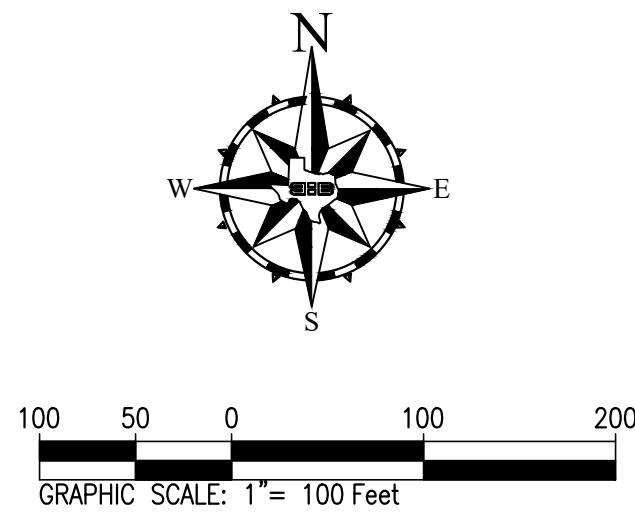


Vicinity Map - Not to Scale



CERTIFICATE OF APPROVAL APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council, City of Anna, Texas.

Mayor \_\_\_\_\_

City Secretary \_\_\_\_\_

**HEALTH DEPARTMENT CERTIFICATION**

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSFS laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

**STATE OF TEXAS §  
COUNTY OF COLLIN §**

BEING a tract of land situated in the David Cherry Survey, Abstract Number 166, Collin County, Texas, and being all of a tract of land as described by deed to A-Affordable Boat & RV Storage-McKinney, LLC by Document Number 20220214000251220, Deed Records, Collin County, Texas (DRCTT), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

**BEGINNING** at a found MAG nail having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid Coordinate of Northing: 7127749.76 feet, Easting: 2568071.26 feet, for the northwest corner of the said A-Affordable Boat & RV Storage-McKinney, LLC tract, same being the southwest corner of a tract of land as described by deed to Milligan Water Supply as recorded in Document Number 98-0024463, DRCTT, and being in the centerline of County Road 406 (a variable width public right-of-way);

**THENCE** South 89°02'41" East, with the common line between the said A-Affordable Boat & RV Storage-McKinney, LLC tract and the said Mulligan Water Supply tract, passing at a distance of 365.16 feet, a 1/2-inch iron rod found for the southeast corner of the said Mulligan Water Supply tract, same being an ell corner in a tract of land as described by deed Valerie L. Bixler as recorded in Document Number 20120827001062980, DRCTT, and now continuing with the common line between the said A-Affordable Boat & RV Storage-McKinney, LLC and the said Valerie Bixler tract in all for a total distance of 1535.59 feet to a found 1/2-inch iron rod having a Texas State Plane (NAD83), Texas North Central Zone (4202) Grid Coordinate of Northing: 7127724.11 feet, Easting: 2569606.68 feet, for the northeast corner of the said A-Affordable Boat & RV Storage-McKinney, LLC, same being the northwest corner of a tract of land as described by deed to MM Princeton 854, LLC as recorded in Document Number 20190227000202460, DRCTT;

**THENCE** South 00°16'34" West, with the common line between the said A-Affordable Boat & RV Storage-McKinney, LLC tract and the said MM Princeton 854, LLC tract, a distance of 699.53 feet to a found 5/8-inch capped iron rod marked "TERRA CORP" (CIRF) for the southeast corner of the said A-Affordable Boat & RV Storage-McKinney, LLC tract, same being the northeast corner of a tract of land as described by deed to Harold B. Bixler as recorded in Document Number 2015012000064440, DRCTT;

**THENCE** North 89°42' 53" West, with the common line between the said A-Affordable Boat & RV Storage-McKinney, LLC tract and the said Harold Bixler tract, passing at a distance of 1540.34 feet, a CIRF for the north west corner of the said Harold Bixler tract, and now continuing with the south line of the said A-Affordable Boat & RV Storage-McKinney, LLC tract in all for a total distance of 1570.34 feet to a found MAG nail with washer marked "RPLS 6870" for the southwest corner of the said A-Affordable Boat & RV Storage-McKinney, LLC tract, and being in the approximate centerline of the aforementioned County Road 406;

**THENCE** with the approximate centerline of County Road 406 the following courses and distances:  
North 15°14'53" East, a distance of 61.76 feet to a found MAG nail with washer marked "RPLS 6870";  
North 15°36'41" East, a distance 61.09 feet to a found MAG nail with washer marked "RPLS 6870";  
North 00°32'19" East, a distance of 598.91 feet, a distance of 598.91 feet and containing 1,090,966 square feet or 25.045 acres of land more or less.

**NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT §**

THAT, A-Affordable Boat & RV Storage-McKinney, LLC, owner does hereby adopt this final plat designating the above described property as **LOT 1, BLOCK 1, MCKINNEY STORAGE ADDITION**, an addition to Collin County, Texas and does hereby dedicate to the public's use the easements and right-of-way as shown.

A-Affordable Boat & RV Storage-McKinney, LLC

By: \_\_\_\_\_  
Cody Neef

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

Before me, the undersigned, a Notary Public for the State of Texas, appeared Cody Neef known to be the person whose name is subscribed hereto.

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

Notary Public \_\_\_\_\_

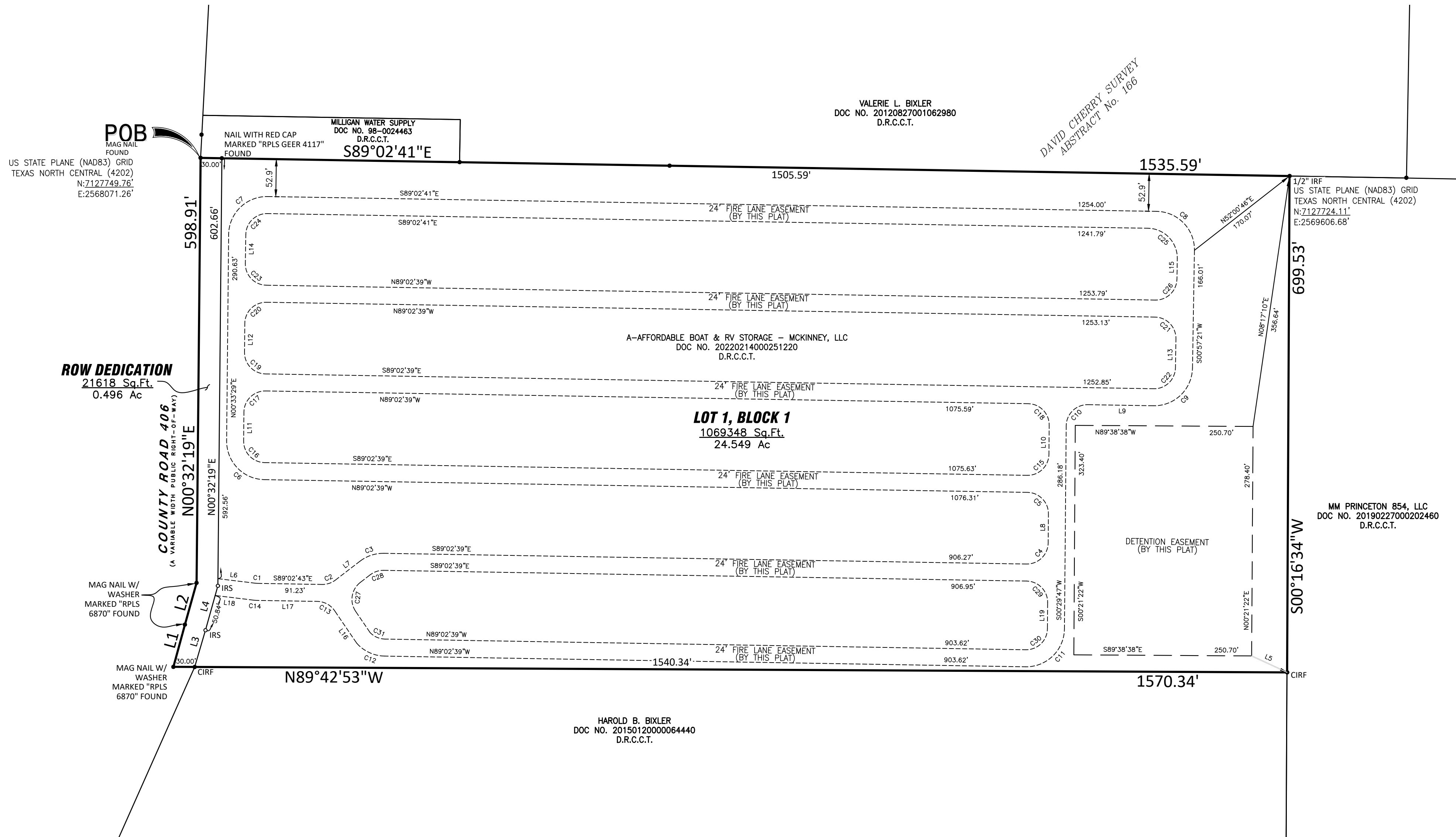
**SURVEYOR'S CERTIFICATION**

I, Robert A. Lee, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Anna, 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.**

Purpose of Document: Review  
Surveyor: Robert A. Lee  
Registered Professional Land Surveyor No. 6895  
Release Date: 05-02-2022

Robert A. Lee  
State of Texas Registered Professional Land Surveyor  
No. 6895  
May 02, 2022



**LEGEND**

- CIRF.....Capped 5/8" Iron Rod Found Marked "TERRA CORP"
- D.R.C.C.T.....Deed Records, Collin County, Texas
- IRF.....Found 1/2" Iron Rod
- IRS.....5/8" Capped Iron Rod Marked "BHB INC" Set
- POB.....Point Of Beginning

**GENERAL NOTES**

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. The use of the words "certifies" and "certification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.
3. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.
3. This plat does not attempt to alter or remove existing deed restrictions or covenants, if any, on this property.
4. All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the subdivision ordinance.

**FLOOD ZONE NOTE**

By scaled location subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48085C02851, Map Revised June 02, 2009.

LAND SURVEYOR:



6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
rlee@bhbinc.com • 817.338.1277 • bhbinc.com  
T&PELS Firm #44, #10011300, #1001302, #10194146

OWNER:  
A-Affordable Boat & RV Storage - McKinney, LLC  
Cody Neef  
Phone: 817-788-0763  
725 Hwy 287 N, Suite 503  
Mansfield, Texas 76063

Line #	Direction	Length
L1	N15°14'53"E	61.76
L2	N15°36'41"E	61.09
L3	N16°19'44"E	53.93
L4	N15°36'41"E	64.96
L5	S65°06'43"E	55.16
L6	S83°04'09"E	53.49
L7	N52°28'05"E	43.53
L8	N0°29'47"E	41.01
L9	N89°02'39"W	92.67
L10	N0°29'47"E	41.00
L11	S0°33'29"W	41.00
L12	S0°33'29"W	40.41
L13	N0°57'21"E	41.00
L14	N0°57'21"E	41.00
L15	S0°57'21"W	29.01
L16	N34°14'48"W	55.53
L17	N89°03'01"W	86.19
L18	N83°04'09"W	55.76
L19	S0°29'47"W	36.84

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	5°58'32"	25.00'	2.61'	S86°03'25"E	2.61'
C2	38°29'14"	30.00'	20.15'	N71°42'42"E	19.78'
C3	38°29'17"	54.00'	36.27'	N71°42'43"E	35.60'
C4	90°27'35"	30.00'	47.36'	N45°43'34"E	42.60'
C5	89°32'25"	30.00'	46.88'	N44°16'26"W	42.26'
C6	90°00'00"	54.00'	84.82'	N44°02'39"W	76.37'
C7	90°23'50"	54.00'	85.20'	N45°45'24"E	76.63'
C8	90°00'02"	54.00'	84.82'	S44°02'40"E	76.37'
C9	90°00'00"	54.00'	84.82'	S45°57'21"W	76.37'
C10	90°27'35"	30.00'	47.36'	S45°43'34"W	42.60'
C11	90°27'35"	54.00'	85.26'	S45°43'34"W	76.67'
C12	47°21'36"	54.00'	44.64'	N65°21'51"W	43.38'
C13	S4°48'41"	30.00'	28.70'	N61°39'08"W	27.62'
C14	5°58'41"	25.00'	2.61'	N86°03'30"W	2.61'
C15	90°27'35"	30.00'	47.36'	N45°43'34"E	42.60'
C16	89°36'08"	30.00'	46.92'	S44°14'35"E	42.28'

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C17	90°23'52"	30.00'	47.33'	S45°45'25"W	42.57'
C18	89°32'25"	30.00'	46.88'	N44°16'26"W	42.26'
C19	89°36'08"	30.00'	46.92'	S44°14'35"E	42.28'
C20	90°23'52"	30.00'	47.33'	S45°45'25"W	42.57'
C21	90°00'00"	30.00'	47.12'	N44°02'39"W	42.43'
C22	90°00'00"	30.00'	47.12'	N45°57'21"E	42.43'
C23	90°00'00"	30.00'	47.12'	N44°02'39"W	42.43'
C24	89°59'58"	30.00'	47.12'	N45°57'20"E	42.43'
C25	90°00'02"	42.00'	65.97'	S44°02'40"E	59.40'
C26	90°00'00"	30.00'	47.12'	S45°57'21"W	42.43'
C27	86°42'52"	30.00'	45.40'	N09°06'39"E	41.19'
C28	38°29'17"	30.00'	20.15'	N71°42'43"E	19.78'
C29	89°32'25"	30.00'	46.88'	S44°16'26"E	42.26'
C30	90°27'35"	30.00'	47.36'	S45°43'34"W	42.60'
C31	44°48'48"	30.00'	23.46'	N66°38'15"W	22.87'

**PRELIMINARY-FINAL PLAT**

(FOR REVIEW PURPOSES ONLY)

LOT 1, BLOCK 1

**MCKINNEY STORAGE ADDITION**

BEING 25.045 ACRES OF LAND SITUATED WITHIN

DAVID CHERRY SURVEY, ABSTRACT NO. 166

COLLIN COUNTY, TEXAS

MAY 2022