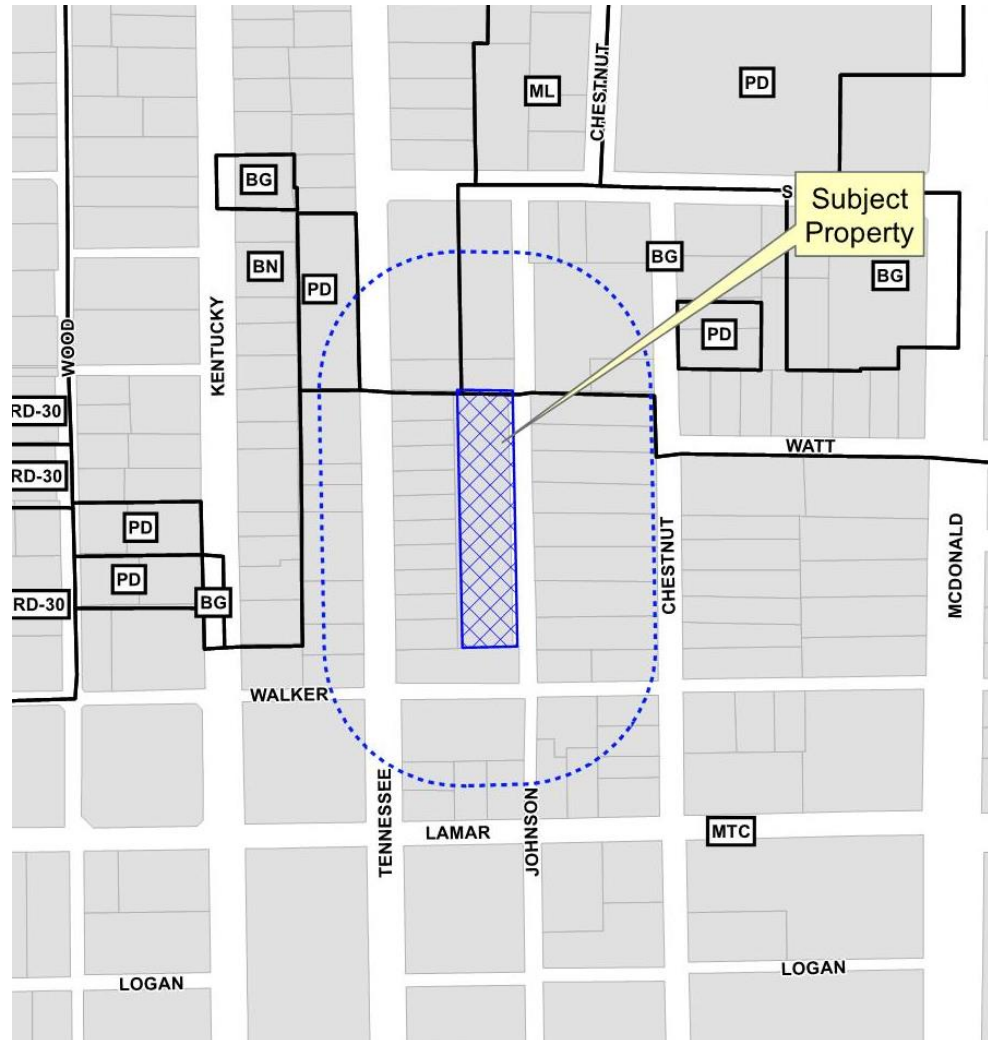


Lustig Addition  
Preliminary Final Replat  
16-213PFR



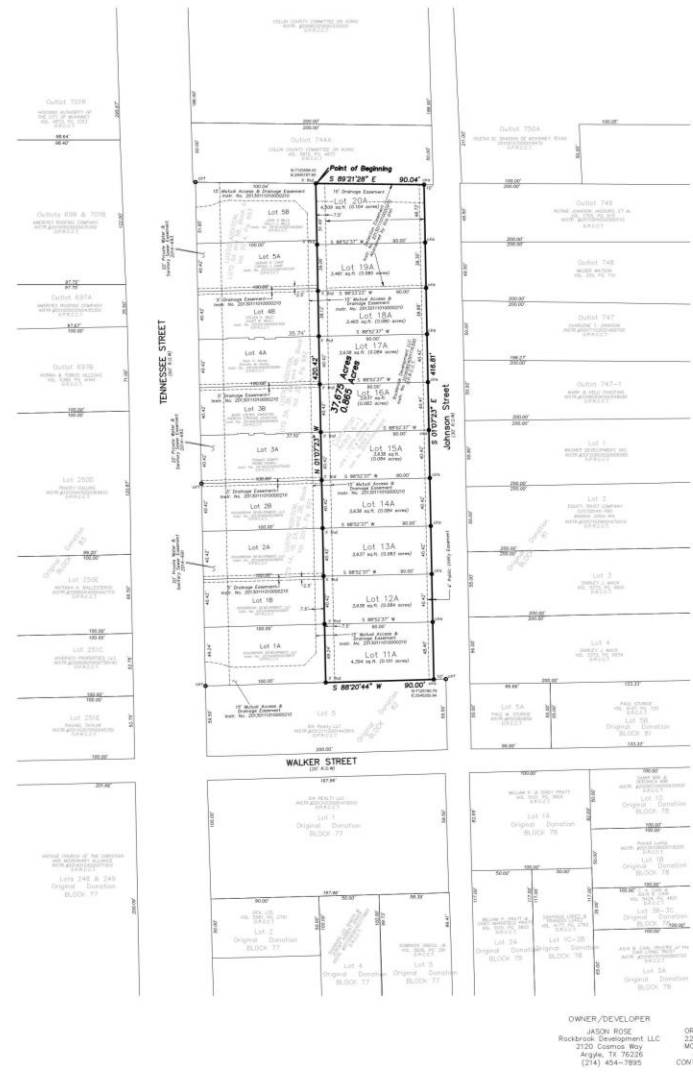
# Location Map



# Aerial Exhibit



# Proposed Preliminary Final Replat



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Rockbrook Development LLC is the owner of a 37,675 square foot (0.865 acre) tract of land out of the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas, some being a portion of that certain tract of land conveyed to said LUSTIG HOMEOWNERS ASSOCIATION by deed recorded in Instrument Number 201307101002020, Official Public Records, Collin County, Texas, some further being all of Common Area A-1, Block A, of LUSTIG ADDITION, as recorded in Instrument Number 201307101002020, Official Public Records, Collin County, Texas, and being further described as follows:

BEGINNING at an "X" cut in concrete found for corner of the northeast corner of Lot 56, Block A, of LUSTIG ADDITION, LOTS 54 and 56, BLOCK A, as recorded in Volume 2014, Page 693, Official Public Records, Collin County, Texas, some being the northeast corner of said Common Area A-1;

THENCE South 89°21'28" East, along the north line of said Common Area A-1, for a distance of 50.04 feet to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the northeast corner of said Common Area A-1, some being in the east line of Johnson Street;

THENCE South 0°10'23" East, along said west line of Johnson Street and the east line of said Common Area A-1, for a distance of 416.81 feet to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the southeast corner of said Common Area A-1;

THENCE South 89°20'44" West, along the south line of said Common Area A-1 and departing the west line of said Johnson Street, for a distance of 80.00 feet to an "X" cut in concrete found at the southeast corner of said Common Area A-1, some being the southeast corner of Lot 16, Block A, LUSTIG ADDITION, LOTS 14, 16, 24, and 26, BLOCK A, as recorded in Volume 2014, Page 693, Official Public Records, Collin County, Texas;

THENCE North 0°10'23" West, along the west line of said Common Area A-1, for a distance of 420.42 feet to the POINT OF BEGINNING, and containing 37,675 square feet or 0.865 acres of land, more or less.

WHEREAS Rockbrook Development LLC does hereby adopt this PRELIMINARY-FINAL REPLAT designating the herein described property as LUSTIG ADDITION, LOTS 1 - 5 & Common Area A-1, BLOCK A, on 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 placed in, over or across the easements or public use areas, except 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, and use by public utilities being subordinate to the public use and 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 of any form 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, 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 plotting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

Witness my hand, this \_\_\_\_ day of \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
Jason Ross, Owner

STATE OF TEXAS;  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Jason Ross, 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 \_\_\_\_\_, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS.

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

**PRELIMINARY-FINAL REPLAT**  
**LUSTIG ADDITION**  
**LOTS 11A - 20A, BLOCK A**  
**37,675 sq. ft., 0.865 ac.**  
**Being a Replat of**  
**Common Area A-1 of**  
**LUSTIG ADDITION, LOTS 1 - 5 & Common Area A-1, BLOCK A**  
**WILLIAM DAVIS SURVEY, ABSTRACT NO. 248**  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

**LIENHOLDERS CERTIFICATE:**

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 shall "A.R.S." will be set at all boundary corners, block corners, and points of lines along designated right-of-way, street offsetted notes. The monuments or marks set, or found, are sufficient to locate retriangulation.

**PRELIMINARY**  
REPLAT FOR REVIEW PURPOSES ONLY. NO DOCUMENT SHALL BE RECORDED FOR ANY PURPOSE.  
Dustin D. Davison, R.P.L.S.  
Registration Number 6462

**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 \_\_\_\_\_, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

**AT NOTES:**

"PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY"

All proposed lots affected in whole or in part within the city's corporate limits are shown with the minimum size requirements as in the governing zoning district of the requirements of the subdivision ordinance.

Notes of bearings and distances shown hereon were taken on state plane coordinate system, Texas North Central Zone 4202 (TNGC 4202), North American 1983 (NAD83).

75%  
1 portion of the subject property lies within any one of 100-year flood zones in FEMA's Flood Insurance Rate Map No. 48060C0204, dated June 2, 2010. Property is in zone A.

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**OWNER/DEVELOPER**  
ANDY ROSE  
Rockbrook Development LLC  
2126 Green Hill Dr  
Arling, TX 76010  
(214) 226-5325  
(214) 454-7895

**ENGINEER**  
GRACE ENGINEERING  
2204 GREEN HILL DR  
MCKINNEY, TX 75069  
(214) 226-5325  
CONTACT: MATT KOSLAR

**SURVEYOR**  
ARS ENGINEERS, INC.  
12801 Central Expressway, Ste. 1250  
Frisco, Texas 75043  
(214) 738-3152  
CONTACT: DUSTIN DAVISON