

**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.

**PURPOSE:**

The purpose of this Minor Replat is to create 2 Lots.

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, North Collin County Habitat For Humanity, Inc. are the owners of a 0.476 acre tract of land situated in the G. A. Wilson Survey, Abstract No. 1000, City of McKinney, Collin County, Texas and being all of Lot 44, Block 12, of The W.J.S. RUSSELL'S THIRD ADDITION, and Addition to the City of McKinney, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 91, Page 238, Map Records, Collin County, Texas, and part of the 15' Alley that was Abandon by City Ordinance No. 2003-03-027 adjacent to Lot 44, and being more particularly described by metes and bounds as follows:

BEGINNING at a capped (stamped "4613") 1/2" iron rod found for corner at the southeast corner of said Lot 44, said iron rod being in the north line of Block B, Standifer Place Addition No. 2 as recorded in Volume P, Page 915, M.R.C.C.T.;

THENCE N 89°07'50" W following the north line of said Block B a distance of 100.00' a capped (stamped "4613") 1/2" iron rod found for corner at the southwest corner of said Lot 44;

THENCE N 00°02'47" E a distance of 207.50' a capped 1/2" iron rod found for corner at the northwest corner of said Lot 44, said iron rod being in the south Right Of Way line of Anthony Street (40' ROW);

THENCE S 89°07'50" E following the south Right Of Way line of Anthony Street a distance of 100.00' a capped 1/2" iron rod found for corner at the northeast corner of said Lot 44;

THENCE S 00°02'47" W a distance of 207.50' to the POINT OF BEGINNING and containing 20748 Square Feet or 0.476 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 Minor Replat designating the herein above being property as HABITAT NO. 1 ADDITION, Lots 1 and 2, Block A, Being a Replat of Lot 44, Block 12, W.J.S. Russell's Third Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Map or Plat thereof recorded in Volume 91, Page 238, Map Records, Collin County, Texas, and part of the 15' Alley that was Abandon by City Ordinance No. 2003-03-027 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

**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.

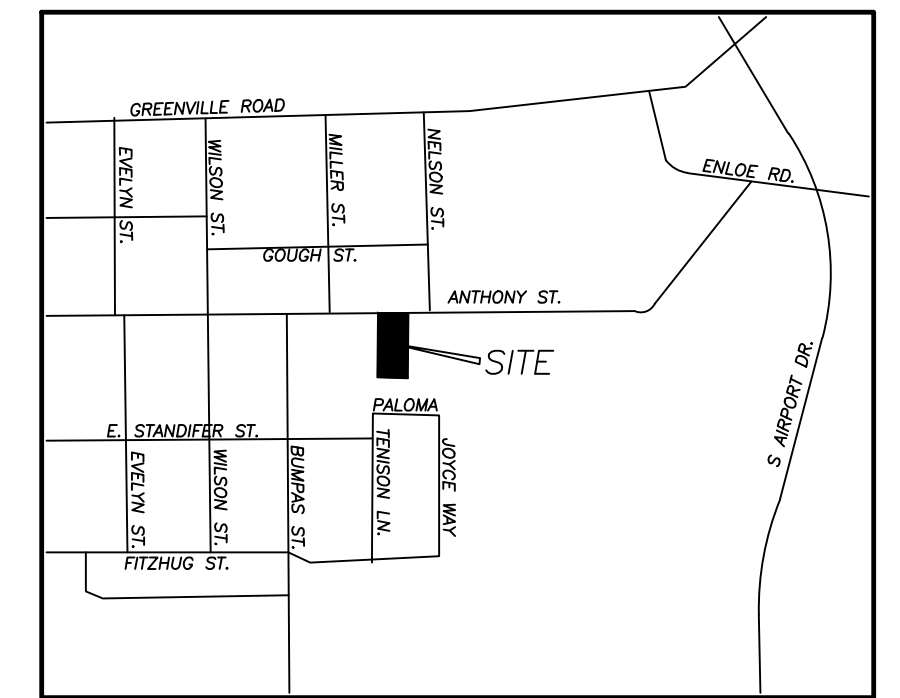
DAVID J. SURDUKAN R.P.L.S. NO. 4613

STATE OF TEXAS  
COUNTY OF COLLIN

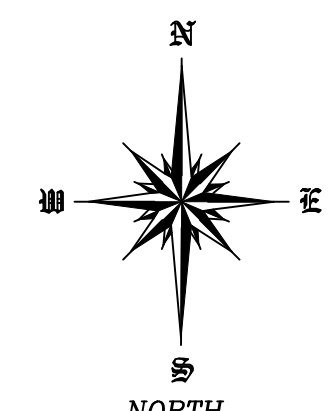
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations 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



VICINITY MAP  
NOT TO SCALE



SCALE 1" = 40'

**LEGEND**

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

APPROVED AND ACCEPTED

CHAIRMAN PLANNING AND ZONING COMMISSION, MCKINNEY, TEXAS      DATE

**MINOR REPLAT  
HABITAT NO. 1 ADDITION  
LOTS 1 AND 2, BLOCK A  
BEING A REPLAT OF  
LOT 44, BLOCK 12  
W.J.S. RUSSELL'S THIRD ADDITION  
VOLUME 91, PAGE 238, M.R.C.C.T.  
AND BEING PART OF AN ABANDONED ALLEY  
BY ORDINANCE NO. 2003-03-027  
BEING 0.476 ACRES OUT OF  
G. A. WILSON SURVEY  
ABSTRACT NO. 1000  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS**

**OWNER  
NORTH COLLIN COUNTY HABITAT  
FOR HUMANITY, INC.**

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