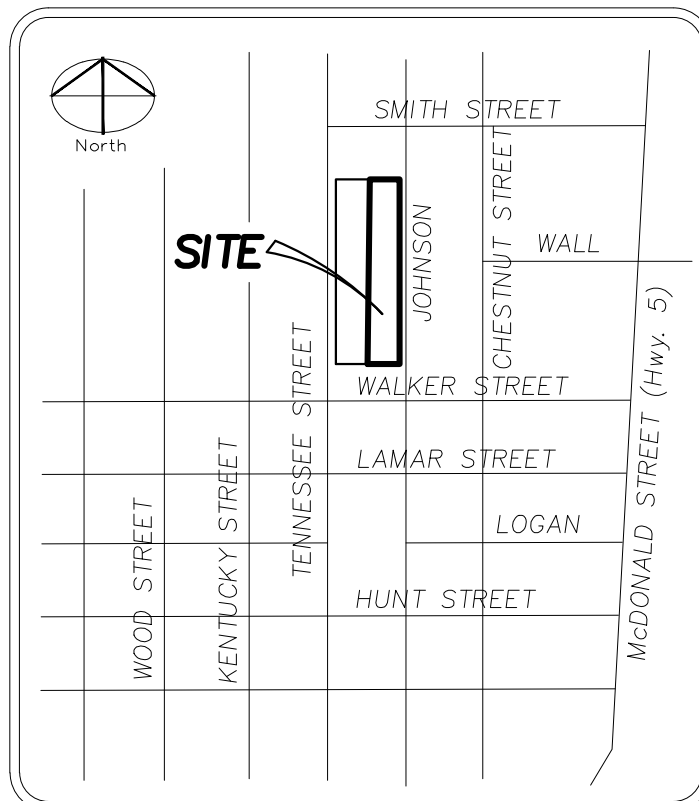


VICINITY MAP



LEGEND

- cirs = 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner
- cirf = capped iron rod found for corner
- irf = 1/2" iron rod found for corner
- x fnd = x cut in concrete found for corner
- easement

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 8/30/16 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 _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

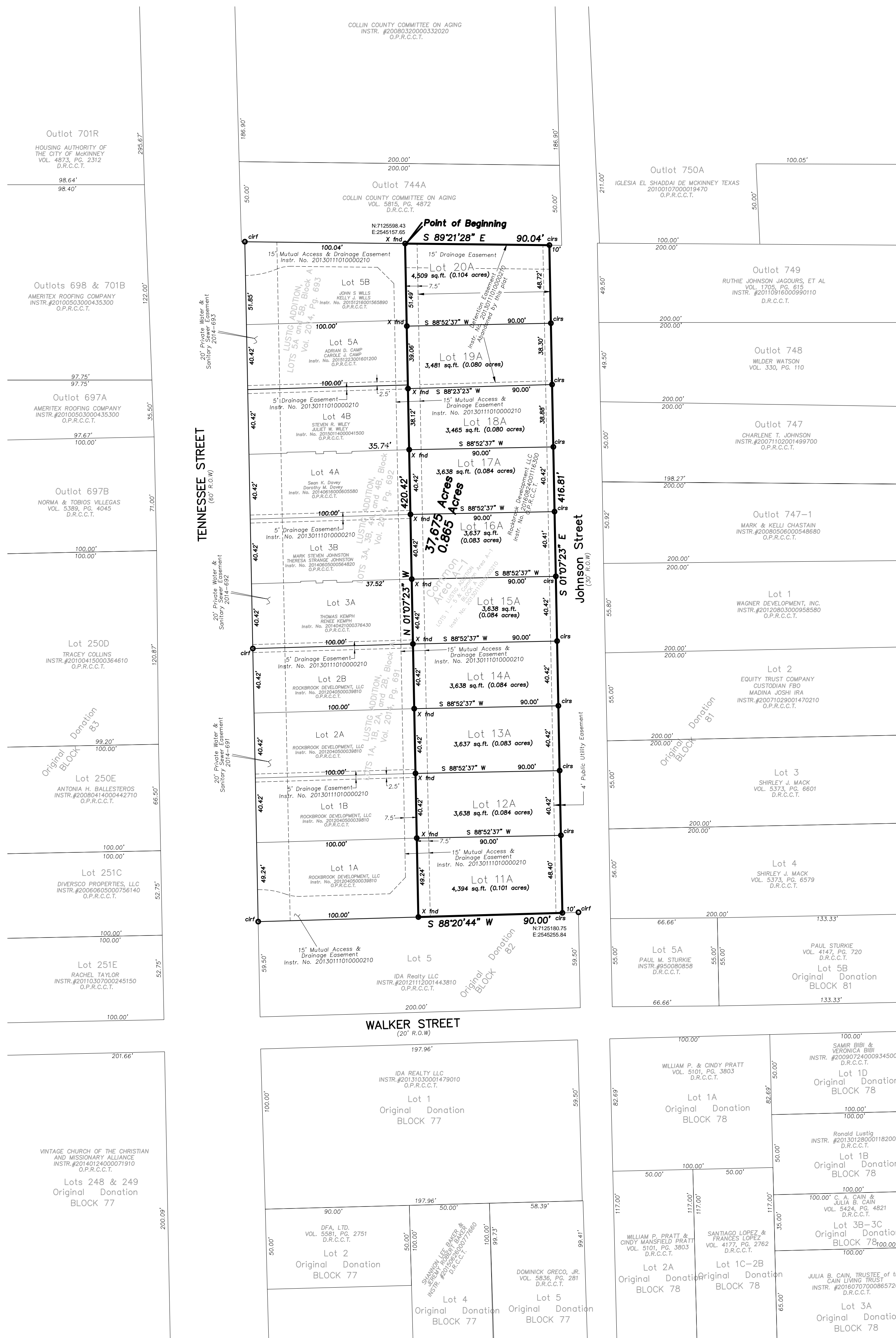
PLAT NOTES:

- a. "PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY"
- b. 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 and the requirements of the subdivision ordinance.
- c. Basis of bearings and distances shown hereon are based on state plane coordinate system, Texas North Central Zone 4202 (TXNC 4202), North American Datum 1983 (NAD83).

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 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, same being a portion of that certain tract of land conveyed to said LUSTIG HOMEOWNERS ASSOCIATION by deed recorded in Instrument Number 2013011010000210, Official Public Records, Collin County, Texas, same further being all of Common Area A-1, Block A, of the LUSTIG ADDITION, as recorded in Instrument Number 2013011010000210, Official Public Records, Collin County, Texas, and being further described as follows:

BEGINNING at an "X" cut in concrete found for corner at the northeast corner of Lot 5B, Block A, of LUSTIG ADDITION, LOTS 5A and 5B, BLOCK A, as recorded in Volume 2014, Page 693, Official Public Records, Collin County, Texas, same being the northwest 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 90.04 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, same being in the west line of Johnson Street;

THENCE South 01°07'23" 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 88°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 90.00 feet to an "X" cut in concrete found at the southwest corner of said Common Area A-1, same being the southeast corner of Lot 1A, Block A, LUSTIG ADDITION, LOTS 1A, 1B, 2A, and 2B, BLOCK A, as recorded in Volume 2014, Page 691, Official Public Records, Collin County, Texas;

THENCE North 01°07'23" 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 hereon described property as LUSTIG ADDITION, LOTS 11A - 20A, BLOCK A, Being a replat of Common Area A-1 of LUSTIG ADDITION, LOTS 1 - 5 & Common Area A-1, BLOCK A, in addition to the City of McKinney, Texas, and does hereby designate 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 _____, 2016.

BY: _____
Jason Rose, 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 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 _____, 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

OWNER/DEVELOPER
JASON ROSE
Rockbrook Development LLC
2120 Cosmos Way
Argyle, TX 76226
(214) 454-7895

ENGINEER
ORACLE ENGINEERING
2204 GREEN HILL DR
MCKINNEY, TX 75070
(214) 226-5325
CONTACT: MATT KOSTIAL

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