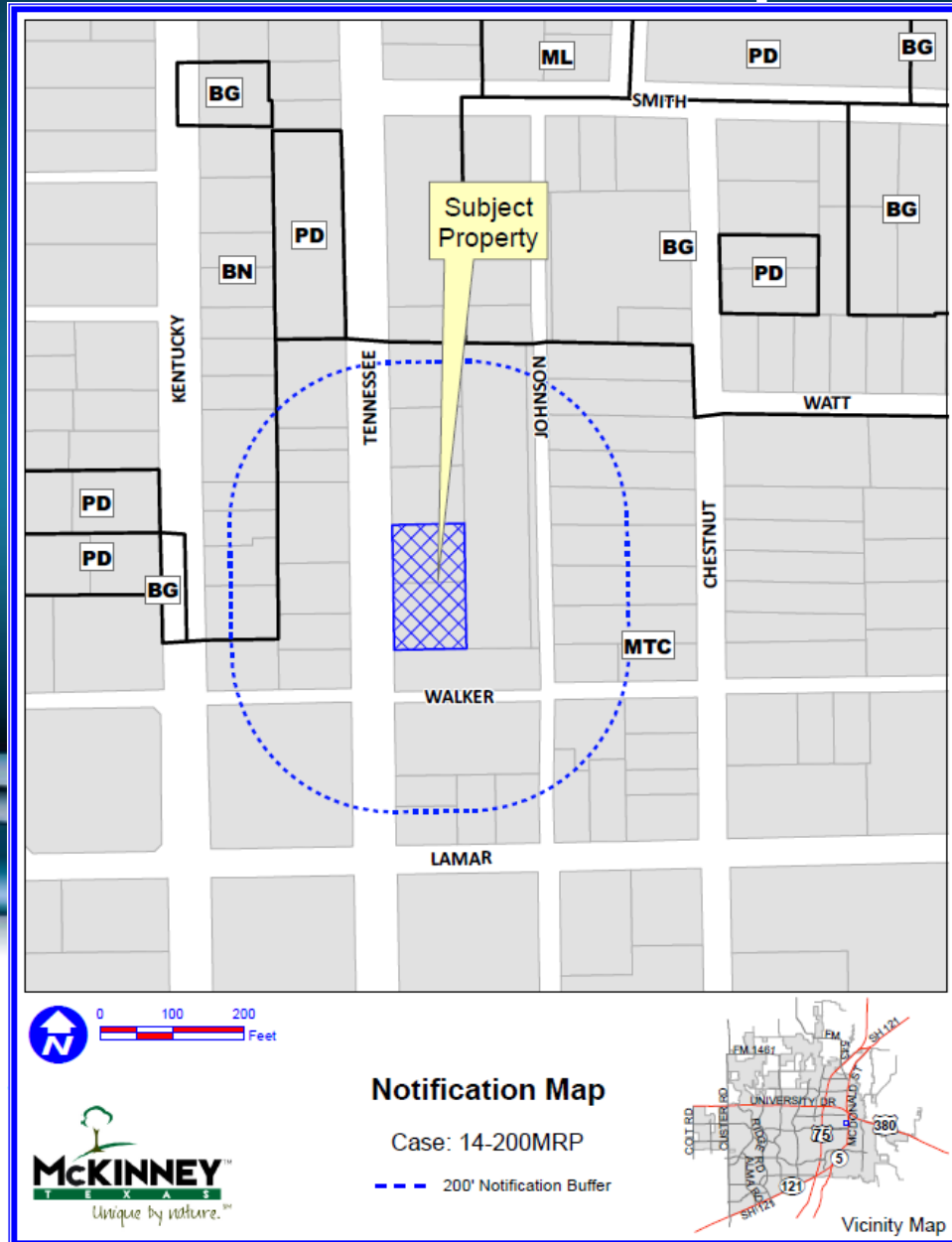


Case No. 14-200MRP

Lustig Addition
Lots 1A-4A



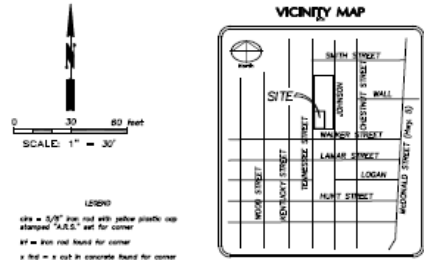
Location Map



Aerial Exhibit



Proposed Minor Replat



LEGENO

Site = 5/8" iron rod with yellow plastic cap stamped "A.S.S." and for corner

= iron rod found for corner

• = iron rod in concrete found for corner

(---) = control monument

--- = easement

Live Table

L1	S 07'34.48" E	0.50'
L2	S 89'25'14" W	4.25'
L3	S 07'34.48" E	1.00'
L4	S 89'25'14" W	4.25'
L5	S 07'34.48" E	0.50'
L6	S 89'25'14" W	4.25'
L7	S 07'34.48" E	0.50'
L8	S 89'25'14" W	4.25'
L9	S 07'34.48" E	1.00'
L10	S 89'25'14" W	4.25'
L11	S 07'34.48" E	0.50'

SURVEYOR'S 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.S.S." will be set at all boundary corners, block corners, and points of curves along all plat boundaries, if any, unless otherwise noted. The monuments or marks set, or found, are sufficient to enable retracement.

FIELD OBSERVATIONS:

REGARD 8/4/14 FOR ANY PURPOSES ONLY THE EXISTING WALL MAY BE FOUND ON ANY PLUMBING

Dustin D. Davison, 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
This ____ day of _____, 2014.

NOTARY PUBLIC in and for the STATE OF TEXAS

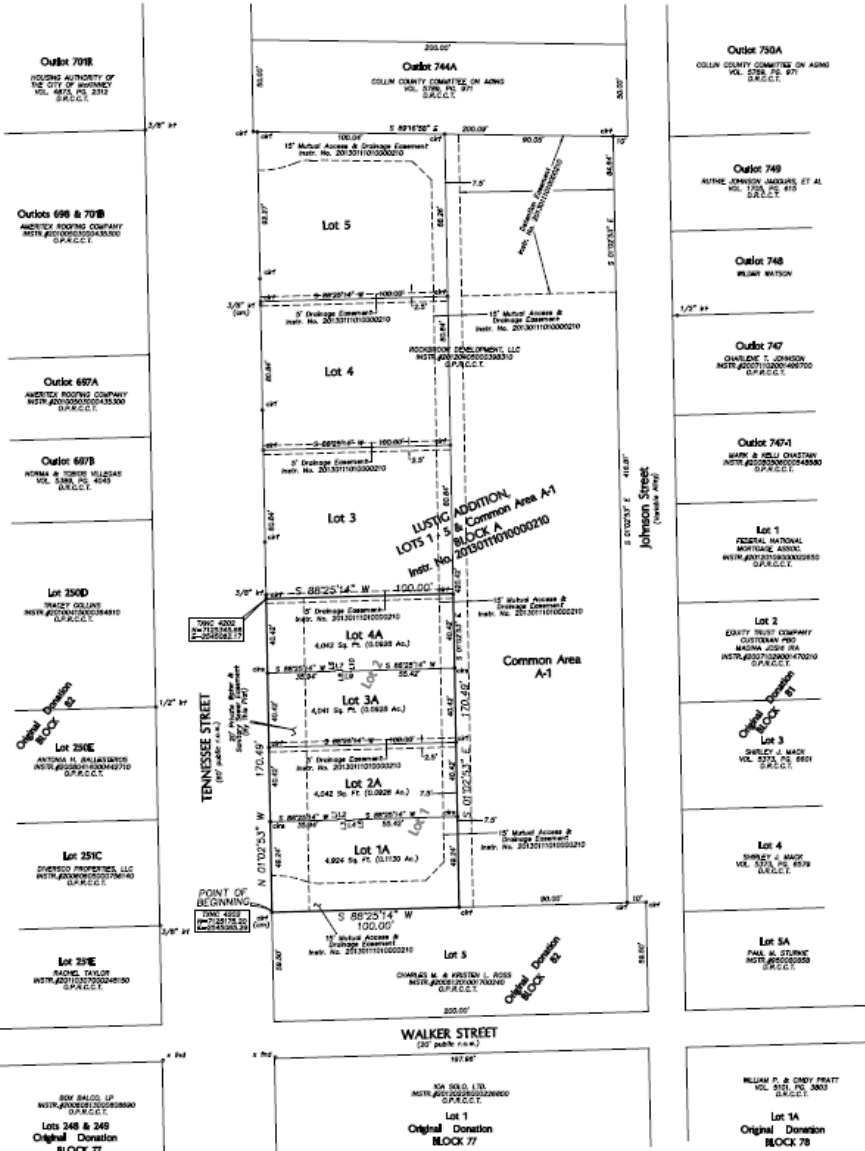
PLAT NOTES:

- All proposed lots affected in whole or in part within the city's corporate limits shall comply with the minimum size requirements of the governing zoning district.
- All drainage easements to be maintained by the Home Owner's Association.
- Block of bearings in the east right-of-way line of Tennessee Street (N 01'10'25.53" West) as per plat recorded in Volume 2008, Page 308, B.M.C.C.T.
- Drainage pond maintenance agreement recorded as instrument No. 2012111010000210, Official Public Record, Collin County, Texas B.M.C.C.T.
- Mutual access easements to be established by the Home Owner's Association.

NOTES:

No portion of the subject property lies within any area of 100-year flood according to Federal Insurance Rate Map No. 48065C0010, dated June 3, 2008. Property is in zone X.

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WORK THEREON, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS ROCKBROOK DEVELOPMENT, LLC is the owner of a 0.3914 acre tract of land in the McKinney 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. 2012111010000210, Official Public Record, Collin County, Texas (B.M.C.C.T.), and further being of Lots 1 & 2 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 as instrument No. 2012111010000210, Official Public Record, Collin County, Texas (B.M.C.C.T.), and being more particularly described as follows:

BEING and a 5/8" long capped iron rod found for the southeast corner of said Lot 1, Block A in the east right-of-way line of Tennessee Street a distance of 50.00 feet from the intersection of the north right-of-way line of Walker Street (20' path 7'-4") and said east right-of-way line of Tennessee Street;

BEING North 01°10'25.53" West, along said east line of Tennessee Street, for a distance of 170.49 feet to a capped iron rod found for corner on the northwest corner of the aforementioned Lot 2;

BEING South 89°25'14" East, departing the east line of said Tennessee Street and along the north line of said Lot 2, for a distance of 100.00 feet to a capped iron rod found for corner of the northwest corner of said Lot 2;

BEING South 89°25'14" East, for a distance of 170.49 feet to a capped iron rod found for corner of the southeast corner of the aforementioned Lot 1;

BEING South 89°25'14" West, along the south line of said Lot 1 same being the north line of a tract of land conveyed to Charles A. and Kristin L. Bacey by deed recorded as instrument No. 2008111010000210, B.M.C.C.T., for a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.3914 acre or 17,049 square feet of land, more or less.

WHEREAS ROCKBROOK DEVELOPMENT, LLC, does hereby submit this Amending Plat depicting the herein described property on LUSTIG ADDITION, LOTS 1A - 4A, 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, on streets, 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 normal use and maintenance of all public utilities existing to use or using the same unless the easement limits the use to particular utilities, and use by public utility 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 or locate any utility buildings, fences, trees, shrubs, or other improvements or growths which may in any way impede or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of McKinney and public utility entities shall of all three have the full right of ingress and egress to go from their respective easements for the purpose of constructing, reconstructing, repairing, maintaining, maintaining, reading meters, and adding to or removing all or parts of their respective facilities without the necessity of 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 the Department and Emergency use, in, above, upon and across said premises, with the right and privilege of all Towns of the City of McKinney, its agents, employees, workmen and representatives having ingress, egress, and egress in, along, upon and across said premises.

This plat approved subject to all plotting endorsements, 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 therein 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 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

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

ENGINEER
ORACLE ENGINEERING
702 Lakeway Ave.
Dallas, Texas 75223
(214) 307-1438
CONTACT: MATT KOSTAL

SURVEYOR
AEG ENGINEERS, INC.
12801 Central Expressway, Ste. 1250
Dallas, Texas 75243
(214) 338-3152
CONTACT: DUSTIN DAVISON

WILLIAM P. & DARYL PRATT
VOL. 5273, PG. 300
B.M.C.C.T.

Lot 1A
Original Donation
BLOCK 78

August 9, 2014