

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, George W. and Sharla A. Bush are the owners of a 3.219 acre tract of land situated in the W. D. Thompson Survey, Abstract No. 891, Collin County, Texas and being all Lot 1, Block A, Bush Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Plat thereof recorded in Volume P, Page 219, Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:
 BEGINNING at a capped (stamped "4613") 1/2" iron rod set for corner at the southeast corner of said Lot 1 in the north Right Of Way line of Hunt Street (45' ROW);
 THENCE N 88°15'00" W following the north ROW line of Hunt Street a distance of 294.32' to a capped (stamped "4613") 1/2" iron rod set for corner;
 THENCE N 00°53'05" E a distance of 321.15' to a capped (stamped "4613") 1/2" iron rod set for corner;
 THENCE S 86°45'39" W a distance of 184.13' to a capped (stamped "4613") 1/2" iron rod set for corner in the east Right Of Way line of Finch Avenue (50' ROW), said iron rod being in a curve to the right;
 THENCE along said curve to the right following the east ROW line of Finch Avenue through a central angle of 25°31'12", a radius of 520.87, an arc length of 232.00, with a chord bearing of N 07°50'11" E, and a chord length of 230.09' to a 1/2" iron rod found for corner;
 THENCE S 76°41'50" E a distance of 206.17' to a capped (stamped "4613") 1/2" iron rod set for corner;
 THENCE S 01°31'23" W a distance of 96.47' to a capped (stamped "4613") 1/2" iron rod set for corner;
 THENCE S 69°51'39" E a distance of 7.91' to a capped (stamped "4613") 1/2" iron rod set for corner;
 THENCE S 01°31'23" W a distance of 73.63' to a capped (stamped "4613") 1/2" iron rod set for corner;
 THENCE S 88°18'42" E a distance of 247.56' to a capped (stamped "4613") 1/2" iron rod set for corner;
 THENCE S 01°40'00" W a distance of 320.26' to the POINT OF BEGINNING and containing 140,235 Square Feet or 3.219 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That, George W. and Sharla A. Bush are the owners and does hereby adopt this Minor Replat designating the herein above described property as BUSH ADDITION, Lots 1R, and 2, Block A, Being a Replat of Lot 1, Block A, Bush Addition, an addition to the City of McKinney, Collin County, Texas, 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 _____, 2016.

GEORGE W. BUSH OWNER SHARLA A. BUSH OWNER

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 George W. Bush (Owner), 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 _____, 2016.

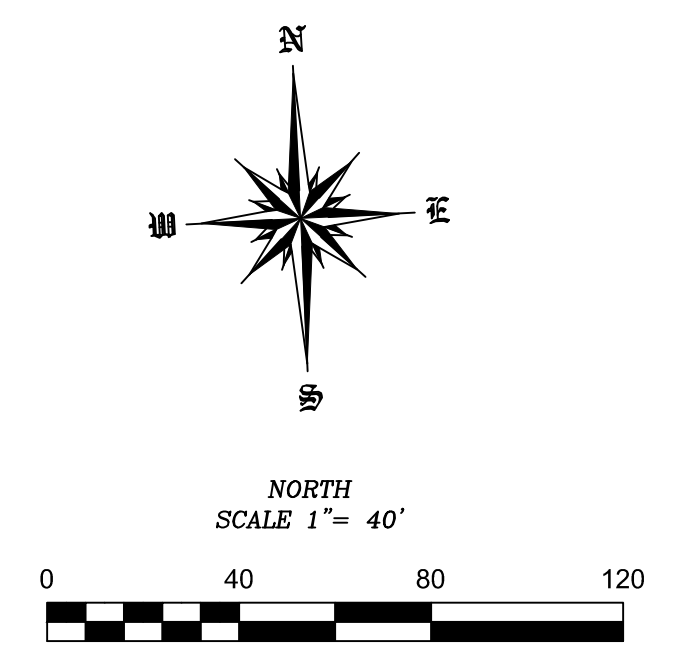
Notary Public in and for the State of Texas
My Commission Expires _____

STATE OF TEXAS
COUNTY OF COLLIN

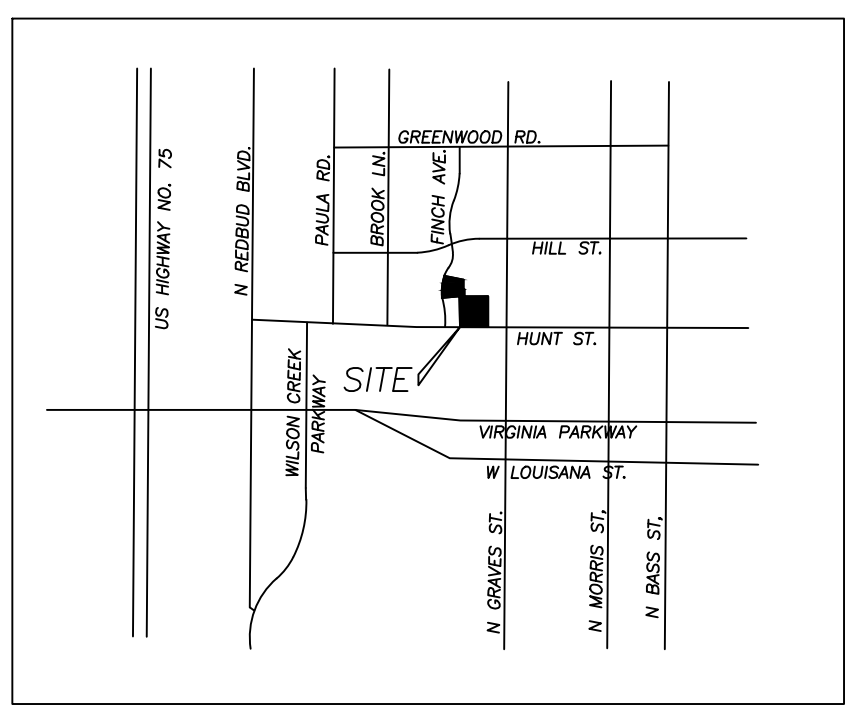
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Sharla A. Bush (Owner), known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2016.

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



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



VICINITY MAP NOT TO SCALE

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 _____, 2016.

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

**MINOR REPLAT
 BUSH ADDITION
 LOTS 1R & 2, BLOCK A
 BEING A REPLAT OF
 BUSH ADDITION
 LOT 1, BLOCK A
 BEING 3.219 ACRES OUT OF
 W. D. THOMPSON SURVEY
 ABSTRACT NO. 891
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS**

OWNER
 GEORGE & SHARLA BUSH
 618 FINCH AVENUE
 MCKINNEY, TEXAS 75069

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

BASIS OF BEARINGS:
 The basis of bearings is the south line (N 88°15'00" W) of Lot 1, Block A, Bush Addition as recorded in Volume P, Page 217, P.R.C.C.T.

NOTES:
 1) 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.

PURPOSE:
 The purpose of this Minor Replat is to divide Lot 1 into two lots.

APPROVED AND ACCEPTED

CHAIRMAN PLANNING AND ZONING COMMISSION, MCKINNEY, TEXAS DATE