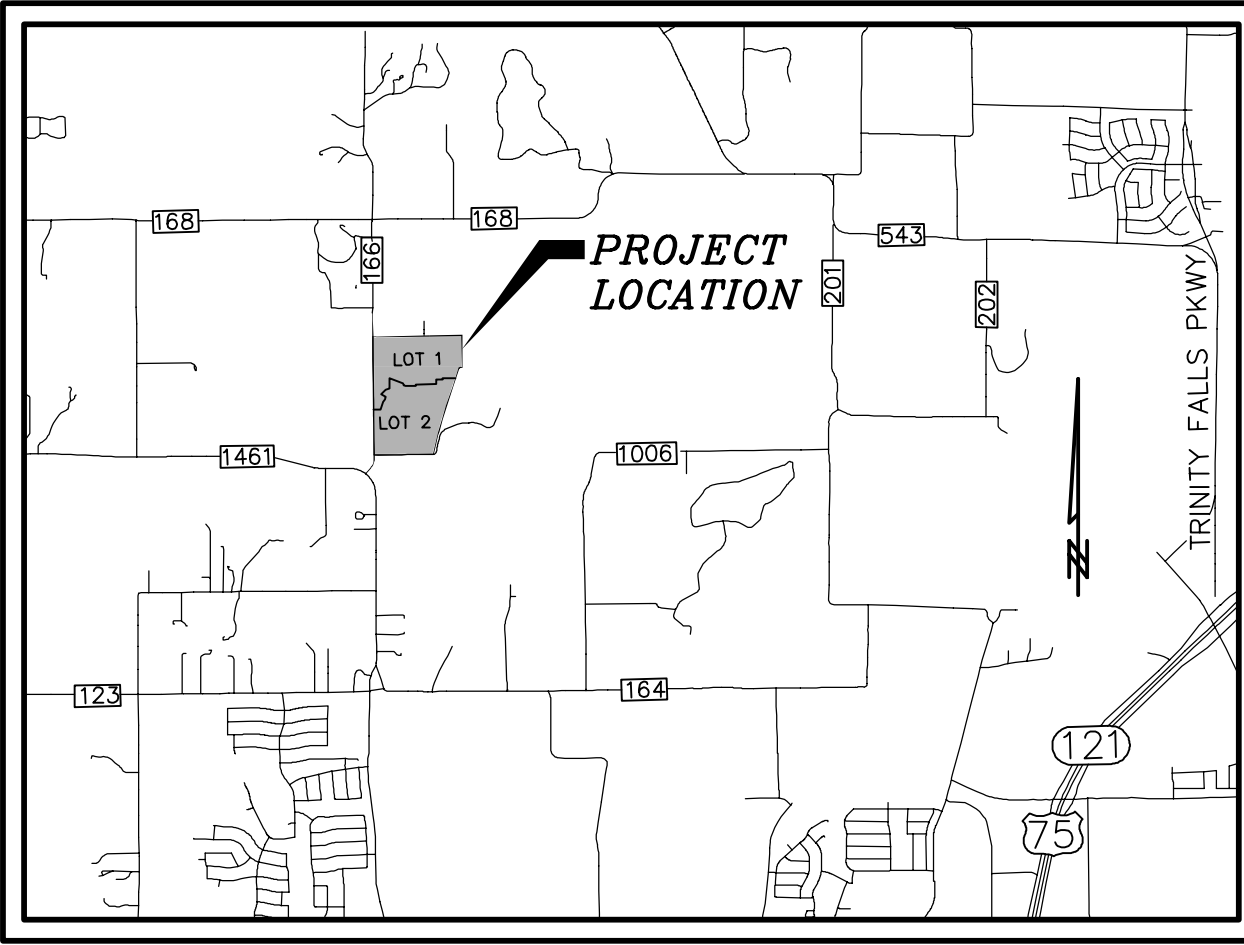
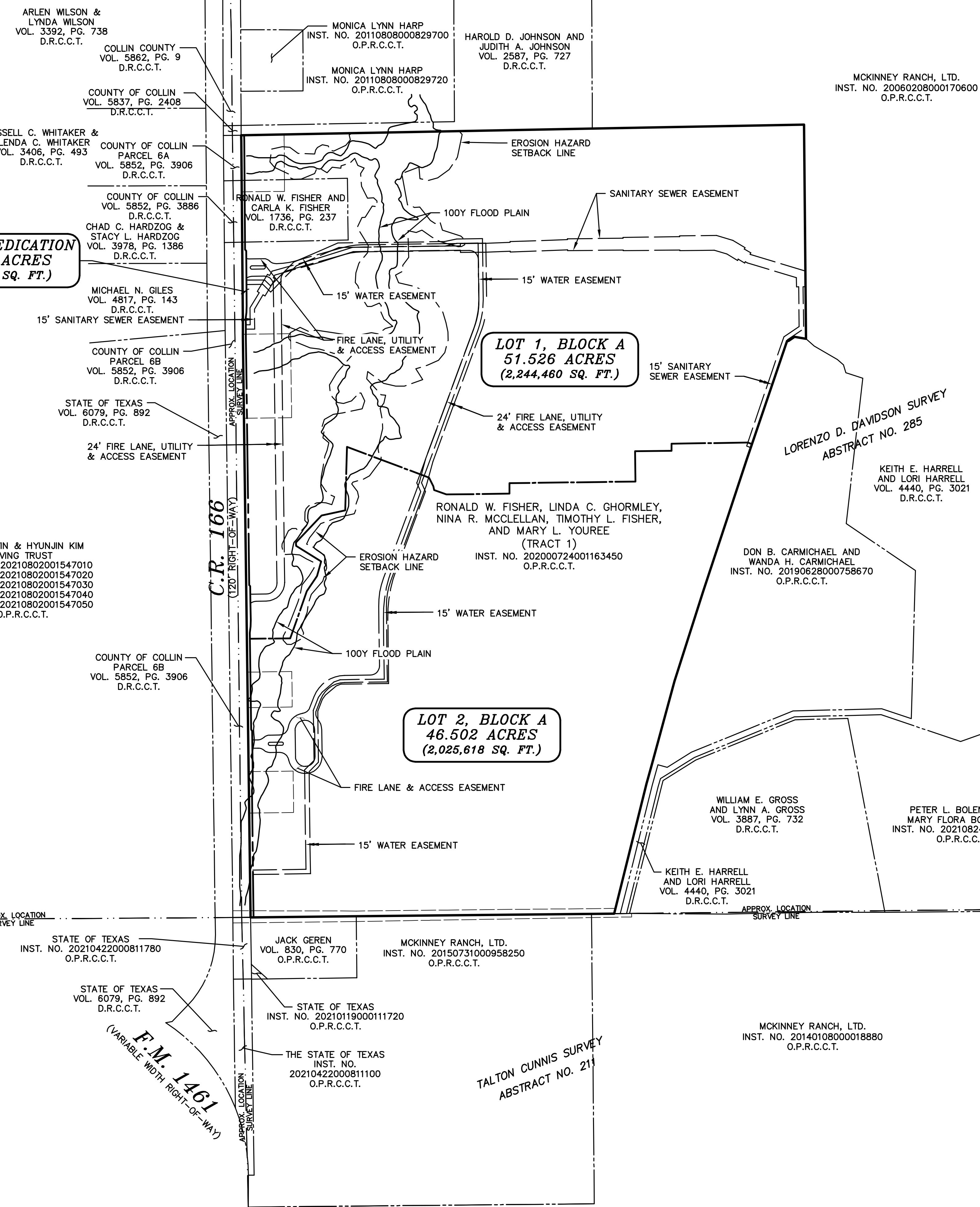


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R.O.W. DEDICATION
0.652 ACRES
(28,388 SQ. FT.)

LOT 1, BLOCK A
51.526 ACRES
(2,244,460 SQ. FT.)

LOT 2, BLOCK A
46.502 ACRES
(2,025,618 SQ. FT.)



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.

NOTES:
THE PURPOSE OF THIS PROPOSED PRELIMINARY-PLAT IS TO PLAT A PREVIOUSLY UN-PLATTED TRACT OF LAND.
ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.

LOT 1, BLOCK A	51.526 ACRES	2,244,460 SF.
LOT 2, BLOCK A	46.502 ACRES	2,025,618 SF.
C.R. 166 R.O.W. DEDICATION	0.652 ACRES	28,388 SF.
TOTAL	98.679 ACRES	4,298,466 SF.

OWNER/DEVELOPER
6400 LAKE FOREST INVESTMENTS, LLC
2505 N STATE HWY 360, SUITE 800
GRAND PRAIRIE, TX 75050
CONTACT: MATTHEW HILES
PH: (972) 471-8700

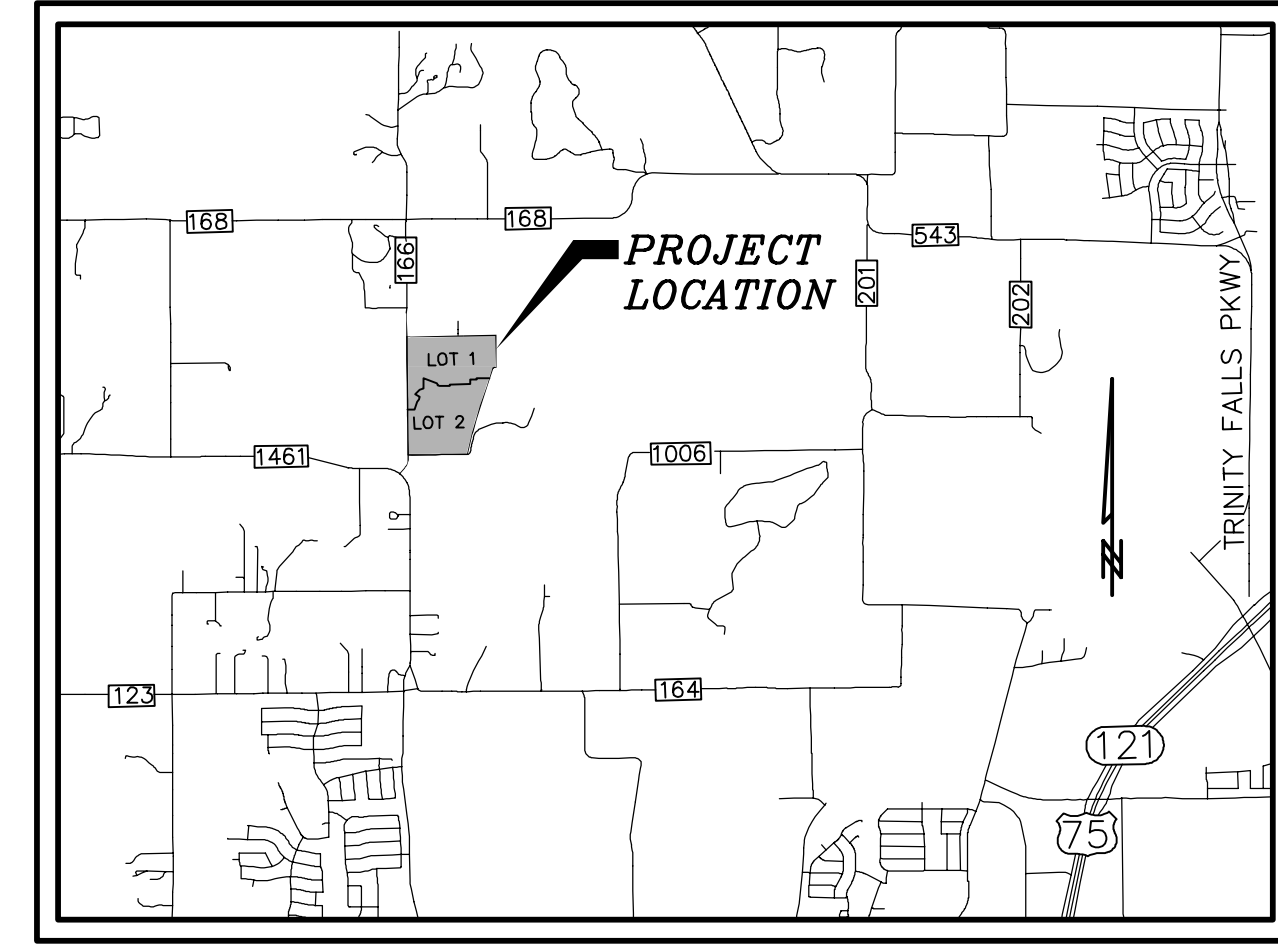
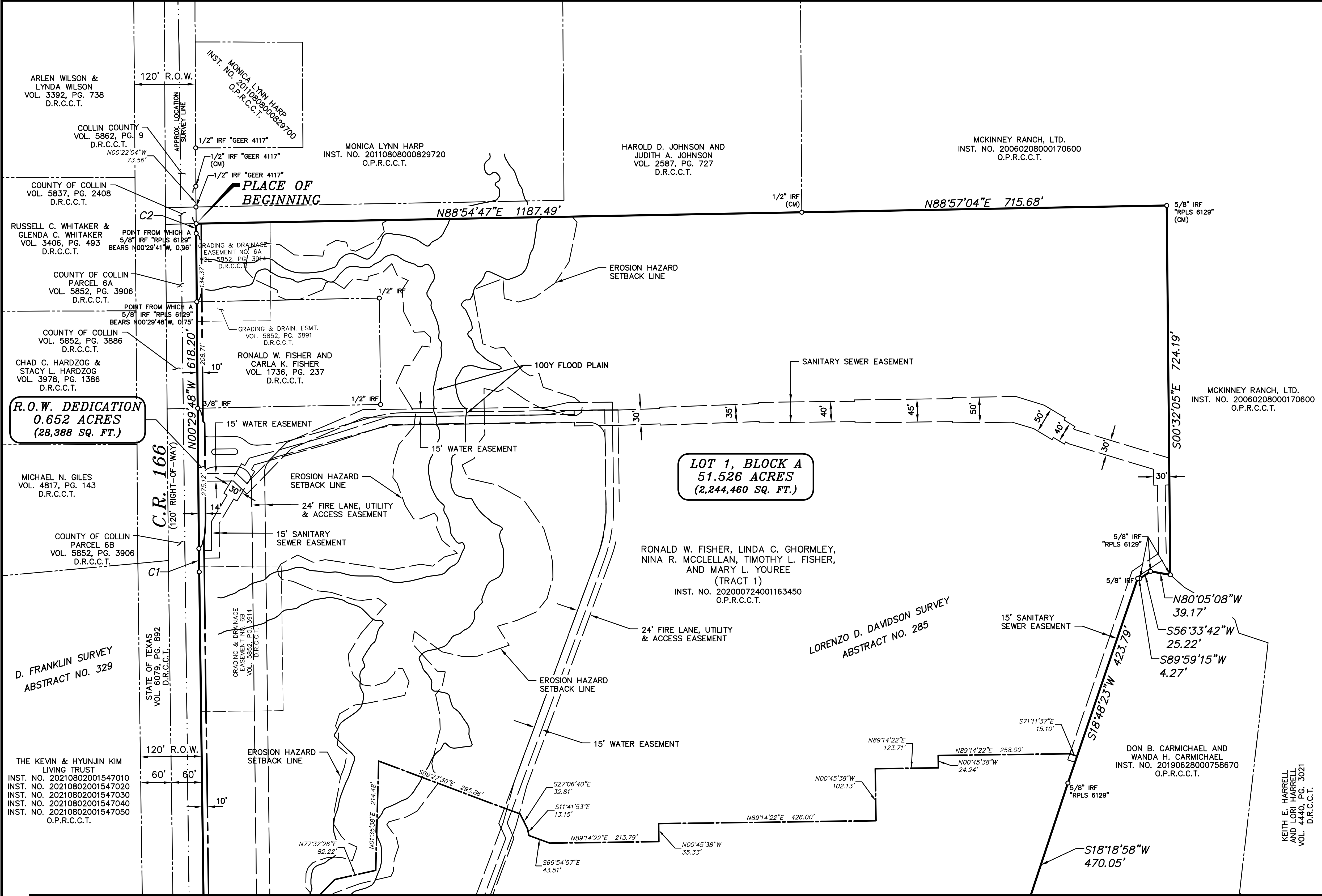
ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: RANDY EARDLEY, P.E.
PH: (817) 467-7700
FAX: (817) 467-7713
EMAIL: RandyE@WierAssociates.com

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-2176 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

PRELIMINARY-FINAL PLAT
MANSIONS OF MCKINNEY
ADDITION
BLOCK A, LOTS 1 & 2
AN ADDITION TO COLLIN COUNTY, TEXAS
BEING 98.679 ACRES OF LAND LOCATED IN THE
LORENZO D. DAVIDSON SURVEY ABSTRACT NO. 285,
COLLIN COUNTY, TEXAS

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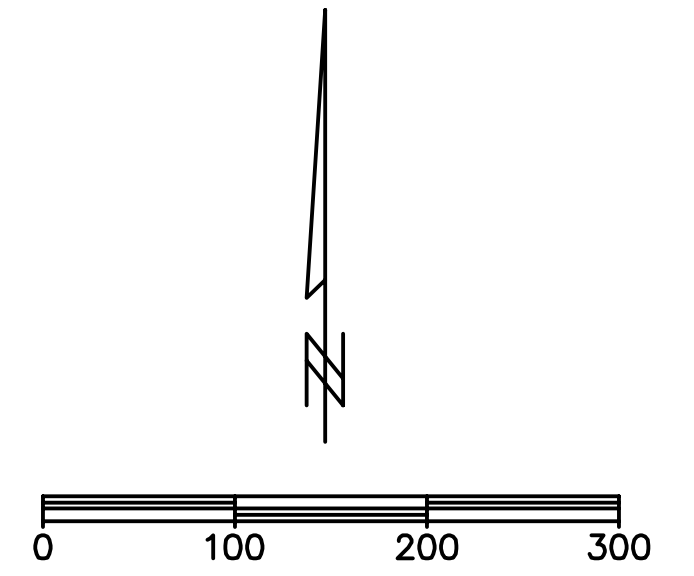


VICINITY MAP NOT TO SCALE

*** LEGEND ***

C.A.	COMMON AREA
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

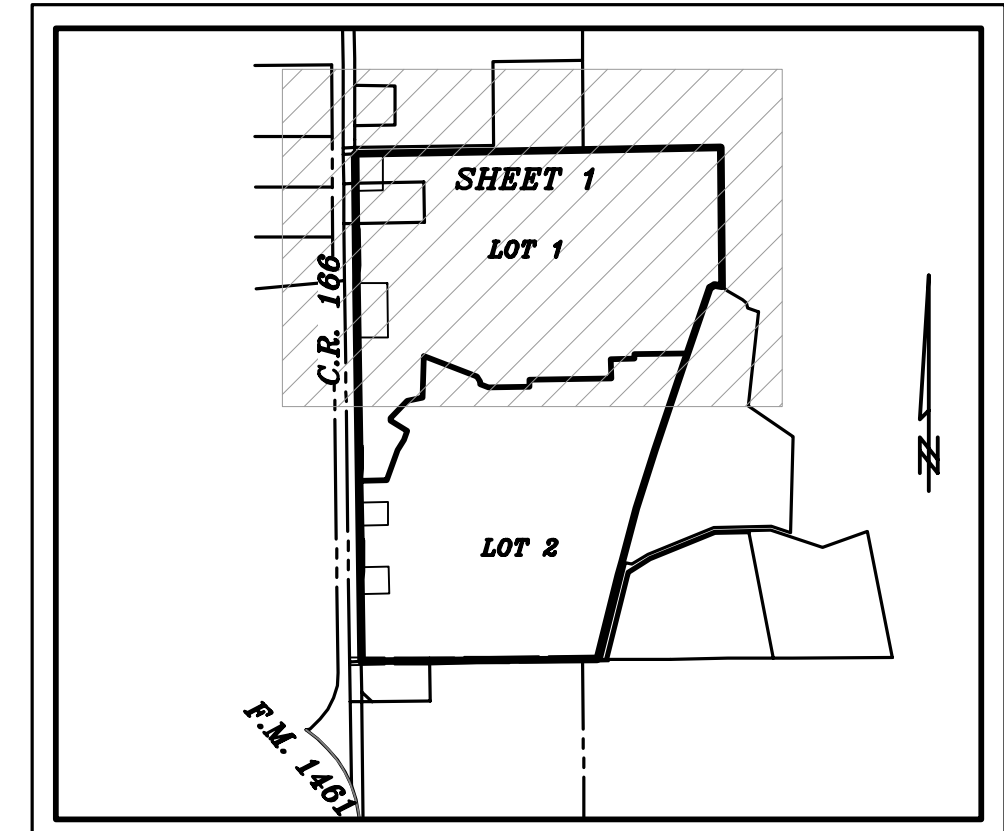
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R.O.W. DEDICATION
 0.652 ACRES
 (28,388 SQ. FT.)

LOT 1, BLOCK A
 51.526 ACRES
 (2,244,460 SQ. FT.)

MATCH LINE - SEE SHEET 3



KEY MAP NOT TO SCALE

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	45.81'	9940.35'	0'15'51"	N00'37'43"W	45.81'
C2	18.86'	24940.00'	0'02'36"	N00'28'12"W	18.86'

LOT 1, BLOCK A	51.526 ACRES	2,244,460 SF.
LOT 2, BLOCK A	46.502 ACRES	2,025,618 SF.
C.R. 166 R.O.W. DEDICATION	0.652 ACRES	28,388 SF.
TOTAL	98.679 ACRES	4,298,466 SF.

NOTES:
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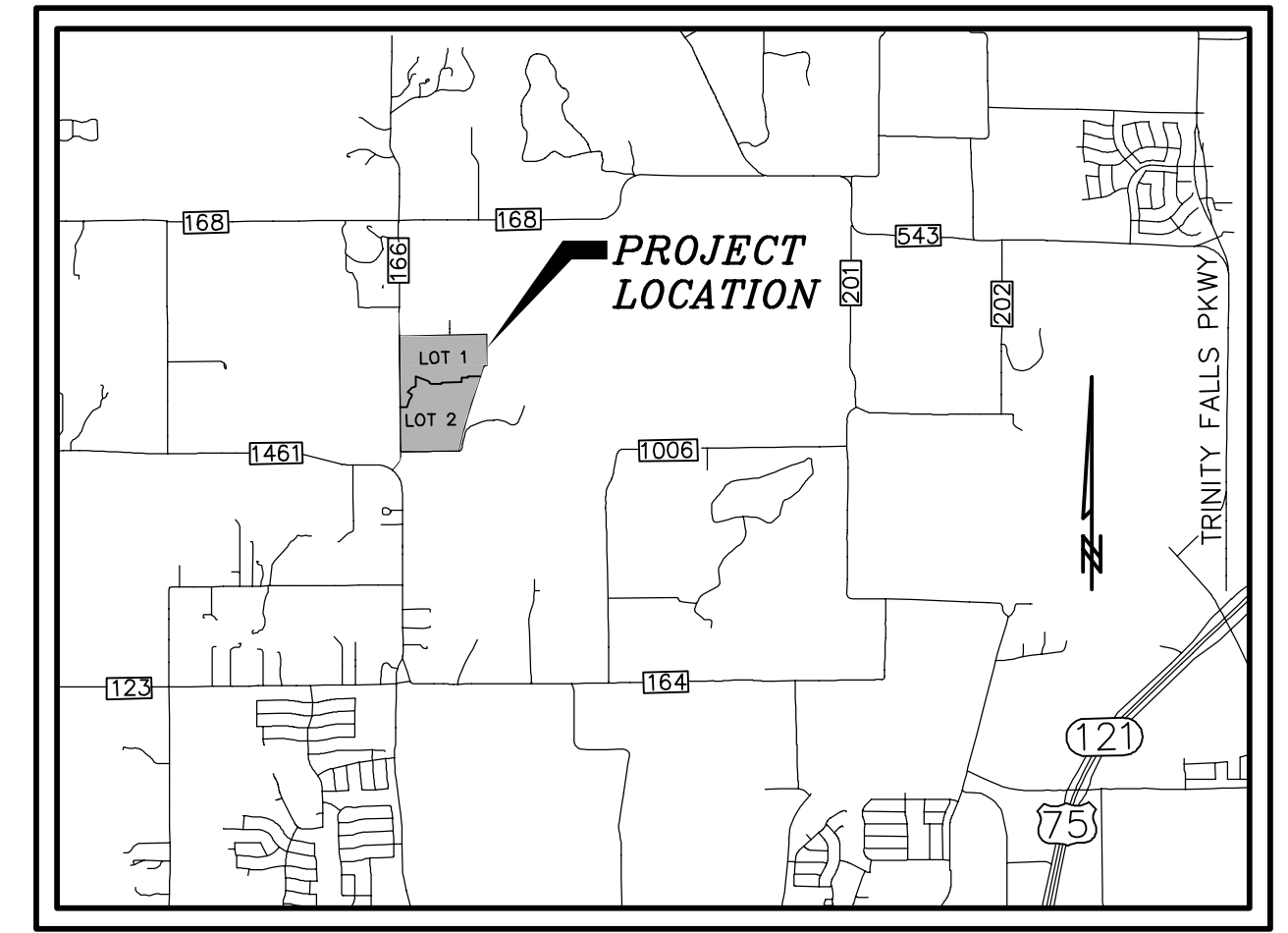
OWNER/DEVELOPER
 6400 LAKE FOREST INVESTMENTS, LLC
 2505 N STATE HWY 360, SUITE 800
 GRAND PRAIRIE, TX 75050
 CONTACT: MATTHEW HILES
 PH: (972) 471-8700

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 EMAIL: RandyE@WierAssociates.com

PRELIMINARY-FINAL PLAT MANSIONS OF MCKINNEY ADDITION BLOCK A, LOTS 1 & 2
 AN ADDITION TO COLLIN COUNTY, TEXAS BEING 98.679 ACRES OF LAND LOCATED IN THE LORENZO D. DAVIDSON SURVEY ABSTRACT NO. 285, 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-2176 www.WierAssociates.com
 Texas Board of Professional Land Surveying Registration No. 10033900

MATCH LINE - SEE SHEET 2



VICINITY MAP
NOT TO SCALE

* LEGEND *

C.A.	COMMON AREA
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

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PRELIMINARY-FINAL PLAT
MANSIONS OF MCKINNEY
ADDITION
BLOCK A, LOTS 1 & 2
AN ADDITION TO COLLIN COUNTY, TEXAS
BEING 98.679 ACRES OF LAND LOCATED IN THE
LORENZO D. DAVIDSON SURVEY ABSTRACT NO. 285,
COLLIN COUNTY, TEXAS

LOT 1, BLOCK A	51.526 ACRES	2,244,460 SF.
LOT 2, BLOCK A	46.502 ACRES	2,025,618 SF.
C.R. 166 R.O.W. DEDICATION	0.652 ACRES	28,388 SF.
TOTAL	98.679 ACRES	4,298,466 SF.

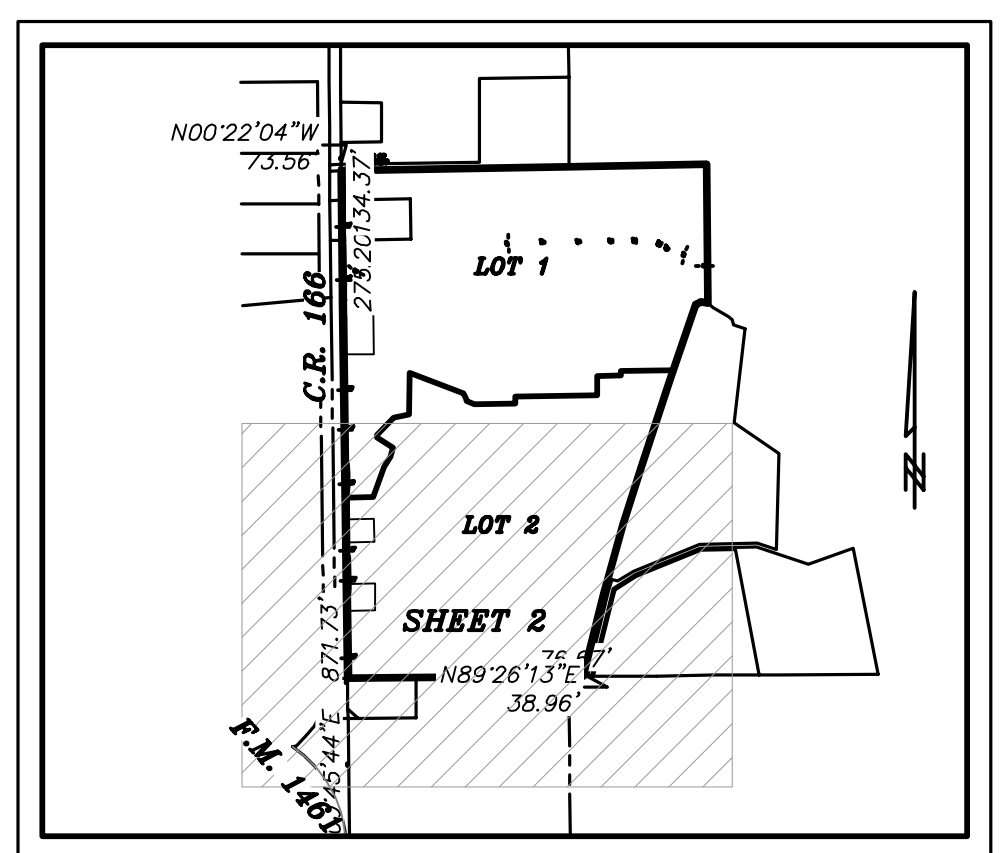
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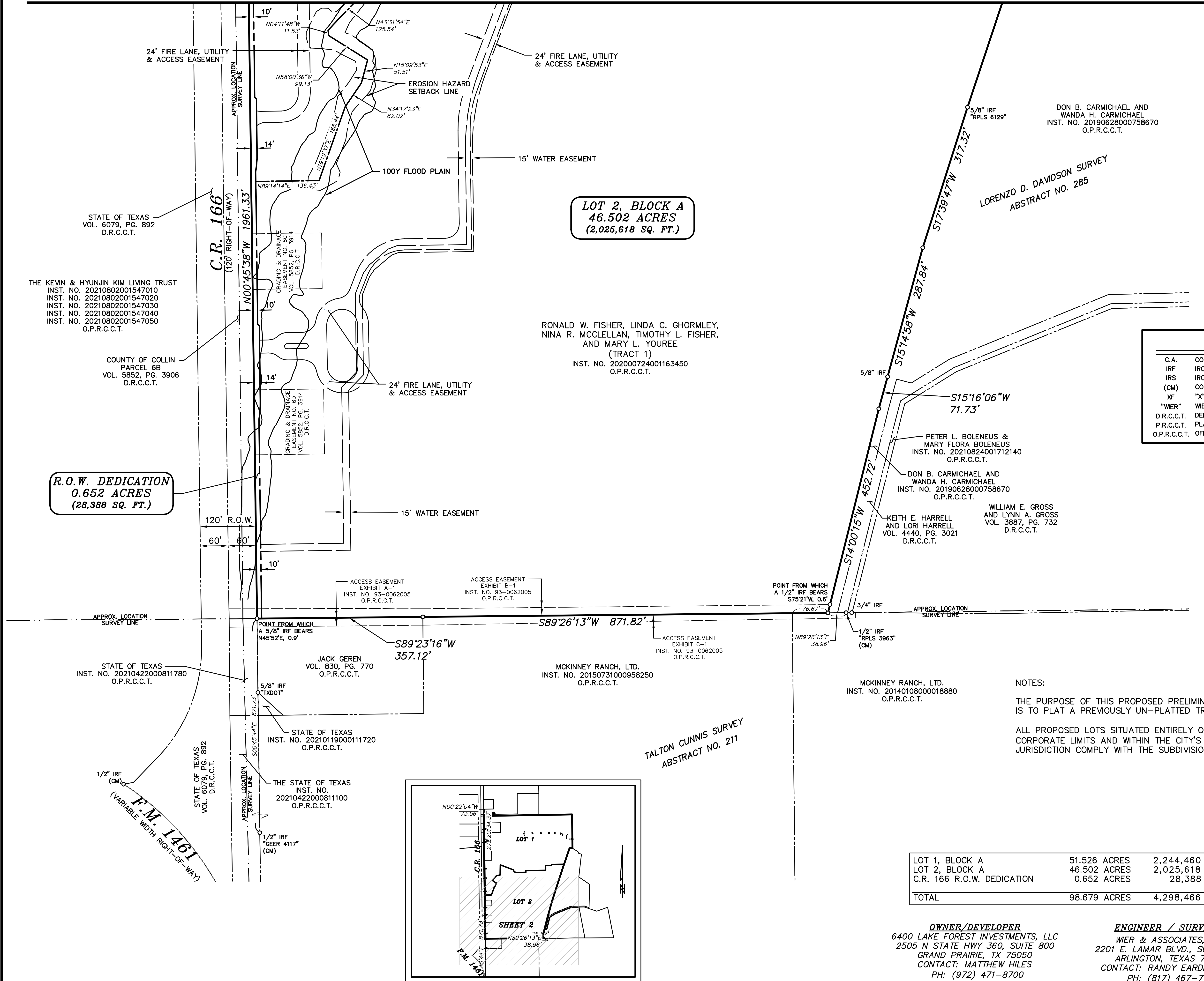
LOT 2, BLOCK A
46.502 ACRES
(2,025,618 SQ. FT.)

R.O.W. DEDICATION
0.652 ACRES
(28,388 SQ. FT.)



KEY MAP
NOT TO SCALE

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FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE LORENZO D. DAVIDSON SURVEY, ABSTRACT NUMBER 285, COLLIN COUNTY, TEXAS, BEING A TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO RONALD W. FISHER, LINDA C. GHORMLEY, NINA R. MCCLELLAN, TIMOTHY L. FISHER, AND MAY L. YOREE, RECORDED IN INSTRUMENT NUMBER 2020072400163450, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.); AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO RONALD W. FISHER AND CARLA K. FISHER, RECORDED IN VOLUME 1736, PAGE 237 DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.);

BEGINNING AT A POINT IN THE NORTH LINE OF SAID TRACT 1, AND IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO HAROLD D. JOHNSON AND JUDITH A. JOHNSON, RECORDED IN VOLUME 2587, PAGE 727, D.R.C.C.T., BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 6A IN A DEED TO THE COUNTY OF COLLIN, RECORDED IN VOLUME 5852, PAGE 3906, D.R.C.C.T., BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE COUNTY OF COLLIN, RECORDED IN VOLUME 5837, PAGE 2408, D.R.C.C.T., AND BEING IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 166 (120' RIGHT-OF-WAY);

THENCE N 88°54'47" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 166, ALONG THE NORTH LINE OF SAID TRACT 1 AND THE SOUTH LINE OF SAID JOHNSON TRACT, 1187.48 FEET TO A 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID JOHNSON TRACT AND A SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MCKINNEY RANCH, LTD., RECORDED IN INSTRUMENT NUMBER 20060208000170600, O.P.R.C.C.T.;

THENCE N 88°57'04" E, CONTINUING ALONG THE NORTH LINE OF SAID TRACT 1 AND A SOUTH LINE OF SAID MCKINNEY RANCH TRACT, A DISTANCE OF 715.68 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 6129", BEING THE NORTHEAST CORNER OF SAID TRACT 1 AND A RE-ENTRANT CORNER OF SAID MCKINNEY RANCH TRACT;

THENCE S 00°32'05" E, ALONG THE EAST LINE OF SAID TRACT 1 AND AN EAST LINE OF SAID MCKINNEY RANCH TRACT, A DISTANCE OF 724.19 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 6129", SAID IRON ROD BEING A NORTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO DON B. CARMICHAEL AND WANDA H. CARMICHAEL, RECORDED IN INSTRUMENT NUMBER 20190628000758670, O.P.R.C.C.T.;

THENCE DEPARTING A WEST LINE OF SAID MCKINNEY RANCH TRACT AND ALONG THE EAST LINE OF SAID TRACT 1 AND THE WEST LINE OF SAID CARMICHAEL TRACT AS FOLLOWS:

- 1) N 80°05'08" W, 39.17 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 6129";
- 2) S 56°33'42" W, 25.22 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 6129";
- 3) S 89°59'15" W, 4.27 FEET TO A 5/8" IRON ROD FOUND;
- 4) S 18°48'23" W, 423.79 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 6129";
- 5) S 18°18'58" W, 470.05 FEET TO A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 6129";
- 6) S 17°39'47" W, A DISTANCE OF 317.32 FEET TO A POINT;
- 7) S 15°14'58" W, 287.84 FEET TO A 5/8" IRON ROD FOUND;
- 8) S 15°16'06" W, 71.73 FEET TO A POINT;
- 9) S 14°00'15" W, 452.72 FEET TO A POINT, BEING THE SOUTHEAST CORNER OF SAID TRACT 1, AND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO MCKINNEY RANCH, LTD., RECORDED IN INSTRUMENT NUMBER 20140108000018880, O.P.R.C.C.T.;

THENCE S 89°26'13" W, ALONG THE SOUTH LINE OF SAID TRACT 1, AND THE NORTH LINE OF SAID MCKINNEY RANCH TRACT, RECORDED IN INSTRUMENT NUMBER 20140108000018880, O.P.R.C.C.T., AT 76.67 FEET PASSING THE NORTHWEST CORNER OF SAID MCKINNEY RANCH TRACT, RECORDED IN INSTRUMENT NUMBER 20140108000018880, O.P.R.C.C.T., AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO MCKINNEY RANCH, LTD., RECORDED IN INSTRUMENT NUMBER 20150731000958250, O.P.R.C.C.T., AND CONTINUING IN ALL A TOTAL DISTANCE OF 871.82 FEET TO A POINT, BEING THE NORTHWEST CORNER OF SAID MCKINNEY RANCH TRACT, RECORDED IN INSTRUMENT NUMBER 20150731000958250, O.P.R.C.C.T., AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO JACK GEREN, RECORDED IN VOLUME 830, PAGE 770, D.R.C.C.T.;

THENCE S 89°23'16" W, ALONG THE SOUTH LINE OF SAID TRACT 1 AND THE NORTH LINE OF SAID GEREN TRACT, 357.12 FEET TO A POINT, BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE STATE OF TEXAS, RECORDED IN 20210422000811780, O.P.R.C.C.T., THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS PARCEL 6B IN A DEED TO THE COUNTY OF COLLIN, RECORDED IN VOLUME 5852, PAGE 3906, D.R.C.C.T., AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 166, AND FROM WHICH A 5/8" IRON ROD FOUND BEARS N 45°52' E, 0.9 FEET, AND ALSO FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "TXDOT" BEARS S 00°45'38" E, 159.10 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 166 AS FOLLOWS:

- 1) N 00°45'38" W, 1961.33 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- 2) NORTHERLY, AN ARC LENGTH OF 45.81 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9940.35 FEET, A DELTA ANGLE OF 00°15'51", AND A CHORD BEARING OF N 00°37'43" W, 45.81 FEET TO A POINT;
- 3) N 00°29'48" W, AT 275.12 FEET PASSING A 3/8" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID COUNTY OF COLLIN PARCEL 6B, THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO COUNTY OF COLLIN, RECORDED IN VOLUME 5852, PAGE 3886, D.R.C.C.T., AND AT 483.83 FEET PASSING THE NORTHEAST CORNER OF SAID COUNTY OF COLLIN TRACT, RECORDED IN VOLUME 5852, PAGE 3886, D.R.C.C.T., AND THE SOUTHEAST CORNER OF SAID COUNTY OF COLLIN PARCEL 6A, FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 6129" BEARS N 00°29'38" W, 0.75 FEET, AND CONTINUING IN ALL A TOTAL DISTANCE OF 618.20 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE RIGHT, FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "RPLS 6129" BEARS N 00°29'41" W, 0.96 FEET;
- 4) NORTHERLY, AN ARC LENGTH OF 18.86 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 24,940.00 FEET, A DELTA ANGLE OF 00°02'36", AND A CHORD BEARING OF N 00°28'12" W, 18.86 FEET TO THE PLACE OF BEGINNING AND CONTAINING 98.679 ACRES (4,298,466 SQUARE FEET) OF LAND, MORE OR LESS.

NOTES:

THE PURPOSE OF THIS PROPOSED PRELIMINARY-PLAT IS TO PLAT A PREVIOUSLY UN-PLATTED TRACT OF LAND.

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

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 6400 LAKE FOREST 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 MANSIONS OF MCKINNEY ADDITION, BLOCK A, LOTS 1 & 2, 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 OR 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 _____, 2022.

FOR: 6400 LAKE FOREST INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY:

AUTHORIZED SIGNATURE
MATTHEW HILES, VICE PRESIDENT
6400 LAKE FOREST INVESTMENTS, LLC
A NEVADA LIMITED LIABILITY COMPANY

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 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 _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

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 _____, 2022.

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BY:

AUTHORIZED SIGNATURE
MATTHEW HILES, VICE PRESIDENT
6400 LAKE FOREST INVESTMENTS, LLC
A NEVADA LIMITED LIABILITY COMPANY

STATE OF TEXAS
COUNTY OF TARRANT

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2022.

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 _____, 2022.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON October 6, 2022. 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: AaronLS@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 _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS

NOTES:

1. THE OWNERS OF LOTS 1 & 2, 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 AND COLLIN COUNTY HARMLESS FROM ANY DAMAGES TO PERSONS OR PROPERTY 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, COLLIN COUNTY, THE STATE OF TEXAS, AND THE UNITED STATES OF AMERICA.
2. THE OWNERS AND ANY SUBSEQUENT OWNER OF LOTS 1 & 2, BLOCK A OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING SAID LOT. THE OWNERS SHALL FURTHER HOLD THE CITY OF MCKINNEY AND COLLIN COUNTY HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY AND COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED CREEK, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY OR COUNTY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BY NOT LIMITED TO: STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF COLLIN COUNTY AND THE CITY OF MCKINNEY, THE STATE OF TEXAS AND UNITED STATES OF AMERICA.
3. 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 & 2, 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.
4. THE LINES INDICATED HEREON DEPICT THE LOCATION OF THE FLOODPLAIN BOUNDARY FOR A "SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD" AS SHOWN IN THE HYDRAULIC MODELS OF THE FLOOD STUDY PREPARED BY WIER & ASSOCIATES, INC., DATED OCTOBER 15, 2020.
5. ALL BEARINGS AND COORDINATES 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.

APPROVED
CITY MANAGER CITY OF MCKINNEY, TEXAS
DATE
ATTEST
CITY SECRETARY CITY OF MCKINNEY, TEXAS
DATE

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.

PRELIMINARY-FINAL PLAT
MANSIONS OF MCKINNEY
ADDITION
BLOCK A, LOTS 1 & 2
AN ADDITION TO COLLIN COUNTY, TEXAS
BEING 98.679 ACRES OF LAND LOCATED IN THE
LORENZO D. DAVIDSON SURVEY ABSTRACT NO. 285,
COLLIN COUNTY, TEXAS

OWNER/DEVELOPER
6400 LAKE FOREST 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

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