Vol. 5650, Pg. 2739, , D.R.C.C.T. **OWNER'S DEDICATION:** STATE OF TEXAS COUNTY OF COLLIN § Document No. 201502190000180390, 0.P.R.C.C.T. WHEREAS, North Collin County Habitat for Humanity, Inc. is the owner of 1.047 acre a tract of land, situated Christopher Palmer in the Mary Standifer Survey, Abstract No. 811, in the City of McKinney, Collin County, Texas, and being all of PRELIMINARY-FINAL REPLAT Document No. that called 1.047 acre tract of land described in deed to North Collin County Habitat for Humanity, Inc. 20101029001180660 (Habitat Tract), as recorded under Document No. 20150831001105970, of the Official Public Records, Collin O.P.R.C.C.T. FOR REVIEW PURPOSES ONLY 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, same being the southwesterly corner of said (C.M.)City of McKinney THENCE North 04°53'21" East, along said southeasterly monumented line of Hamilton Street, a distance of 1/2" C.I.R.F Document No. 20081002001175460, 0.P.R.C.C.T. 200.00' to a capped iron rod found for the northwesterly corner of said Habitat Tract, same being at the (C.M.) intersection of the southwesterly monumented line of a called 20' Alley and said southwesterly monumented line of Hamilton Street; L.W. Edwards THENCE South 80°33'08" East, along the southwesterly monumented line of said 20' Alley, same being the Juvencio Gayton-Moreno northeasterly line of said Habitat Tract, a distance of 206.32' to a capped iron rod found in the westerly Document No. 20121017001317730, 1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. monumented line of a tract of land described by deed to Dallas Area Rapid Transit "D.A.R.T. tract", as The Word Church of McKinney recorded in Volume 5443, Page 5532, of the Deed Records, Collin County, Texas (D.R.C.C.T.), same being the 48085C0280J, Map Revised June 02, 2009, the herein described property is located in O.P.R.C.C.T. Zone "X", described by said map to be, "areas determined to be outside the 0.2% northeasterly corner of said Habitat Tract; Document No. annual chance floodplain". **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, same being in the aforementioned northeasterly monumented line of Jefferson Street; 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. THENCE North 80°33'08" West, along said northeasterly monumented line of Jefferson Street, a distance of Right-of-Way 3. Bearings and Coordinates for this plat are based on the City of McKinney Geodetic 251.39' to the POINT OF BEGINNING and containing 1.047 acres of land, more or less. 20' Alley Right-of-Way 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". Polly M. Harris Vol. 2365, Pg. 962, NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: 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. 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 20.00' parts of any building, fences, shrubs, trees or other improvements or growths which in any way, endanger or Lot 1, Block A interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the Variable Width City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain Alley Right-of-Way and add to or remove all or parts of it's respective systems without the necessity of, at anytime, 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. Street North Collin County Habitat for Humanity, Inc. Lot 1, Block 51 Mary Lou Douglas Vol. 671, Pg. 644, D.R.C.C.T. SHORT'S ADDITION 30.00 Lot 2, Block A Celeste H. Cox — Executive Director (unrecorded) Signature amilton 10,964 sq.ft. 0.252 Acres STATE OF TEXAS Mary Standifer Survey COUNTY OF COLLIN § Abstract No. 811 BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally N80°33'08"_W appeared Celeste H. Cox, known to me to be the person whose name is subscribed to the (C.M.) 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. North Collin County Habitat for Humanity, Inc. Anglea Rodriguez WITNESS MY HAND AND SEAL OF OFFICE on this, the ______ day of ______, 2017. Document No. Document No. 20150831001105970, N89°54'16"E 20080128000104960, 42.02' Martha Crockett Wattley O.P.R.C.C.T. Document No. Lot 3, Block A 20150210000149590, NOTARY PUBLIC in and for the State of Texas. 0.P.R.C.C.T. 6,000 sq.ft. 0.138 Acres Lot 4, Block A SURVEYOR'S CERTIFICATE 6,000 sq.ft. Lot 5, Block A 0.138 Acres 6,000 sq.ft. WILSON CREEK KNOW ALL MEN BY THESE PRESENTS: Lot 6, Block A 1/2" _{I.R.F.}O 0.138 Acres 6,038 sq.ft. 1/2" I.R.F. N37°49'53"W THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on—the—ground (C.M.) 0.139 Acres DORSEY 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 Point of Beginning City of McKinney, Collin County, Texas. 1/2" C.I.R.F. "RPLS 5686" Roberto Patino Document No. Vicinity Map 20130312000334840, (not to scale) O.P.R.C.C.T. Michael B. Arthur Registered Professional Land Surveyor Jefferson Street Texas Registration No. 5686 IMICHAEL B. ARTHUR∶ . 5686 STATE OF TEXAS COUNTY OF COLLIN City of McKinney Document No. ------BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally 20140228000187840, appeared MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing 0.P.R.C.C.T. instrument, and acknowledged to me that he executed the same for the purposes and consideration therein 5/8" C.I.R.F. "RPLS 5587" Simon Serano WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2017. Document No. 20080926001157740, O.P.R.C.C.T. C.C.F.# 92-0043029, D.R.C.C.T. NOTARY PUBLIC in and for the State of Texas Maria L. Cook C.C.F.# 94-0035785, D.R.C.C.T. Yolondera Renia Austin∖ Willie Charles Tarver Vol. 4927, Pg. 2643, D.R.C.C.T. Joshua Michael Matheney C.C.F.# 98-0005530, Document No. D.R.C.C.T. 20121220001629090, 0.P.R.C.C.T. Estate of Tomas L. Diaz Angelita Trevino Vol. 3276, Pg. 332, D.R.C.C.T. PRELIMINARY-FINAL REPLAT HAMILTON-JEFFERSON **ADDITION** LOTS 1-6, BLOCK A **LEGEND** Being a replat of I.R.F. = Iron Rod Found North Collin County Lot 1, Block 51 Habitat For Humanity, Inc. P.O. Box 153 (C.M.) = Controlling Monument SHORT'S ADDITION McKinney, Texas 75070 Contact: Bryant Knepp (unrecorded) I.R.S. = 1/2" iron rod with yellow plastic cap GRAPHIC SCALE stamped "RPLS 5686" set 45,627 Sq. Ft. / 1.047 Acres Surveyor: M.R.C.C.T. = Map Records, Collin County, Texas North Texas Surveying, LLC in the 1515 South McDonald St. Suite 110 D.R.C.C.T. = Deed Records, Collin County, Texas McKinney, Texas 75069 Mary Standifer Survey ~ Abstract No. 811 REVISED: 12/19/2016 To Reconfigure Lots O.P.R.C.C.T. = Official Public Records, Collin County, Texas (469) 424-2074 (IN FEET) RECEIVED www.northtexassurveying.com City of McKinney, Collin County, Texas 1 inch = 30 ft.Firm Registration No. 10074200 REVISED: 12/13/2016 To Reconfigure Lots By Planning Department at 2:59 pm, Dec 19, 2016 Contact: Chad Holcomb Scale: 1'' = 30'Date: January, 2016 CHK'D. BY: M.B.A. DATE: 07/30/2015 SCALE: 1" = 30'DRAWN BY: C.S.H. JOB NO.: 2015-0051