

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Brittany Fast, is the owner of a tract of land situated in the Mary Standifer Survey, Abstract No. 811, in the City of McKinney, Collin County, Texas, and being all of Lot 4 and part of Lot 5, in Block 3 of J. G. FITZHUGH'S FIRST ADDITION, an addition to the City of McKinney, as recorded in Volume 101, Page 256, of the Map Records, Collin County, Texas (M.R.C.C.T.), and also being of the abandoned 15' Alley, abandoned by Ordinance No. 2003-09-073, said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the northwesterly corner of the herein described property, same being in the southerly monumented line of Fitzhugh Street, said corner also being the northeasterly corner of Lot 4, Block 2, of the REPLAT J. G. FITZHUGH'S FIRST ADDITION, an addition to the City of McKinney, as recorded in Volume 0, Page 563, M.R.C.C.T.;

THENCE South 87°46'28" East, along said southerly monumented line of Fitzhugh Street, a distance of 105.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the northeasterly corner of the herein described property, from which a 1/2" flat iron stake found bears, South 33°54'35" East, a distance of 0.59';

THENCE South 01°10'35" West, along the easterly line of the herein described property, a distance of 200.01' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southeasterly corner of the herein described property, same being in the northerly line of the remainder of GOOD HOPE BAPTIST CHURCH ADDITION, an addition to the City of McKinney, as recorded in Volume 9, Page 35, M.R.C.C.T.;

THENCE North 87°46'12" West, along the southerly line of the herein described property, same being the northerly line of the remainder of GOOD HOPE BAPTIST CHURCH ADDITION, a distance of 105.00' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set for the southwest corner of the herein described property, same being the southeasterly corner of said Lot 4;

THENCE North 01°10'35" East, along the easterly line of said Lot 4, a distance of 200.01' to the POINT OF BEGINNING and containing 0.482 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Brittany Fast, is the sole owner of the above described property and does hereby adopt this Minor Replat designating the hereinabove described property as FAST ADDITION - LOTS 1 AND 2, BLOCK A, being a replat of all of Lot 4 and part of Lot 5, Block 3, of J. G. FITZHUGH'S FIRST ADDITION, an addition to the City of McKinney, as recorded in Volume 101, Page 256, of the Map Records, 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, fences, shrubs, 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, 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.

Brittany Fast

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 Brittany Fast, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is her 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 \_\_\_\_\_, 2017.

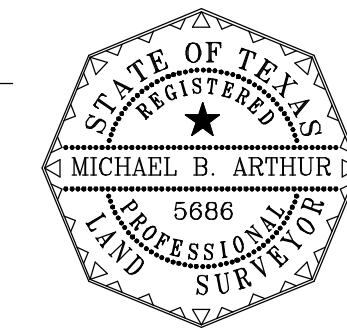
NOTARY PUBLIC in and for the State of Texas.

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. 5686



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 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 \_\_\_\_\_, 2017.

NOTARY PUBLIC in and for the State of Texas

Notes:

- 1. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C02801, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
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.
3. Bearings and Coordinates for this plat are based on the City of McKinney Geodetic Control System. GPS Monument No(s). 43 and 44 were used for this survey.
4. The purpose of this Replat is to create two lots for residential construction.

MINOR REPLAT
FAST ADDITION
LOTS 1 AND 2, BLOCK A

Being a Replat of
Lot 4 and Part of Lot 5, Block 3
J.G. FITZHUGH'S FIRST ADDITION
Vol. 101, Pg. 256, M.R.C.C.T.
20,998 Sq. Ft. / 0.482 Acres
in the

Mary Standifer Survey ~ Abstract No. 811
City of McKinney, Collin County, Texas

Date: April, 2016 Scale: 1" = 30'

Owner:
Brittany Fast
540 Lakewood Drive
Fairview, Texas 75069

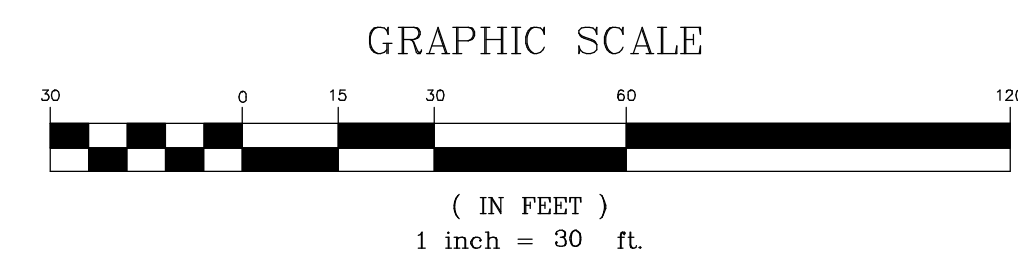
Surveyor:
North Texas Surveying, LLC
1515 South McDonald St., Suite 110
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

CERTIFICATE OF APPROVAL

"Approved and Accepted"

Planning and Zoning Chairman
City of McKinney, Texas

Date



GRAPHIC SCALE

( IN FEET )
1 inch = 30 ft.

ABBREVIATIONS

- I.R.F. = Iron Rod Found
(C.M.) = Controlling Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

Vicinity Map (not to scale)

