

LINE	BEARING	DISTANCE
L1	S 00°54'03" W	4.92'
L2	S 89°05'57" E	10.00'
L3	N 00°54'03" E	5.00'
L4	N 45°54'01" E	21.21'
L5	S 44°05'57" E	21.21'
L6	N 00°54'03" E	5.00'
L7	S 44°05'57" E	7.02'
L8	N 89°05'57" W	5.00'

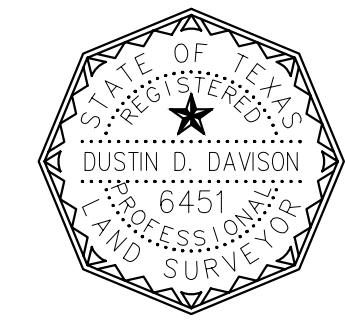
0 40 80 feet
SCALE: 1" = 40'



cirs = 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner
 irf = iron rod found for corner
 cirt = capped iron rod found for corner
 (C.M.) = control monument
 POB = point of beginning
 M.R.C.C.T. = Map Records, Collin County, Texas
 D.R.C.C.T. = Deed Records, Collin County, Texas
 ROW = Right of Way
 Sq. Ft. = Square Feet

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 9/8/16 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
 Dustin D. Davison, R.P.L.S.
 Registration Number 6451



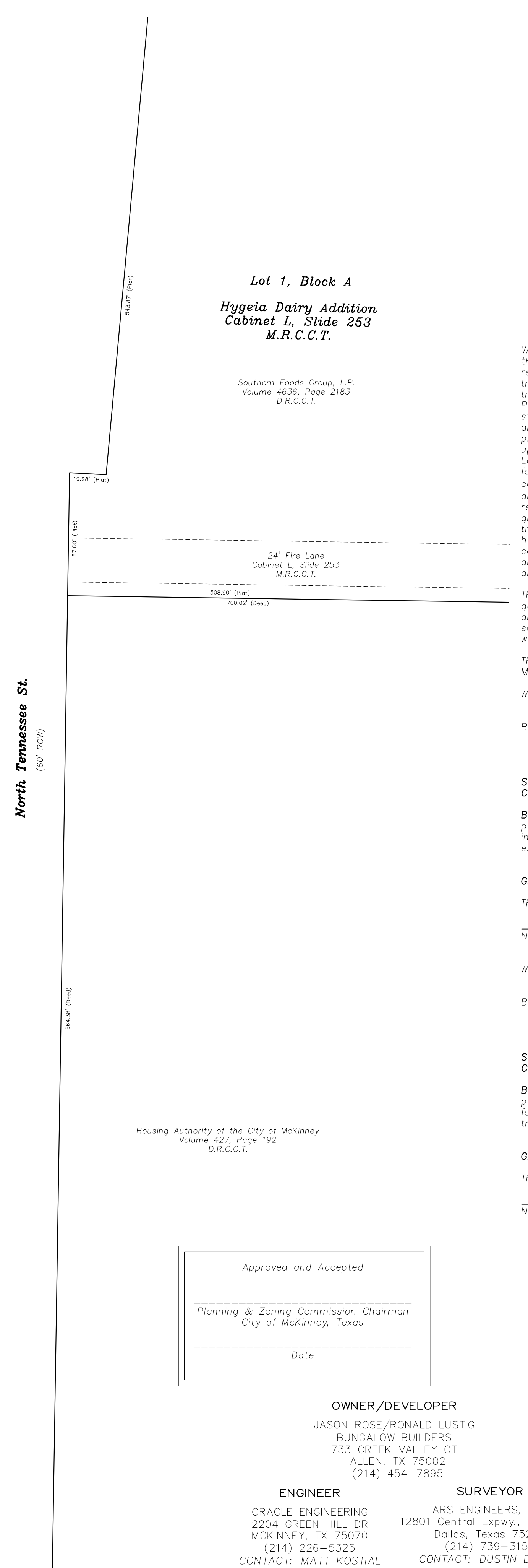
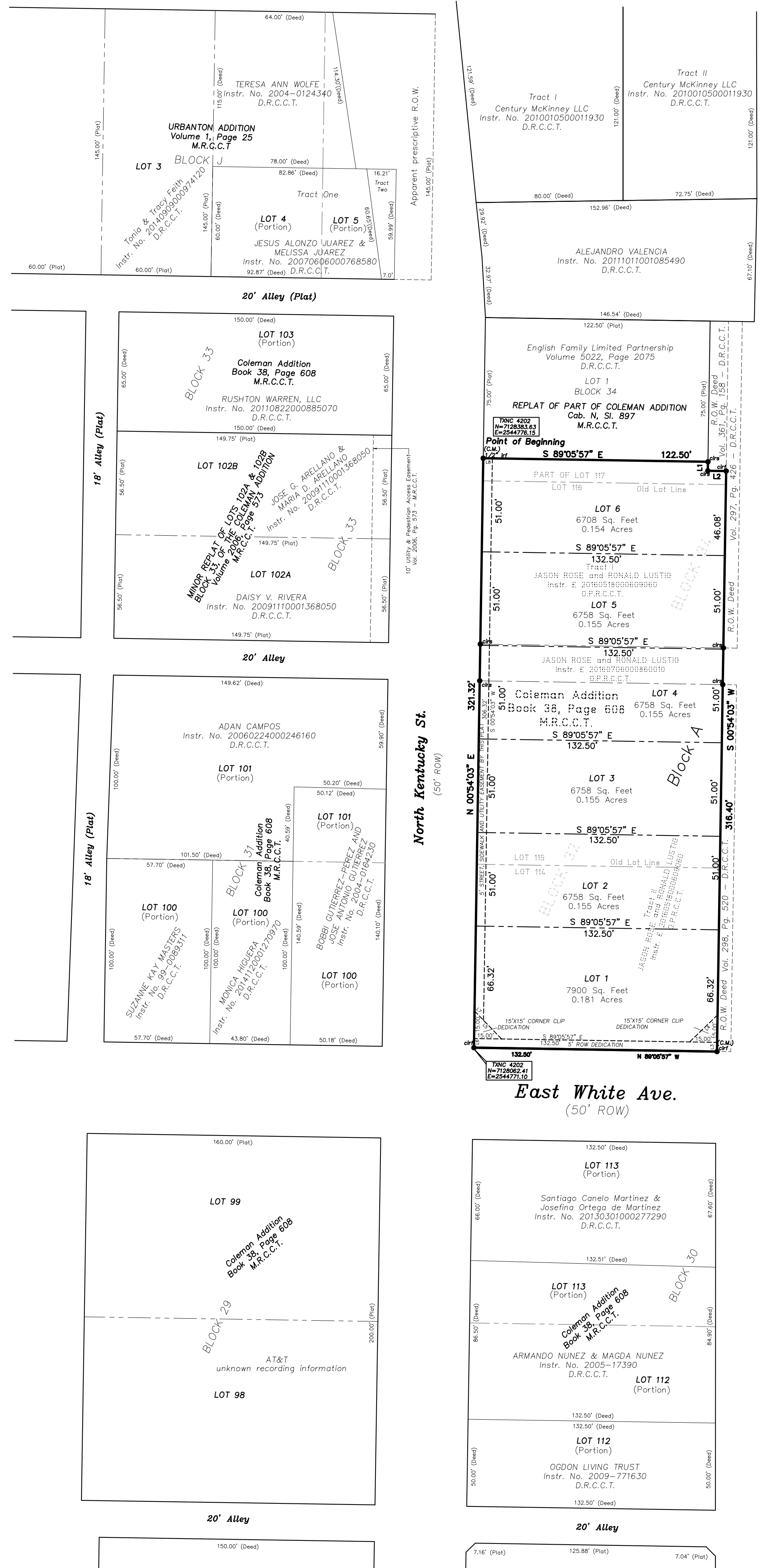
STATE OF TEXAS:
COUNTY OF DALLAS:
 BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Dustin D. Davison known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same 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 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. 48050C0290 J, dated June 2, 2009. Property is in Zone X.

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NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 WHEREAS JASON ROSE AND RONALD LUSTIG is the owner of a 0.976 acre tract of land and being a replat of Lots 114 and 115, Block 32 and Lots 116 and 117, Block 34, of the Coleman Addition, according to the map thereof recorded in Volume 38, Page 608, Map Records, Collin County, Texas, also being those certain tracts of land conveyed by deed recorded in Instrument Number 20160518000609060, Official Public Records, Collin County, Texas, together with a portion of a 20 foot alley abandoned, and all being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2" iron rod found for the northwest corner of the herein described tract of land, same being the southwest corner of that certain tract of land conveyed to English Family Limited Partnership, by deed recorded in Volume 5022, Page 2075, Deed Records, Collin County, Texas, further being in the east right-of-way line of North Kentucky Street (50 foot right-of-way);
THENCE South 89 degrees 05 minutes 57 seconds East, along the north line of the herein described tract of land, same being the south line of said English Family Limited Partnership tract, for a distance of 122.50 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for the north northeast corner of the herein described tract of land, same being the southeast corner of said English Family Limited Partnership tract, further being in the west line of North Tennessee Street (50 foot right-of-way);
THENCE along the said west line as follows:
 South 00 degrees 54 minutes 03 seconds West, for a distance of 4.92 feet, to a 5/8" iron rod with yellow plastic cap stamped "A.R.S." set for corner;
 South 89 degrees 05 minutes 57 seconds East, for a distance of 10.00 feet, to a 1/2" iron rod with yellow plastic cap found for corner;
 South 00 degrees 54 minutes 03 seconds West, passing at a distance of 96.40 feet, the north line of the aforementioned 20 foot alley, passing at a distance of 116.40 feet, the south line of said 20 foot alley, for a total distance of 316.40, to a 1/2" iron rod with yellow plastic cap found for the southeast corner of the herein described tract of land, same being the intersection of the said west line of North Tennessee Street (50 foot right-of-way), with the north line of East White Avenue (50 foot right-of-way);
THENCE North 89 degrees 05 minutes 57 seconds West, along the said north line, for a distance of 132.50 feet, to the southwest corner of the herein described tract of land, same being the intersection of said north line, with the east line of North Kentucky Street (50 foot right-of-way);
THENCE North 00 degrees 54 minutes 03 seconds East, along said east line, passing at a distance of 200.00 feet, the south line of the aforementioned 20 foot alley, passing at a distance of 220.00 feet, the north right of way line of said 20 foot alley, for a total distance of 321.32 to the POINT OF BEGINNING and containing 42,526 square feet (0.976 acres), more or less.

WHEREAS JASON ROSE AND RONALD LUSTIG does hereby adopt this PRELIMINARY FINAL REPLAT designating the herein described property as **WHITE AVENUE ADDITION**, an addition to the City of McKinney, being a replat of Lots 114 and 115, Block 32 and Lots 116 and 117, Block 34 of the Coleman Addition, according to the map thereof recorded in Volume 38, Page 608, Map Records, Collin County, Texas, and being all of a tract described in a deed to Jason Rose and Ronald Lustig, recorded in Instrument No. 20160706000860010, Public Records, Collin County, 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 _____, 2016.

BY: _____
 JASON ROSE

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 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.

Witness, my hand, this ____ day of _____, 2016.

BY: _____
 RONALD LUSTIG

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 Ronald Lustig 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.

Approved and Accepted
 Planning and Zoning Commission Chairman
 City of McKinney, Texas
 Date

OWNER/DEVELOPER
 JASON ROSE/RONALD LUSTIG
 BUNGALOW BUILDERS
 733 CREEK VALLEY CT
 ALLEN, TX 75002
 (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

PRELIMINARY-FINAL REPLAT
WHITE AVENUE ADDITION
LOTS 1 - 6, BLOCK A
42,526 sq. ft. / 0.976 ac.
 being a replat of
Lots 114 and 115, Block 32 and
Lots 116 and 117, Block 34 of
the Coleman Addition, according to
map thereof recorded in Volume 38, Page 608
Map Records, Collin County, Texas &
being all of a tract described in a deed to
Jason Rose and Ronald Lustig, recorded in
Instrument No. 20160706000860010, Public
Records, Collin County, Texas
 and situated in the
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248, COLLIN COUNTY
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS