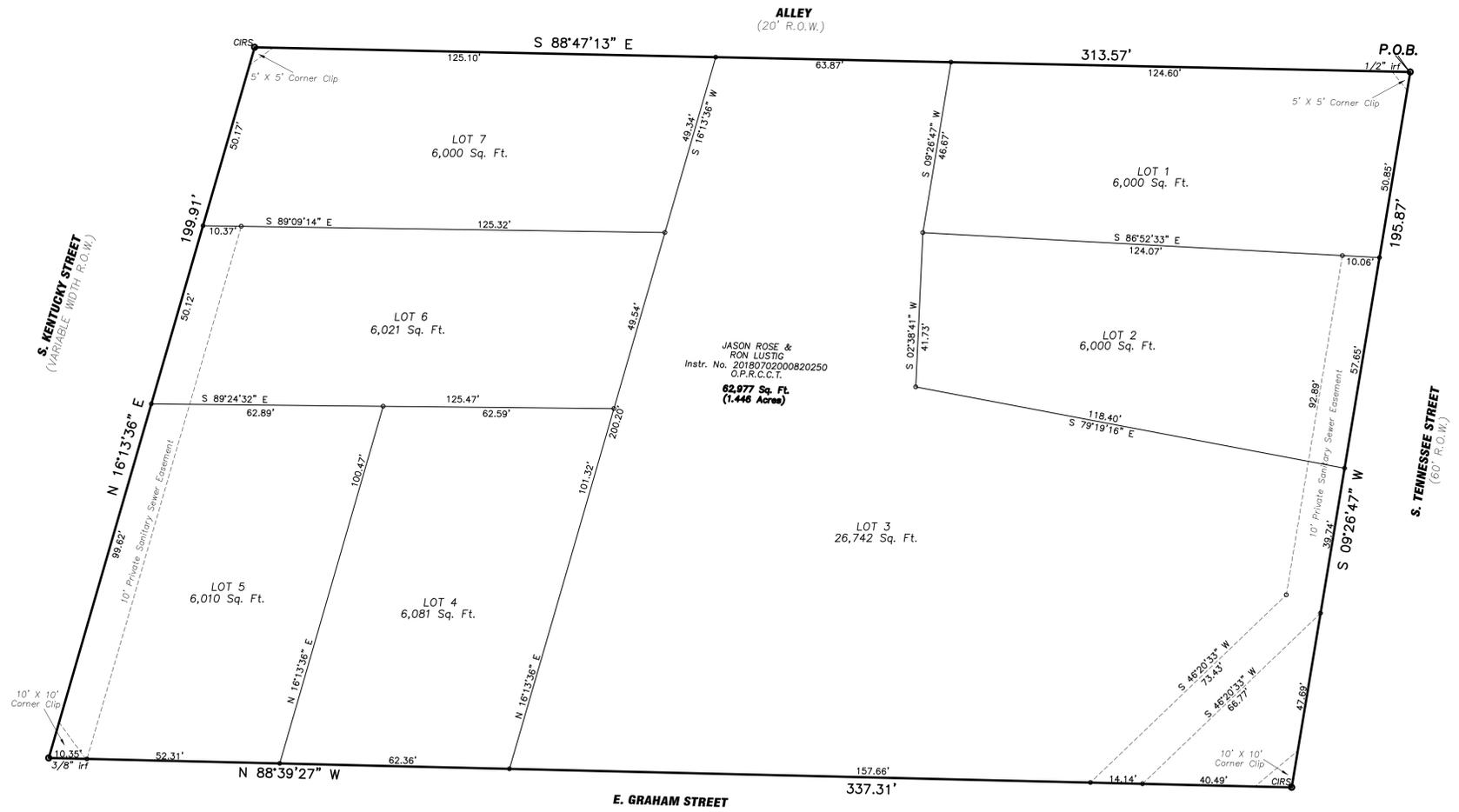


- LEGEND**
- manhole
 - water valve
 - ◆ fire hydrant
 - ◆ power pole
 - ◆ sign
 - ⊙ water meter
 - ⊠ transformer
 - light standard
 - fiber optic marker
 - property corner
 - ⊠ junction box
 - ▲ gas meter
 - ⊙ irrigation control valve
 - ⊠ vault
 - post
 - ⊙ traffic signal
 - guy wire
 - ⊙ tree
 - chainlink fence
 - aerial power line
 - chainlink fence



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

BEING a 62,977 square foot (1.446 acre) tract of land situated in the Ed Bradley Survey, Abstract Number 85, and the Mary Standifer Survey, Abstract Number 811, in the City of McKinney, Collin County, Texas, also being a tract of land conveyed to JASON ROSE and RON LUSTIG in Deed recorded in Instrument Number 20180702000820250, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northwest corner of said property, same being in the southerly line of a 20' Alley, also being in the westerly line of South Tennessee Street (60' Right-of-Way)

THENCE South 09 degrees 26 minutes 47 seconds West, along said South Tennessee Street, for a distance of 195.87' to a capped iron rod with a blue plastic cap stamped "KG 10194365" set for the southeast corner of said property, also being in the northerly line of East Graham Street;

THENCE North 88 degrees 39 minutes 27 seconds West, departing said South Tennessee Street and along said East Graham Street, for a distance of 337.31 feet to a 3/8" iron rod found for the southwest corner of said property, also being in the easterly line of South Kentucky Street (Variable Width Right-of-Way);

THENCE North 16 degrees 13 minutes 36 seconds East, departing said East Graham Street, along said South Kentucky Street, for a distance of 199.91 feet to a capped iron rod with a blue plastic cap stamped "KG 10194365" set for the northwest corner of said property, also being the southerly line of aforementioned 20' Alley;

THENCE South 88 degrees 47 minutes 13 seconds East, departing said South Kentucky Street, for a distance of 313.57 feet to the POINT OF BEGINNING and containing 62,977 square feet or 1.446 acres of land, more or less.

WHEREAS JASON ROSE AND RONALD LUSTIG does hereby adopt this PRELIMINARY-FINAL PLAT designating the hereon described property as being all of a tract described in a deed to JASON ROSE and RON LUSTIG, recorded by Instrument Number 20180702000820250, Official Public Records, Collin County, 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 purposes 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.

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 McKinney, 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 _____, 2019.

BY: _____
JASON ROSE

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 Jason Rose 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 _____, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS.

Witness, my hand, this ____ day of _____, 2019.

BY: _____
RONALD LUSTIG

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 Ronald Lustig 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 _____, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS.

NOTES:

irf = iron rod found for corner

cirs = 5/8" capped iron rod set for corner with purple cap stamped "RPLS 6451"

a. PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

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

SURVEYORS CERTIFICATE:

I, Dustin D. Davison, 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 5/8" iron rods capped with purple plastic caps that state "RPLS 6451" 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
RELEASED 04/02/19 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED 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 thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This ____ day of _____, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS.

OWNER/DEVELOPER
JASON ROSE/RONALD LUSTIG
BUNGALOW BUILDERS
733 CREEK VALLEY CT
ALLEN, TX 75002
(214) 454-7895

SURVEYOR
Duenes Land Surveying, LLC
2112 Blackfoot Trail
Mesquite, Texas 75149
CONTACT: DUSTIN D. DAVISON, RPLS
(214) 226-5325 (214) 317-0685
CONTACT: MATT KOSTIAL dustin@dueneslandsurveying.com

PRELIMINARY-FINAL PLAT
BENJI ADDITION
Lots 1-7, Block A
Being all of a tract described in a deed to JASON ROSE and RON LUSTIG, recorded in Instrument Number 20180702000820250 Official Public Records, Collin County, Texas 62,977 sq. ft. / 1.446 ac.
and situated in the ED BRADLEY SURVEY, ABSTRACT NO. 85, COLLIN COUNTY & MARY STANDIFER SURVEY, ABSTRACT NO. 811, COLLIN COUNTY CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

Basis of Bearings: BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (TXNC 4202), NORTH AMERICAN DATUM 1983 (NAD83).

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48085C0290 J, dated June, 02, 2009. Property is in zone X.

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