

STATE OF TEXAS X
COUNTY OF COLLIN X

WHEREAS, Andrew W. Christie is the owner of a tract of land situated in the City of McKinney, Collin County, Texas and being all of OUTLOT NO. 553A of the City of McKinney Original Donation, same being all of that tract of land described by deed to Andrew W. Christie, as recorded under Document No. 201001000018820, of the Deed Records of Collin County, Texas (D.R.C.C.T.), said tract being more particularly described as follows:

BEARING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5688" set (herein after referred to as a capped iron rod set) at the intersection of the southerly monumented line of West Hunt Street and the westerly monumented line of Byne Street, same being the northeasterly corner of said Christie tract, from which an "X" cut in concrete found bears, North 70°50'30" East, a distance of 3.08';

THENCE South 00°00'59" East, along said westerly line of Byne Street, a distance of 177.14' to a capped iron rod set at the southeasterly corner of said Christie tract, same being the northeasterly corner of a tract of land described by deed to Heather R. Hamilton and Robert M. Hamilton, as recorded under Document No. 20100811000832980, D.R.C.C.T., from which a 1/2" iron rod found bears, South 08°03'48" West, a distance of 1.54';

THENCE North 89°13'14" West, along the common line between said Christie and Hamilton tracts, a distance of 193.10' to a 5/8" iron rod with plastic cap stamped "RPLS 5687" found at the southeasterly corner of said Christie tract, same being the southeasterly corner of a tract of land described by deed to Linda Nelson, as recorded in Volume 5919, Page 2387, D.R.C.C.T.;

THENCE North 02°32'58" East, along the common line between said Christie and Nelson tracts, a distance of 174.88' to a 1/2" iron pipe found at the northeasterly corner of said Christie tract, same being in the southerly monumented line of said West Hunt Street;

THENCE North 90°00'00" East (Bearing of Bearing line), along said southerly monumented line of West Hunt Street, a distance of 185.25' to the POINT OF BEGINNING and containing 1,764 of one acre of land, more or less.

STATE OF TEXAS X
COUNTY OF COLLIN X

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Andrew W. Christie, is the sole owner of the above described property and does hereby adopt this plat designating the hereinabove described property as an Minor Replat of CHRISTIE ADDITION NO. 1, 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 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 parts of any building, fence, structure, trees or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, or anytime, procuring the permission of anyone. This plat is approved subject to all existing ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this _____ day of _____, 2012.

Andrew W. Christie

STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Andrew W. Christie, known to me to be the person whose name is subscribed to the 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.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2012.

NOTARY PUBLIC in and for the State of Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground 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 City of McKinney, Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5688



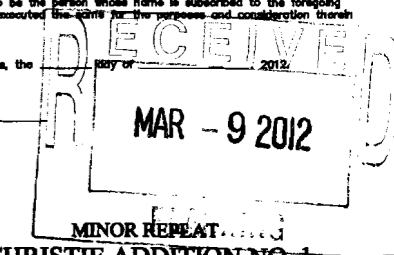
Date: _____

STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, 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 consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2012.

NOTARY PUBLIC in and for the State of Texas.



MINOR REPLAT OF
CHRISTIE ADDITION NO. 1
LOTS 1-3, BLOCK A

BEING A REPLAT OF
OUTLOT NO. 553A
of the City of McKinney
Original Donation

35,287 Sq. Ft. / 0.784 Acres
in the
City of McKinney, Collin County, Texas

OWNER:
Andrew W. Christie
3803 County Road 281
McKinney, Texas 75071
(214) 562-3481

SURVEYOR:
North Texas Surveying, LLC
1818 South McDowell St., Suite 110
McKinney, Texas 75069
(469) 424-2074
www.northtexasurveying.com

CERTIFICATE OF APPROVAL

"Approved and Accepted"

City Manager _____ Date _____
City of McKinney, Texas

LEGEND

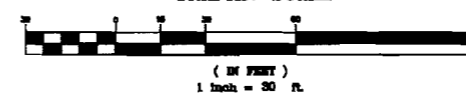
- IRL.F. = Iron Rod Found
- (C.M.) = Controlling Monument
- IRL.S. = 1/2" Iron Rod with Yellow Plastic Cap Stamped "RPLS 5688" Set
- D.R.C.C.T. = Deed Records, Collin County, Texas
- M.R.C.C.T. = Map Records, Collin County, Texas

NOTES:

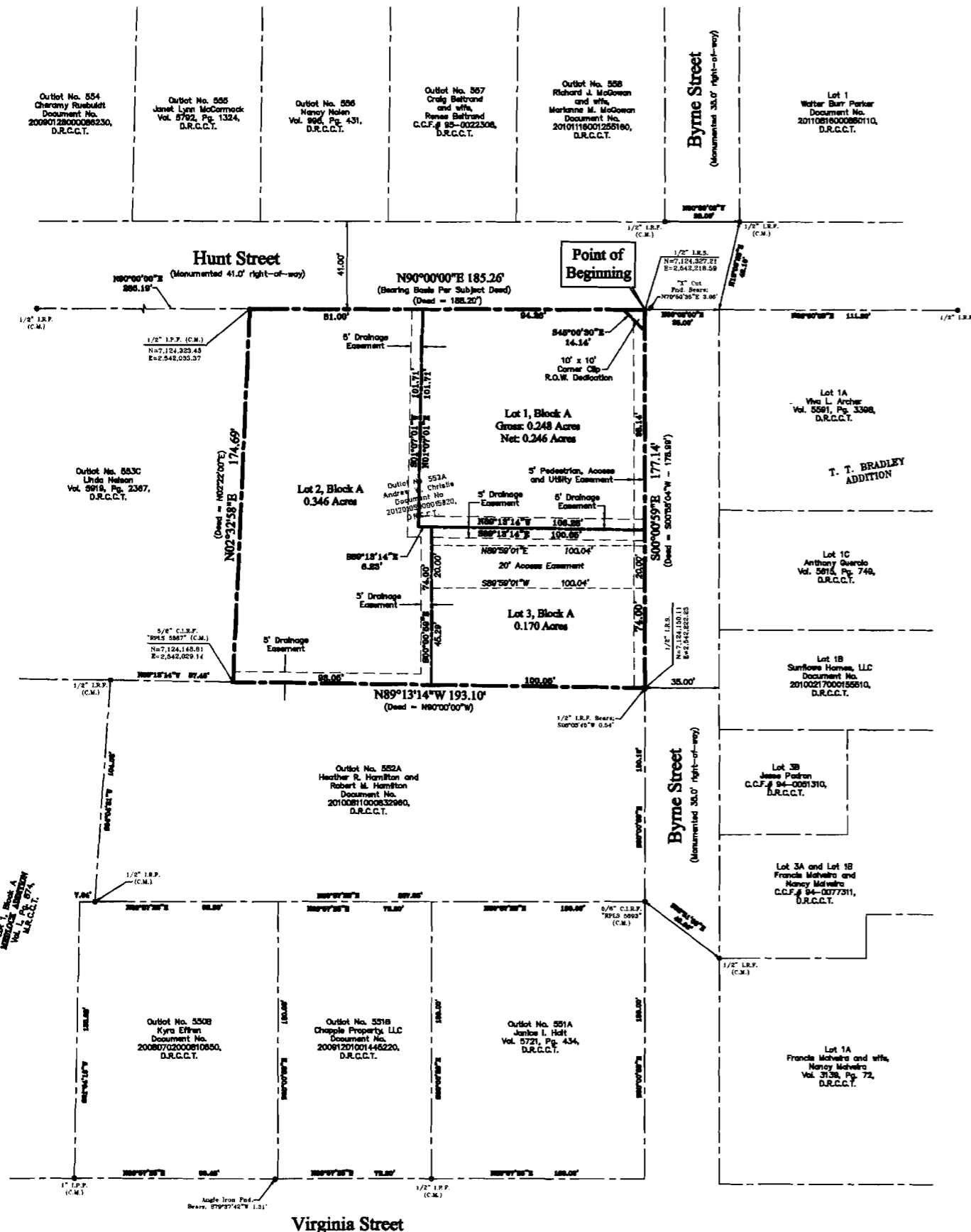
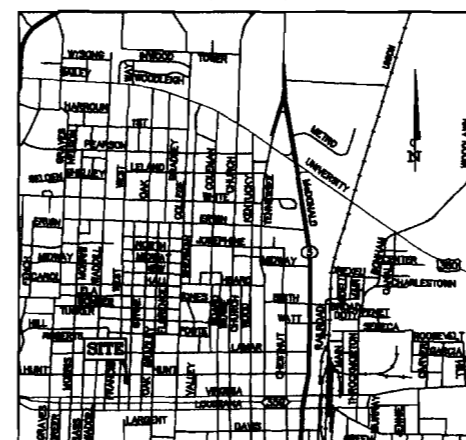
- Bearings are based on the northerly line of that tract of land known as Outlot No. 553A, described by deed to John R. Clymer, III and Mike C. Clymer, as recorded under Document No. 20110615000818010, of the Deed Records of Collin County, Texas.
- All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements for the governing zoning district.
- The purpose of this Minor Replat is to split Outlot No. 553A, into three buildable lots.



GRAPHIC SCALE



Vicinity Map
(not to scale)



Virginia Street

Byne Street
(Monumented 36.0' Right-of-Way)

Point of Beginning

Lot 1, Block A
Gross: 0.248 Acres
Net: 0.246 Acres

Lot 2, Block A
0.346 Acres

Lot 3, Block A
0.170 Acres

Lot 1A
Via L. Archer
Vol. 5591, Pg. 3308,
D.R.C.C.T.

Lot 1C
Anthony Guerra
Vol. 5915, Pg. 740,
D.R.C.C.T.

Lot 1B
Sunflowe Homes, LLC
Document No.
20100217000155510,
D.R.C.C.T.

Lot 3B
Jesse Padron
C.C.F.# 94-0091310,
D.R.C.C.T.

Lot 3A and Lot 1B
Francis Malveira and
Nancy Malveira
C.C.F.# 94-0077311,
D.R.C.C.T.

Lot 1A
Francis Malveira and wife,
Nancy Malveira
Vol. 3138, Pg. 72,
D.R.C.C.T.

Outlot No. 554
Cheramy Ruboldt
Document No.
2009012800008230,
D.R.C.C.T.

Outlot No. 555
Janet Lynn McCormack
Vol. 5792, Pg. 1324,
D.R.C.C.T.

Outlot No. 556
Nancy Nelson
Vol. 596, Pg. 431,
D.R.C.C.T.

Outlot No. 557
Craig Beltrand
and wife,
Renae Beltrand
C.C.F.# 93-022308,
D.R.C.C.T.

Outlot No. 558
Richard J. McGowan
and wife,
Markanne M. McGowan
Document No.
2010116001225160,
D.R.C.C.T.

Lot 1
Walter Barr Parker
Document No.
20110816000880110,
D.R.C.C.T.

Outlot No. 553C
Linda Nelson
Vol. 5915, Pg. 2387,
D.R.C.C.T.

5/8" C.I.R.P.
"RPLS 5687" (C.M.)
N=7,124,145.81
E=2,542,029.14

1/2" I.R.L. Bears
S=800.65' W 0.54'

5/8" C.I.R.P.
"RPLS 5687" (C.M.)
N=7,124,145.81
E=2,542,029.14

Outlot No. 550B
Document No.
20080702000810850,
D.R.C.C.T.

Outlot No. 551B
Chapple Property, LLC
Document No.
20081201001448220,
D.R.C.C.T.

Outlot No. 551A
Janice I. Holt
Vol. 5721, Pg. 434,
D.R.C.C.T.