



LEGEND
 C.M. = CONTROLLING MONUMENT
 CRF = CAPPED 1/2" IRON ROD FOUND STAMPED (4613)
 IRF = IRON ROD FOUND
 IRS = IRON ROD SET
 CA = COMMON AREAS

BASIS OF BEARINGS:
 The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using (GEOID03).

NOTES:
 All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and requirements of the subdivision ordinance.

Coordinates shown are on the Texas State Plane Coordinate System, North Central Zone 4202, North America Datum of 1983 on grid coordinate values, no scale and no projection.

Lots CA-A1, CA-A2, CA-C1, CA-C2, CA-C3, and CA-C4 are common areas maintained by the Cotton Grove Homeowners Association shall be responsible for maintenance and ownership of all common areas. The establishment of the Homeowners Association shall be reviewed and approved by the City of McKinney.

COMMON AREA (AREA)
 CA-A1 - AREA 5,953 SQ. FT. OR 0.137 AC.
 CA-A2 - AREA 800 SQ. FT. OR 0.018 AC.
 CA-C1 - AREA 3,841 SQ. FT. OR 0.088 AC.
 CA-C2 - AREA 693 SQ. FT. OR 0.016 AC.
 CA-C3 - AREA 712 SQ. FT. OR 0.016 AC.
 CA-C4 - AREA 753 SQ. FT. OR 0.017 AC.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY
PRELIMINARY FINAL PLAT
HABITAT BUMPAS ADDITION
LOTS 1 THRU 12, BLOCK A
LOTS 1 THRU 4, BLOCK B
LOTS 1 THRU 19, BLOCK C
COMMON AREA A1 & A2, BLOCK A
COMMON AREA C1, C2, C3, & C4, BLOCK C
BEING A 2.749 ACRES TRACT OUT OF THE
GEORGE WILSON SURVEY
ABSTRACT NO. 1000
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS
35 SINGLE FAMILY LOTS

OWNER
NORTH COLLIN COUNTY HABITAT
FOR HUMANITY, INC.
 P.O. BOX 153
 MCKINNEY, TEXAS 75070
 (972) 542-5300

SURVEYOR
SURDUKAN SURVEYING, INC.
 P.O. BOX 126
 ANNA, TEXAS 75409
 (972) 924-8200
 FIRM NO. 10069500

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, North Collin County Habitat For Humanity, Inc. are the owners of a 2.749 acre tract of land situated in the George Wilson Survey, Abstract No. 1000, City of McKinney, Collin County, Texas and being all of 2.749 acre tract conveyed to North Collin County Habitat for Humanity Inc. as recorded in County Clerks No. 20171030001446220, Land Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a bent 1/2" iron rod found for corner at the northwest corner of said 2.749 acre tract, said iron rod being at the southwest corner of Standifer Place Addition No. 2 as recorded in Volume P. Page 915, M.R.C.C.T., said iron rod being in the east Right Of Way line of Bumpas Street (40' ROW);

THENCE N 89°52'37" E following the south line of Standifer Place Addition No. 2 a distance of 626.43' to a "X" cut found in concrete for corner;

THENCE S 01°58'38" W a distance of 200.57' to a capped 1/2" iron rod with a yellow plastic cap stamped "4613" found for corner;

THENCE N 87°47'24" W a distance of 204.40' to a 5/8" iron rod found for corner;

THENCE N 89°21'28" W a distance of 419.10' to a 1/2" iron rod found for corner in the east ROW line of Bumpas Street;

THENCE N 01°10'21" E following the east ROW line of Bumpas Street a distance of 186.56' to the POINT OF BEGINNING and containing 119,765 Square Feet or 2.749 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, North Collin County Habitat for Humanity, Inc. acting herein, are the owners and does hereby adopt this Preliminary Final Plat designating the herein above described property as HABITAT BUMPAS ADDITION, and does hereby dedicate to the public use forever, the streets, alleys, and public use areas shown thereon, the easements as shown, for the 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 buildings, 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 at all times have the right of ingress and egress to and from and upon the said easement strips 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.

Witness my hand, this the ____ day of _____, 2018.

CELESTE COX, EXECUTIVE DIRECTOR
NORTH COLLIN COUNTY HABITAT FOR HUMANITY, INC.

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Celeste Cox, Executive Director, North Collin County Habitat For Humanity, Inc., 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 office this the ____ day of _____, 2018.

Notary Public in and for
the State of Texas
My Commission Expires

BASIS OF BEARINGS:

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SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, DAVID J. SURDUKAN, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the Platting Rules and Regulations of the division regulations of the City Planning and Zoning Commission of the City of McKinney, Texas.

DAVID J. SURDUKAN R.P.L.S. NO. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, 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 office this the ____ day of _____, 2018.

Notary Public in and for
the State of Texas
My Commission Expires

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

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