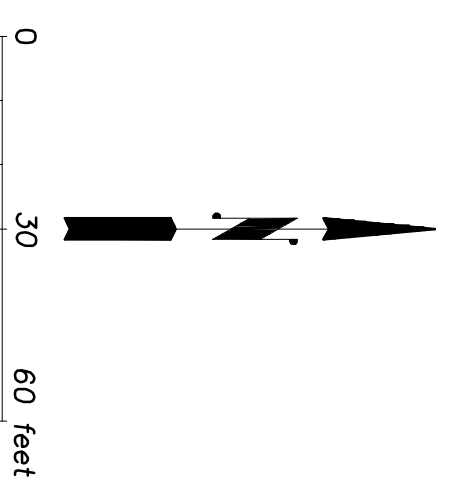
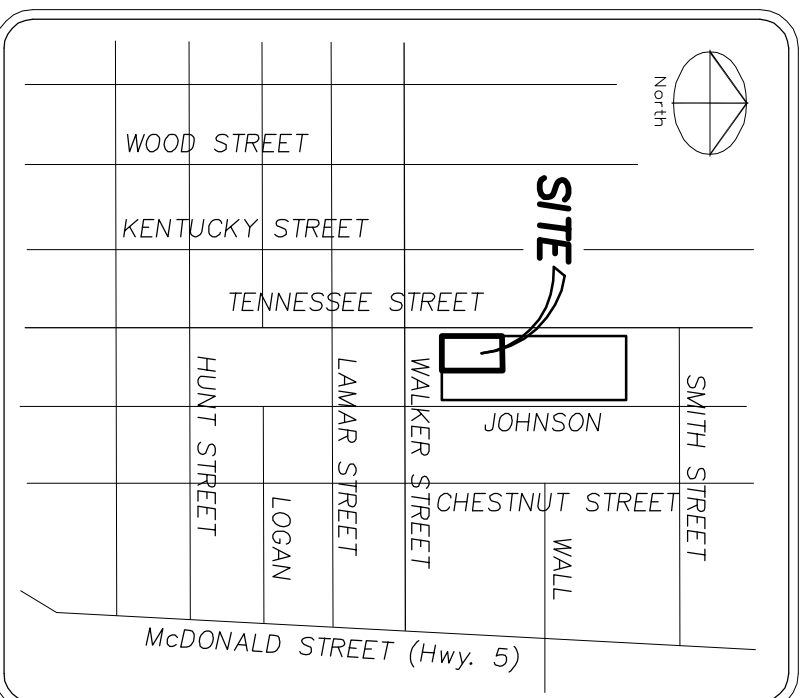


VICINITY MAP

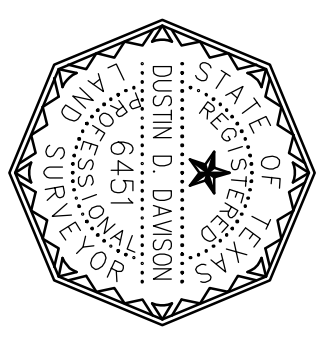


LEGEND
ch = 5/8\"/>

Line Table
L1 5 01'34.46\"/>

SURETORS 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\"/>

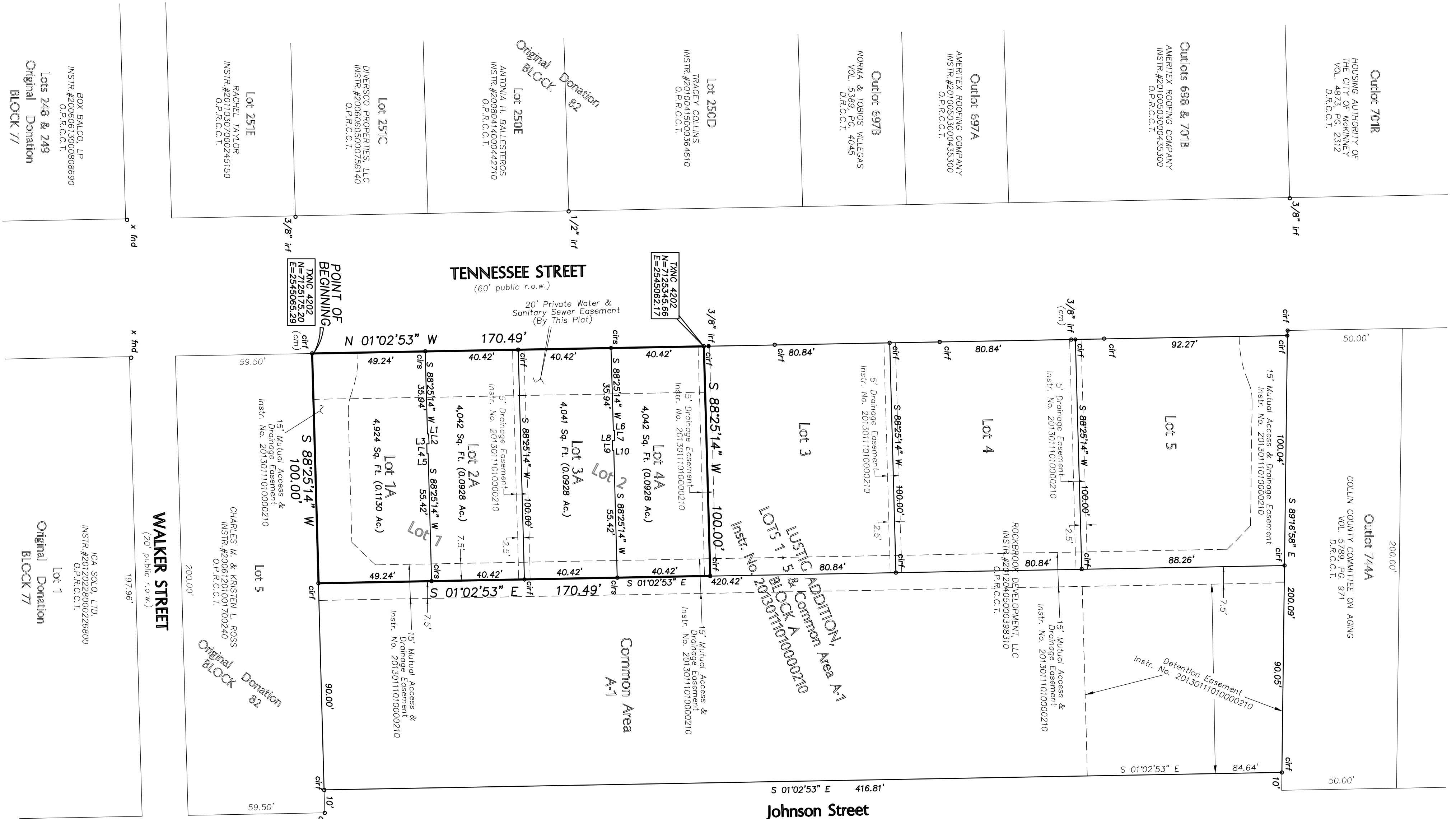
PRELIMINARY
RELEASED 6/9/14 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
Dustin D. Davison, R.P.L.S.
Registration Number 6451



STATE OF TEXAS
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

- PLAY 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\"/>



- Outlot 701R HOUSING AUTHORITY OF HOUSTON, TEXAS VOL. 4873, PG. 2312 D.R.C.C.T.
Outlot 698 & 701B AMERITEK ROOFING COMPANY INSTR.#201005000435300 O.P.R.C.C.T.
Outlot 697A AMERITEK ROOFING COMPANY INSTR.#201005000435300 O.P.R.C.C.T.
Outlot 697B HONMA & TORIOS VILLEGAS VOL. 5389, PG. 4045 D.R.C.C.T.
Outlot 747A MARK & KELLY CHASTAIN INSTR.#200909000248880 O.P.R.C.C.T.
Outlot 747B FERESHAH TONAL INSTR.#20109000022650 O.P.R.C.C.T.
Outlot 747 CHARLENE T. JOHNSON INSTR.#2010207499700 O.P.R.C.C.T.
Outlot 748 WILDER WALSON
Outlot 749 RUTHIE JOHNSON JACOBS, ET AL VOL. 5798, PG. 971 D.R.C.C.T.
Outlot 750A COLLIN COUNTY COMMITTEE ON AGING VOL. 5798, PG. 971 D.R.C.C.T.
Outlot 744A COLLIN COUNTY COMMITTEE ON AGING VOL. 5798, PG. 971 D.R.C.C.T.
Outlot 750B COLLIN COUNTY COMMITTEE ON AGING VOL. 5798, PG. 971 D.R.C.C.T.
Outlot 747 CHARLENE T. JOHNSON INSTR.#2010207499700 O.P.R.C.C.T.
Outlot 748 WILDER WALSON
Outlot 749 RUTHIE JOHNSON JACOBS, ET AL VOL. 5798, PG. 971 D.R.C.C.T.
Outlot 750A COLLIN COUNTY COMMITTEE ON AGING VOL. 5798, PG. 971 D.R.C.C.T.
Outlot 750B COLLIN COUNTY COMMITTEE ON AGING VOL. 5798, PG. 971 D.R.C.C.T.

WHEREAS ROCKBROOK DEVELOPMENT, LLC is the owner of a 0.3914 acre tract of land in the Williamson 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. 2012040000398310, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and further being all of Lots 1 & 2, of LUSTIG ADDITION, LOTS 1 - 5 & Common Area A-1, BLOCK A, in addition to the City of McKinney according to the plat thereof recorded in Instrument No. 20121127001508110, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:
BEGINNING at a 5/8 inch capped rod found for the southwest corner of said Lot 1, Block A 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 59.50 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 170.49 feet to a capped rod found for corner at the northwest corner of the aforementioned Lot 2;
THENCE South 88°25'14" East, departing the east line of said Tennessee Street and along the north line of Lot 2, for a distance of 100.00 feet to a capped rod found for corner at the northeast corner of said Lot 2;
THENCE South 01°02'53" East, for a distance of 170.49 feet to a capped rod found for corner at the southeast corner of the aforementioned Lot 1;
THENCE South 88°25'14" West, along the south line of said Lot 1, same being the north line of a tract of land conveyed to Charles M. and Kristen L. Ross by deed recorded as Instrument No. 20061201001700240, O.P.R.C.C.T., for a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.3914 acres or 17,049 square feet of land, more or less.
WHEREAS ROCKBROOK DEVELOPMENT, LLC, does hereby adopt this Amending Replat designating the herein described property as LUSTIG ADDITION, LOTS 1A - 4A, BLOCK A, in 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 utility easements shown thereon are dedicated for utility purposes. The easements 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. The City of McKinney and public utility entities shall have the right to remove or 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 all public utilities. The City of McKinney and public utility entities shall have the right to remove or keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths 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 oil 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, Texas, 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 \_\_\_\_\_, a 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:
\_\_\_\_\_
City of McKinney, Texas
Approved and Accepted
\_\_\_\_\_
Planning & Zoning Commission Chairman
City of McKinney, Texas
Date \_\_\_\_\_
The purpose of this plat is to create four residential lots from the existing prior platted lots.
MINOR REPLAT
LUSTIG ADDITION
LOTS 1A - 4A, BLOCK A
17,049 sq. ft. / 0.3914 ac.
Being a Replat of
Lot 1 & Lot 2 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