# Remainder of Lot 12, Block 4 DITTO & HIGHT Lot 6R, Block 3 AMENDING PLAT OF DITTO & HIGHT ADDITION ADDITION Vol. 1, Pg. 43, M.R.C.C.T. Lot 8, Block 3 DITTO & HIGHT Lot 2, Block 3 DITTO & HIGHT ADDITION Vol. N, Pg. 735, M.R.C.C.T. ADDITION Vol. 1, Pg. 43, M.R.C.C.T. 40.00' 12' Alley Right—of—Way 1/2" I.R.F. N87°00'00"E 1/2" I.R.S. S47°28'37"E — 127.05 7.01 ─N42°00'00"E 7.07' All of Lot 3-5, Block 3 DITTO & HIGHT ADDITION. Proposed Lot 5R Gross: 0.147 Acres Net: 0.146 Acres 135.20'N87°00'00"E 135.20' N87°00'00"E Remainder of Lot 1, Block 4 DITTO & HIGHT McKinney Habitat Lively for Humanity, Inc. Document No. Proposed Lot 4R ADDITION 20111122001268120, -0.P.R.C.C.T. Vol. 1, Pg. 43, M.R.C.C.T. 0.146 Acres Lot 10, Block 1 DITTO & HIGHT 20,084 Sq. Ft. / 0.461 Acres Vol. 1, Pg. 43, M.R.C.C.T. 135.25N87°00'00"E 135.25'N87°00'00"E Proposed Lot 3R Gross: 0.143 Acres Net: 0.141 Acres S42°31'23"W 14.27'— 5/8" I.R.F. Bears S01°57'14"E 2.06' ~N48°00'00"₩ 7.07' 124.49'S8¦7°00'00"W S87°00'00"W 134.35' Point of **Monterey Street** Beginning (25' right-of-way) 5/8" C.I.R.F. (C.M.) 123.92' N87°00'00"E 1/2" C.I.R.F. (C.M.) Bearing Basis per Vol. N, Pg. 736, M.R.C.C.T. S47°28'23"E -13.97' Lot 8R, Block 1 AMENDING PLAT OF DITTO & HIGHT ADDITION Vol. N, Pg. 736, M.R.C.C.T. 40.00' Lot 12, Block 2 DITTO & HIGHT ADDITION Vol. 1, Pg. 43, M.R.C.C.T. Lot 3, Block 1 DITTO & HIGHT ADDITION Vol. 1, Pg. 43, M.R.C.C.T. Lot 7R, Block 1 AMENDING PLAT OF DITTO & HIGHT ADDITION Vol. N, Pg. 736, M.R.C.C.T.

DRAWN BY: C.S.H.

CHK'D. BY: M.B.A.

JOB NO.: 2012-0025 - Zoning

SCALE: 1" = 20'

DATE: 09/20/2012

# **EXHIBIT "B"**

## LEGEND

(C.M.) = Controlling Monument

C.I.R.F. = Capped Iron Rod Found

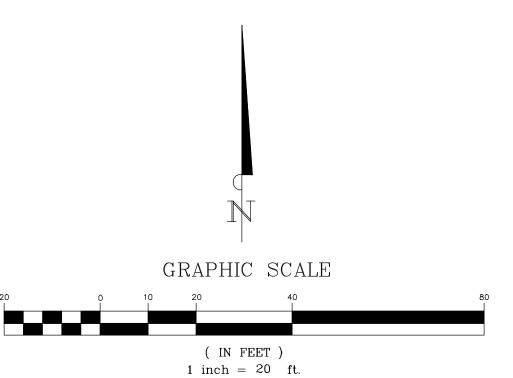
I.R.S. = 1/2" Iron Rod with Yellow Plastic Cap Stamped "RPLS 5686" Set

D.R.C.C.T. — Deed Records, Collin County, Texas M.R.C.C.T. = Map Records, Collin County, Texas

O.P.R.C.C.T. = Official Public Records, Collin County, Texas

## LEGEND

ELGEI (D			
(C.M.)	Controlling Monument	✡	Light Standard
I.R.F.	Iron Rod Found	₩V	Water Valve
I.R.S.	Iron Rod Set	0 00	Sanitary Sewer Cleanout
-##-	Wire Fence	⊙ ssmh	Sanitary Sewer Manhole
	Covered Area	<b>О STMH</b>	Storm Drain Manhole
ΔP. ΔΦ	Concrete	-@-	Fire Hyrdrant
7// ///	Asphalt	○ WM	Water Meter
Ø	Utility Pole	⊗ СМ	Gas Meter
	Overhead Wires	⊗ GV	Gas Valve



This survey was completed without the benefit of a current title commitment. I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There are no visible conflicts, found during the time of this survey, except as shown.



### METES AND BOUNDS DESCRIPTION:

WHEREAS, McKinney Habitat for Humanity, Inc. is the owner of a tract of land situated in the William Davis Survey, Abstract No. 248, in the City of McKinney, Collin County, Texas and being all of Lots 3, 4 and 5, Block 3, of **DITTO** & HIGHT ADDITION as recorded in Volume 1, Page 43, of the Map Records of Collin County, Texas (M.R.C.C.T.), same being all of that tract of land described by deed to McKinney Habitat for Humanity, Inc., as recorded under Document No. 20111122001268120, of the Deed Records of Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) at the intersection of the westerly monumented line of Lively Hill with the northerly monumented line of Monterey Street, said corner also being in the southerly line of said Lot 5;

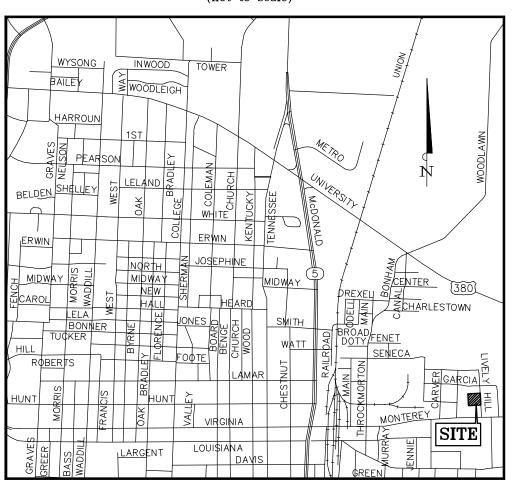
THENCE South 87°00'00" West, along the northerly monumented line of said Monterey Street, a distance of 134.35' to a capped iron rod set at the intersection of said northerly monumented line of Monterey Street and the easterly monumented line of a 12' Alley right—of—way, said corner also being the southwesterly corner of said Lot 3;

THENCE North 03°00'00" West, along said easterly monumented line of said 12' Alley right—of—way, same being the westerly line of said Lot 3, a distance of 148.00' to a capped iron rod set at the intersection of said 12' Alley right—of—way and the southerly monumented line of a 12' Alley right—of—way, said corner also being the northwesterly

THENCE North 87°00'00" East, along the southerly line of said 12' Alley right—of—way, same being the northerly line of Lots 3, 4 and 5, a distance of 137.05' to a capped iron rod set at the intersection of said 12' Alley right—of—way and the aforementioned westerly monumented line of Lively Hill;

THENCE South 01°57'14" East, along said westerly monumented line of Lively Hill, a distance of 148.02' to the POINT OF BEGINNING and containing 0.461 acres of land, more or less.

### Vicinity Map (not to scale)



1. The surveyor has relied on the subject deed shown herein with regard to any easements, restrictions, or rights—of—way affecting the above described Property. No additional research regarding said easements, restrictions or rights—of—way has been performed by the surveyor.

Owner:

McKinney Habitat for Humanity, Inc. 2060 Couch Drive McKinney, Texas 75069

North Texas Surveying, LLC 1515 South McDonald St. Suite 110 McKinney, Texas 75069

(469) 424-2074

www.northtexassurveying.com

2. Bearings are based on the northerly line of Lot 8R, Block 1, of the **AMENDING PLAT OF DITTO** & **HIGHT ADDITION**, as recorded in Volume N, Page 736, of the Map Records of Collin County, Texas, said line also being the southerly monumented line of Monterey Street;.

> 0.461 Acres All of Lots 3-5, Block 3 **DITTO & HIGHT ADDITION** City of McKinney, Collin County, Texas



Surveying, L.L.C.

**ZONING EXHIBIT** 

Registered Professional Land Surveyors

1515 South McDonald St., Suite 110, McKinney, Tx. 75069 Ph. (469) 424-2074 Fax: (469) 424-1997 www.northtexassurveying.com

