

Received by the Planning Department on 10.24.2011

PROPERTY DESCRIPTION

BEING a tract of land in Block 20 of the Shorts Addition to the City of McKinney, Texas, according to the plat thereof recorded in Volume 333A, Page 4 of the Map Records, Collin County, Texas, said tract of land sometimes being known as Lot 2D in said Block 20 of the Shorts Addition or 505 Tennessee Street, McKinney, Texas, and being more particularly described as follows:

BEING a tract of land out of the Mary Standifer Survey, Abstract No. 811 and being in the southwest portion of said Block 20 of said Shorts Addition and also being the west portion of a lot described in a deed from John R. Looney to T.C. Goodner, dated July 5, 1877, recorded in Volume 4, Page 134, of the Collin County Deed Records, and being more particularly described as follows:

BEGINNING at the southwest corner of said Block 20 of said Shorts Addition, said beginning point also being the intersection of the east line of Tennessee Street with the north line of Walnut Street, an iron rod found for corner;

THENCE South 80°30'00" East, along said north line of Walnut Street and the south line of said Block 20, a distance of 75.00 feet to an iron rod found for corner;

THENCE North 09°30'00" East, leaving said north line of Walnut Street and said south line of Block 20, parallel to the west line of said Block 20 and said east line of Tennessee Street, a distance of 94.30 feet to an iron rod found for corner;

THENCE North 80°30'00" West, parallel to said north line of Walnut Street and said south line of Block 20, a distance of 75.00 feet to a point in said east line of Tennessee Street said point also being in the west line of said Block 20 to an iron pipe found for corner;

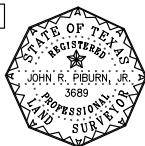
THENCE South 09°30'00" West, along said east line of Tennessee Street and said west line of Block 20, a distance of 94.30 feet to the POINT OF BEGINNING and containing 7,072 square feet or 0.16231 acres of land, more or less.

SURVEYORS CERTIFICATE:

I, John R. Piburn Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the subdivision plat shown hereon accurately represents the described property as determined by a survey made on the ground, under my direction and supervision, and upon completion of construction 1/2" iron rods capped with orange plastic caps that state "Piburn Partners" will be set at all boundary corners, block corners, and points of curves along dedicated rights-of-way, unless otherwise noted. The monuments or marks set, or found, are sufficient to enable retracement.

"Preliminary Plat For Review Purposes Only"

John R. Piburn, Jr. R.P.L.S.
Registration Number 3689



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 John R. Piburn, Jr. 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This _____ day of _____ 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS

PLAT NOTES:

a. All proposed lots situated in whole or in part within the city's corporate limits shall comply with the minimum size requirements of the governing zoning district.

b. PRELIMINARY FINAL REPLAT is for review purposes only.

PLAT VARIANCES:

- a. Walnut street pavement improvements
- b. Detention
- c. Extension of an 8" SS line to and through the site from Walnut Street

NOTES:

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48085C0280 J, dated June 2, 2009. Property is in zone X.

BENCHMARK:

City of McKinney, Monument #43, set by Karta Geospatial, dated April 2007. Monument location at Louisiana and Murray, at the Northeast corner, CAP on curb.

ELEVATION = 586.464

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The purpose of this plat is to create four lots plus one common area lot out of one and to add easements required for development.

LEGEND

- cirs = 1/2" iron rod with orange plastic cap stamped "PIBURN PARTNERS" set for corner
 - ipf = iron pipe found for corner
 - irf = iron rod found for corner
 - x fnd = x cut in concrete found for corner
- All easements are by this plat unless noted otherwise.

OWNER

RONALD LUSTIG
733 Creek Valley Ct.
Allen, TX 75002

ENGINEER

ORACLE ENGINEERING
7012 Lindsley Ave.
Dallas, Texas 75223
(214) 321-1436
CONTACT: MATT KOSTIAL

SURVEYOR

PIBURN & CARSON, LLC
9535 Forest Lane, Suite 229
Dallas, Texas 75243
(214) 328-3500
CONTACT: DUSTIN DAVISON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RONALD LUSTIG, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereon described property as KATHRYN COMMONS ADDITION, LOTS 1 - 4 and COMMON AREA A-1, BLOCK A, an addition to the City of McKinney, Texas, and does hereby dedicate in fee simple 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, as shown, are dedicated, for the public use forever, for the purpose indicated on this plat. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of McKinney. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's 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 buildings, fences, trees, shrubs, or other improvements or growths 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 at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking". The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of General Public vehicular and pedestrian use and access, and for Fire Department and Emergency use, in, along, upon and across said premises, with the right and privilege at all times of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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

Witness, my hand, this _____ day of _____, 2011.

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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This _____ day of _____ 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS.

CERTIFICATE OF APPROVAL:

APPROVED on this the _____ day of _____, 2011, by the Planning and Zoning Commission, City of Plano, Texas.

Chairman, Planning and Zoning Commission

STATE OF TEXAS:
COUNTY OF _____

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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____ 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS.

Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS:
COUNTY OF _____

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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____ 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS.

PRELIMINARY-FINAL REPLAT
KATHRYN COMMONS ADDITION
LOTS 1 - 4 and COMMON AREA A-1, BLOCK A
7,023 sq. ft. / 0.162 ac. (Gross)
6,260 sq. ft. / 0.144 ac. (Net)
Being a Replat of Lot 2D, Block 20, Shorts Addition
MARY STANDIFER SURVEY, ABSTRACT NO. 811
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS