

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

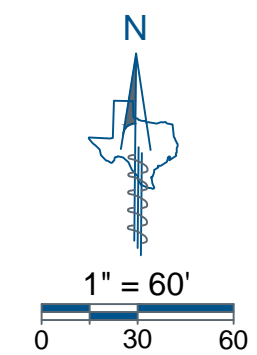
Matthew Raabe, R.P.L.S. # 6402 Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

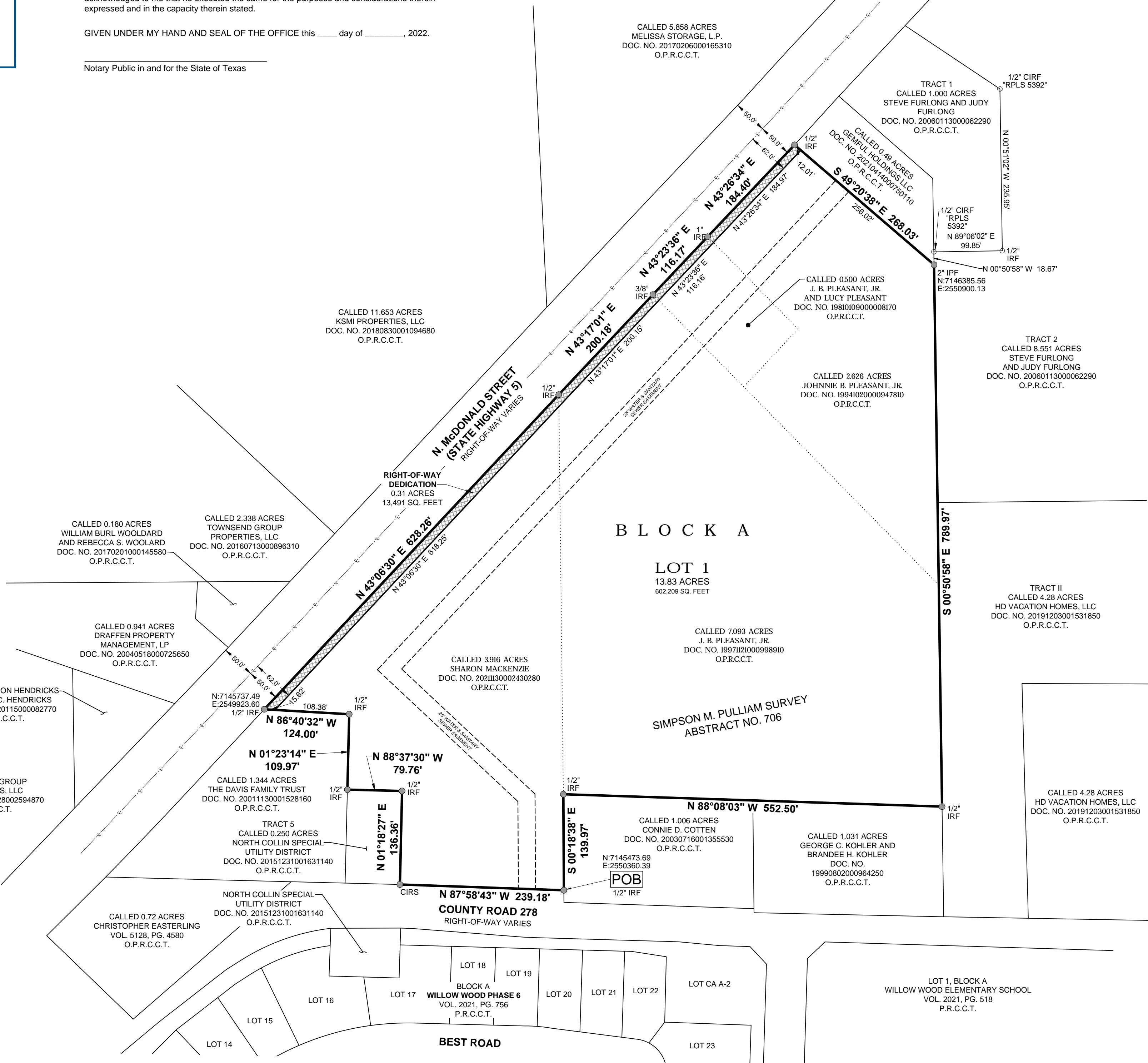
BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein 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 as acted from the F.E.M.A. Flood Insurance Rate Map dated June 02, 2009 and is located in Community Number 480130 as shown on Map Number 48085C0165J.
 - 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.



- LEGEND**
- POB = POINT OF BEGINNING
 - IRF = IRON ROD FOUND
 - IPF = IRON PIPE 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
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

WHEREAS, **SHARON MACKENZIE, JOHNNIE B. PLEASANT, JR. (A.K.A. J.B. PLEASANT, JR.),** and **LUCY PLEASANT**, are the owners of a 14.13 acre tract of land out of the Simpson M. Pulliam Survey, Abstract Number 706, situated in Collin County, Texas, being all of a called 3.916 acre tract of land conveyed to Sharon Mackenzie by Special Warranty Deed of record in Document Number 2021130002430280 of the Official Public Records of Collin County, Texas, all of a called 7.093 acre tract of land conveyed to J.B. Pleasant, Jr., by Quitclaim Deed of record in Document Number 19971121000998910 of said Official Public Records, and all of a called 0.500 acre tract of land conveyed to J.B. Pleasant, Jr., and Lucy Pleasant by deed of record in Document Number 1981010900008170 of said Official Public Records, and all of a called 2.626 acre tract of land conveyed to Johnnie B. Pleasant, Jr. by deed of record in Document Number 1994102000947810 of said Official Public Records, and being more particularly described by metes and bounds, as follows:

BEGINNING, at a 1/2" iron rod found in the North right-of-way line of County Road 278 (CR 278), being in the West line of a called 1.009 acre tract of land conveyed to Connie D. Cotton by deed of record in Document Number 20030716001355530 of said Official Public Records, being the Southeast corner of said 3.916 acre tract;

THENCE, N87°58'43"W, along the North right-of-way line of CR 278, being the common South line of said 3.916 acre tract, a distance of 239.18 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of a called 0.250 acre tract described as Tract 5, conveyed to North Collin Special Utility District by deed of record in Document Number 20151231001631140 of said Official Public Records, also being the Southwest corner of said 3.916 acre tract;

THENCE, N01°18'27"E, along the East line of said 0.250 acre tract, being the common West line of said 3.916 acre tract, a distance of 136.36 feet to a 1/2" iron rod found at the Northeast corner of said 0.250 acre tract;

THENCE, N88°37'30"W, along the North line of said 0.250 acre tract, being the common West line of said 3.916 acre tract, a distance of 79.76 feet to a 1/2" iron rod found in the East line of a called 1.344 acre tract of land conveyed to The Davis Family Trust by deed of record in Document Number 2001130001528160 of said Official Public Records, being the Northwest corner of said 0.250 acre tract;

THENCE, N01°23'14"E, along the East line of said 1.344 acre tract, being the common West line of said 3.916 acre tract, a distance of 109.97 feet to a 1/2" iron rod found at the Northeast corner of said 1.344 acre tract;

THENCE, N86°40'32"W, along the North line of said 1.344 acre tract, being the common West line of said 3.916 acre tract, a distance of 124.00 feet to a 1/2" iron rod found in the Southeast right-of-way line of State Highway 5 (SH 5) (A.K.A. N. McDonald Street), being the Northwest corner of said 1.344 acre tract, and also being the Northwest corner of said 3.916 acre tract;

THENCE, along the Southeast right-of-way line of SH 5, the following four courses and distances:

- N43°06'30"E, along the Northwest line of said 3.916 acre tract, a distance of 628.26 feet to a 1/2" iron rod found at the North corner of said 3.916 acre tract, being the Northwest corner of said 7.093 acre tract;
- N43°17'01"E, along the Northwest line of said 7.093 acre tract a distance of 200.18 feet to a 3/8" iron rod found at the North corner of said 7.093 acre tract, also being the West corner of said 0.500 acre tract;
- N43°23'36"E, along the Northwest line of said 0.500 acre tract, a distance of 116.17 feet to a 1" iron rod found at the North corner of said 0.500 acre tract, also being the West corner of said 2.626 acre tract;
- N43°26'34"E, along the Northwest line of said 2.626 acre tract, a distance of 184.40 feet to a 1/2" iron rod found at the West corner of a called 0.49 acre tract of land conveyed to Gemful Holdings, LLC by deed of record in Document Number 20210414000750110 of said Official Public Records, being the North corner of said 2.626 acre tract;

THENCE, S49°20'38"E, along the Southwest line of said 0.49 acre tract, being the common Northeast line of said 2.626 acre tract, a distance of 268.03 feet to a 2" iron pipe found in the West line of a called 8.551 acre tract described as Tract 2, conveyed to Steve Furlong and Judy Furlong by deed of record in Document Number 2006011300062290 of said Official Public Records, at the South corner of said 0.49 acre tract, also being the Northeast corner of said 2.626 acre tract;

THENCE, S00°50'58"E, in part along the West line of said 8.551 acre tract, and in part along the West line of a called 4.28 acre tract of land described as Tract II, conveyed to HD Vacation Homes, LLC by deed of record in Document Number 20191203001531850 of said Official Public Records, also being the common East lines of said 2.626 acre tract and said 7.093 acre tract a distance of 789.97 feet to a 1/2" iron rod found at the Northeast corner of a called 1.031 acre tract of land conveyed to George C. Kohler and Brandee H. Kohler by deed of record in Document Number 19990802000964250 of said Official Public Records, also being Southeast corner of said 7.093 acre tract;

THENCE, N88°08'03"W, along the South line of said 7.093 acre tract, being in part the common North line of said 1.031 acre tract, and also being in part the common North line of said 1.006 acre tract, a distance of 552.50 feet to a 1/2" iron rod found in the East line of said 3.916 acre tract, being the Northwest corner of said 1.006 acre tract, and also being the Southwest corner of said 7.093 acre tract;

THENCE, S00°18'38"E, along the West line of said 1.006 acre tract, being the common East line of said 3.916 acre tract, a distance of 139.97 feet to the **POINT OF BEGINNING** and containing an area of 14.13 Acres, or (615,701 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **SHARON MACKENZIE, JOHNNIE B. PLEASANT, JR. (A.K.A. J.B. PLEASANT, JR.),** and **LUCY PLEASANT**, do hereby adopt this plat, designating herein described property as **CAREFREE COVERED RV STORAGE 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.

OWNER: **SHARON MACKENZIE**

BY: _____ Date _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **SHARON MACKENZIE**, 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

OWNER: **JOHNNIE B. PLEASANT, JR. (A.K.A. J.B. PLEASANT, JR.)**

BY: _____ Date _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **JOHNNIE B. PLEASANT, JR. (A.K.A. J.B. PLEASANT, JR.)**, 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

OWNER: **LUCY PLEASANT**

BY: _____ Date _____

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **LUCY PLEASANT**, 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

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY
**PRELIMINARY-FINAL PLAT
 CAREFREE COVERED RV
 STORAGE ADDITION
 LOT 1, BLOCK A**

BEING 14.13 ACRES OF LAND SITUATED IN THE SIMPSON M. PULLIAM SURVEY, ABSTRACT NO. 706 IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CERTIFICATE OF APPROVAL

Approved: _____ Date _____

Planning and Zoning Commission Chairman
 City of McKinney, Texas

Attest: _____ Date _____

Planning and Zoning Commission Secretary
 City of McKinney, Texas

JOB NUMBER 2205.064-03
 DATE 06-21-2022
 DRAWN BY TAR

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 TX Firm # 10194177

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 (940) 222-3009

OWNER
 Sharon Mackenzie
 2610 Clublake Trail
 McKinney, TX 75072

OWNER
 Johnnie B. Pleasant, Jr.
 (A.K.A. J.B. Pleasant, Jr.)
 Lucy Pleasant
 6218 N McDonald Street
 Melissa, TX 75454