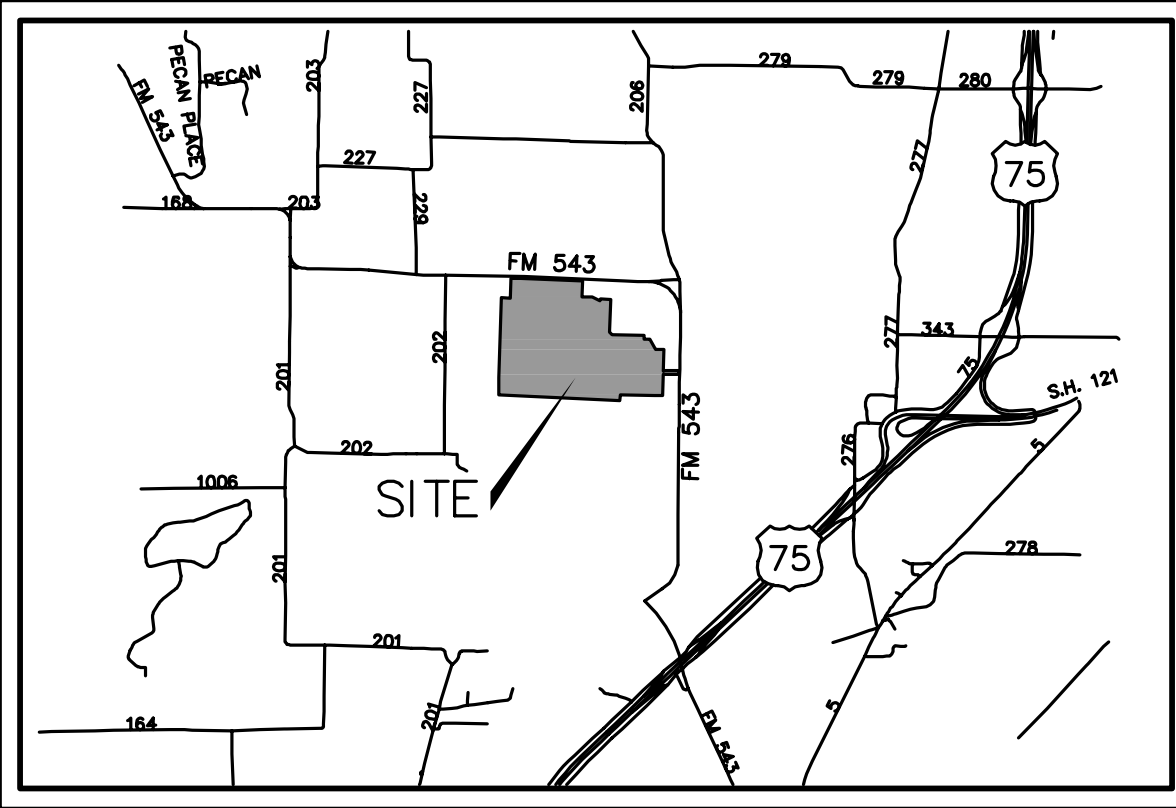
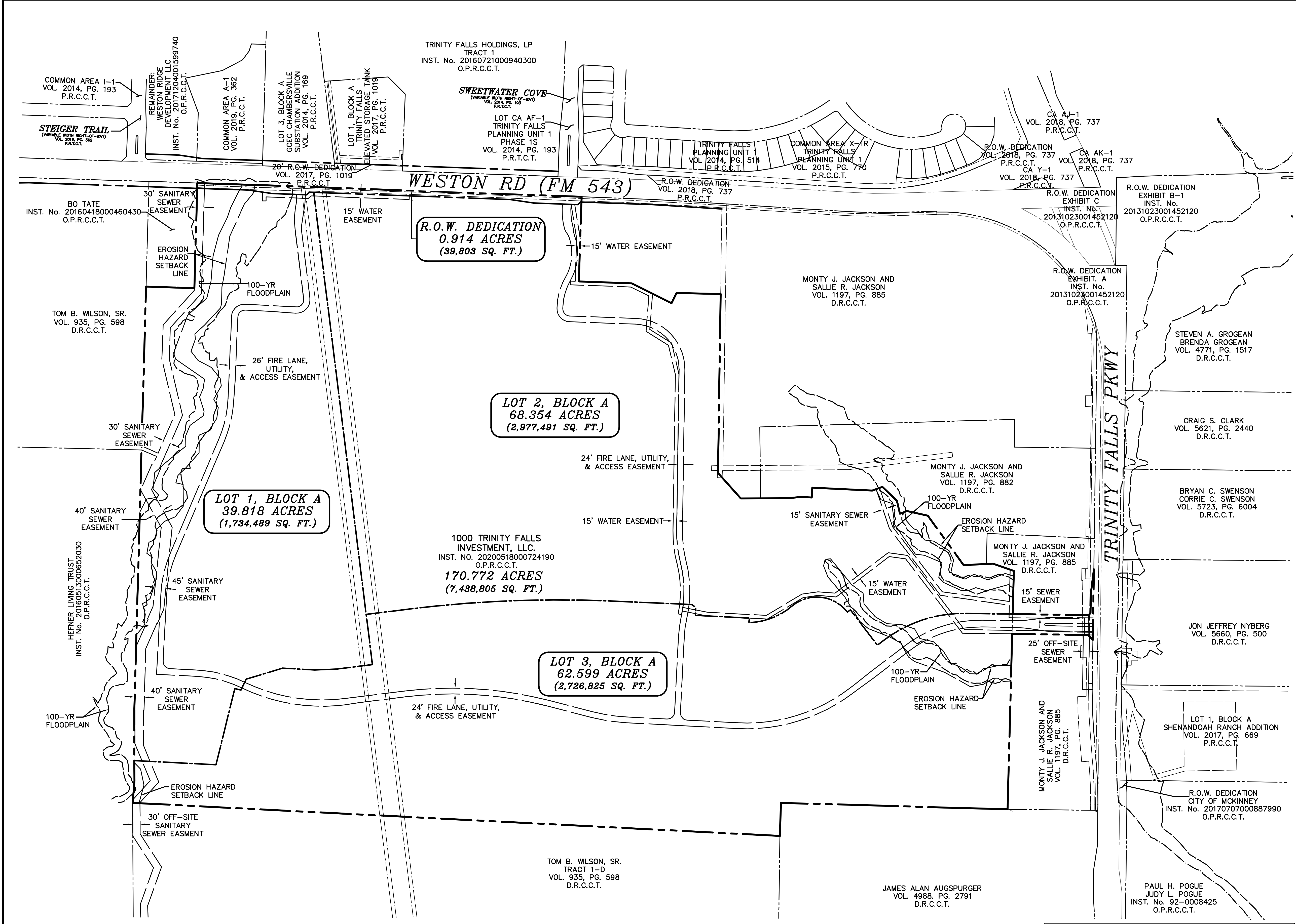


PRINTED: 10/28/2020 5:16 PM FILE: WIER-SURVEY.STB LAST SAVED: 10/28/2020 5:16 PM SAVED BY: AARONLS FILE: 19035-PRELIMINARY PLAT.DWG



VICINITY MAP  
NOT TO SCALE

**R.O.W. DEDICATION**  
0.914 ACRES  
(39,803 SQ. FT.)

**LOT 2, BLOCK A**  
68.354 ACRES  
(2,977,491 SQ. FT.)

**LOT 1, BLOCK A**  
39.818 ACRES  
(1,734,489 SQ. FT.)

1000 TRINITY FALLS  
INVESTMENT, LLC.  
INST. NO. 20200518000724190  
O.P.R.C.C.T.  
**170.772 ACRES**  
(7,438,805 SQ. FT.)

**LOT 3, BLOCK A**  
62.599 ACRES  
(2,726,825 SQ. FT.)

\* LEGEND \*

IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
XF	"X"-CUT FOUND
"WIER"	WIER & ASSOC INC
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE

NOTES:  
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SEE SHEET 5 FOR ADDITIONAL NOTES  
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

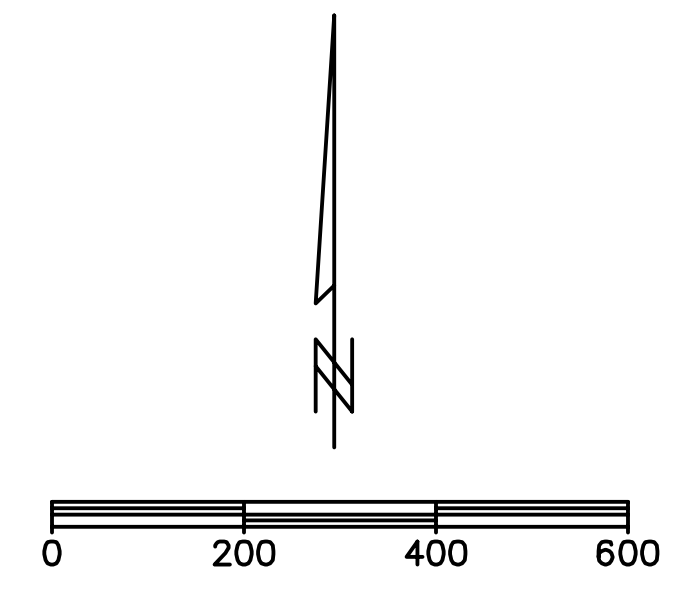
LOT 1, BLOCK A	39.526 ACRES	1,721,756 SF.
LOT 2, BLOCK B	67.776 ACRES	2,952,298 SF.
LOT 3, BLOCK C	62.558 ACRES	2,725,045 SF.
R.O.W. DEDICATION	0.912 ACRES	39,706 SF.
TOTAL	170.772 ACRES	7,438,805 SF.

**OWNER/DEVELOPER**  
1000 TRINITY FALLS INVESTMENTS, LLC  
2505 N STATE HWY 360, SUITE 800  
GRAND PRAIRIE, TX 75050  
CONTACT: MATTHEW HILES  
PH: (972) 471-8700

**ENGINEER / SURVEYOR**  
WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713  
EMAIL: RandyE@WierAssociates.com

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
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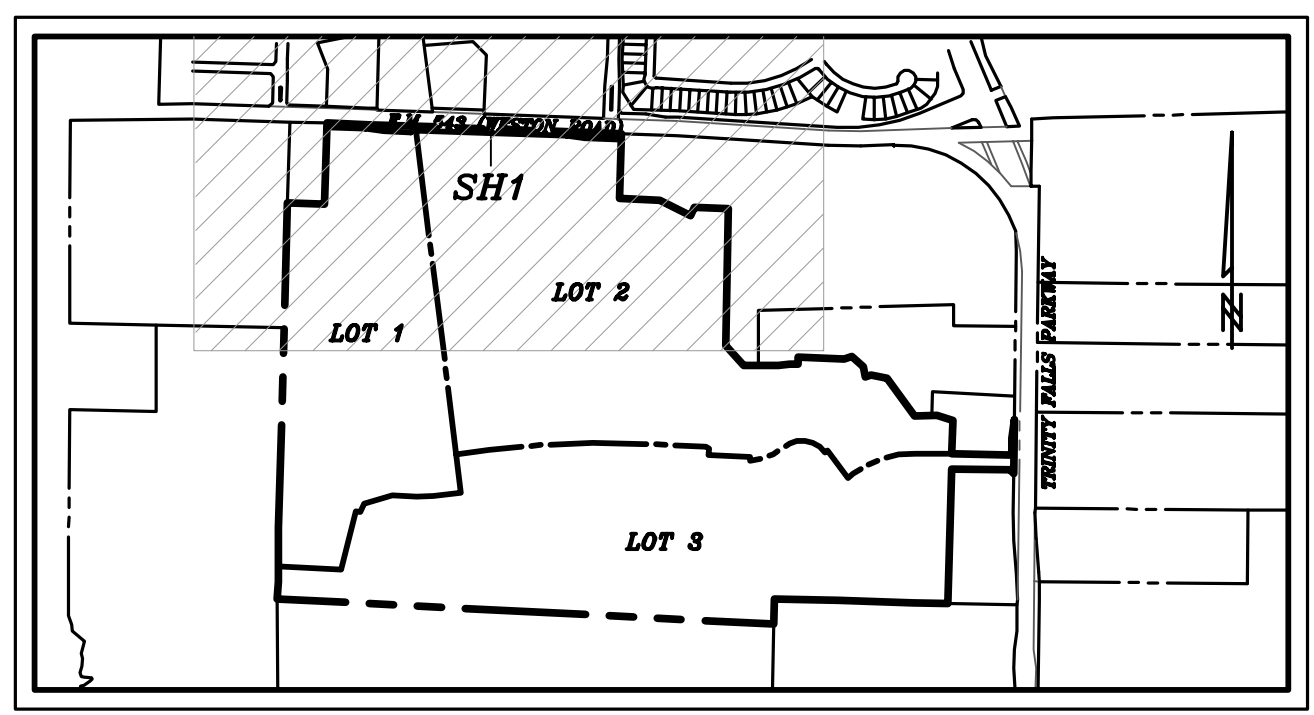
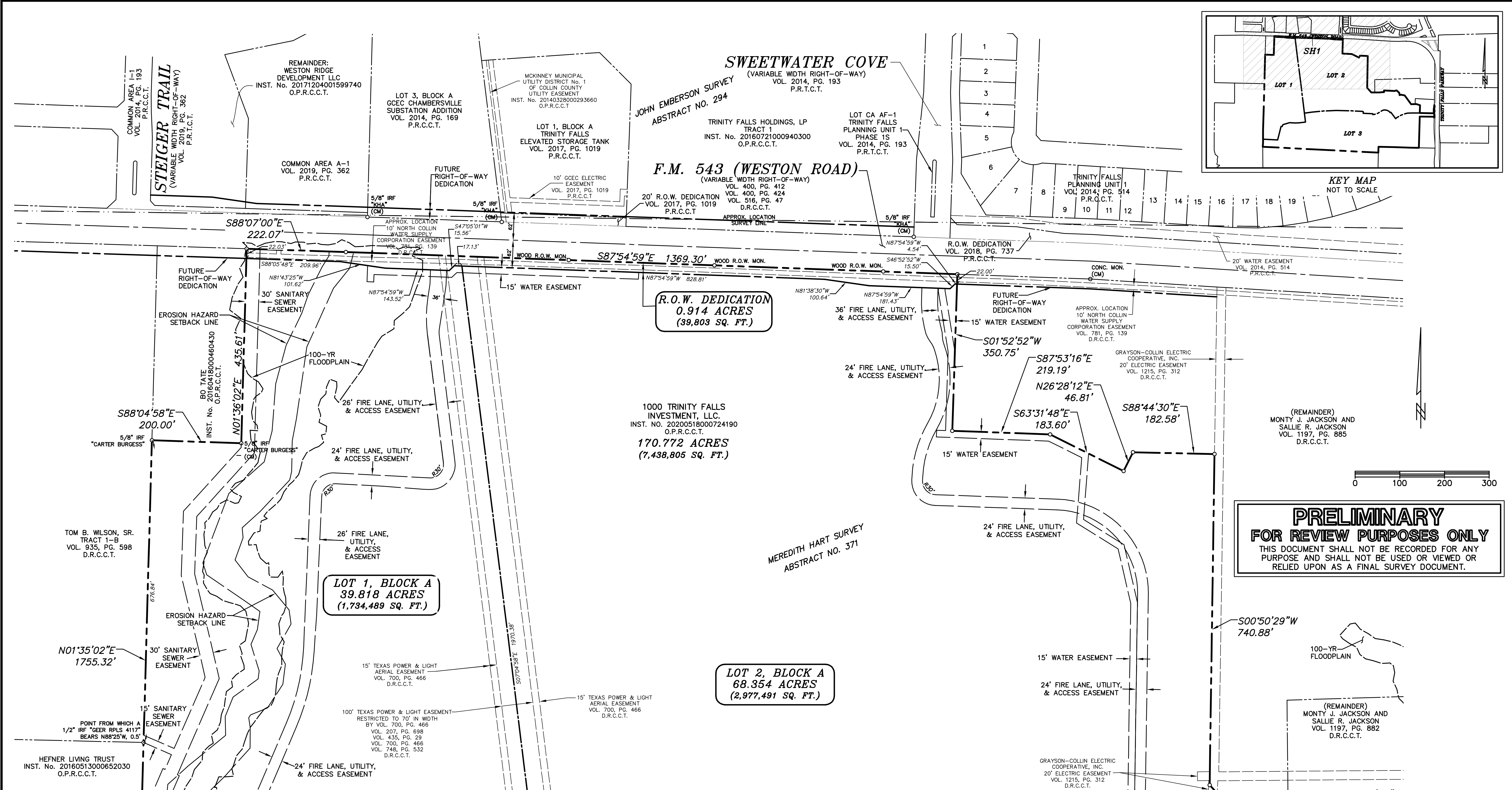


**PRELIMINARY-FINAL PLAT**  
**LUXE ADDITION**  
**BLOCK A, LOTS 1-3**

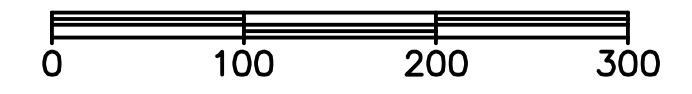
AN ADDITION TO COLLIN COUNTY, TEXAS  
BEING 170.772 ACRES OF LAND LOCATED IN THE  
M. HART SURVEY, ABSTRACT No. 371, COLLIN COUNTY, TEXAS

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 1003300

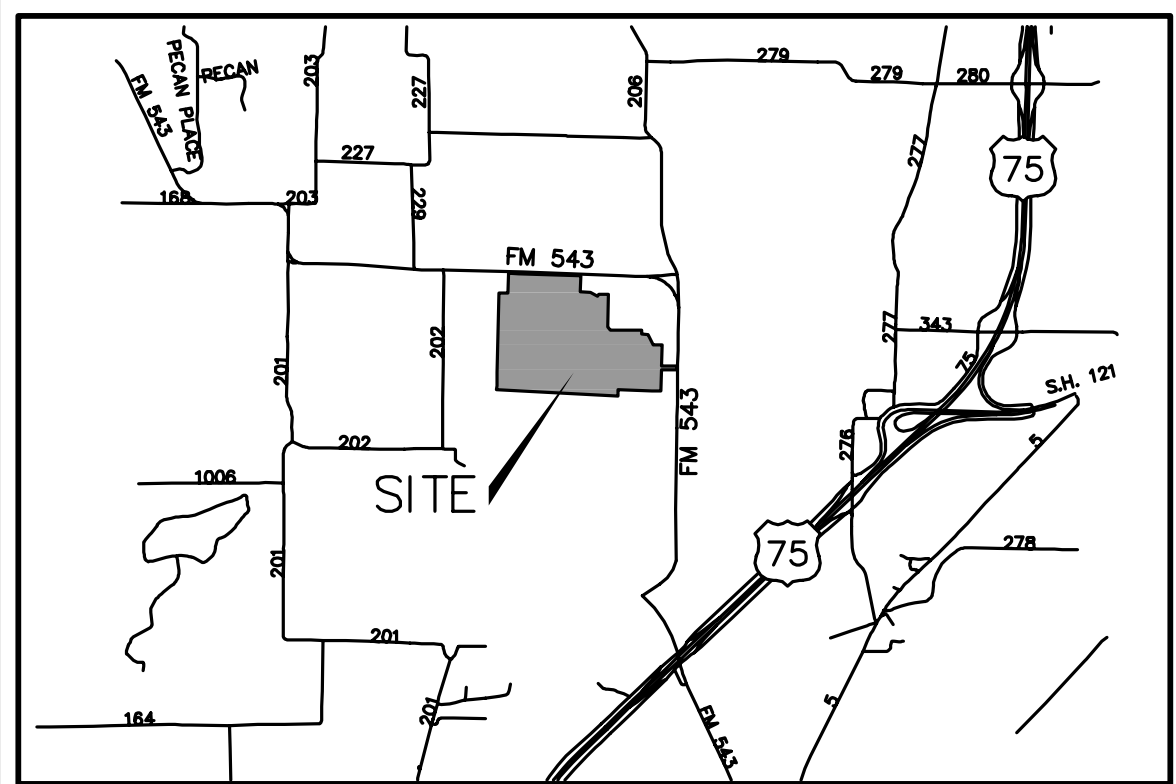
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**PRELIMINARY FOR REVIEW PURPOSES ONLY**  
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MATCH LINE - SEE SHEET 2



**\* LEGEND \***

IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
XF	"X" CUT FOUND
"WIER"	WIER & ASSOC INC
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE

NOTES:  
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 SEE SHEET 5 FOR ADDITIONAL NOTES  
 PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

LOT 1, BLOCK A	39.818 ACRES	1,734,489 SF.
LOT 2, BLOCK B	68.354 ACRES	2,977,491 SF.
LOT 3, BLOCK C	62.599 ACRES	2,726,825 SF.
R.O.W. DEDICATION	0.912 ACRES	39,706 SF.
TOTAL	170.772 ACRES	7,438,805 SF.

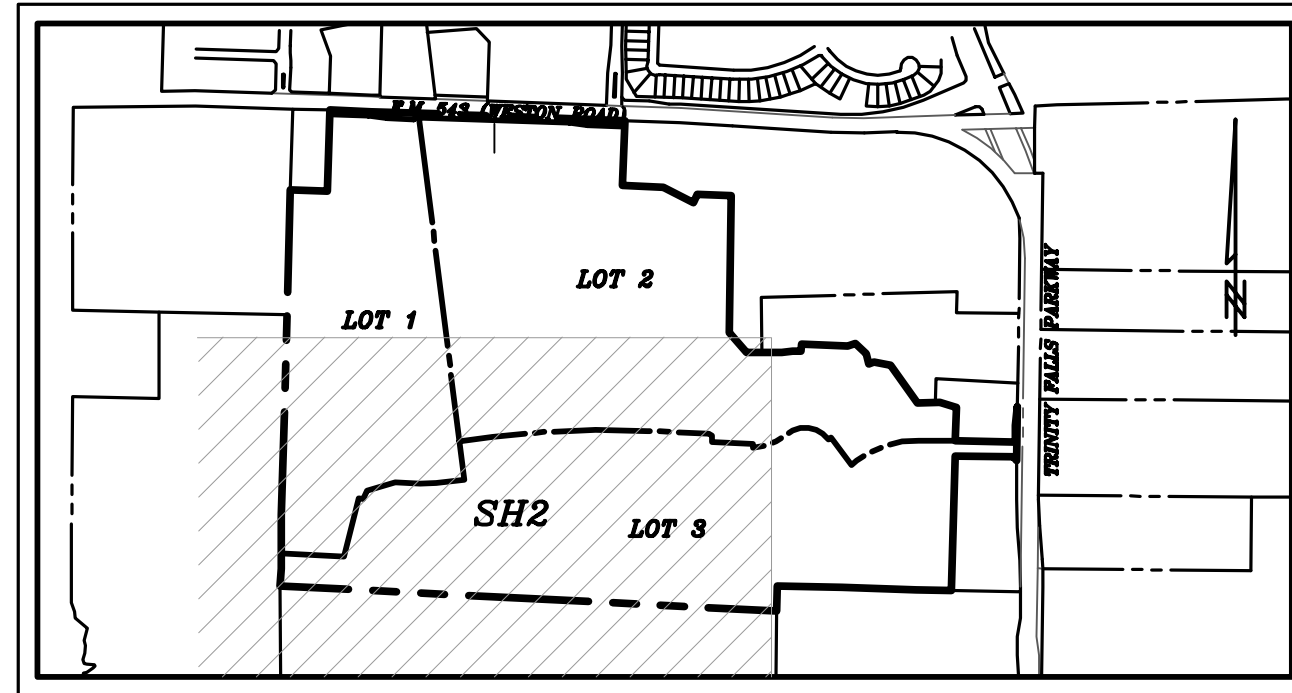
**OWNER/DEVELOPER**  
 1000 TRINITY FALLS INVESTMENTS, LLC  
 2505 N STATE HWY 360, SUITE 800  
 GRAND PRAIRIE, TX 75050  
 CONTACT: MATTHEW HILES  
 PH: (972) 471-8700

**ENGINEER / SURVEYOR**  
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 2201 E. LAMAR BLVD., SUITE 200E  
 ARLINGTON, TEXAS 76006  
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 PH: (817) 467-7700  
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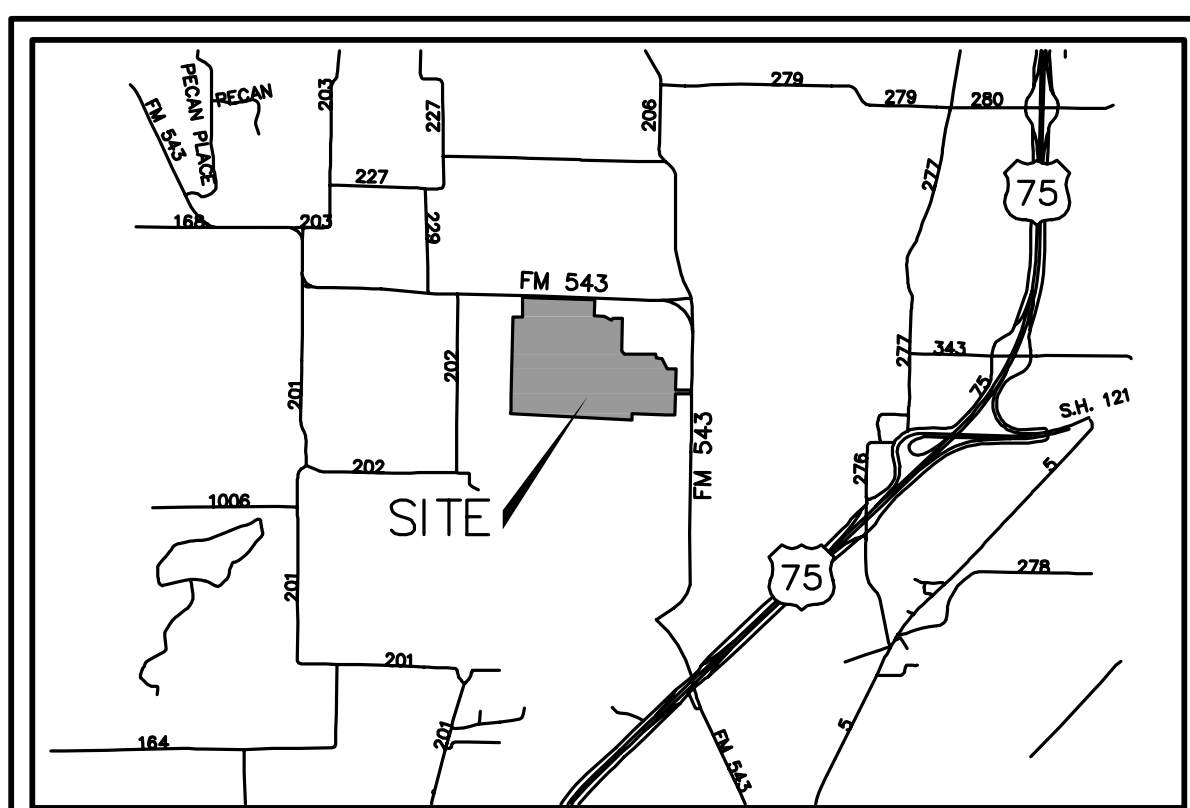
**PRELIMINARY-FINAL PLAT LUXE ADDITION BLOCK A, LOTS 1-3**  
 AN ADDITION TO COLLIN COUNTY, TEXAS BEING 170.772 ACRES OF LAND LOCATED IN THE M. HART SURVEY, ABSTRACT No. 371, COLLIN COUNTY, TEXAS

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com  
 Texas Board of Professional Land Surveying Registration No. 10033900

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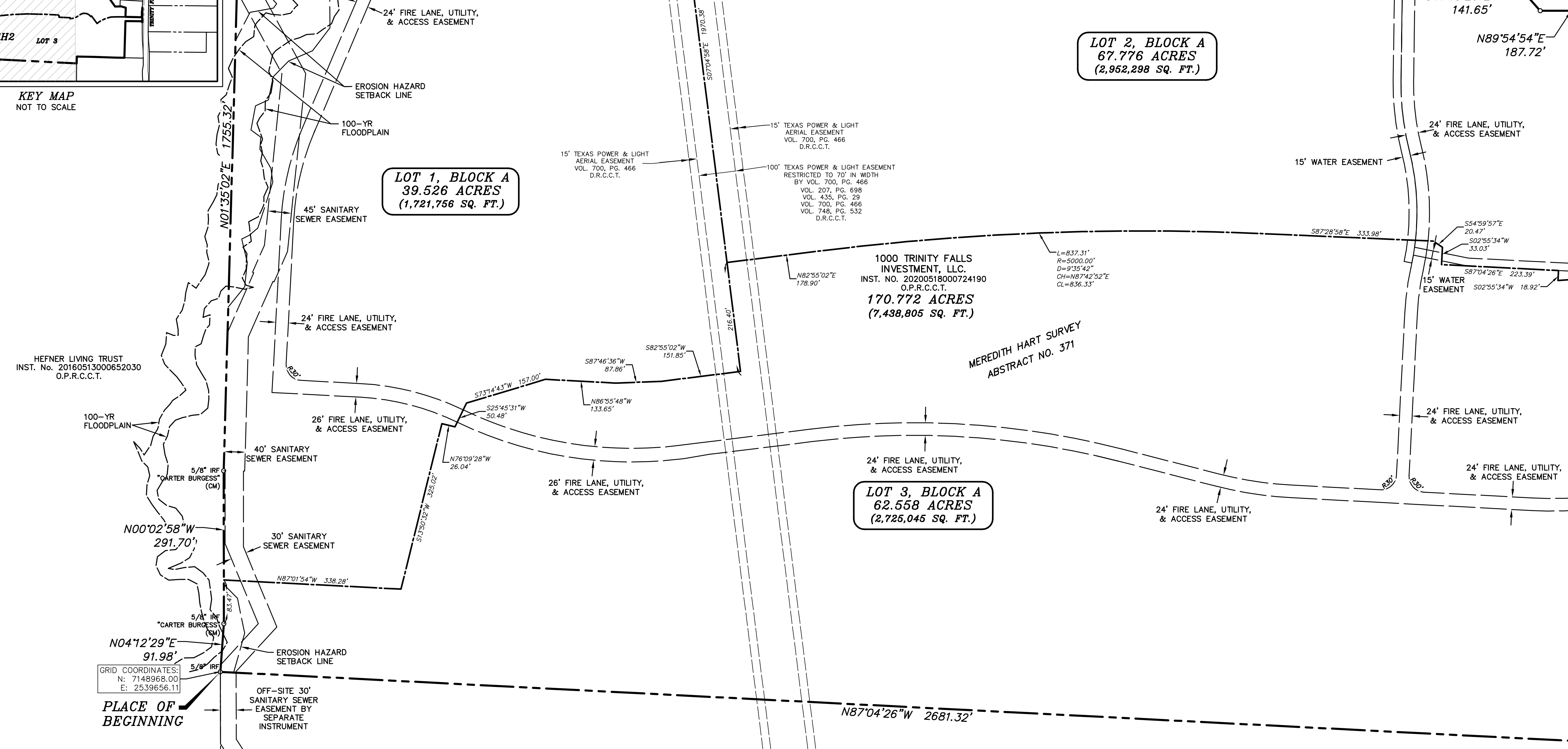
KEY MAP NOT TO SCALE



VICINITY MAP NOT TO SCALE

MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 3



LOT 1, BLOCK A  
39.526 ACRES  
(1,721,756 SQ. FT.)

LOT 2, BLOCK A  
67.776 ACRES  
(2,952,298 SQ. FT.)

LOT 3, BLOCK A  
62.558 ACRES  
(2,725,045 SQ. FT.)

1000 TRINITY FALLS INVESTMENT, LLC.  
INST. NO. 20200518000724190  
O.P.R.C.C.T.  
170.772 ACRES  
(7,438,805 SQ. FT.)

HEFNER LIVING TRUST  
INST. No. 20160513000652030  
O.P.R.C.C.T.

TOM B. WILSON, SR.  
TRACT 1-D  
VOL. 935, PG. 598  
D.R.C.C.T.

GRID COORDINATES:  
N: 7148968.00  
E: 2539656.11

PLACE OF BEGINNING

**PRELIMINARY FOR REVIEW PURPOSES ONLY**  
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\* LEGEND \*

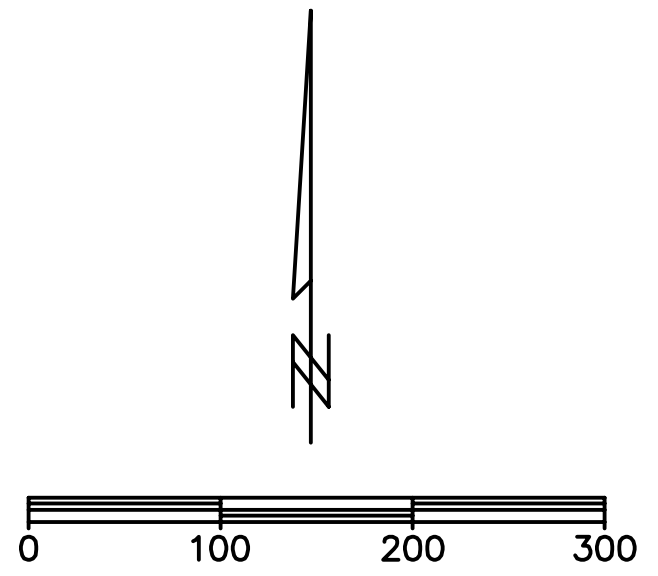
IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
XF	"X"-CUT FOUND
"WIER"	WIER & ASSOC INC
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
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SEE SHEET 5 FOR ADDITIONAL NOTES  
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**OWNER/DEVELOPER**  
1000 TRINITY FALLS INVESTMENTS, LLC  
2505 N STATE HWY 360, SUITE 800  
GRAND PRAIRIE, TX 75050  
CONTACT: MATTHEW HILES  
PH: (972) 471-8700

**ENGINEER / SURVEYOR**  
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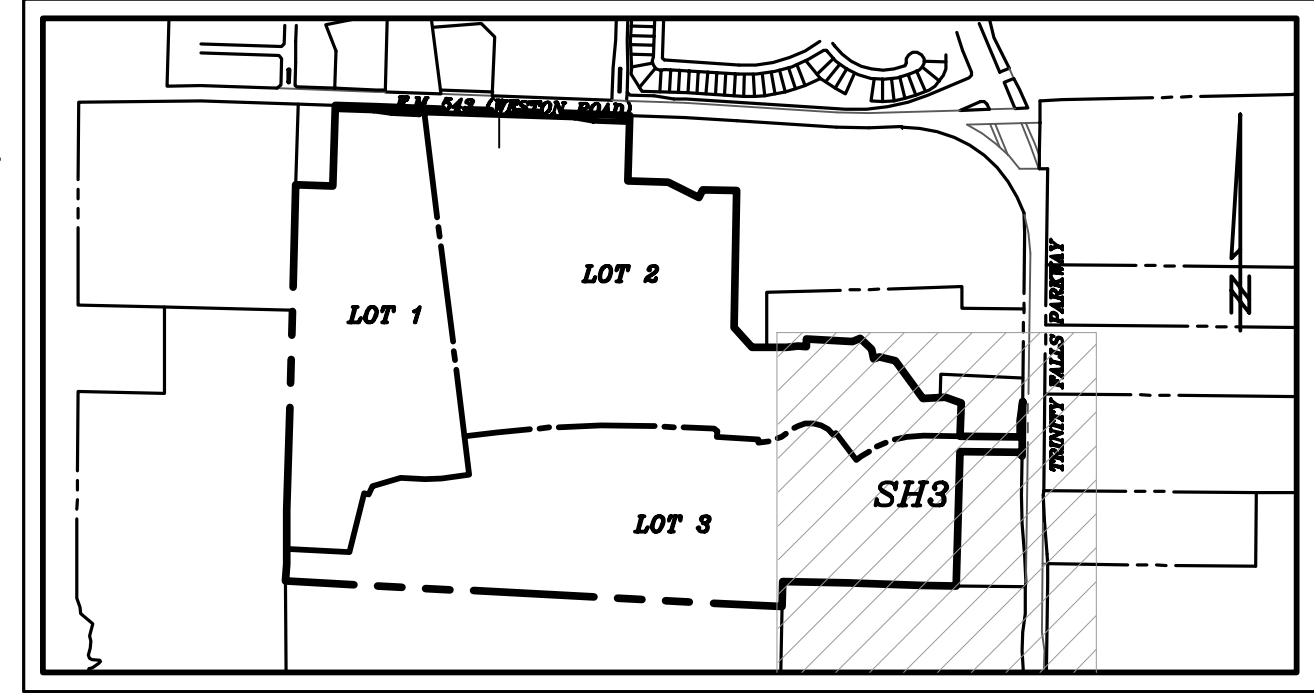
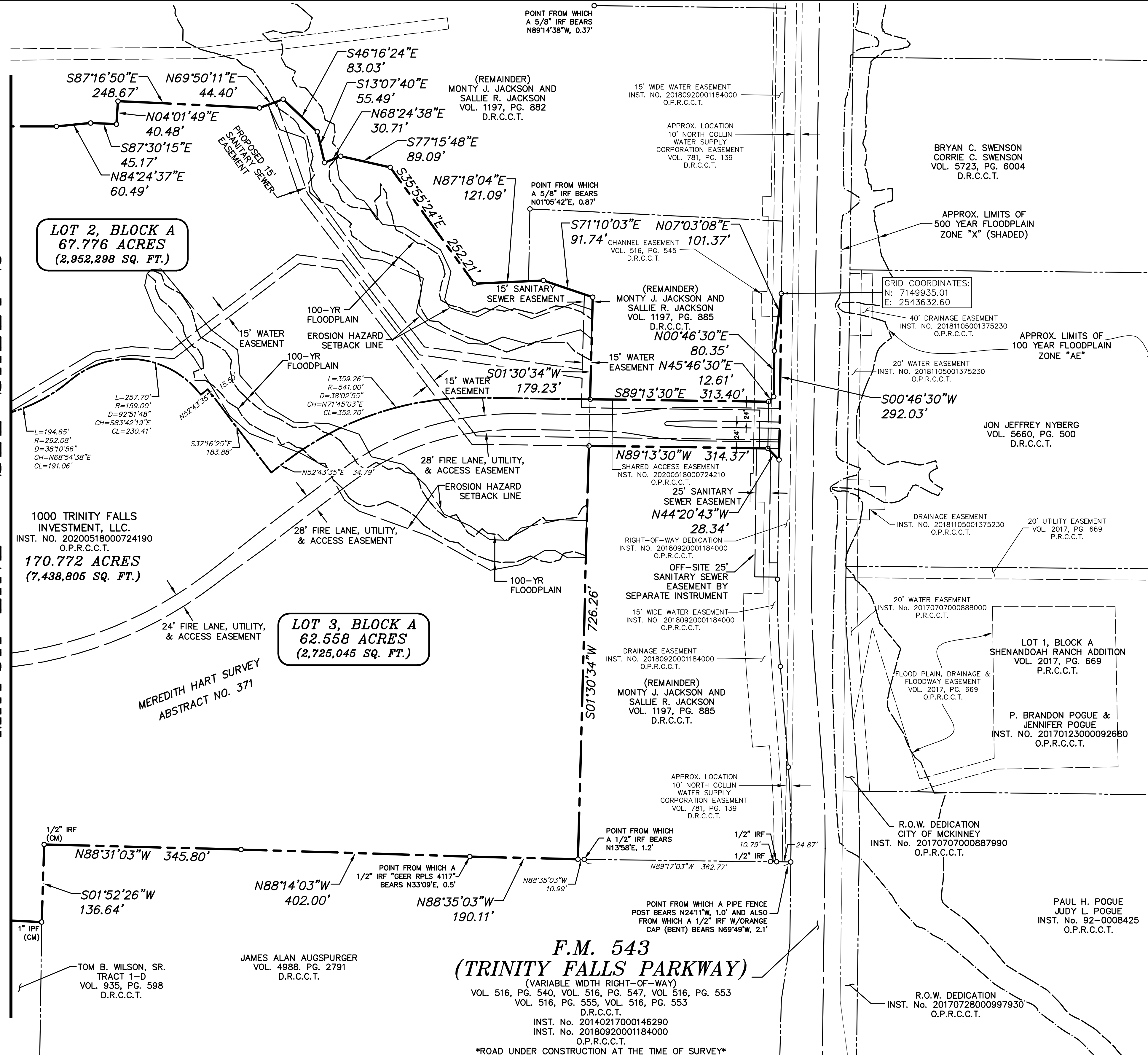
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R.O.W. DEDICATION	0.912 ACRES	39,706 SF.
TOTAL	170.772 ACRES	7,438,805 SF.



**PRELIMINARY-FINAL PLAT LUXE ADDITION BLOCK A, LOTS 1-3**  
AN ADDITION TO COLLIN COUNTY, TEXAS BEING 170.772 ACRES OF LAND LOCATED IN THE M. HART SURVEY, ABSTRACT No. 371, COLLIN COUNTY, TEXAS

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

MATCH LINE - SEE SHEET 2

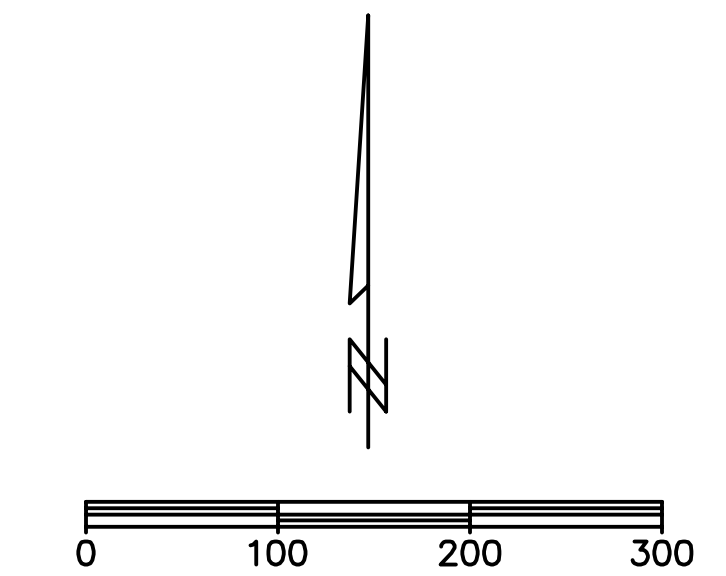


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R.O.W. DEDICATION	0.912 ACRES	39,706 SF.
<b>TOTAL</b>	<b>170.772 ACRES</b>	<b>7,438,805 SF.</b>

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**LOT 1, BLOCK A SHENANDOAH RANCH ADDITION**  
VOL. 2017, PG. 669  
P.R.C.C.T.

**P. BRANDON POGUE & JENNIFER POGUE**  
INST. NO. 20170123000092680  
O.P.R.C.C.T.



**\* LEGEND \***

IRF	IRON ROD FOUND
IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
XF	"X"-CUT FOUND
"WIER"	WIER & ASSOC INC
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
L1	LINE IDENTIFIED IN LINE TABLE
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SEE SHEET 5 FOR ADDITIONAL NOTES

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

**OWNER/DEVELOPER**  
1000 TRINITY FALLS INVESTMENTS, LLC  
2505 N STATE HWY 360, SUITE 800  
GRAND PRAIRIE, TX 75050  
CONTACT: MATTHEW HILES  
PH: (972) 471-8700

**ENGINEER / SURVEYOR**  
WIER & ASSOCIATES, INC.  
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ARLINGTON, TEXAS 76006  
CONTACT: RANDY EARDLEY, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713  
EMAIL: RandyE@WierAssociates.com

**PRELIMINARY-FINAL PLAT LUXE ADDITION BLOCK A, LOTS 1-3**  
AN ADDITION TO COLLIN COUNTY, TEXAS BEING 170.772 ACRES OF LAND LOCATED IN THE M. HART SURVEY, ABSTRACT No. 371, COLLIN COUNTY, TEXAS

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 1003300

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**\*OWNER'S CERTIFICATE\***

BEING A TRACT OF LAND LOCATED IN THE MEREDITH HART SURVEY, ABSTRACT NO. 371, COLLIN COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO 1000 TRINITY FALLS INVESTMENT, LLC, RECORDED IN INSTRUMENT NUMBER 20200518000724190, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID 1000 TRINITY FALLS TRACT, THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS "TRACT 1-D" IN A DEED TO TOM B. WILSON, SR., RECORDED IN VOLUME 935, PAGE 598, D.R.C.C.T., AND BEING IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO HEFNER LIVING TRUST, RECORDED IN INSTRUMENT NO. 20160513000652030, O.P.R.C.C.T.

THENCE ALONG THE WEST LINE OF SAID 1000 TRINITY FALLS TRACT, AND THE EAST LINE OF SAID HEFFNER TRACT AS FOLLOWS:

- 1) N 04'12'29" E, 91.98 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "CARTER BURGESS";
- 2) N 00'02'58" W, 291.70 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "CARTER BURGESS";
- 3) N 01'35'02" E, AT 1078.48 FEET PASSING A POINT, BEING THE NORTHEAST CORNER OF SAID HEFNER TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS "TRACT 1-B" IN SAID DEED TO TOM B. WILSON, RECORDED IN VOLUME 935, PAGE 598, D.R.C.C.T., FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GEER RPLS 4117" BEARS N 88'25" W, 0.5 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 1755.32 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "CARTER BURGESS", SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO BO TATE, RECORDED IN INSTRUMENT NO. 20160418000460430, O.P.R.C.C.T.;

THENCE S 88'04'58" E, ALONG THE SOUTH LINE OF SAID TATE TRACT, 200.00 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "CARTER BURGESS";

THENCE N 01'36'02" E, ALONG THE EAST LINE OF SAID TATE TRACT, 435.61 FEET TO A POINT IN THE NORTH LINE OF SAID 1000 TRINITY FALLS TRACT, BEING THE NORTHEAST CORNER OF SAID TATE TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 543 (F.M. 543) (WESTON ROAD) (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE NORTH LINE OF SAID 1000 TRINITY FALLS TRACT, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 543 AS FOLLOWS:

- 1) S 88'07'00" E, 222.07 FEET TO A POINT;
- 2) S 87'54'59" E, 1369.30 FEET TO A POINT, FROM WHICH A CONCRETE RIGHT-OF-WAY MONUMENT BEARS S 87'54'59" E, 297.63 FEET;

THENCE S 01'52'52" W, DEPARTING THE NORTH LINE OF SAID 1000 TRINITY FALLS TRACT, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 543, A DISTANCE OF 350.75 FEET TO A POINT;

THENCE S 87'53'16" E, 219.19 FEET TO A POINT;

THENCE S 63'31'48" E, 183.60 FEET TO A POINT;

THENCE N 26'28'12" E, 46.81 FEET TO A POINT;

THENCE S 88'44'30" E, 182.58 FEET TO A POINT;

THENCE S 00'50'29" W, 740.88 FEET TO A POINT;

THENCE S 41'43'20" E, 141.65 FEET TO A POINT;

THENCE N 89'54'54" E, 187.72 FEET TO A POINT;

THENCE N 84'24'37" E, 60.49 FEET TO A POINT;

THENCE S 87'30'15" E, 45.17 FEET TO A POINT;

THENCE N 04'01'49" E, 40.48 FEET TO A POINT;

THENCE S 87'16'50" E, 248.67 FEET TO A POINT;

THENCE N 69'50'11" E, 44.40 FEET TO A POINT;

THENCE S 46'16'24" E, 83.03 FEET TO A POINT;

THENCE S 13'07'40" E, 55.49 FEET TO A POINT;

THENCE N 68'24'38" E, 30.71 FEET TO A POINT;

THENCE S 77'15'48" E, 89.09 FEET TO A POINT;

THENCE S 35'55'24" E, 252.21 FEET TO A POINT;

THENCE N 87'18'04" E, 121.09 FEET TO A POINT;

THENCE S 71'10'03" E, 91.74 FEET TO A POINT;

THENCE S 01'30'34" W, 179.23 FEET TO A POINT;

THENCE S 89'13'30" E, 313.40 FEET TO A POINT;

THENCE N 45'46'30" E, 12.61 FEET TO A POINT;

THENCE N 00'46'30" E, 80.35 FEET TO A POINT;

THENCE N 07'03'08" E, 101.37 FEET TO A POINT IN THE EAST LINE OF SAID 1000 TRINITY FALLS TRACT, AND IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 543 (TRINITY FALLS PARKWAY);

THENCE S 00'46'30" W, ALONG THE EAST LINE OF SAID 1000 TRINITY FALLS TRACT, AND THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 543, A DISTANCE OF 292.03 FEET TO A POINT;

THENCE N 44'20'43" W, DEPARTING THE EAST LINE OF SAID 1000 TRINITY FALLS TRACT RECORDED IN VOLUME 1197, PAGE 885, D.R.C.C.T., AND THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 543, A DISTANCE OF 28.34 FEET TO A POINT;

THENCE N 89'13'30" W, 314.37 FEET TO A POINT;

THENCE S 01'30'34" W, 726.26 FEET TO A POINT IN THE SOUTH LINE OF SAID 1000 TRINITY FALLS TRACT, AND BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JAMES ALAN AUGSPURGER, RECORDED IN VOLUME 4988, PAGE 2791, D.R.C.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID 1000 TRINITY FALLS TRACT, AND THE NORTH AND WEST LINES OF SAID AUGSPURGER TRACT AS FOLLOWS:

- 1) N 88'35'03" W, 190.11 FEET TO A POINT, FROM WHICH A 1/2" IRON ROD FOUND WITH A CAP STAMPED "GEER RPLS 4117" BEARS N 33'09" E, 0.5 FEET;
- 2) N 88'14'03" W, 402.00 FEET TO A POINT;
- 3) N 88'31'03" W, 345.80 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID AUGSPURGER TRACT;
- 4) S 01'52'26" W, 136.64 FEET TO A 1" IRON PIPE FOUND, BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 1000 TRINITY FALLS TRACT, AND THE NORTHEAST CORNER OF SAID WILSON "TRACT 1-D";

THENCE N 87'04'26" W, ALONG THE SOUTH LINE OF SAID 1000 TRINITY FALLS TRACT, AND THE NORTH LINE OF SAID WILSON "TRACT 1-D", 2681.32 FEET TO THE PLACE OF BEGINNING AND CONTAINING 170.772 ACRES (7,438,805 SQUARE FEET) OF LAND, MORE OR LESS.

**\*OWNER'S DEDICATION\***

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 1000 TRINITY FALLS INVESTMENTS, LLC, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICERS, DO HEREBY CERTIFY AND ADOPT THIS RECORD PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LUXE ADDITION, AN ADDITION TO COLLIN COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN HEREON, THE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED FOR THE PURPOSE OF MUTUAL USE AND ACCOMMODATION OF THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL AND ANY PUBLIC UTILITY AND THE CITY OF MCKINNEY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY, ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF MCKINNEY AND ALL PUBLIC UTILITIES SHALL, AT ALL TIMES, HAVE THE FULL RIGHT OF INGRESS AND EGRESS, TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF MCKINNEY, TEXAS.

WITNESS, MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

BY: \_\_\_\_\_ MATTHEW HILES, VICE PRESIDENT  
AUTHORIZED SIGNATURE PRINTED NAME & TITLE

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MATTHEW HILES, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS

**\*SURVEYOR'S STATEMENT\***

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCKINNEY, TEXAS.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON OCTOBER 28, 2020. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.

AARON L. STRINGFELLOW, R.P.L.S.  
STATE OF TEXAS No. 6373  
E-MAIL: Aaron.LS@WierAssociates.com

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AARON L. STRINGFELLOW, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS

NOTES:

1. THE OWNERS OF LOTS 1-3, BLOCK A OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM AS WELL AS THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING SAID LOT. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS, AND THE UNITED STATES OF AMERICA.
2. WATER AND SEWER SYSTEMS LOCATED WITHIN PUBLIC RIGHT-OF-WAY OR "CITY OF MCKINNEY" EASEMENTS SHALL BE OPERATED AND MAINTAINED BY THE CITY OF MCKINNEY. THE OWNERS OF LOTS 1-3, BLOCK A OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE WATER AND SEWER SYSTEMS WITHIN SAID LOTS. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGES TO PERSONS OR PROPERTY ARISING FROM SUCH MAINTENANCE RESPONSIBILITY.
3. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 4808001451, MAP REVISED JUNE 2, 2008, AND MAP No. 4808001651, MAP REVISED JUNE 2, 2008, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. ALL BEARINGS AND COORDINATE SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

"APPROVED AND ACCEPTED"  
\_\_\_\_\_  
PLANNING AND ZONING CHAIRMAN  
CITY OF MCKINNEY, TEXAS  
\_\_\_\_\_  
DATE

"ATTEST"  
\_\_\_\_\_  
PLANNING AND ZONING COMMISSION SECRETARY  
CITY OF MCKINNEY, TEXAS  
\_\_\_\_\_  
DATE

**PRELIMINARY-FINAL PLAT**  
**LUXE ADDITION**  
**BLOCK A, LOTS 1-3**

AN ADDITION TO COLLIN COUNTY, TEXAS  
BEING 170.772 ACRES OF LAND LOCATED IN THE  
M. HART SURVEY, ABSTRACT No. 371, COLLIN COUNTY, TEXAS

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
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Texas Board of Professional Land Surveying Registration No. 10033900

**OWNER/DEVELOPER**  
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2505 N STATE HWY 360, SUITE 800  
GRAND PRAIRIE, TX 75050  
CONTACT: MATTHEW HILES  
PH: (972) 471-8700

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