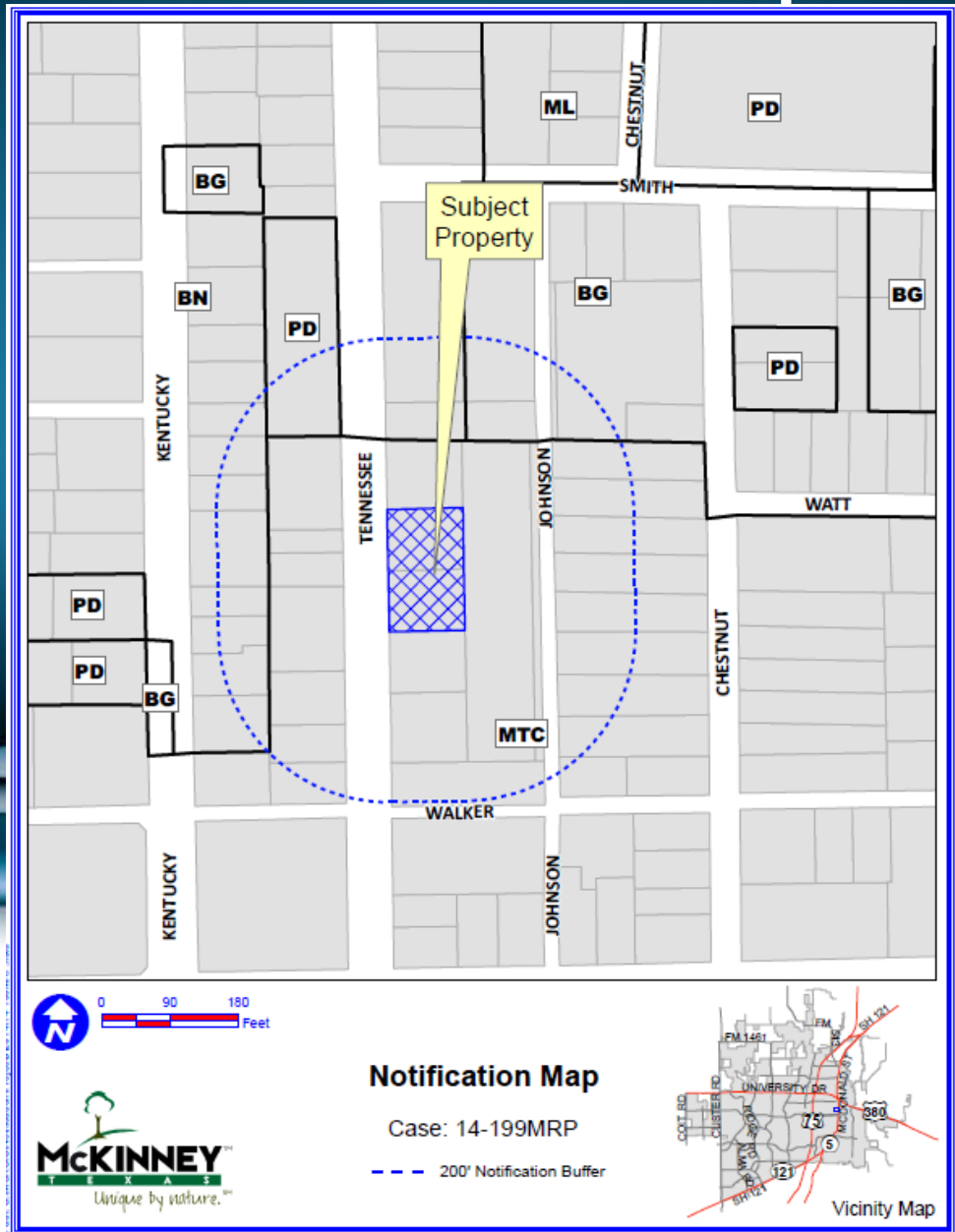


# Case No. 14-199MRP

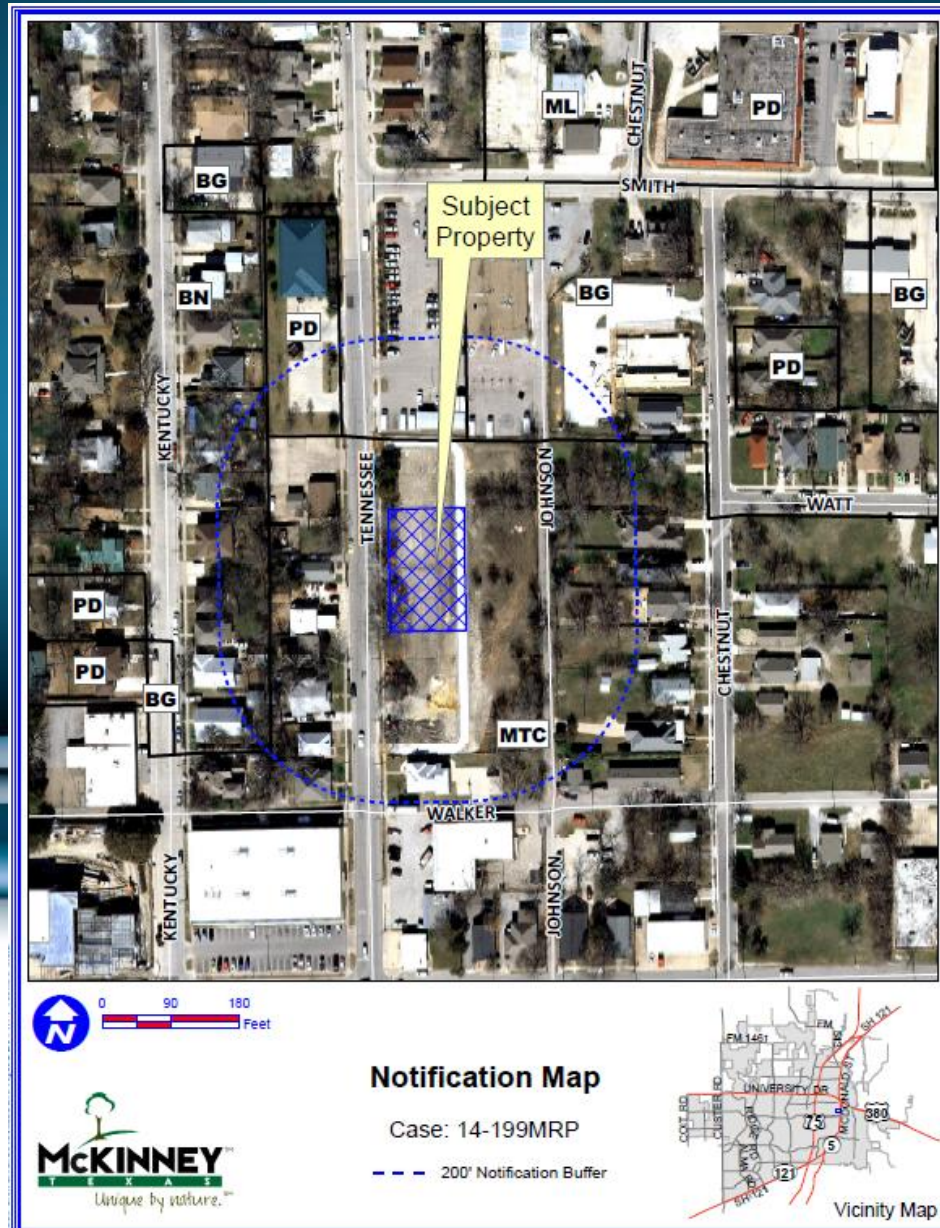
Lustig Addition  
Lots 5A-8A



# Location Map

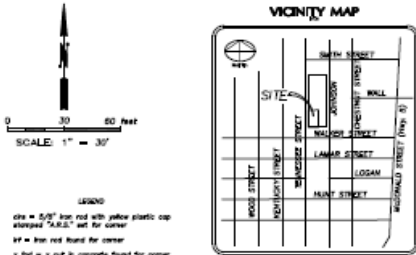


# Aerial Exhibit





# Proposed Minor Replat



LEGEND

- 5/8" Iron rod with yellow plastic cap stamped "A.B.S." set for corner
- 1/2" Iron rod found for corner
- 1/4" x 1/4" x 1/4" set in concrete found for corner
- (C.M.) = control monument
- easement

Line TIE-IN

L1	N 01°34'48" E	5.83'
L2	S 89°25'14" W	8.50'
L3	S 01°34'48" E	1.00'
L4	S 89°25'14" W	4.28'
L5	S 01°34'48" E	1.00'
L6	S 89°25'14" W	8.88'
L7	S 01°34'48" E	1.00'
L8	S 89°25'14" W	1.00'
L9	S 01°34'48" E	5.83'
L10	S 89°25'14" W	8.50'
L11	S 01°34'48" E	8.50'
L12	S 89°25'14" W	1.00'
L13	S 01°34'48" E	1.00'
L14	S 89°25'14" W	1.00'
L15	S 01°34'48" E	8.88'
L16	S 89°25'14" W	8.88'
L17	S 01°34'48" E	8.88'
L18	S 89°25'14" W	8.88'

**SURVYOR'S CERTIFICATE**

I, Dustin D. Dawson, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the subdivision plat shown herein represents the described property as delineated by a survey made on the ground, under my direction and supervision, and upon completion of construction 5/8" iron rods capped with yellow plastic caps that state "A.B.S." will be set at all boundary corners, block corners, and points of curve along sufficient right-of-way, unless otherwise noted. The monuments or marks set, or found, are sufficient to locate the monument.

**PRINCIPAL PARTY**

WHEREAS SAID FOR SAID PURCHASER HAS, BY INSTRUMENT NO. 2013-011010000210, REGISTERED IN PUBLIC RECORDS, COUNTY OF COLLIN, TEXAS, REGISTRATION NUMBER 5407

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. Dawson 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

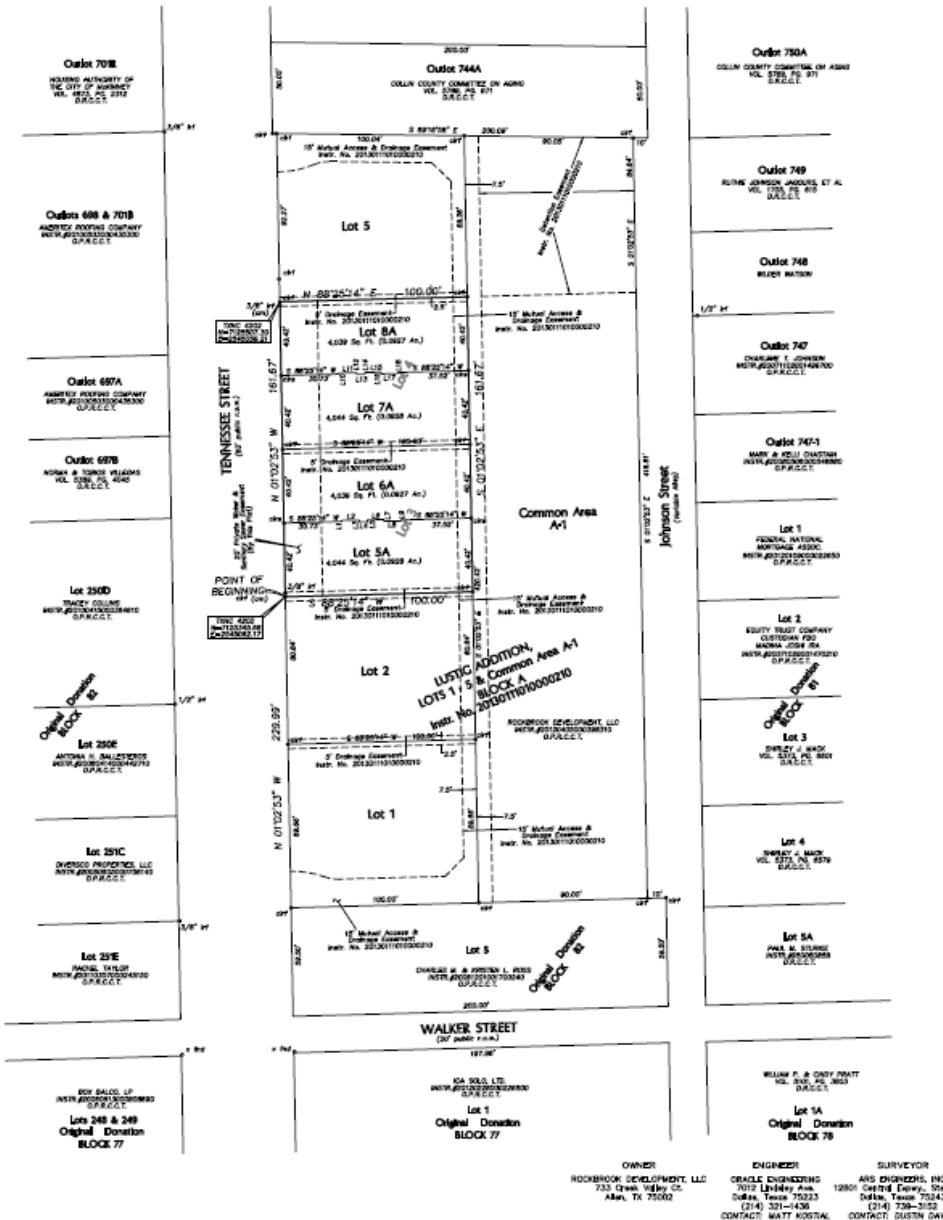
**PLAT NOTES**

- All proposed lots situated in whole or in part with the city's corporate limits and comply with the minimum site requirements of the present zoning ordinance.
- All drainage easements to be maintained by the Home Owner's Association.
- Block of lots lying in the east right-of-way line of Tennessee Street (20' public r.o.w.)
- Detention pond easement agreement recorded as instrument No. 2011-011010000210, Collin County Public Records, Collin County, Texas (S.P.A.C.C.I.T.)
- A mineral access drive 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. 48052Z0301Z, dated June 3, 2008. Floodway is to zone X.

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**APPROVED AND ACCEPTED**

Flanking & Zoning Commission  
City of McKinney, Texas

Date

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

**MINOR REPLAT  
LUSTIG ADDITION  
LOTS 5A - 8A, BLOCK A  
16,166 sq. ft. / 0.3711 ac.  
Being a Replat of  
Lot 3 & Lot 4 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 Crown Valley Ct.  
Arlon, TX 75002

**ENGINEER**  
DAVE ENGINEERS, INC.  
7012 Linkshire Ave.,  
Dallas, Texas 75223  
(214) 321-1430  
CONTACT: MATT KOSTAL

**SURVEYOR**  
ARE ENGINEERS, INC.  
Central Express, Ste. 1250  
Dallas, Texas 75243  
(214) 738-2122  
CONTACT: DUSTIN DAWSON

**WITNESSES:**  
WILLIAM P. & ONLY PRATT  
VOL. 527A, PG. 1853  
DAVE  
DAVE

**Lot 1**  
Original Donation  
BLOCK 77

**Lot 5A**  
Original Donation  
BLOCK 78

**Lot 1**  
FEDERAL NATIONAL  
MORTGAGE ASSOCIATION  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Lot 2**  
EQUITY TRUST COMPANY  
CUSTOMER FIDUCIARY  
MAYNARD, TEXAS, TX  
MAYNARD, TEXAS, TX  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Lot 3**  
SHAWKEY & MADDY  
VOL. 527A, PG. 1851  
DAVE  
DAVE

**Lot 4**  
SHAWKEY & MADDY  
VOL. 527A, PG. 1851  
DAVE  
DAVE

**Lot 5**  
P.M.S. & SONS  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Lot 6A**  
1,484 Sq. Ft. (0.0329 Ac.)  
3' Driveway Easement  
Instr. No. 2012011010000210

**Lot 7A**  
1,484 Sq. Ft. (0.0329 Ac.)  
3' Driveway Easement  
Instr. No. 2012011010000210

**Lot 8A**  
1,484 Sq. Ft. (0.0329 Ac.)  
3' Driveway Easement  
Instr. No. 2012011010000210

**Common Area A-1**

**Lot 1**  
1,484 Sq. Ft. (0.0329 Ac.)  
3' Driveway Easement  
Instr. No. 2012011010000210

**Lot 2**  
1,484 Sq. Ft. (0.0329 Ac.)  
3' Driveway Easement  
Instr. No. 2012011010000210

**Lot 5**  
1,484 Sq. Ft. (0.0329 Ac.)  
3' Driveway Easement  
Instr. No. 2012011010000210

**Lot 7**  
1,484 Sq. Ft. (0.0329 Ac.)  
3' Driveway Easement  
Instr. No. 2012011010000210

**Lot 8**  
1,484 Sq. Ft. (0.0329 Ac.)  
3' Driveway Easement  
Instr. No. 2012011010000210

**Lot 78A**  
COLLIN COUNTY COMMISSIONER, DR. ABRAHAM  
VOL. 528, PG. 371  
DAVE  
DAVE

**Outlet 780A**

**Outlet 749**  
RUTH JORDAN JORDAN, ET AL  
VOL. 527, PG. 819  
DAVE  
DAVE

**Outlet 748**  
RILEY BAXTER  
VOL. 527, PG. 819  
DAVE  
DAVE

**Outlet 747**  
CHARLES E. JOHNSON  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 747-1**  
MARK A. JULLI (DUSTIN DAWSON)  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 698 & 701B**  
HARRIS ROOFING COMPANY  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 697A**  
HARRIS ROOFING COMPANY  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 697B**  
HARRIS ROOFING COMPANY  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701B**  
HARRIS ROOFING COMPANY  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701C**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 251E**  
MAYNARD, TEXAS  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 251D**  
MAYNARD, TEXAS  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 251C**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 251B**  
ANTONIA M. BALLESTEROS  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 251A**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701A**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701B**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701C**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701D**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701E**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701F**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701G**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701H**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701I**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701J**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701K**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701L**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701M**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701N**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701O**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701P**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701Q**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701R**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701S**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701T**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701U**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701V**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701W**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701X**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701Y**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.

**Outlet 701Z**  
DIVERSO PREFERENCE, LLC  
MORTGAGEE'S INTEREST  
S.P.A.C.C.I.T.