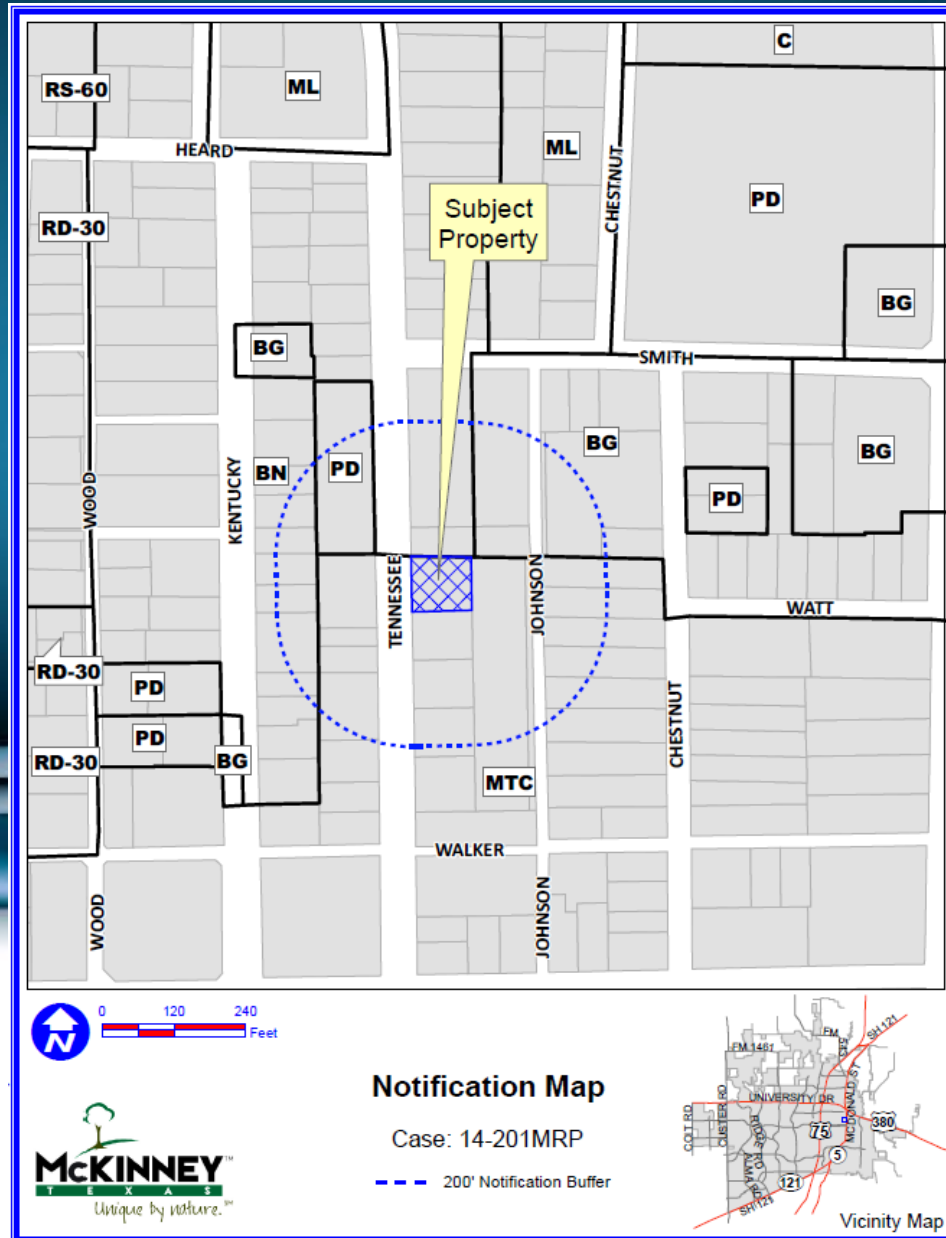


Case No. 14-201MRP

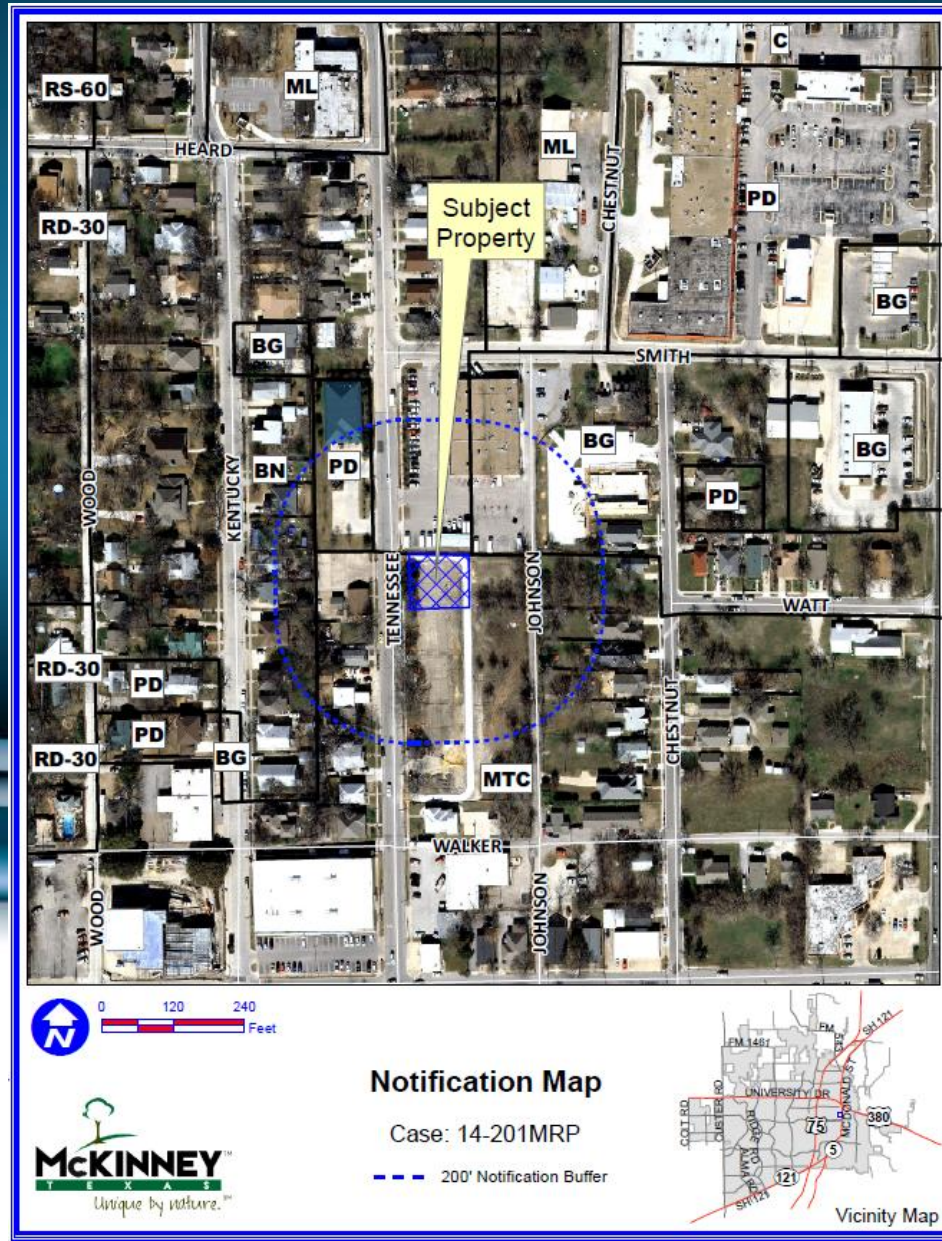
Lustig Addition
Lots 9A-10A



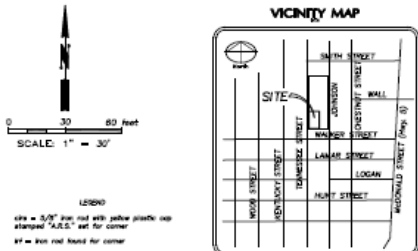
Location Map



Aerial Exhibit



Proposed Minor Replat



LESD: 1/4" = 30' (1" = 30')

Site = 5/8" line red with yellow stipples and stamped "A.B.S." set for corner

1/2" = iron rod found for corner

1/4" = 1/4" x 1/4" x 1/4" concrete found for corner

(C) = control monument

--- = easement

Line Table

L1	S 01°34'48" E	C	0.57'
L2	S 89°25'58" W	C	4.30'
L3	S 01°34'48" E	C	1.00'
L4	S 89°25'58" W	C	4.30'
L5	S 01°34'48" E	C	0.50'
L6	S 89°25'58" W	C	4.30'
L7	S 01°34'48" E	C	1.00'
L8	S 89°25'58" W	C	4.30'
L9	S 01°34'48" E	C	0.50'

SURVEYORS CERTIFICATE

I, Dustin D. Davison, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the subdivision plat shown herein accurately represents the described property as determined by a survey made on the ground, under my direction and supervision, and upon completion of construction 5/8" iron rods topped with yellow stipples caps that state "A.B.S." will be set at all boundary corners, bench corners, and points of curves along deflected rights-of-way, unless otherwise noted. The monuments or marks set, or found, are sufficient to enable replacement.

SPRINKLER EASEMENT
 RECORDS BOOK FOR BENCH PURPOSE ONLY. THIS RECORDS BOOK WILL NOT BE REQUIRED FOR ANY PURPOSE.
 Dustin D. Davison, R.P.L.S., Registration Number 6451

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Dustin D. Davison 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 This _____ day of _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

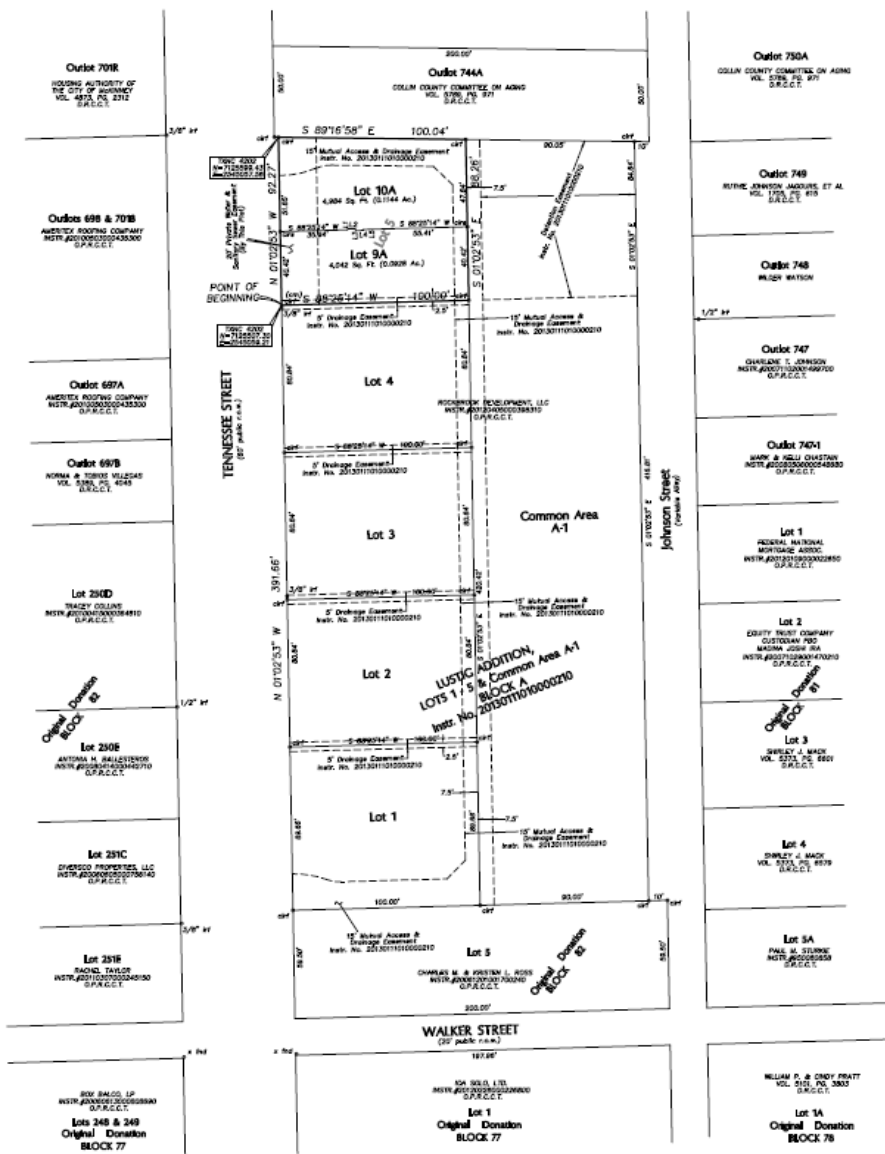


PLAT NOTES:

- All proposed lots affected in whole or in part within the city's separate limits shall comply with the minimum site requirements of the governing zoning district.
- All drainage easements to be maintained by the Home Owner's Association.
- Block of easements in the east right-of-way line of Tennessee Street (N 01°02'53" West) on per plat recorded in Volume 2008, Page 308, M.A.C.C.T.
- Drainage plat easements agreement recorded on instrument No. 201201110100000210, Official Public Records, Collin County, Texas (O.P.R.C.C.T.).
- Mutual access drives to be maintained by the Home Owner's Association.

NOTES:
 No portion of the subject property lies within any area of 100-year flood according to FEMA Flood Insurance Rate Map No. 48060C0285-2, dated June 3, 2008. Property is in zone X.

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WHEREAS, THEODORE KNOW ALL MEN BY THESE PRESENTS:

WHEREAS ROCKBROOK DEVELOPMENT, LLC is the owner of a 0.2072 acre tract of land in the William Davis Survey, Abstract 248, Collin County, Texas, and being a portion of that tract of land conveyed to Rockbrook Development, LLC by Warranty Deed With Merita's Lien recorded on Instrument No. 201004240000000000, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and further being a portion of Lot 5 of LUSTIG ADDITION, LOTS 1 - 5 & Common Area A-1, BLOCK A, as set forth in the City of McKinney according to the plat therein recorded on Instrument No. 201201110100000210, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a capped iron rod found at the southwest of said Lot 5, to the east right-of-way line of Tennessee Street (20' public r.o.w.) and being North 01°02'53" West, going said east line of Tennessee Street, a distance of 281.65 feet from the intersection of the north right-of-way line of Walker Street (20' public r.o.w.) and said east right-of-way line of Tennessee Street;

THENCE North 01°02'53" West, along said east line of Tennessee Street, for a distance of 92.27 feet to a capped iron rod found at the northeast corner of said Lot 5;

THENCE South 89°16'58" East, departing said east line of Tennessee Street, for a distance of 100.04 feet to a capped iron rod found for corner of the northeast corner of said Lot 5;

THENCE South 01°02'53" East, for a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.2072 acre or 0.022 acre more or less.

WHEREAS ROCKBROOK DEVELOPMENT, LLC does hereby apply this Amending Replat designating the herein described property as LUSTIG ADDITION, LOTS 9A - 10A, BLOCK A, in addition to the City of McKinney, Texas, and does hereby dedicate in fee to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, or areas, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growth shall be constructed or placed upon, over or across the easements or areas, except that landscape improvements may be placed in Landscape Easements. If approved by the City of McKinney, in addition, LANDSCAPE EASEMENTS may also be used for the mutual use and accommodation of all public utilities making in use or using the same unless the easement limits the use to particular utilities, and use by public utilities being subordinate to the public's use and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed all or parts of any building, fence, trees, shrubs, or other improvements or growth which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of McKinney and public utility entities shall have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, repairing, maintaining, replacing, raising, markers, and adding to or removing all or parts of their respective systems without the necessity of any type of procuring permission from anyone.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or for the general public for ingress and egress to other real property, and for the purpose of General Public Vehicle and motor use and control, and for the Department and Emergency Use, in, along, upon and across said premises, with the right and privilege of all times of the City of McKinney, its agents, employees, auditors and representative having ingress, egress, and egress in, along, upon and across said premises.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

Witness my hand, this _____ day of _____, 2014.

BY: _____
 PRINT NAME & TITLE

STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
 This _____ day of _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

Approved and Accepted

 Planning & Zoning Commission Chairman
 City of McKinney, Texas

Date _____

The purpose of this plat is to create two residential lots from the existing prior platted lot.

MINOR REPLAT
LUSTIG ADDITION
LOTS 9A - 10A, BLOCK A
 9,026 sq. ft. / 0.2072 ac.
 Being a Replat of
 Lot 5 of
LUSTIG ADDITION, LOTS 1 - 5 & Common Area A-1, BLOCK A
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER
 ROCKBROOK DEVELOPMENT, LLC
 733 Creek Valley Ct.
 Allen, TX 75002

ENGINEER
 ORACLE ENGINEERING
 7012 Lockley Ave., Ste. 1250
 Dallas, Texas 75223
 (214) 321-1436

SURVEYOR
 ARTS ENGINEERS, INC.
 Central Express, Ste. 1250
 Dallas, Texas 75243
 (214) 738-3162

CONTACT: MATT KOSTAL CONTACT: DUSTIN DAVISON

August 9, 2014
 Plat #20140809