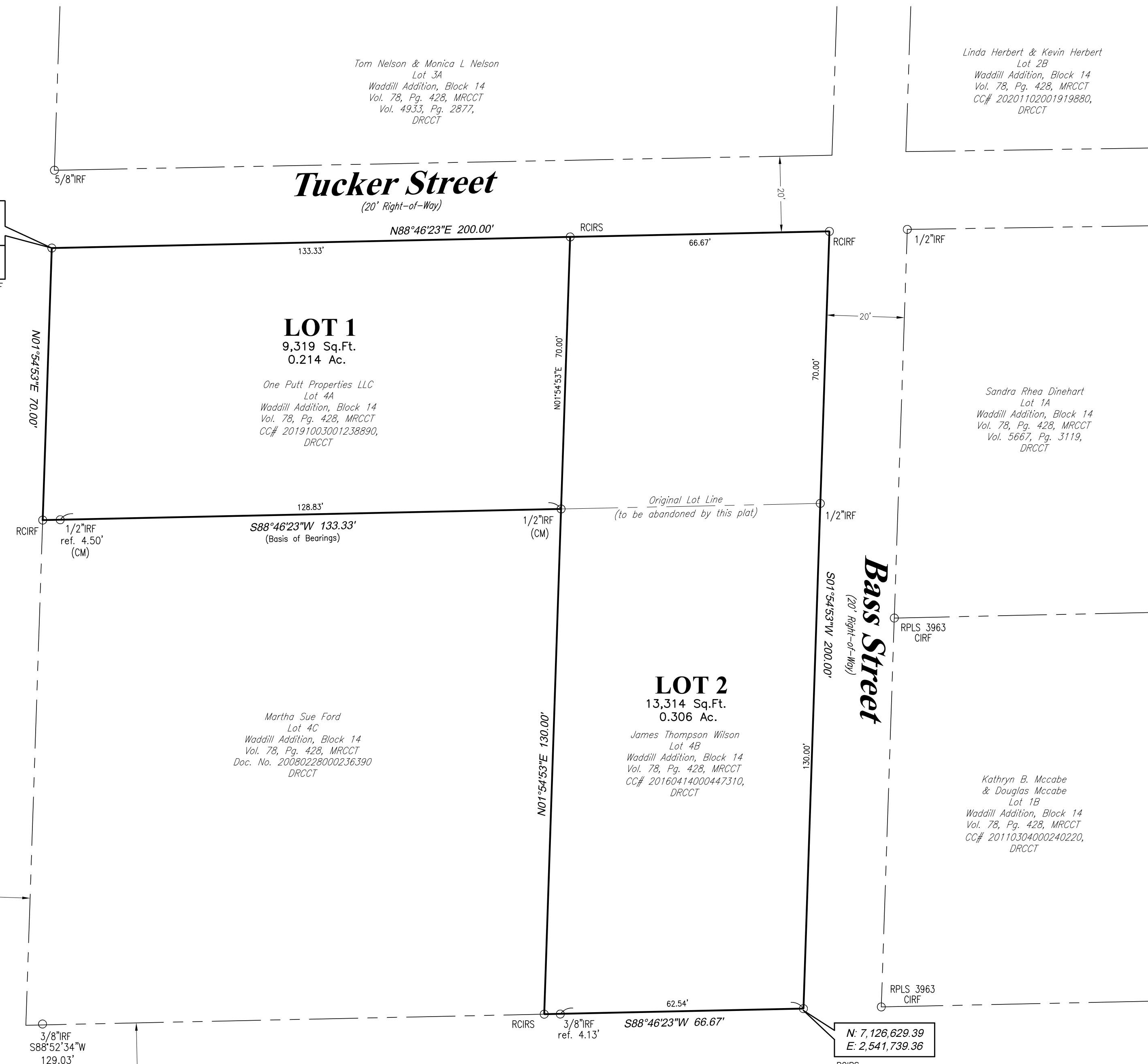


POINT OF BEGINNING
 N: 7,126,825.00
 E: 2,541,548.09



Jandra Abernathy
 & Ashley Abernathy
 Lot 1A
 Waddill Addition, Block 14
 Vol. 78, Pg. 428, MRCCT
 CC# 20130922013307010,
 DRCCT

Billy J. Tate
 Lot 1B
 Waddill Addition, Block 14
 Vol. 78, Pg. 428, MRCCT
 CC# 20130922013307010,
 DRCCT

Tom Nelson & Monica L. Nelson
 Lot 3A
 Waddill Addition, Block 14
 Vol. 78, Pg. 428, MRCCT
 Vol. 49.33, Pg. 2877,
 DRCCT

Linda Herbert & Kevin Herbert
 Lot 2B
 Waddill Addition, Block 14
 Vol. 78, Pg. 428, MRCCT
 CC# 20201102001919880,
 DRCCT

Sandra Rhea Dinehart
 Lot 1A
 Waddill Addition, Block 14
 Vol. 78, Pg. 428, MRCCT
 Vol. 5667, Pg. 3119,
 DRCCT

Martha Sue Ford
 Lot 4C
 Waddill Addition, Block 14
 Vol. 78, Pg. 428, MRCCT
 Doc. No. 2008022800023639D
 DRCCT

James Thompson Wilson
 Lot 4B
 Waddill Addition, Block 14
 Vol. 78, Pg. 428, MRCCT
 CC# 20160414000447310,
 DRCCT

Kathryn B. McCabe
 & Douglas McCabe
 Lot 1B
 Waddill Addition, Block 14
 Vol. 78, Pg. 428, MRCCT
 CC# 20110304000240220,
 DRCCT

McKinney Hill Street
 Properties LLC
 Lot 3C
 Waddill Addition, Block 11
 Vol. 78, Pg. 428, MRCCT
 CC# 20201019001809540,
 DRCCT

Jennifer Wilson Davis
 Lot 3B
 Waddill Addition, Block 11
 Vol. 78, Pg. 428, MRCCT
 Vol. 5019, Pg. 3938,
 DRCCT

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
 COUNTY OF COLLIN §
 NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 THAT, One Putt Properties, LLC & James Thompson Wilson, do hereby adopt this record plat designating the herein above described property as **James Wilson Addition, Lots 1 & 2, Block A**. Being an addition in the City of McKinney, Collin County, Texas, and do 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 easement 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, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, or procuring the permission of anyone.

WITNESS MY HAND, this the ____ day of _____, 2022.

One Putt Properties, LLC (Lot 4A Owner)
 Ryan D. Pittman (Signee)

James Thompson Wilson (Lot 4B Owner)

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Ryan D. Pittman**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for
 The State of Texas

STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **James Thompson Wilson**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for
 The State of Texas

OWNER'S CERTIFICATE

WHEREAS One Putt Properties, LLC and James Thompson Wilson are the owners of two tracts of land situated in the State of Texas, County of Collin, being part of the T.T. Bradley Survey, Abstract No. 88, being all of Lot 4A and Lot 4B, Block 14 of Waddill Addition, as recorded in Volume 78, Page 428, of the Map Records of Collin County, with said premises being more particularly described as follows:

BEGINNING at a Roomed capped iron rod found marking the intersection of the east right-of-way line of North Morris Street (60' right-of-way) and the south right-of-way line of Tucker Street, and marking the northeast corner of Lot 4A and said premises;

THENCE with the south right-of-way line of Tucker Street and the north line of Lot 4A, North 88°46'23" East, 200.00 feet to a Roomed capped iron rod found marking the intersection of the south right-of-way line of Tucker Street, the west right-of-way line of Bass Street, and marking the northeast corner of Lot 4A and said premises;

THENCE with the west right-of-way line of Bass Street, the east line of Lot 4A and Lot 4B, South 01°54'53" West, passing at 70 feet a 1/2" iron rod found marking the southeast corner of Lot 4A, the northeast corner of Lot 4B, and continuing for a total distance of 200.00 feet to a point for corner marking the intersection of the west right-of-way line of Bass Street, the north right-of-way line of Hill Street (60' right-of-way), and marking the southeast corner of Lot 4B and said premises;

THENCE with the north right-of-way line of Hill Street and the south line of Lot 4B, South 88°46'23" West, passing at 62.54 feet a 3/8" iron rod found and continuing for a total distance of 66.67 feet to a point marking the southeast corner of Lot 4C, Block 14 of said addition, the southwest corner of Lot 4B and said premises;

THENCE with the east line of Lot 4C and the west line of Lot 4B, North 01°54'53" East, 130.00 feet to a 1/2" iron rod found marking the northeast corner of Lot 4C, the southeast corner of Lot 4A, the northwest corner of Lot 4B, and an interior ell corner of said premises;

THENCE with the north line of Lot 4C and the south line of Lot 4A, South 88°46'23" West (Basis of Bearings), passing at 128.83 a 1/2" iron rod found and continuing for a total distance of 133.33 feet to a Roomed capped iron rod found in the east right-of-way line of N. Morris Street, marking the northwest corner of Lot 4C, the southwest corner of Lot 4A and the westerly most southwest corner of said premises;

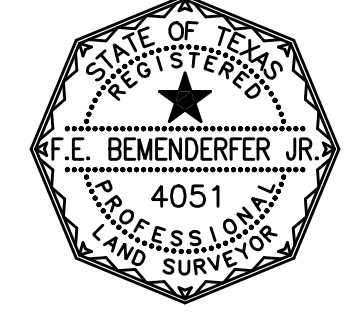
THENCE with the east right-of-way line of N. Morris Street and the west line of Lot 4A, North 01°54'53" East, 70.00 feet to the place of beginning and containing 0.520 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

THAT I, F. E. Bemenderfer, Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the City of McKinney, Texas.

NOT FOR RECORDING
 F. E. Bemenderfer, Jr.
 R.P.L.S. No. 4051



STATE OF TEXAS §
 COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **F. E. Bemenderfer, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for
 The State of Texas

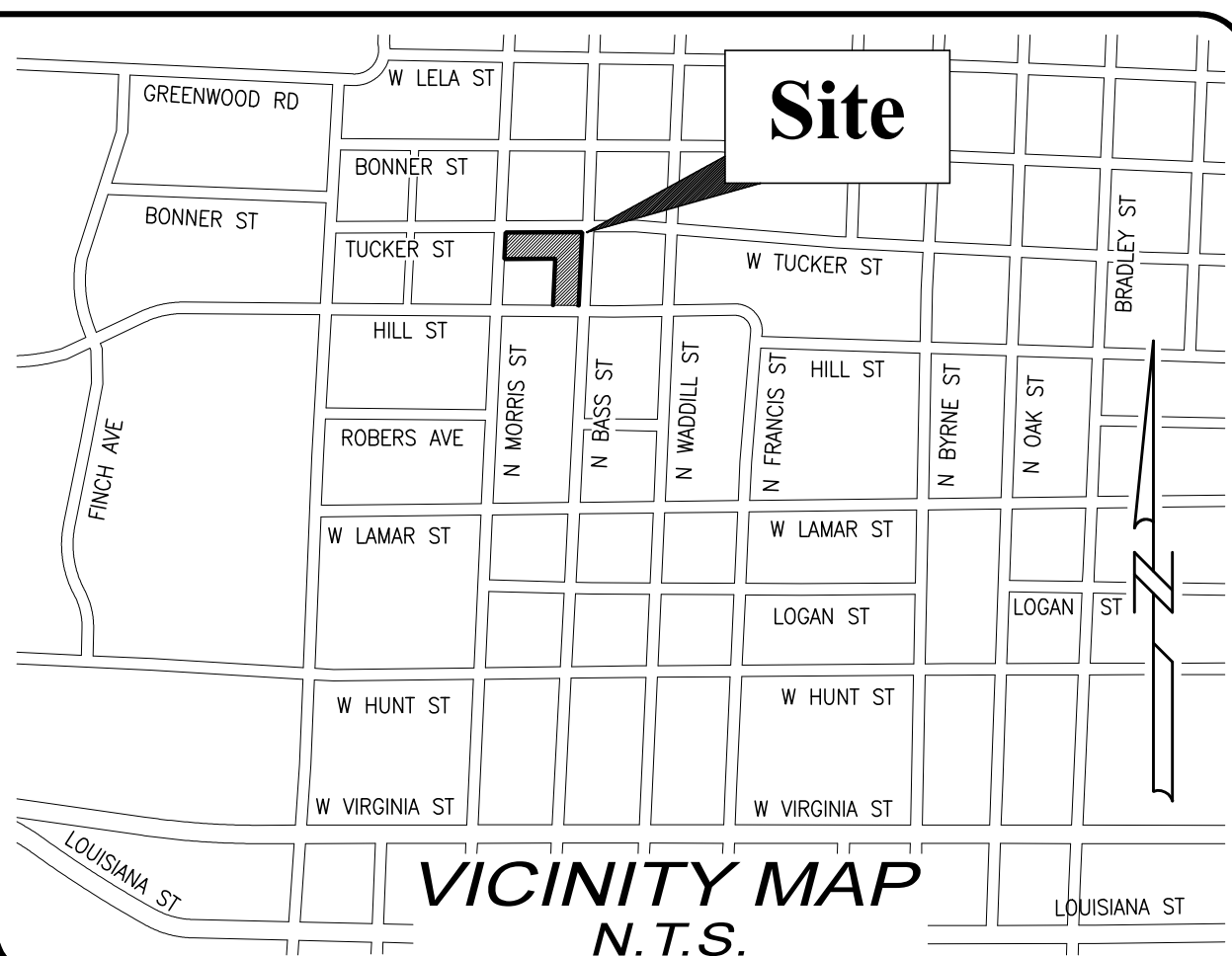
Legend

- IRF Iron Rod Found
- CRF Capped Iron Rod Found (as stamped)
- RCRS Roomed Capped Iron Rod Set
- DRCCT Deed Records of Collin County Texas
- MRCCT Map Records of Collin County Texas
- (CM) Controlling Monument

The purpose of this minor replat is to dedicate a portion of Lot 4A to Lot 4B

GENERAL NOTES

- SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION, WITHOUT A REPLAT BEING APPROVED BY THE COLLIN COUNTY COMMISSIONERS COURT, IS A VIOLATION OF COUNTY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirement of the governing zoning district and requirements of the subdivision ordinance.
- No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0260K of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 7, 2017 (Zone X).
- Bearings Based on Texas State Plane Coordinate System Texas North Central Zone 4202, NAD83.



Minor Replat
James Wilson Addition
 Lots 1 & 2, Block A
 0.520 Gross Acres
 Being a replat of Lots 4A & 4B
 Block 14 Waddill Addition
 as recorded in Volume 78, Page 428, DRCCT
 T.T. Bradley Survey, Abstract No. 88
 City of McKinney, Collin County, Texas
 March 2022

Revised: _____
 Revised: _____
 Revised: _____

Owner: Lot 4A
 One Putt Properties, LLC
 1700 Redbud, Suite 300
 McKinney, TX 75069
 (214) 544-4000
 Attn: Ryan D. Pittman
 manager@oneputtproperties.com

Owner: Lot 4B
 James Thompson Wilson
 1500 Hill Street,
 McKinney, TX 75069
 (469) 693-1146
 Attn: James Thompson Wilson
 email: redpittman@gmail.com

Surveyor:
 Roome Land Surveying
 2000 Ave G, Suite 810
 Plano, TX 75074
 (972) 423-4372
 Attn: Fred Bemenderfer
 email: freb@roomeinc.com