

**AREA NOTE:**

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

**REFERENCE BEARING NOTE:**

The bearings shown hereon are referenced to South 88 deg. 16 min. 10 sec. East along the south line of Herndon Street and the north line of that certain tract of land described in a deed recorded in Doc. No. 20180104000020290, Deed Records, Collin County, Texas

**FLOOD ZONE NOTE:**

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0280J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review indicates that the subject parcel lies within "ZONE X" (un-Shaded) and is outside the 100-Year Flood Plain.

**MONUMENT NOTE:**

All lot corner monuments set by this Surveyor are 1/2 inch diameter iron rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "Ringley & Assoc. - RPLS 4701", unless otherwise noted.

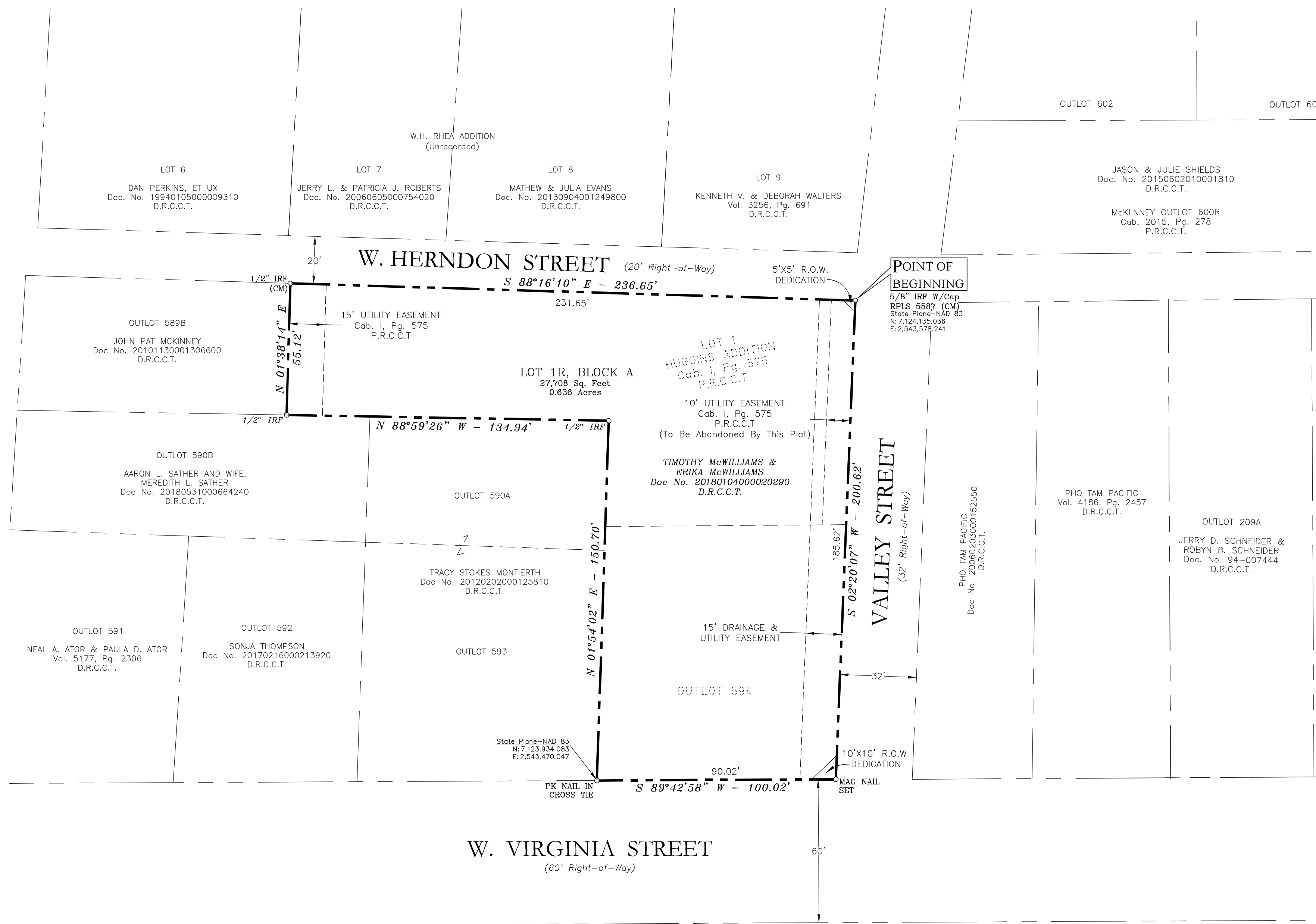
**PURPOSE STATEMENT:**

The purpose of this Minor Replat is to combine Lot 1 of Huggins Addition and McKinney Outlot No. 594 into one lot.

**SUBDIVISION NOTE:**

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 the requirements of the subdivision ordinance.

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.



**OWNER'S CERTIFICATE**

STATE OF TEXAS )  
COUNTY OF COLLIN )

WHEREAS, TIMOTHY McWILLIAMS and ERIKA McWILLIAMS are the owners of that certain tract of land situated in the City of McKinney, in the William Davis Survey, Abstract No. 248 of Collin County, Texas and being all of Lot 1 of Huggins Addition, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet I, Page 575, Plat Records, Collin County, Texas and also being all of McKinney Outlot No. 594 and same being described in a deed to Timothy McWilliams & Erika McWilliams, recorded in Document No. 20180104000020290, Deed Records, Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod, topped with a plastic cap, stamped "RPLS 5587", found at the intersection of the south right-of-way line of Herndon Street (20' wide right-of-way) and the west right-of-way line of Valley Street (32' wide right-of-way), for the northeast corner of the above described Lot 1 of Huggins Addition;

THENCE: South 02 deg. 20 min. 07 sec. West, along the east line of said Lot 1 and the west right-of-way line of said Valley Street, at a distance of 93.94 feet, passing the southeast corner of said Lot 1 and the northeast corner of the above described Outlot No. 594 and continuing along the east line of said Outlot No. 594 and the west right-of-way line of said Valley Street for a total distance of 200.62 feet to a mag nail with a steel washer, stamped "Ringley & Assoc. - RPLS 4701", set for the southeast corner of said Outlot No. 594 at the intersection of the west right-of-way line of Valley Street and the north right-of-way line of W. Virginia Street (60' wide right-of-way);

THENCE: South 89 deg. 42 min. 58 sec. West, along the common line of said Outlot No. 594 and W. Virginia Street, a distance of 100.02 feet to a PK nail found in a wooden cross tie for the southwest corner of said Outlot No. 594 and the southeast corner of Outlot No. 593 as described in a deed to Tracy Stokes Montierth, recorded in Document No. 20120202000125810, D.R.C.C.T.;

THENCE: North 01 deg. 54 min. 02 sec. East, departing from said W. Virginia Street, along the common line of said Outlots No. 594 and 593, at a distance of 106.35 feet, passing the northwest corner of Outlot No. 594 and the most southerly southwest corner of said Lot 1 of Huggins addition and continuing along the westerly line of said Lot 1 for a total distance of 150.70 feet to a 1/2 inch iron rod found for an inside ell corner of said Lot 1 and same being the northeast corner of Outlot No. 590A and said Montierth tract;

THENCE: North 88 deg. 59 min. 26 sec. West, along the common line of said Lot 1 and Outlot No. 590A and Outlot No. 590B, a distance of 134.94 feet to a 1/2 inch iron rod found for the most westerly southwest corner of said Lot 1 and same being the southeast corner of Outlot No. 589B as described in a deed to John Pat McKinney, recorded in Document No. 20101130001306600, D.R.C.C.T.;

THENCE: North 01 deg. 38 min. 14 sec. East, along the common line of said Lot 1 and Outlot No. 589B, a distance of 55.12 feet to a 1/2 inch iron rod found on the south right-of-way line of the above mentioned Herndon Street for the northwest corner of said Lot 1 and the northeast corner of said Outlot No. 589B;

THENCE: South 88 deg. 16 min. 10 sec. East, along the common line of said Lot 1 and Herndon Street, a distance of 236.65 feet to the POINT OF BEGINNING and containing 27,708 square feet or 0.636 acres of land.

**DEDICATION**

STATE OF TEXAS )  
COUNTY OF COLLIN )

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT TIMOTHY McWILLIAMS and ERIKA McWILLIAMS hereby adopts this Minor Replat designating the herein above described property as McWILLIAMS MANOR, LOT 1, BLOCK A, being a Replat of LOT 1 of Huggins Addition, recorded in Cabinet I, Page 575, Plat Records of Collin County, Texas and McKinney Outlot No. 594, and as described in a deed to Timothy McWilliams and Erika McWilliams, recorded in Document No. 20180104000020290, of the Deed Records of Collin County, Texas, do hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated 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 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, at all times, have the full right of ingress and egress to or from and upon said easements 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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND in COLLIN COUNTY, TEXAS, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

TIMOTHY McWILLIAMS  
Owner

ERIKA McWILLIAMS  
Owner

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 TIMOTHY McWILLIAMS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

WITNESS MY HAND AND SEAL OF OFFICE,  
this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

**SURVEYORS' CERTIFICATE**

That I, **Lawrence H. Ringley**, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

RELEASED 11/29/18 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley, R.P.L.S.  
State of Texas, No. 4701

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 **LAWRENCE H. RINGLEY**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas

**CERTIFICATE OF APPROVAL**  
Approved & Accepted

Chairman, Planning & Zoning Commission  
City of McKinney, Texas

Date

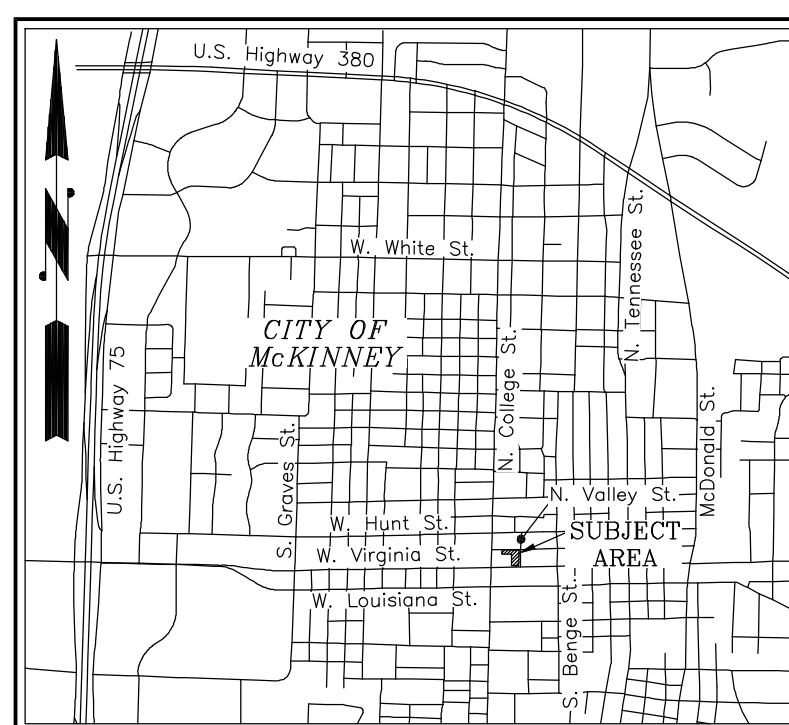
**OWNER**

TIMOTHY & ERIKA McWILLIAMS  
504 W. Virginia Street  
McKinney, Texas 75069  
972-542-1251  
tm@m-tlaw.com

**SURVEYOR**

RINGLEY & ASSOCIATES, INC.  
701 S. Tennessee Street  
McKinney, Texas 75069  
Contact: Lawrence Ringley  
972-542-1266  
LHR@Ringley.com

**VICINITY MAP**  
Not To Scale



**ABBREVIATIONS**

- Vol. = Volume
- Pg. = Page
- Cab. = Cabinet
- Doc. No. = Document Number
- P.R.C.C.T. = Plat Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- CM = Controlling Monument
- IRP = Iron Rod Found
- IRS = 1/2" Iron Rod Set with Red Plastic Cap Stamped "RPLS 4701"
- MNS = Mag Nail Set with Steel Washer Stamped "Ringley & Assoc. - RPLS 4701"
- 4701 = The License Number for this Registered Professional Land Surveyor

**MINOR REPLAT**

**McWILLIAMS MANOR**  
LOT 1, BLOCK A  
Being a Replat of  
LOT 1 OF HUGGINS ADDITION  
as recorded in Cabinet I, Page 575  
&  
McKINNEY OUTLOT No. 594  
Being 0.636 Acres  
situated in the  
William Davis Survey, Abstract No. 248  
City of McKinney  
Collin County, Texas

**RINGLEY & ASSOCIATES, INC.**  
SURVEYING • MAPPING • PLANNING  
Texas Firm Registration No. 10061300  
701 S. Tennessee - McKinney, Texas 75069  
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Head	10/25/2018	1" = 30'	18072	18072-RP.DWG	1 of 1