



LEGEND:

P.O.B. = Point of Beginning

IRF = iron rod found

CIRS = 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set

(C.M.) = Controlling Monument

Vol., Pg. = Volume, Page

D.R.C.C.T. = Deed Records, Collin County, Texas

M.R.C.C.T. = Map Records, Collin County, Texas

Instr. No. = Instrument Number

O.P.R.C.C.T. = Official Public Records, Collin County, Texas

R.O.W. = Right-of-Way

Sq. Ft. = Square Feet

(P=) = Plat Distance

(D=) = Deed Distance

B.L. = Building Line

AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

BASIS OF BEARING NOTE:

Bearings Shown Hereon Are Based On State Plane Coordinate System, Texas North Central Zone 4202 (TXNC 4202), North American Datum 1983 (NAD83).

FLOOD ZONE NOTE:

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 02, 2009. Property is in Zone X.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set, unless otherwise noted.

SUBDIVISION NOTE:

Common Area-IX maintenance is the responsibility of Lots 1, 2, 3, & 4, Block A.

All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirement of the governing zoning district.

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

PURPOSE STATEMENT:

The purpose of this plat is to create four (4) Lots and one (1) Common Area and acquire the South ten (10) feet of an abandoned alley.

THAT I, Dustin D. Davison, do hereby certify that this survey was made on the ground by me or under my personal supervision and the plat hereon is a true, correct, and accurate representation of the property as determined by survey. The lines, dimensions and corners of said property being as indicated by the plat. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the ____ day of _____, 2025.

PRELIMINARY
RELEASED 03/05/25 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.
DUSTIN D. DAVISON
Dustin D. Davison, R.P.L.S.
State of Texas, No. 6451



"Approved and Accepted"

Presiding Officer's Title
City of McKinney, Texas

Date

OWNER

ROCKBROOK DEVELOPMENT, LLC
Contact: Jason Rose
jason@jrosearchitect.com
940-500-8984

ENGINEER

Oracle Engineering
2204 Green Hill Dr.
McKinney, Texas, 75070
Contact: Matt Kostial, P.E.
214-226-5325
Email: mpkostial@gmail.com

SURVEYOR

ARS Engineers, Inc.
3440 Sojourn Dr., Suite 230
Carrollton, Texas 75006
Contact: Dustin D. Davison, RPLS
214-317-0685
ddavison@arsengineers.com

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, ROCKBROOK DEVELOPMENT, LLC, is the owner of a 16,498 square foot (0.3787 acre) tract of land situated in the WILLIAMS DAVIS SURVEY, ABSTRACT NO. 248, City of McKinney, Collin County, Texas, same being all of Lot 93, Block 23, of Colemans Addition, an Addition to the City of McKinney, Collin County, Texas, recorded in Volume 38, Page 608, Map Records, Collin County, Texas, further being that certain Tract conveyed to ROCKBROOK DEVELOPMENT, LLC, by General Warranty Deed recorded in Instrument Number 2024000051986, Official Public Records, Collin County, Texas, also being the South half of a 20' Alley located between Block 23 and Block 25, of said Addition, as abandoned by City of McKinney Ordinance Number 94-10-44, recorded in Clerk's No. 94-0104178, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set in the west right-of-way line of North Kentucky Street (50' R.O.W.), same being the southeast corner of said Lot 93, and being the northeast corner of Lot 92, Block 23, of said Addition;

THENCE North 87 degrees 47 minutes 46 seconds West, departing said west right-of-way line, along the common line of said Lots 93 and 92, for a distance of 150.00 feet, to a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set in the east line of an 18' Alley, of said Addition, same being the southwest corner of said Lot 93, and the northwest corner of said Lot 92;

THENCE North 01 degrees 17 minutes 38 seconds East, along the common line of said 18' Alley and said Lot 93, passing at a distance of 100.00 feet, the northwest corner of said Lot 93, same being the southwest corner of the aforementioned Tract II, continuing for a total distance of 110.00 feet, to a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set in the east line of said 18' Alley, same being the northwest corner of said Tract II, further being the southwest corner of the north half of the aforementioned abandoned Alley as conveyed to VILMA I. DELBREY, by Quitclaim Deed recorded in Instrument Number 2023000048894, Official Public Records, Collin County, Texas;

THENCE South 87 degrees 47 minutes 46 seconds East, departing the east line of said 18' Alley, along the common line of said Tract II and said VILMA I. DELBREY Tract, for a distance of 150.00 feet, to a 5/8" iron rod with Yellow plastic cap stamped, "ARS ENGINEERS #101319-00" set in the west right-of-way line of the aforementioned North Kentucky Street, same being the northeast corner of said Tract II and the southeast corner of said VILMA I. DELBREY Tract;

THENCE South 01 degrees 17 minutes 38 seconds West, along said west right-of-way line, passing at a distance of 100.00 feet, a 1/2" iron rod found at the southeast corner of said Tract II, same being the northeast corner of the aforementioned Lot 93, continuing for a total distance of 110.00 feet to the POINT OF BEGINNING and containing 16,498 square feet or 0.3787 acres of land, more or less.

OWNER'S DEDICATION

WHEREAS ROCKBROOK DEVELOPMENT, LLC, does hereby adopt this Replat designating the hereon described property as KOSTIAL ADDITION, 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, 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 _____, 2025.

BY: ROCKBROOK DEVELOPMENT, LLC

Jason Rose
Owner

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned authority, a Notary Public in and for Collin County, Texas, on this day personally appeared Jason Rose, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this ____ day of _____, 2025.

NOTARY PUBLIC in and for the State of Texas

REPLAT KOSTIAL ADDITION COMMON AREA 1X & LOTS 1, 2, 3, & 4, BLOCK A

0.3787 Acres
Being a Replat of Lot 93, Block 23
Colemans Addition, recorded in
Volume 38, Page 608,
Map Records, Collin County, Texas, &
the South 10' of an Abandoned 20' Alley,
situated in the
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248
City of McKinney, Collin County, Texas

March 05, 2025

SHEET 1 OF 1