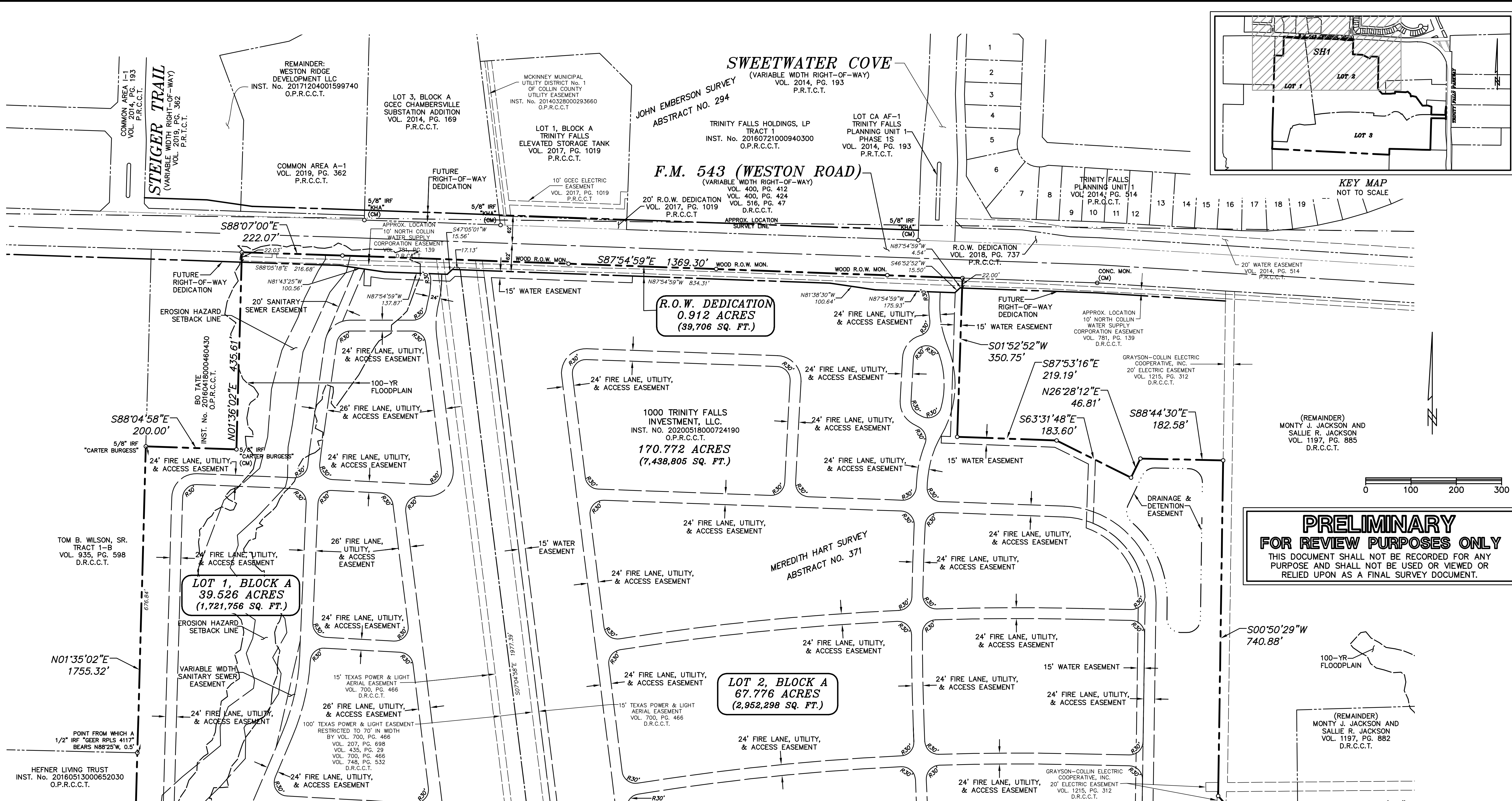
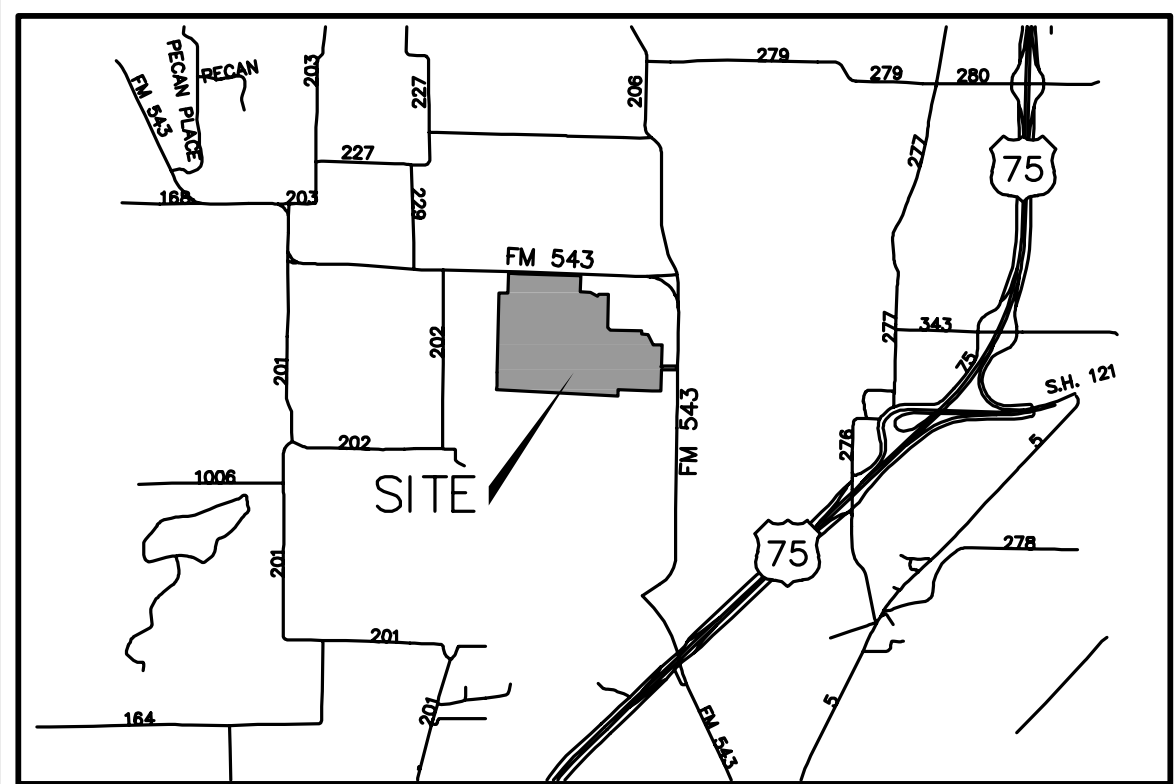


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 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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
LI	LINE IDENTIFIED IN LINE TABLE
CI	CURVE IDENTIFIED IN CURVE TABLE

NOTES:
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 SEE SHEET 4 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.
 9120 DOUBLE DIAMOND PKWY., BOX Z-141
 RENO, NEVADA 89521
 CONTACT: MATTHEW HILES
 PH: (972) 471-8700

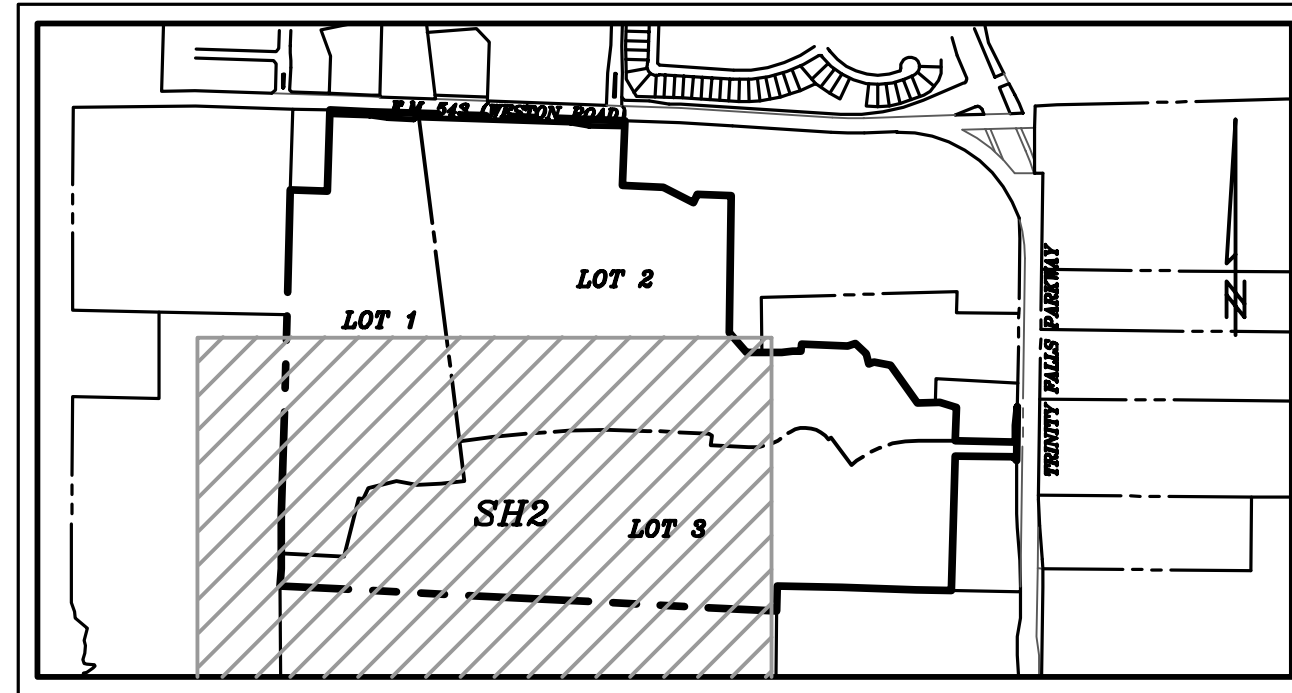
ENGINEER / SURVEYOR
 WIER & ASSOCIATES, INC.
 2201 E. LAMAR BLVD., SUITE 200E
 ARLINGTON, TEXAS 76006
 CONTACT: RANDY EARDLEY, P.E.
 PH: (817) 467-7700
 FAX: (817) 467-7713
 EMAIL: RandyE@WierAssociates.com

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

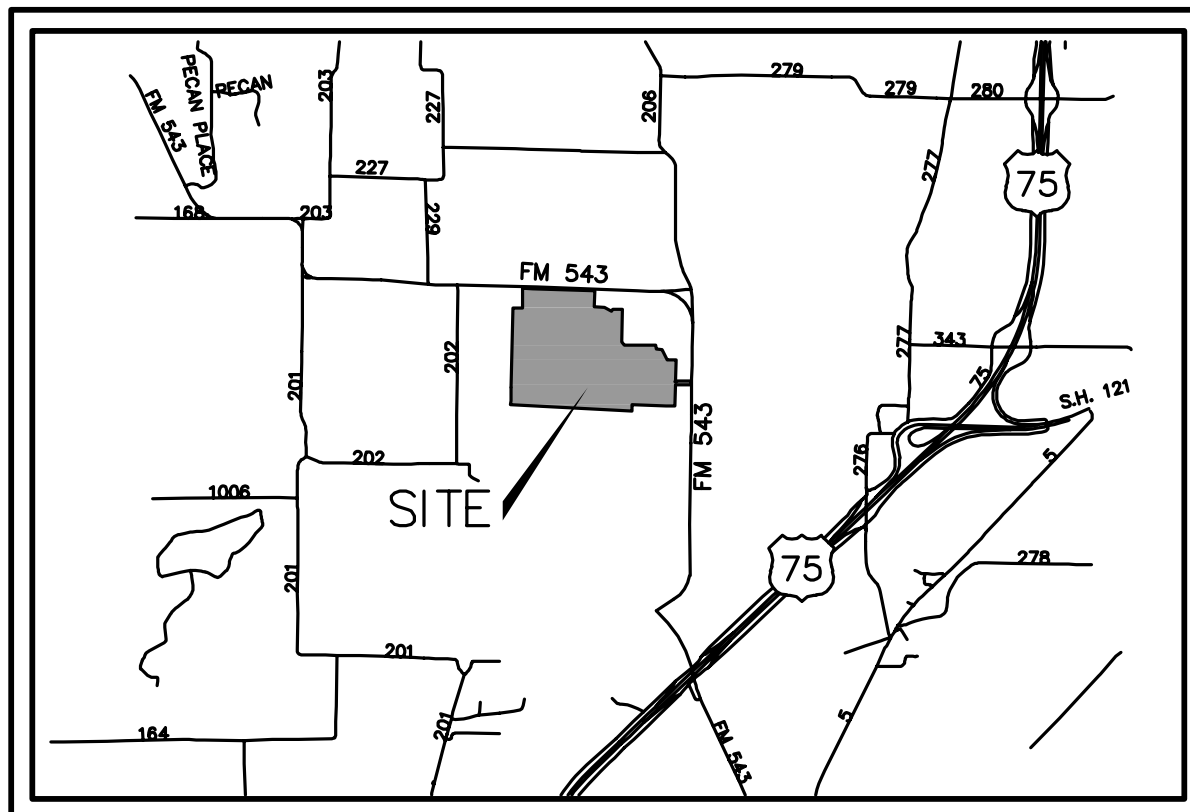
PREPARED BY:
WIA WIER & ASSOCIATES, INC.
 ENGINEERS SURVEYORS LAND PLANNERS
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
 Texas Firm Registration No. F-2776 www.WierAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

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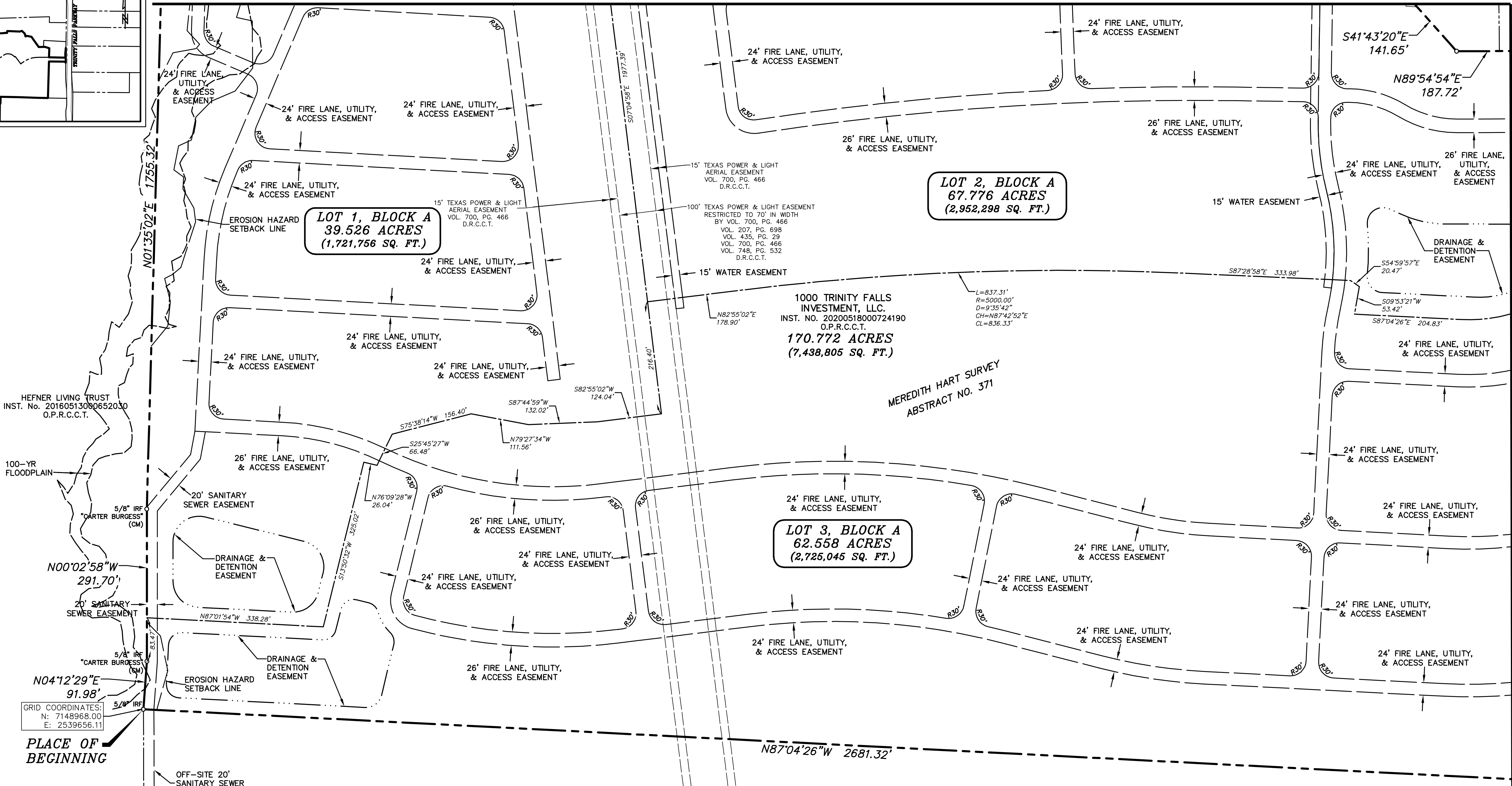
KEY MAP NOT TO SCALE



VICINITY MAP NOT TO SCALE

MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 3



GRID COORDINATES:
N: 7148968.00
E: 2539656.11

PLACE OF BEGINNING

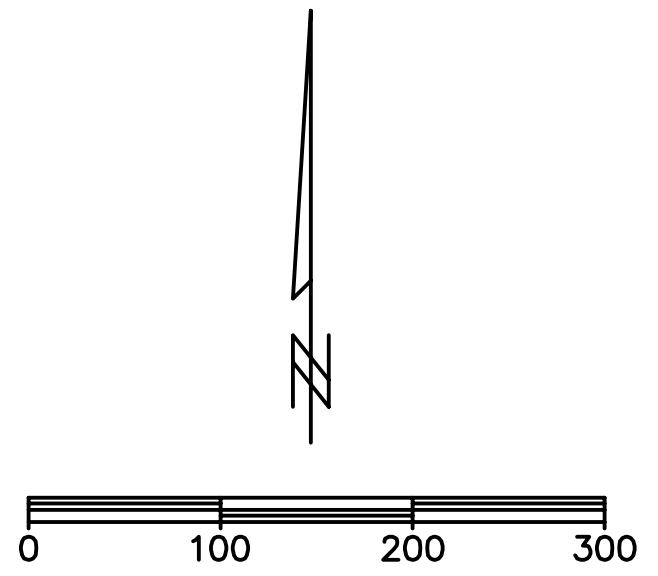
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* LEGEND *

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(CM)	CONTROLLING MONUMENT
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"WIER"	WIER & ASSOC INC
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P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
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SEE SHEET 4 FOR ADDITIONAL NOTES
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

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



LOT 1, BLOCK A	39.526 ACRES	1,721,756 SF.
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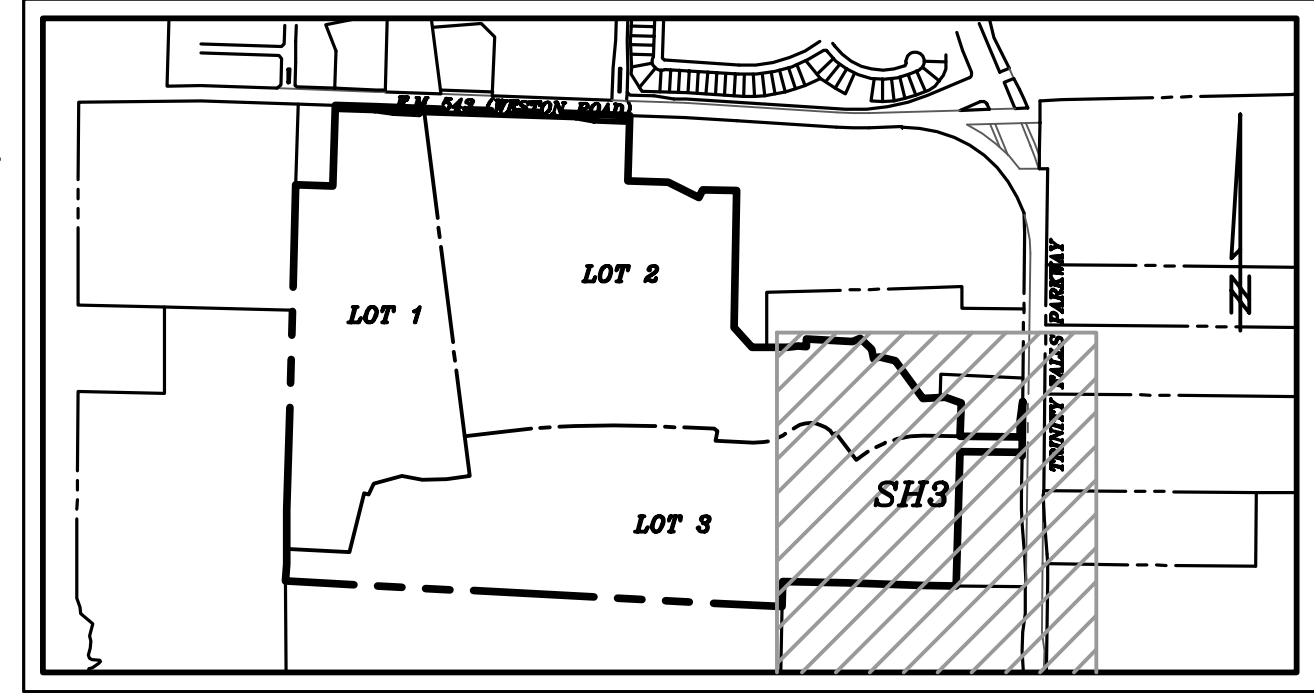
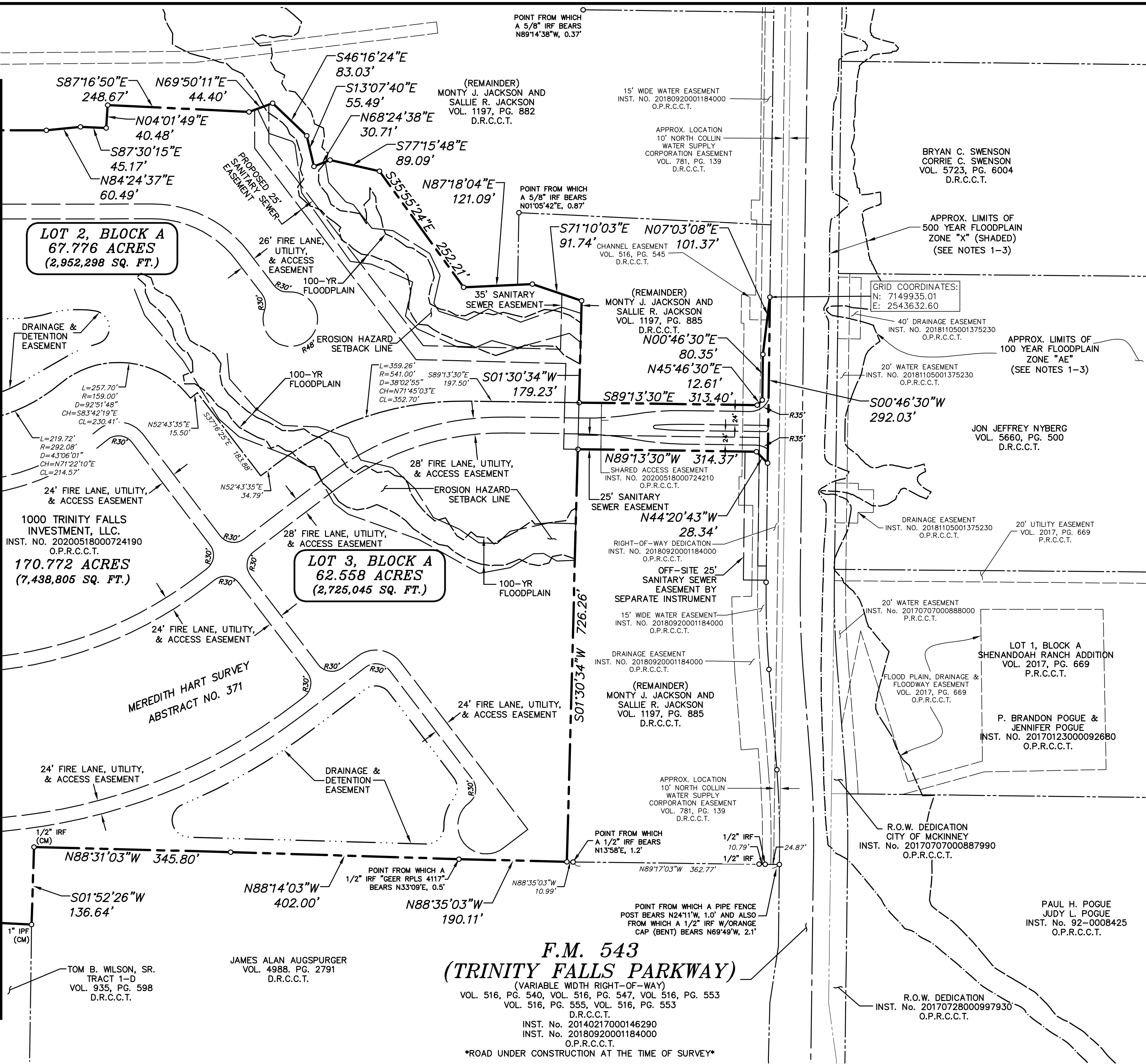
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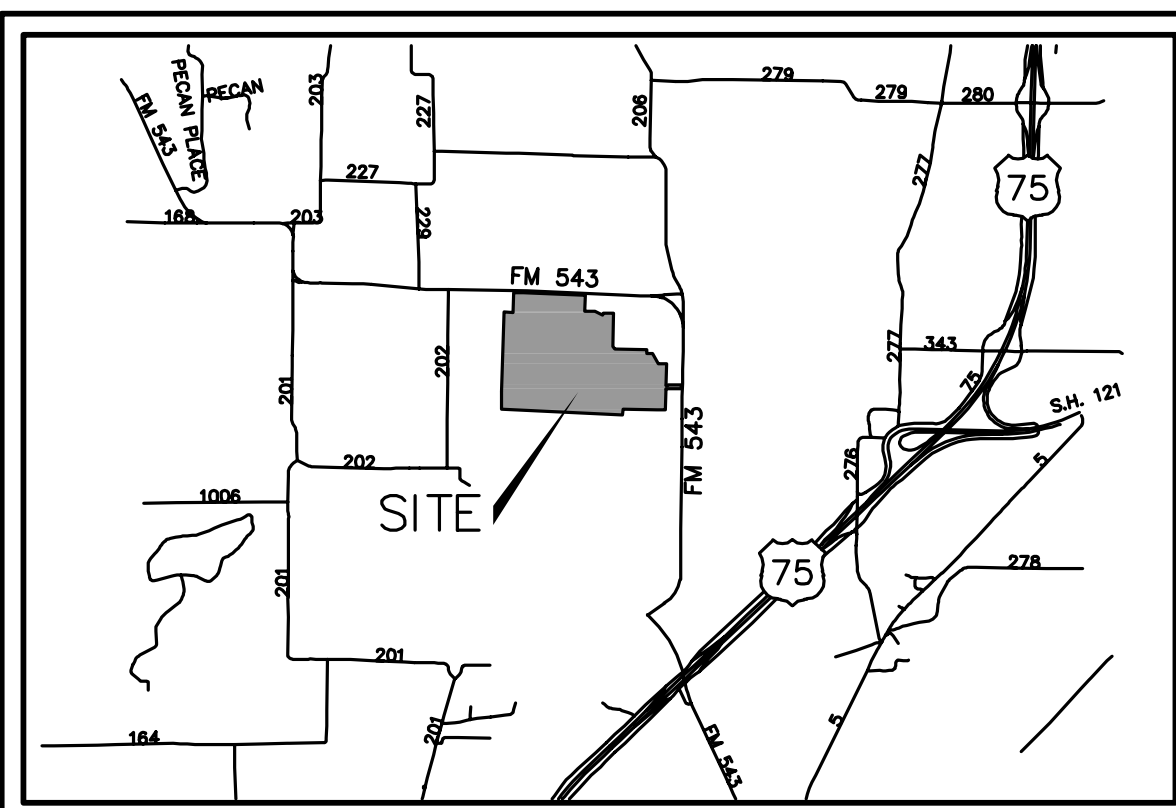
MATCH LINE - SEE SHEET 2



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VICINITY MAP NOT TO SCALE

* LEGEND *

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IRS	IRON ROD SET
(CM)	CONTROLLING MONUMENT
XF	"X"-CUT FOUND
WIER	WIER & ASSOC INC
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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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 PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

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 AN ADDITION TO THE CITY OF MCKINNEY ETJ, 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. 0033300

SHEET 3 OF 4 DATE: 6/8/2020 W.A. No. 19035

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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 PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LUXE ADDITION, AN ADDITION TO THE CITY OF MCKINNEY ETJ, 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**
AUTHORIZED SIGNATURE PRINTED NAME

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 June 8, 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 UNITES 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. 48085C0145J, MAP REVISED JUNE 2, 2009, AND MAP NO. 48085C0165J, MAP REVISED JUNE 2, 2009, 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
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PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

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

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

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