DEVELOPMENT  
520 CENTRAL PARKWAY E, SUITE 104  
PLANO, TEXAS 75074  
972-422-9880

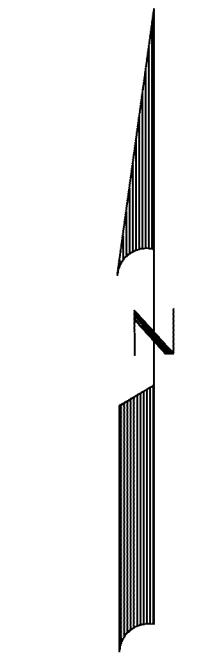
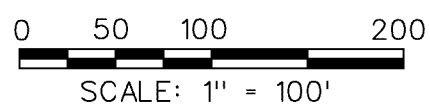
PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPLS \*10031700  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

JANUARY 2020 SCALE: 1"=100'



2020-118

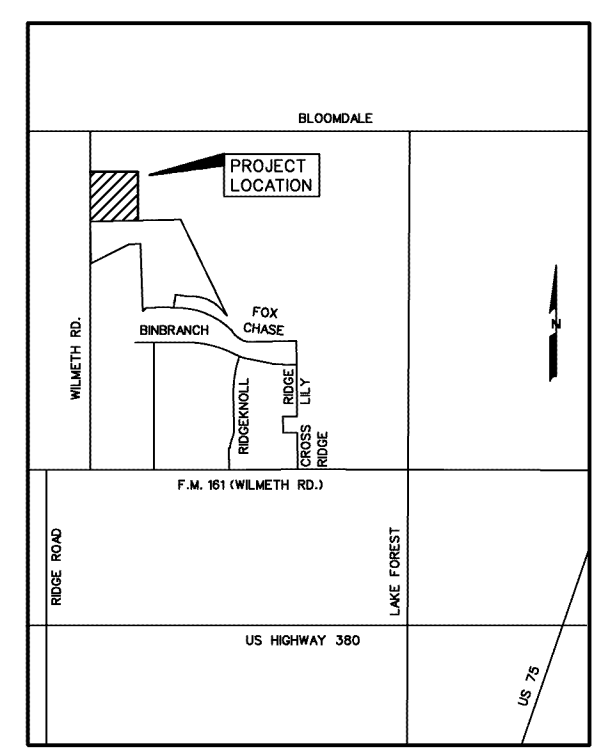
Signature



HILLO LTD & ONE LONGHORN LAND L.P.  
 DOC. NO. 2007-0124-000105180

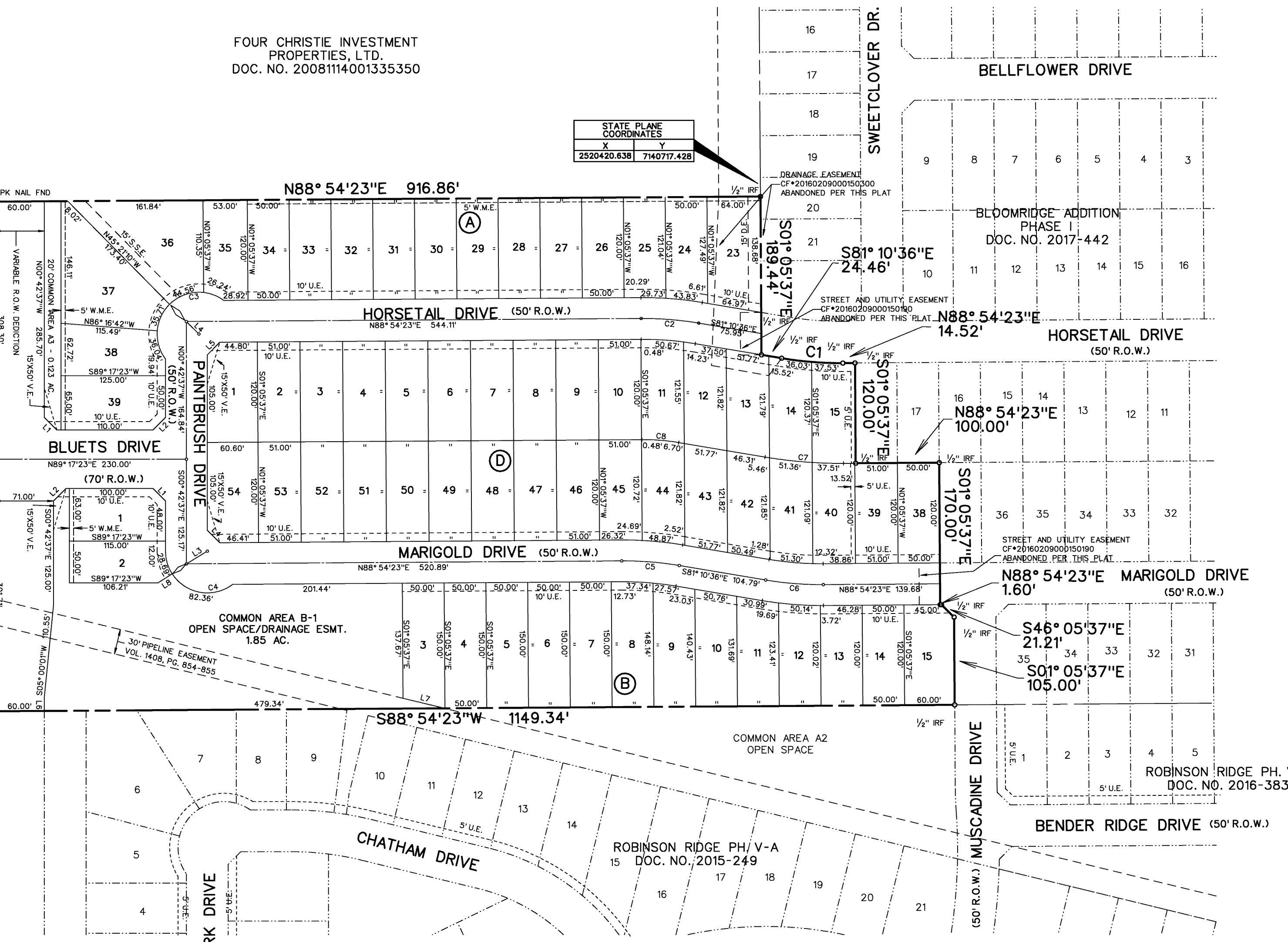
STATE PLANE COORDINATES	
X	Y
25901512	7400089.862

POINT OF BEGINNING



- NOTES**
- Bearing are referenced to a 77.4 acre tract, as recorded in Doc. No. 20120302000248700, in the Deed Records of Collin County, Texas.
  - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
  - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
  - IRF - Iron Rod Found  
 C.M. - Controlling Monument  
 S.S.E. - Sanitary Sewer Easement  
 V.E. - Visibility Easement  
 W.M.E. - Wall Maintenance Easement  
 - Street Name Change
  - All common areas to be dedicated to and maintained by the Bloomridge Homeowners Association, Inc. (Common Areas A-3 & B-1)
  - All proposed lots situated entirely outside of the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.

FOUR CHRISTIE INVESTMENT PROPERTIES, LTD.  
 DOC. NO. 20081114001335350



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**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
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2.	09° 55' 01"	400.00'	69.23'	69.15'	S86° 08' 06" E
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**LINE TABLE**

LINE NO.	BEARING	DISTANCE
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2.	N 44° 17' 23" S	21.21'
3.	N 58° 02' 40" E	29.24'
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6.	N 00° 42' 37" W	16.31'
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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT we CADG McKinney Bloomridge 40, LLC, the undersigned do hereby adopt this Record Plat designating the herein described property as "BLOOMRIDGE ADDITION PHASE II", an addition to Collin County, Texas, and do hereby dedicate to the public use forever the streets, alleys and public use areas shown hereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements being hereby dedicated for the 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 parts of any buildings, fences, trees, shrubs 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, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND AT \_\_\_\_\_ Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

CADG McKinney Bloomridge 40, LLC,  
 a Texas limited liability company  
 BY: CADG Holdings  
 a Texas limited liability company, Its Manager  
 BY: 2M Ventures, LLC,  
 a Delaware limited liability company, Its Manager

By: \_\_\_\_\_  
 Mehرداد Moayedi  
 Its: Manager

STATE OF TEXAS  
 COUNTY OF \_\_\_\_\_

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MEHRDAD MOAYEDI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public in and for the State of Texas

"Approved and Accepted"

City Manager  
 City of McKinney

Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes from an actual and accurate survey of the land, that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision Regulations of the City of McKinney, Texas.

WARREN L. CORWIN  
 R.P.L.S. No. 4621

STATE OF TEXAS §  
 COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

NOTARY PUBLIC, STATE OF TEXAS

TOTAL ACRES	14.637
TOTAL RESIDENTIAL LOTS	64
TOTAL COMMON AREA	2

RECORD PLAT  
 OF  
**BLOOMRIDGE ADDITION  
 PHASE II**  
 OUT OF THE  
**ANDREW STAPP SURVEY, ABSTRACT NO. 833**  
 IN  
**COLLIN COUNTY, TEXAS**

**OWNER**  
 CADG McKinney Bloomridge 40, LLC.  
 1800 VALLEY VIEW LANE, SUITE 300  
 FARMERS BRANCH, TEXAS 75234

**DEVELOPER**  
 LENART DEVELOPMENT  
 520 CENTRAL PARKWAY E, SUITE 104  
 PLANO, TEXAS 75074  
 972-422-9880

**PREPARED BY**  
 CORWIN ENGINEERING, INC.  
 TBPLS #10031700  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200