

LEGEND

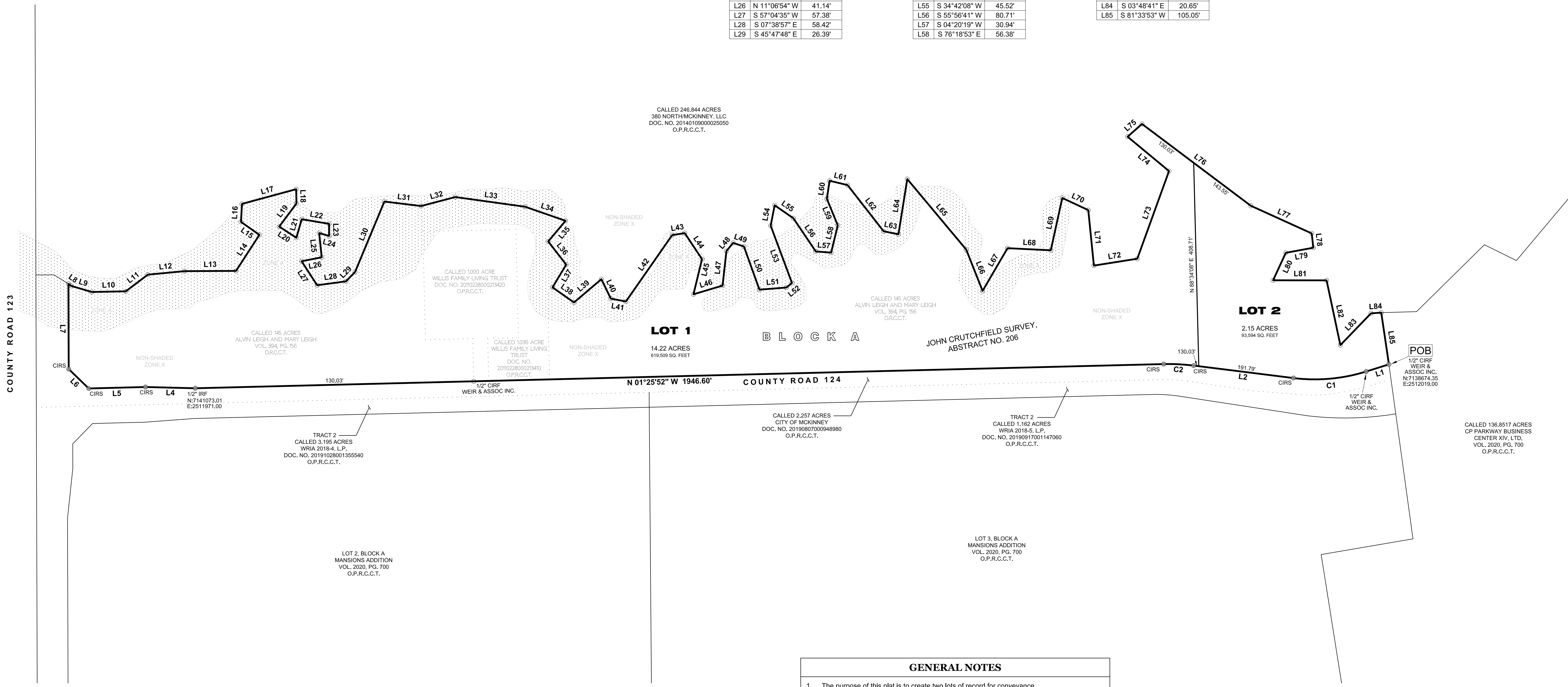
PG = PAGE
 CAB = CABINET
 VOL = VOLUME
 POB = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 CIRF = CAPPED IRON ROD SET
 CIRF = CAPPED IRON ROD FOUND
 DOC. NO. = DOCUMENT NUMBER
 P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
 D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC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

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 17°23'57" W | 48.02' |
| L2 | N 07°07'46" E | 202.05' |
| L3 | - | - |
| L4 | N 01°25'53" E | 100.12' |
| L5 | N 01°25'52" W | 114.13' |
| L6 | N 44°11'09" E | 55.96' |
| L7 | N 89°48'10" E | 171.14' |
| L8 | S 36°00'45" W | 6.92' |
| L9 | S 16°41'28" W | 42.89' |
| L10 | S 01°09'41" E | 68.64' |
| L11 | S 37°03'55" E | 55.49' |
| L12 | S 05°29'00" E | 73.98' |
| L13 | S 00°15'37" E | 103.53' |
| L14 | S 56°57'48" E | 86.38' |
| L15 | N 35°06'41" E | 45.40' |
| L16 | S 86°35'40" E | 36.17' |
| L17 | S 15°09'36" E | 112.79' |
| L18 | S 89°03'42" W | 28.63' |
| L19 | N 53°19'13" W | 57.97' |
| L20 | S 32°53'48" W | 41.12' |
| L21 | S 73°44'04" E | 38.73' |
| L22 | S 09°38'26" W | 55.64' |
| L23 | S 89°44'26" W | 24.34' |
| L24 | N 16°21'29" E | 20.86' |
| L25 | S 84°04'13" W | 49.03' |
| L26 | N 11°06'54" W | 41.14' |
| L27 | S 57°04'35" W | 57.38' |
| L28 | S 07°38'57" E | 58.42' |
| L29 | S 45°47'48" E | 26.39' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L30 | S 67°24'23" E | 153.18' |
| L31 | S 06°56'28" W | 74.53' |
| L32 | S 14°48'26" E | 70.82' |
| L33 | S 07°54'06" W | 141.71' |
| L34 | S 19°11'29" W | 86.13' |
| L35 | N 49°47'30" W | 54.25' |
| L36 | S 52°03'53" W | 58.97' |
| L37 | N 58°57'33" W | 53.40' |
| L38 | S 35°07'41" W | 52.77' |
| L39 | S 40°23'28" E | 72.29' |
| L40 | S 64°06'04" W | 43.47' |
| L41 | S 10°44'20" W | 30.82' |
| L42 | S 55°05'17" E | 162.56' |
| L43 | S 09°10'12" E | 25.60' |
| L44 | S 56°27'22" W | 62.70' |
| L45 | N 76°20'31" W | 72.72' |
| L46 | S 16°36'55" E | 60.99' |
| L47 | S 83°34'20" E | 69.87' |
| L48 | S 50°36'47" E | 21.14' |
| L49 | S 18°17'17" W | 22.88' |
| L50 | S 70°14'11" W | 92.19' |
| L51 | S 04°30'06" E | 54.24' |
| L52 | S 39°01'39" E | 14.54' |
| L53 | N 69°36'50" E | 122.78' |
| L54 | S 78°57'57" E | 41.83' |
| L55 | S 34°42'08" W | 45.52' |
| L56 | S 55°56'41" W | 80.71' |
| L57 | S 04°20'19" W | 30.94' |
| L58 | S 76°18'53" E | 56.38' |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L59 | N 67°40'22" E | 57.74' |
| L60 | S 81°30'45" E | 36.66' |
| L61 | S 13°37'36" W | 37.18' |
| L62 | S 52°00'54" W | 117.73' |
| L63 | S 11°34'00" W | 30.40' |
| L64 | S 80°52'38" E | 112.38' |
| L65 | S 50°05'21" W | 184.54' |
| L66 | S 68°24'26" W | 89.41' |
| L67 | S 59°42'07" E | 99.46' |
| L68 | S 02°47'16" W | 87.03' |
| L69 | S 77°35'56" E | 107.51' |
| L70 | S 24°59'47" W | 57.57' |
| L71 | S 84°13'52" W | 112.01' |
| L72 | S 08°58'57" E | 88.38' |
| L73 | S 70°06'26" E | 187.25' |
| L74 | N 39°39'33" E | 108.17' |
| L75 | S 41°34'14" E | 38.69' |
| L76 | S 36°56'10" W | 273.58' |
| L77 | S 24°25'07" W | 134.38' |
| L78 | S 83°28'00" W | 28.95' |
| L79 | N 10°28'20" W | 56.26' |
| L80 | N 65°09'37" W | 60.81' |
| L81 | S 00°04'09" W | 107.56' |
| L82 | S 78°00'15" W | 133.03' |
| L83 | S 46°03'25" E | 88.72' |
| L84 | S 03°48'41" E | 20.65' |
| L85 | S 81°33'53" W | 105.05' |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------------|--------------|
| C1 | 147.70' | 345.00' | 24°31'42" | N 05°08'05" W | 146.57' |
| C2 | 60.51' | 405.00' | 8°33'36" | N 02°50'57" E | 60.45' |



- GENERAL NOTES**
- The purpose of this plat is to create two lots of record for conveyance.
 - This property is located in **Non-Shaded Zone "X"** & **Zone "A"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 and is located in 48085C0255J. The location of the Flood Zone is approximate. no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
 - 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).
 - 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).

**CONVEYANCE PLAT
 WILLIS ADDITION
 LOTS 1 & 2, BLOCK A**

BEING 16.37 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
 Date: 07/15/2021
 Drafter: TAR/CHM

EAGLE SURVEYING, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

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

OWNERS
 Alvin & Mary Leigh
 8055 County Road 124
 McKinney, TX 75071

OWNERS
 Jimmy & Patsy Willis
 8352 County Road 124
 McKinney, TX 75071

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, Alvin Leigh, Mary Leigh, Jimmy Willis, and Patsy Willis are the owners of a called 16.37 acre tract of land situated in the John Crutchfield Survey, Abstract Number 206, in Collin County, Texas, being part of a called 145 acre tract of land conveyed to Alvin Leigh and Mary Leigh by deed of record in Volume 394, Page 156 of the Official Public Records of Collin County, Texas, and being all of a called 1.036 acre tract of land conveyed to Jimmy Willis and Patsy Willis, Trustees of the Willis Family Living Trust by deed of record in Document Number 2011022800213410 of said Official Public Records, and being all of a called 1.000 acre tract of land conveyed to Jimmy Willis and Patsy Willis, Trustees of the Willis Family Living Trust by deed of record in Document Number 20110228000213420 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING, 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 CP 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, for the Southwest corner hereof,

THENCE, along the East line of said 2.257 acre tract, being the East right-of-way line of said County Road 124, the following courses and distances:

1. 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;
2. Along said a 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;
3. 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 at the point of curvature of a tangent curve to the left;
4. Along said tangent curve to the left, having a radius of 405.00 feet, a chord bearing of N02°50'57"E, a chord length of 60.45 feet, a delta angle of 08°33'36", an arc length of 60.51 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
5. 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;
6. 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;
7. 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 a cutback line at the intersection of the East right-of-way line of said County Road 124 and the South right-of-way line of County Road 123;

THENCE, N44°11'09"E, along said cutback line, 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 South right-of-way line of said County Road 123;

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

THENCE, along said creek the following courses and distances:

1. S36°00'45"W, a distance of 6.92 feet;
2. S16°41'28"W, a distance of 42.89 feet;
3. S01°09'41"E, a distance of 68.64 feet;
4. S37°03'55"E, a distance of 55.49 feet;
5. S05°29'00"E, a distance of 73.98 feet;
6. S00°15'37"E, a distance of 103.53 feet;
7. S56°57'48"E, a distance of 86.38 feet;
8. N35°06'41"E, a distance of 45.40 feet;
9. S86°35'40"E, a distance of 36.17 feet;
10. S15°09'36"E, a distance of 112.79 feet;
11. S89°03'42"W, a distance of 28.63 feet;
12. N53°19'13"W, a distance of 57.97 feet;
13. S32°53'48"W, a distance of 41.12 feet;
14. S73°44'04"E, a distance of 38.73 feet;
15. S09°38'26"W, a distance of 55.64 feet;
16. S89°44'26"W, a distance of 24.34 feet;
17. N16°21'29"E, a distance of 20.86 feet;
18. S84°04'13"W, a distance of 49.03 feet;
19. N11°06'54"W, a distance of 41.14 feet;
20. S57°04'35"W, a distance of 57.38 feet;
21. S07°38'57"E, a distance of 58.42 feet;
22. S45°47'48"E, a distance of 26.39 feet;
23. S67°24'23"E, a distance of 153.18 feet;
24. S06°56'28"W, a distance of 74.53 feet;
25. S14°48'26"E, a distance of 70.82 feet;
26. S07°54'06"W, a distance of 141.71 feet;
27. S19°11'29"W, a distance of 86.13 feet;
28. N49°47'30"W, a distance of 54.25 feet;
29. S52°03'53"W, a distance of 58.97 feet;
30. N58°57'33"W, a distance of 53.40 feet;

31. S35°07'41"W, a distance of 52.77 feet;
32. S40°23'28"E, a distance of 72.29 feet;
33. S64°06'04"W, a distance of 43.47 feet;
34. S10°44'20"W, a distance of 30.82 feet;
35. S55°05'17"E, a distance of 162.56 feet;
36. S09°10'12"E, a distance of 25.60 feet;
37. S56°27'22"W, a distance of 62.70 feet;
38. N76°20'31"W, a distance of 72.72 feet;
39. S16°36'55"E, a distance of 60.99 feet;
40. S83°34'20"E, a distance of 69.87 feet;
41. S50°36'47"E, a distance of 21.14 feet;
42. S18°17'17"W, a distance of 22.88 feet;
43. S70°14'11"W, a distance of 92.19 feet;
44. S04°30'06"E, a distance of 54.24 feet;
45. S39°01'39"E, a distance of 14.54 feet;
46. N69°36'50"E, a distance of 122.78 feet;
47. S78°57'57"E, a distance of 41.83 feet;
48. S34°42'08"W, a distance of 45.52 feet;
49. S55°56'41"W, a distance of 80.71 feet;
50. S04°20'19"W, a distance of 30.94 feet;
51. S76°18'53"E, a distance of 56.38 feet;
52. N67°40'22"E, a distance of 57.74 feet;
53. S81°30'45"E, a distance of 36.66 feet;
54. S13°37'36"W, a distance of 37.18 feet;
55. S52°00'54"W, a distance of 117.73 feet;
56. S11°34'00"W, a distance of 30.40 feet;
57. S80°52'38"E, a distance of 112.38 feet;
58. S50°05'21"W, a distance of 184.54 feet;
59. S68°24'26"W, a distance of 89.41 feet;
60. S59°42'07"E, a distance of 99.46 feet;
61. S02°47'16"W, a distance of 87.03 feet;
62. S77°35'56"E, a distance of 107.51 feet;
63. S24°59'47"W, a distance of 57.57 feet;
64. S84°13'52"W, a distance of 112.01 feet;
65. S08°58'57"E, a distance of 88.38 feet;
66. S70°06'26"E, a distance of 187.25 feet;
67. N39°39'33"E, a distance of 108.17 feet;
68. S41°34'14"E, a distance of 38.69 feet;
69. S36°56'10"W, a distance of 273.58 feet;
70. S24°25'07"W, a distance of 134.38 feet;
71. S83°28'00"W, a distance of 28.95 feet;
72. N10°28'20"W, a distance of 56.26 feet;
73. N65°09'37"W, a distance of 60.81 feet;
74. S00°04'09"W, a distance of 107.56 feet;
75. S78°00'15"W, a distance of 133.03 feet;
76. S46°03'25"E, a distance of 88.72 feet;
77. S03°48'41"E, a distance of 20.65 feet;

THENCE, S81°33'53"W, a distance of 105.05 feet to the POINT OF BEGINNING, and containing an area of 16.37 Acres, (713,103 Square Feet) of land, more or less.

OWNER'S CERTIFICATE & DEDICATION, contd.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **ALVIN LEIGH, MARY LEIGH, JIMMY WILLIS, and PATSY WILLIS**, do 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 _____
 Alvin Leigh Owner

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **ALVIN LEIGH**, 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 _____, 2021.

 Notary Public in and for the State of Texas

BY: _____ Date _____
 Mary Leigh Owner

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **MARY LEIGH**, 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 _____, 2021.

 Notary Public in and for the State of Texas

BY: _____ Date _____
 Jimmy Willis Owner

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **JIMMY WILLIS**, 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 _____, 2021.

 Notary Public in and for the State of Texas

BY: _____ Date _____
 Patsy Willis Owner

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **PATSY WILLIS**, 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 _____, 2021.

 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 _____, 2021.

 Notary Public in and for the State of Texas

| |
|---|
| CERTIFICATE OF APPROVAL |
| APPROVED by the City of McKinney Planning and Zoning Commission on this ____ day of _____, 2021. |
| _____ Planning and Zoning Chairman |
| ATTEST: _____ City Secretary |

**CONVEYANCE PLAT
 WILLIS ADDITION
 LOTS 1 & 2, BLOCK A**

BEING 16.37 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 1711.032-11 |  EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177 |
| Date 07/15/2021 | |
| Drafter TAR/CHM | |

SURVEYOR
 Eagle Surveying, LLC
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

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

OWNERS
 Alvin & Mary Leigh
 8055 County Road 124
 McKinney, TX 75071

OWNERS
 Jimmy & Patsy Willis
 8352 County Road 124
 McKinney, TX 75071