

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, North Collin County Habitat for Humanity, Inc. is the owner of 1.047 acre of land, situated in the Mary Standifer Survey, Abstract No. 811, in the City of McKinney, Collin County, Texas, and being all of that called 1.047 acre tract of land described in deed to North Collin County Habitat for Humanity, Inc. (Habitat Tract), as recorded under Document No. 20150831001105970, of the Official Public Records, Collin County, Texas (O.P.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" found (herein after referred to as a capped iron rod found) at the intersection of the northeasterly monumented line of Jefferson Street and the southeasterly monumented line of Hamilton Street, some being the southwesterly corner of said Habitat Tract;

THENCE North 04°53'21" East, along said southeasterly monumented line of Hamilton Street, a distance of 200.00' to a capped iron rod found for the northwesterly corner of said Habitat Tract, some being at the intersection of the southwesterly monumented line of a called 20' Alley and said southwesterly monumented line of Hamilton Street;

THENCE South 80°33'08" East, along the southwesterly monumented line of said 20' Alley, some being the northeasterly line of said Habitat Tract, a distance of 206.32' to a capped iron rod found in the westerly monumented line of a tract of land described by deed to Dallas Area Rapid Transit "D.A.R.T. tract", as recorded in Volume 5443, Page 5532, of the Deed Records, Collin County, Texas (D.R.C.C.T.), some being the northeasterly corner of said Habitat Tract;

THENCE South 07°33'24" East, along the westerly line of said D.A.R.T. tract, a distance of 208.48' to a capped iron rod set for the southeasterly corner of said Habitat Tract, some being in the aforementioned northeasterly monumented line of Jefferson Street;

THENCE North 80°33'08" West, along said northeasterly monumented line of Jefferson Street, a distance of 251.39' to the POINT OF BEGINNING and containing 1.047 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, North Collin County Habitat for Humanity, Inc., is the sole owner of the above described property and does hereby adopt this Plat designating the hereinabove described property as HAMILTON-JEFFERSON ADDITION - LOTS 1-6, BLOCK A, being a replat of Lot 1, Block 51, of SHORT'S ADDITION (unrecorded) and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at any time, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this the ___ day of ___, 2017.

North Collin County Habitat for Humanity, Inc.

Celeste H. Cox - Executive Director Signature

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Celeste H. Cox, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the ___ day of ___, 2017.

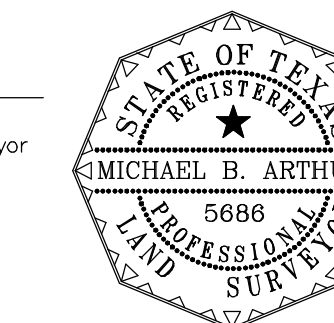
NOTARY PUBLIC in and for the State of Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur Registered Professional Land Surveyor Texas Registration No. 5686



STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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 consideration therein expressed.

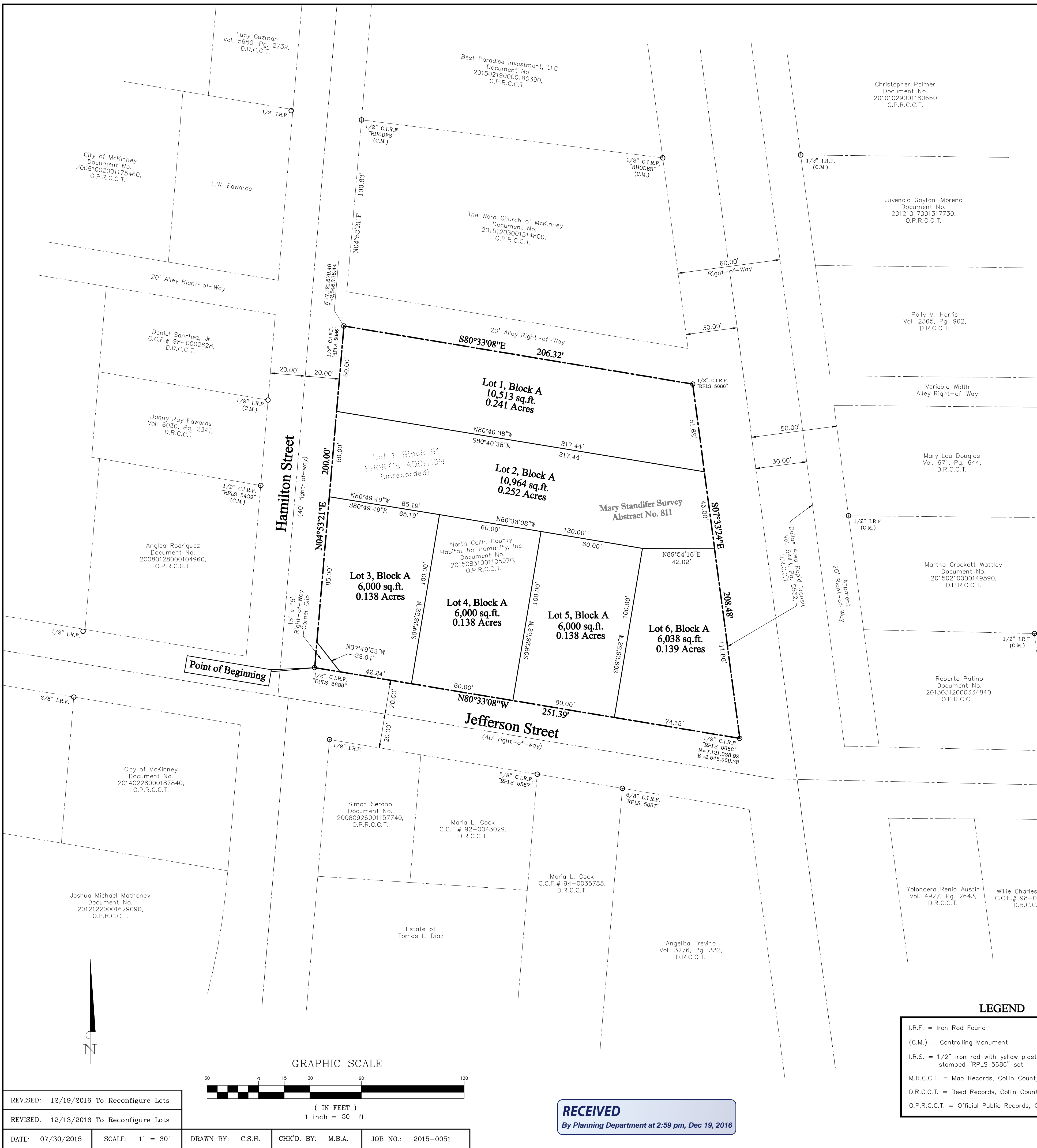
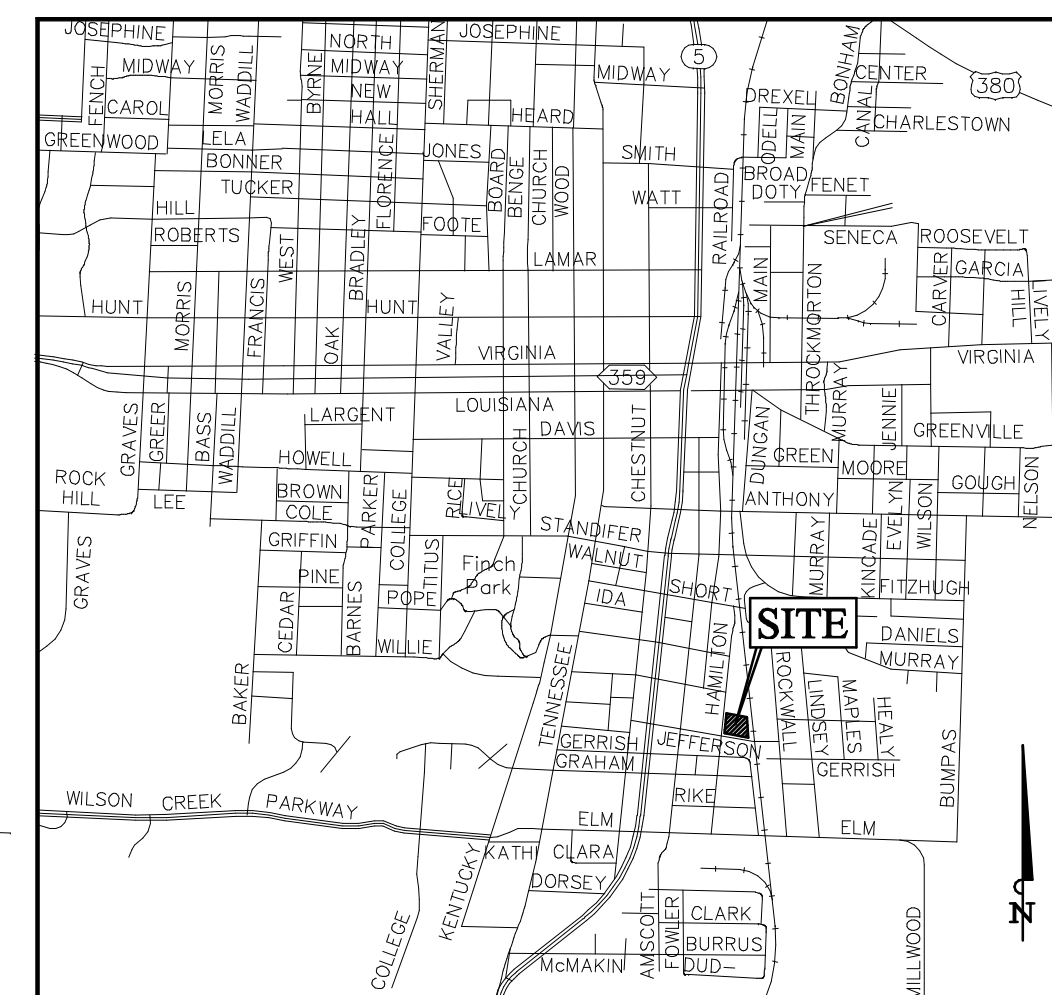
WITNESS MY HAND AND SEAL OF OFFICE on this, the ___ day of ___, 2017.

NOTARY PUBLIC in and for the State of Texas

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

Notes:

- 1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0286J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
2. All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements for the governing zoning district and the requirements of the subdivision ordinance.
3. Bearings and Coordinates for this plat are based on the City of McKinney Geodetic Control System, GPS Monument No(s), 42 and 43 were used for this survey.
5. The monuments set on the corner clip shown hereon are 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686".
6. The purpose of this Preliminary-Final Replat is to create 6 lots from one, for the purpose of building additional houses on City approved lots.



LEGEND
I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
I.R.S. = 1/2" Iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map 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

Owner: North Collin County Habitat For Humanity, Inc. P.O. Box 153 McKinney, Texas 75070 Contact: Bryant Knapp
Surveyor: North Texas Surveying, LLC 1515 South McDonald St. Suite 110 McKinney, Texas 75069 (469) 424-2074 www.northtexassurveying.com Firm Registration No. 10074200 Contact: Chad Holcomb

REVISIONS: 12/19/2016 To Reconfigure Lots; 12/13/2016 To Reconfigure Lots
DATE: 07/30/2015 SCALE: 1" = 30' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2015-0051

RECEIVED By Planning Department at 2:59 pm, Dec 19, 2016

PRELIMINARY-FINAL REPLAT HAMILTON-JEFFERSON ADDITION LOTS 1-6, BLOCK A

Being a replat of Lot 1, Block 51 of SHORT'S ADDITION (unrecorded) 45,627 Sq. Ft. / 1.047 Acres in the Mary Standifer Survey ~ Abstract No. 811 City of McKinney, Collin County, Texas Date: January, 2016 Scale: 1" = 30'