

LEGEND	
PG	= PAGE
CAB	= CABINET
VOL	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

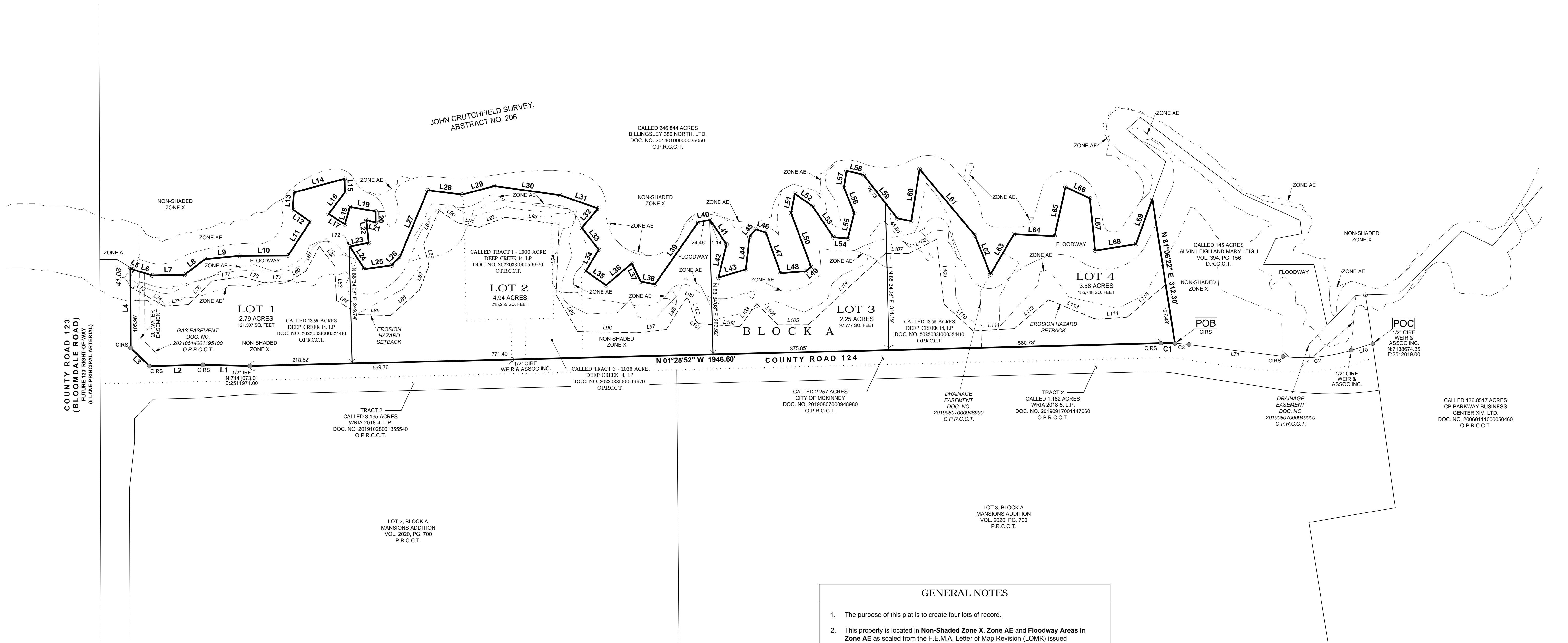
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.25	405.00	4°16'48"	N 00°42'34" E	30.25
C2	147.70	345.00	24°31'42"	N 05°08'05" W	146.57
C3	30.25	405.00	4°16'48"	N 04°59'21" E	30.25

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°25'53" E	100.12
L2	N 01°25'52" W	114.13
L3	N 44°11'09" E	56.96
L4	N 89°48'10" E	171.14
L5	S 36°00'45" W	6.92
L6	S 16°41'28" W	42.89
L7	S 01°09'41" E	68.64
L8	S 37°03'55" E	55.49
L9	S 05°29'00" E	73.98
L10	S 00°15'37" E	103.53
L11	S 56°57'48" E	86.38
L12	N 35°06'41" E	45.40
L13	S 86°35'40" E	36.17
L14	S 15°09'36" E	112.79
L15	S 89°03'42" W	28.63
L16	N 53°19'13" W	57.97
L17	S 32°53'48" W	41.12
L18	S 73°44'04" E	38.73
L19	S 09°38'26" W	55.64
L20	S 89°44'26" W	24.34
L21	N 16°21'29" E	20.86
L22	S 84°04'13" W	49.03
L23	N 11°06'54" W	41.14
L24	S 57°04'35" W	57.38
L25	S 07°38'57" E	58.42
L26	S 45°47'48" E	26.39
L27	S 67°24'23" E	153.18
L28	S 06°56'28" W	74.53
L29	S 14°48'26" E	70.82

LINE TABLE		
LINE	BEARING	DISTANCE
L30	S 07°54'06" W	141.71
L31	S 19°11'29" W	86.13
L32	N 49°47'30" W	54.25
L33	S 52°03'53" W	58.97
L34	N 58°57'33" W	53.40
L35	S 38°07'41" W	87.03
L36	S 40°23'28" E	72.29
L37	S 64°06'04" W	43.47
L38	S 10°44'20" W	30.82
L39	S 55°05'17" E	162.56
L40	S 09°10'12" E	25.60
L41	S 56°27'22" W	62.70
L42	N 76°20'31" W	72.72
L43	S 16°36'55" E	60.99
L44	S 83°34'20" E	69.87
L45	S 50°36'47" E	21.14
L46	S 18°17'17" W	22.88
L47	S 70°14'11" W	92.19
L48	S 04°30'06" E	54.24
L49	S 39°01'39" E	14.54
L50	N 69°36'50" E	122.78
L51	S 78°57'57" E	41.83
L52	S 34°42'08" W	45.52
L53	S 55°56'41" W	80.71
L54	S 04°20'19" W	30.94
L55	S 76°18'53" E	56.38
L56	N 67°40'22" E	57.74
L57	S 81°30'45" E	36.66
L58	S 13°37'36" W	37.18

LINE TABLE		
LINE	BEARING	DISTANCE
L59	S 52°00'54" W	117.73
L60	S 80°52'38" E	112.38
L61	S 50°05'21" W	184.54
L62	S 68°24'26" W	89.41
L63	S 59°42'07" E	99.46
L64	S 02°47'18" W	87.03
L65	S 77°35'56" E	107.51
L66	S 24°59'47" W	57.57
L67	S 84°13'52" W	112.01
L68	S 08°58'57" E	88.38
L69	S 70°06'26" E	102.64
L70	N 17°23'57" W	48.02
L71	N 07°07'46" E	202.05
L72	S 01°25'52" E	1.37
L73	S 29°25'14" W	40.19
L74	S 30°06'02" W	42.42
L75	S 03°42'34" E	52.77
L76	S 45°51'55" E	69.77
L77	S 08°47'44" E	66.09
L78	S 16°36'30" W	48.72
L79	S 05°24'20" E	57.58
L80	S 31°34'04" E	38.30
L81	S 81°31'48" E	59.96
L82	S 52°02'03" W	53.21
L83	S 86°48'54" W	74.11
L84	S 31°54'43" W	56.60
L85	S 01°36'37" W	67.36
L86	S 41°27'10" E	81.72
L87	S 68°24'55" E	55.95

LINE TABLE		
LINE	BEARING	DISTANCE
L88	N 76°04'09" E	47.38
L89	S 65°14'52" E	79.34
L90	S 33°35'47" W	48.07
L91	S 11°32'36" W	46.28
L92	S 20°56'40" E	59.93
L93	S 07°31'32" W	115.69
L94	N 87°32'46" W	150.15
L95	S 59°35'35" W	91.13
L96	S 01°25'23" W	126.04
L97	S 06°41'45" E	63.76
L98	S 57°28'18" E	79.15
L99	S 23°06'27" W	5.08
L100	S 71°13'56" W	49.96
L101	S 38°35'00" W	8.54
L102	S 03°50'15" W	87.54
L103	S 53°35'53" E	60.53
L104	S 45°19'54" W	63.64
L105	S 00°05'28" E	65.33
L106	S 42°48'01" E	224.10
L107	S 00°05'28" E	50.66
L108	S 27°25'20" E	66.79
L109	S 83°37'44" W	140.17
L110	S 42°20'13" W	84.00
L111	S 03°06'20" E	88.79
L112	S 40°15'15" E	96.09
L113	S 22°23'18" W	104.62
L114	S 03°47'06" E	62.13
L115	S 40°20'50" E	107.88



- GENERAL NOTES**
- The purpose of this plat is to create four lots of record.
  - This property is located in **Non-Shaded Zone X, Zone AE and Floodway Areas in Zone AE** as scaled from the F.E.M.A. Letter of Map Revision (LOMR) issued 05/22/2020, effective 10/13/2020 under Case No. 19-06-3345P. This property is located in **Non-Shaded Zone X and Zone AE** shown hereon established by flood study performed by Claymore Engineering, Inc.
  - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
  - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
  - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
  - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).
  - All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.

PRELIMINARY-FINAL PLAT FOR  
REVIEW PURPOSES ONLY

**PRELIMINARY-FINAL PLAT  
WILLIS ADDITION  
LOTS 1 THRU 4, BLOCK A**

BEING 13.55 ACRES OF LAND SITUATED IN THE  
JOHN CRUTCHFIELD SURVEY, ABSTRACT NO. 206,  
IN THE EXTRA-TERRITORIAL JURISDICTION OF THE  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Project 2007.058-02	<b>EAGLE SURVEYING, LLC</b> 2ss S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date 12/16/2021	
Drafter TAR/CHM/CF	

<b>SURVEYOR</b> Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	<b>ENGINEER</b> Claymore Engineering, Inc. Contact: Matt Moore 301 S. Coleman, Suite: 40 Prosper, TX 75078 (817) 281-0572	<b>OWNER</b> Deep Creek 14, LP 601 W. Main Street Decatur, TX 76234
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WHEREAS, **DEEP CREEK 14, LP** is the owner of a 13.55 acre tract of land out of the John Crutchfield Survey, Abstract Number 206, situated in Collin County, Texas, and being all of a called 13.55 acre tract of land conveyed to Deep Creek 14, LP, by deed of record in Document Number 20220331000524410 of the Official Public Records of Collin County, Texas, and being all of a called Tract 1 - 1.000 acre tract of land and all of a called Tract 2 - 1.036 acre tract of land conveyed to Deep Creek 14, LP, by deed of record in Document Number 20220331000519970 of said Official Public Records, and being more particularly described by metes and bounds as follows:

**COMMENCING**, at a 1/2-inch iron rod with yellow cap stamped "WEIR & ASSOC. INC." found in the North line of a called 136.8517 acre tract of land conveyed to GP Parkway Business Center XIV, Ltd. by deed of record in Volume 2020, Page 700 of said Official Public Records, being the Southeast corner of a called 2.257 acre tract of land conveyed to the City of McKinney by deed of record in Document Number 20190807000948980 of said Official Public Records, and being in the East right-of-way line of County Road 124;

**THENCE**, along the East line of said 2.257 acre tract, being the common East right-of-way line of said County Road 124, the following four (4) courses and distances:

- N17°23'57"W, a distance of 48.02 feet to a 1/2-inch iron rod with yellow cap stamped "WEIR & ASSOC. INC." found at the point of curvature of a tangent curve to the right;
- Along said tangent curve to the right, having a radius of 345.00 feet, a chord bearing of N05°08'05"W, a chord length of 146.57 feet, a delta angle of 24°31'42", an arc length of 147.70 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
- N07°07'46"E, a distance of 202.05 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set found at the point of curvature of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 405.00 feet, a chord bearing of N04°59'21"E, a chord length of 30.25 feet, a delta angle of 04°16'48", an arc length of 30.25 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 13.55 acre tract for the **POINT OF BEGINNING**;

**THENCE**, continuing along the East line of said 2.257 acre tract and the common East right-of-way line of said County Road 124, being in part, the common West line of said 13.55 acre tract, in part, the common West line of said 1.000 acre tract, and in part, the common West line of said 1.036 acre tract, the following four (4) courses and distances:

- Along said tangent curve to the left, having a radius of 405.00 feet, a chord bearing of N00°42'34"E, a chord length of 30.25 feet, a delta angle of 04°16'48", an arc length of 30.25 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
- N01°25'52"W, passing at a distance of 1386.84 feet a 1/2-inch iron rod found, and continuing for a total distance of 1946.60 feet to a 1/2-inch iron rod found;
- N01°25'53"E, a distance of 100.12 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N01°25'52"W, a distance of 114.13 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the South end of a cutback line at the intersection of the East right-of-way line of County Road 124 and the South right-of-way line of County Road 123, being the most Westerly Northwest corner of said 13.55 acre tract;

**THENCE**, N44°11'09"E, along said cutback line, being the common Northwest line of said 13.55 acre tract, a distance of 55.96 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the most Northerly South line of said 2.257 acre tract, being the common South right-of-way line of County Road 123, and being the most Northerly Northwest corner of said 13.55 acre tract;

**THENCE**, N89°48'10"E, along the South line of said 2.257 acre tract and the common South right-of-way line of said County Road 123, being the common North line of said 13.55 acre tract, a distance of 171.14 feet to a creek;

**THENCE**, leaving the South line of said 2.257 acre tract and the common South right-of-way line of said County Road 123, along said creek, being in part, the common East line of said 13.55 acre tract, in part, the common East line of said 1.000 acre tract, and in part, the common East line of said 1.036 acre tract, the following sixty-six (66) courses and distances:

- S36°00'45"W, a distance of 6.92 feet;
- S16°41'28"W, a distance of 42.89 feet;
- S01°09'41"E, a distance of 68.64 feet;
- S37°03'55"E, a distance of 55.49 feet;
- S05°29'00"E, a distance of 73.98 feet;
- S00°15'37"E, a distance of 103.53 feet;
- S56°57'48"E, a distance of 86.38 feet;
- N35°06'41"E, a distance of 45.40 feet;
- S86°35'40"E, a distance of 36.17 feet;
- S15°09'36"E, a distance of 112.79 feet;
- S89°03'42"W, a distance of 28.63 feet;
- N53°19'13"W, a distance of 57.97 feet;
- S32°53'48"W, a distance of 41.12 feet;
- S73°44'04"E, a distance of 38.73 feet;
- S09°38'26"W, a distance of 55.64 feet;
- S89°44'26"W, a distance of 24.34 feet;
- N16°21'29"E, a distance of 20.86 feet;
- S84°04'13"W, a distance of 49.03 feet;
- N11°06'54"W, a distance of 41.14 feet;
- S57°04'35"W, a distance of 57.38 feet;
- S07°38'57"E, a distance of 58.42 feet;
- S45°47'48"E, a distance of 26.39 feet;
- S67°24'23"E, a distance of 153.18 feet;
- S06°56'28"W, a distance of 74.53 feet;
- S14°48'26"E, a distance of 70.82 feet;
- S07°54'06"W, a distance of 141.71 feet;
- S19°11'29"W, a distance of 86.13 feet;
- N49°47'30"W, a distance of 54.25 feet;
- S52°03'53"W, a distance of 58.97 feet;

- N58°57'33"W, a distance of 53.40 feet;
- S35°07'41"W, a distance of 52.77 feet;
- S40°23'28"E, a distance of 72.29 feet;
- S64°06'04"W, a distance of 43.47 feet;
- S10°44'20"W, a distance of 30.82 feet;
- S55°05'17"E, a distance of 162.56 feet;
- S09°10'12"E, a distance of 25.60 feet;
- S56°27'22"W, a distance of 62.70 feet;
- N76°20'31"W, a distance of 72.72 feet;
- S16°36'55"E, a distance of 60.99 feet;
- S83°34'20"E, a distance of 69.87 feet;
- S50°36'47"E, a distance of 21.14 feet;
- S18°17'17"W, a distance of 22.88 feet;
- S70°14'11"W, a distance of 92.19 feet;
- S04°30'06"E, a distance of 54.24 feet;
- S39°01'39"E, a distance of 14.54 feet;
- N69°36'50"E, a distance of 122.78 feet;
- S78°57'57"E, a distance of 41.83 feet;
- S34°42'08"W, a distance of 45.52 feet;
- S55°56'41"W, a distance of 80.71 feet;
- S04°20'19"W, a distance of 30.94 feet;
- S76°18'53"E, a distance of 56.38 feet;
- N67°40'22"E, a distance of 57.74 feet;
- S81°30'45"E, a distance of 36.66 feet;
- S13°37'36"W, a distance of 37.18 feet;
- S52°00'54"W, a distance of 117.73 feet;
- S11°34'00"W, a distance of 30.40 feet;
- S80°52'38"E, a distance of 112.38 feet;
- S50°05'21"W, a distance of 184.54 feet;
- S68°24'26"W, a distance of 89.41 feet;
- S59°42'07"E, a distance of 99.46 feet;
- S02°47'16"W, a distance of 87.03 feet;
- S77°35'56"E, a distance of 107.51 feet;
- S24°59'47"W, a distance of 57.57 feet;
- S84°13'52"W, a distance of 112.01 feet;
- S08°58'57"E, a distance of 88.38 feet;
- S70°06'26"E, a distance of 102.64 feet to the Southeast corner of said 13.55 acre tract;

**THENCE**, S81°06'22"W, leaving said creek, along the South line of said 13.55 acre tract, a distance of 312.30 feet to the **POINT OF BEGINNING**, and containing an area of 13.55 Acres, (590,288 Square Feet) of land, more or less.

**OWNER'S CERTIFICATE & DEDICATION, contd.**

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, **DEEP CREEK 14, LP**, does hereby adopt this plat, designating herein described property as **WILLIS ADDITION**, an addition to the Extra-Territorial Jurisdiction of the City of McKinney, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

BY: \_\_\_\_\_ Date \_\_\_\_\_

NAME & TITLE: \_\_\_\_\_

**STATE OF TEXAS** §  
**COUNTY OF \_\_\_\_\_** §

BEFORE ME, the undersigned authority, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

**CERTIFICATE OF SURVEYOR**

**STATE OF TEXAS** §  
**COUNTY OF DENTON** §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances 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  
\_\_\_\_\_  
Matthew Raabe, R.P.L.S. # 6402 Date \_\_\_\_\_

**STATE OF TEXAS** §  
**COUNTY OF DENTON** §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

**GENERAL NOTES**

- The purpose of this plat is to create four lots of record.
- This property is located in **Non-Shaded Zone X, Zone AE** and **Floodway Areas in Zone AE** as scaled from the F.E.M.A. Letter of Map Revision (LOMR) issued 05/22/2020, effective 10/13/2020 under Case No. 19-06-3345P. This property is located in **Non-Shaded Zone X** and **Zone AE** shown hereon established by flood study performed by Claymoore Engineering, Inc.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).
- All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.

**APPROVED**

\_\_\_\_\_  
Planning and Zoning Commission Chairman  
City of McKinney, Texas

\_\_\_\_\_  
Date

Attest

\_\_\_\_\_  
Planning and Zoning Commission Secretary  
City of McKinney, Texas

\_\_\_\_\_  
Date

PRELIMINARY-FINAL PLAT FOR  
REVIEW PURPOSES ONLY  
  
**PRELIMINARY-FINAL PLAT  
WILLIS ADDITION  
LOTS 1 THRU 4, BLOCK A**

BEING 13.55 ACRES OF LAND SITUATED IN THE JOHN CRUTCHFIELD SURVEY, ABSTRACT NO. 206, IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Project	2007.058-02	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	12/16/2021	
Drafter	TAR/CHM/CF	

**SURVEYOR**  
Eagle Surveying, LLC  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymoore Engineering, Inc.  
Contact: Matt Moore  
301 S. Coleman, Suite: 40  
Prosper, TX 75078  
(817) 281-0572

**OWNER**  
Deep Creek 14, LP  
601 W. Main Street  
Decatur, TX 76234