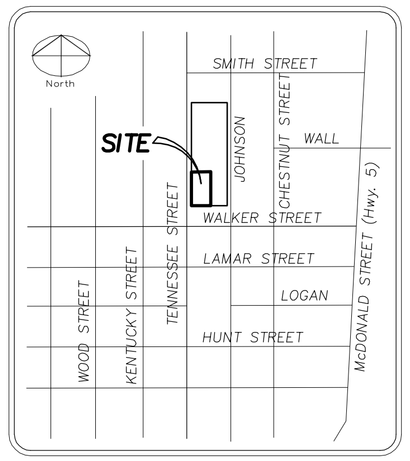
0 30 60 feet

SCALE: 1" = 30'

VICINITY MAP



LEGEND

cirs = 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner

irf = iron rod found for corner

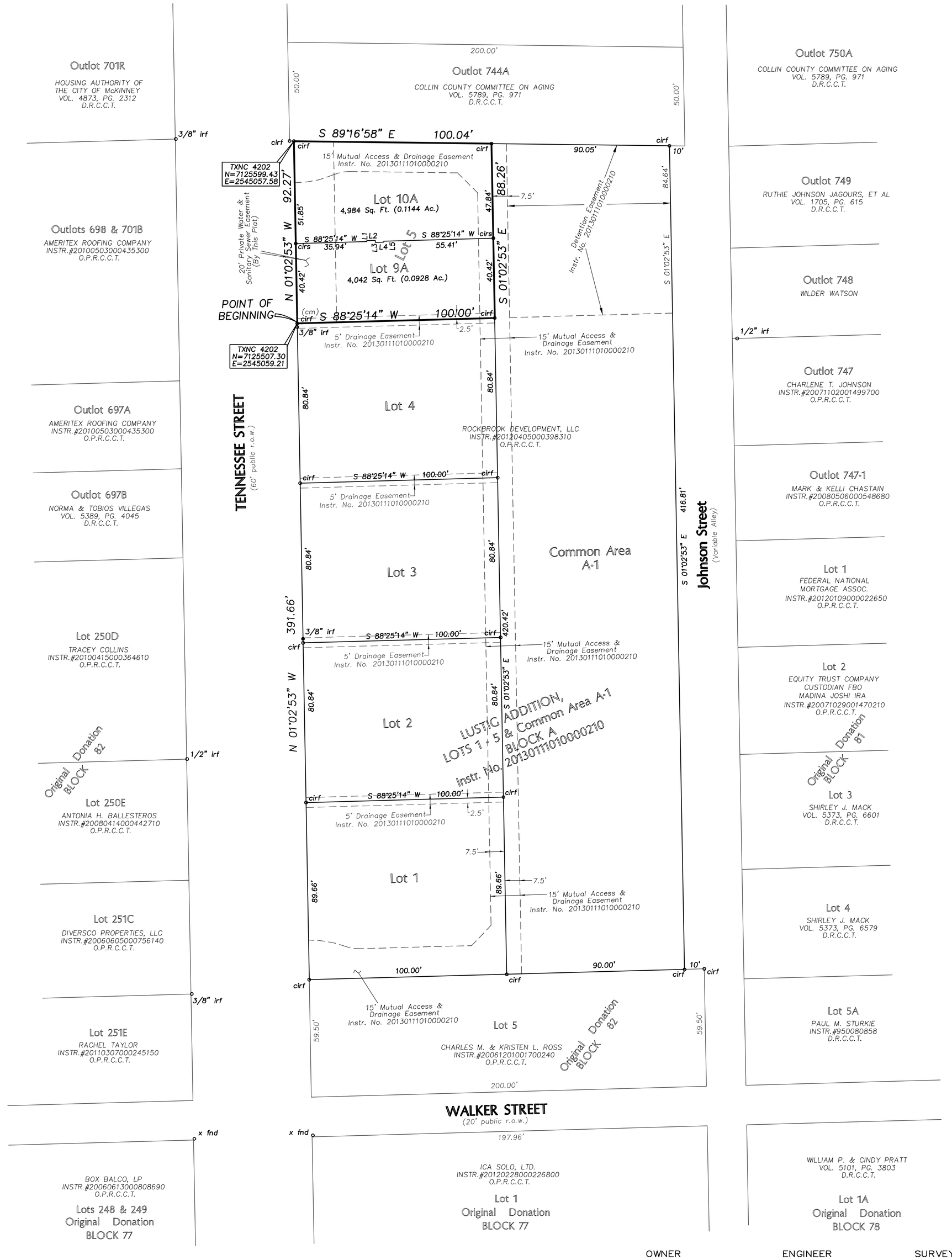
x fnd = x cut in concrete found for corner

(cm) = control monument

— — — — — — easement

Line Table

L1	S 01°34'46" E	0.50'
L2	S 88°25'14" W	4.32'
L3	S 01°34'46" E	1.00'
L4	S 88°25'14" W	4.32'
L5	S 01°34'46" E	0.50'
L6	S 01°34'46" E	0.50'
L7	S 88°25'14" W	4.32'
L8	S 01°34'46" E	1.00'
L9	S 88°25'14" W	4.32'
L10	S 01°34'46" E	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 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 yellow plastic caps that state "A.R.S." 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 8/9/14 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
REGISTERED
DUSTIN D. DAVISON
6451
PROFESSIONAL
LAND SURVEYOR

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 _____, 2014.

_____
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. All drainage easements to be maintained by the Home Owner's Association.

c. Basis of bearings is the east right-of-way line of Tennessee Street (N 01°02'53" West) as per plat recorded in Volume 2008, Page 588, M.R.C.C.T.

d. Detention pond maintenance agreement recorded as Instrument No. 20121127001508110, Official Public Records, Collin County, Texas O.P.R.C.C.T.

e. 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's Flood Insurance Rate Map No. 48085C0280 J, dated June 2, 2009. Property is in zone X.

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NOW, THEREFORE, 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 Vendor's Lien recorded as Instrument No. 20120405000398310, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and further being all of Lot 5, of LUSTIG ADDITION, LOTS 1 - 5 & Common Area A-1, BLOCK A, an addition to the City of McKinney according to the plat thereof recorded in Instrument No. 20130111010000210, 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, in the east right-of-way line of Tennessee Street (60' public r.o.w.) and being North 01°02'53" West, along said east line of Tennessee Street, a distance of 391.66 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 northwest 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 at the northeast corner of said Lot 5;*

THENCE *South 01°02'53" East, for a distance of 88.26 feet to capped iron rod found for corner at the southeast corner of said Lot 5;*

THENCE *South 88°25'14" West, for a distance of 100.00 feet to the* **POINT OF BEGINNING** *and containing 0.2072 acres or 9,026 square feet of land, more or less.*

WHEREAS **ROCKBROOK DEVELOPMENT, LLC,** *does hereby adopt this Amending Replat designating the hereon described property as* **LUSTIG ADDITION, LOTS 9A – 10A, 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 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 _____, 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 thereof 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

August 9, 2014

Proj. #30214054

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

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

SURVEYOR
ARS ENGINEERS, INC.
12801 Central Expwy., Ste. 1250
Dallas, Texas 75243
(214) 739-3152
CONTACT: DUSTIN DAVISON