PRELIMINARY-FINAL PLAT FOR

TRINITY FALLS PLANNING UNIT 7 SOUTH

CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS







REGISTRATION NO. F-928 FRISCO, TEXAS 75034 PH. (972) 335-3580 CONTACT: RUSSELL KENNEDY, P.E.

MUNICIPAL UTILITY DISTRICT

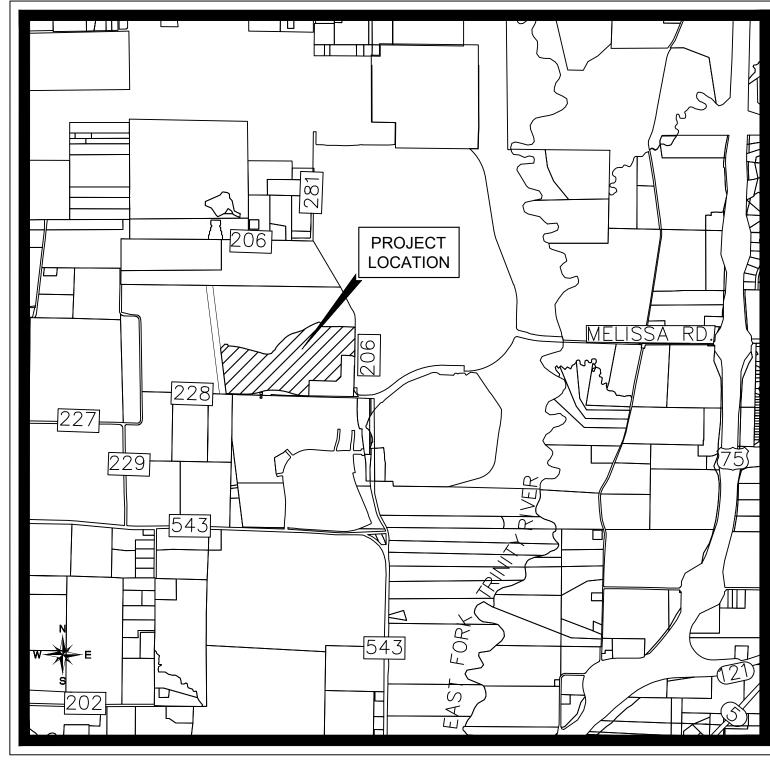
MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY 16380 ADDISON ROAD ADDISON, TX 75001 CONTACT: RYAN A. ROSA (972) 380-5900

OWNER/DEVELOPER

TRINITY FALLS HOLDINGS LP 1575 HERITAGE DRIVE, SUITE 300 MCKINNEY, TX 75009 CONTACT: ROBERT DITTHARDT (713) 960-9977







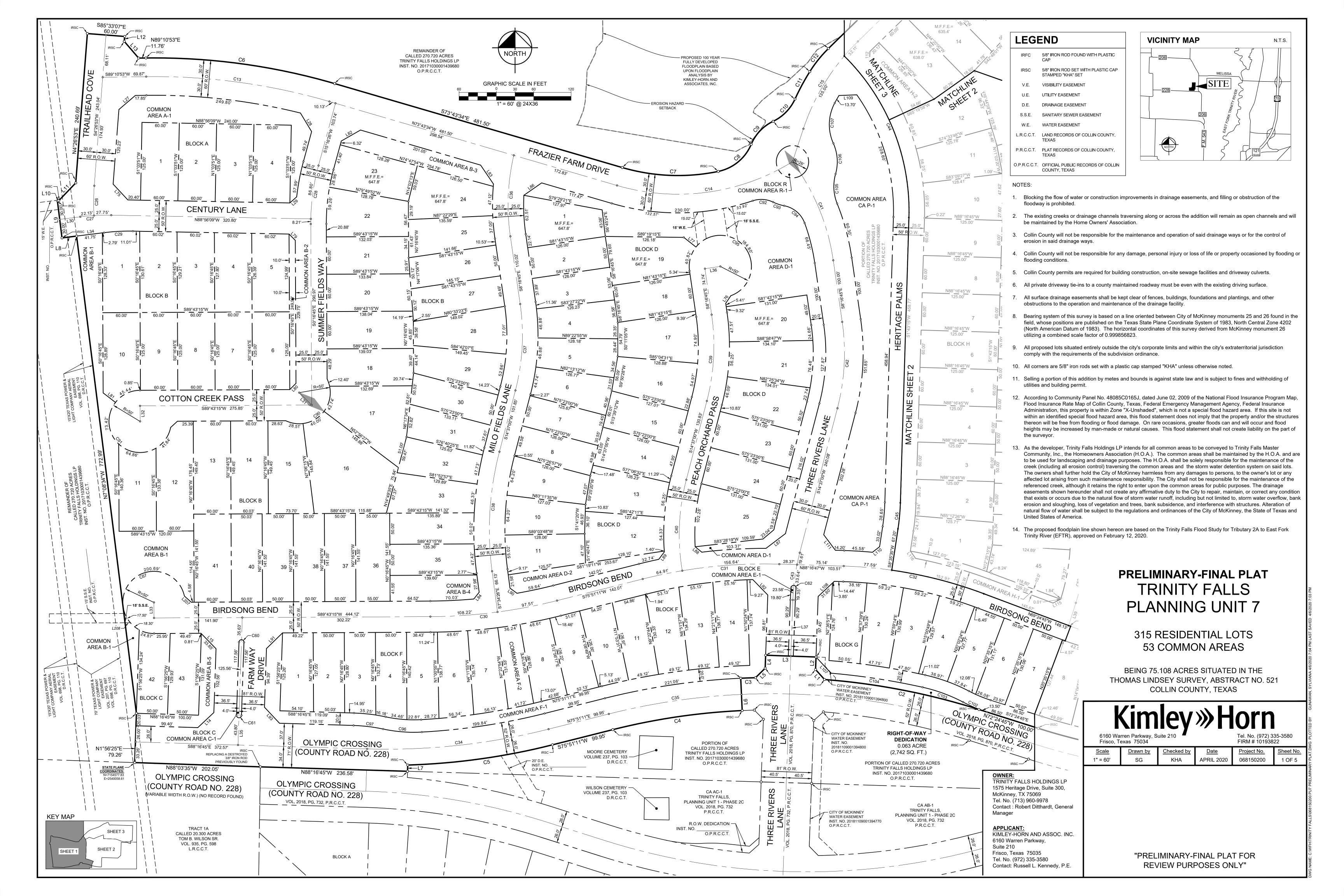
VICINITY MAP

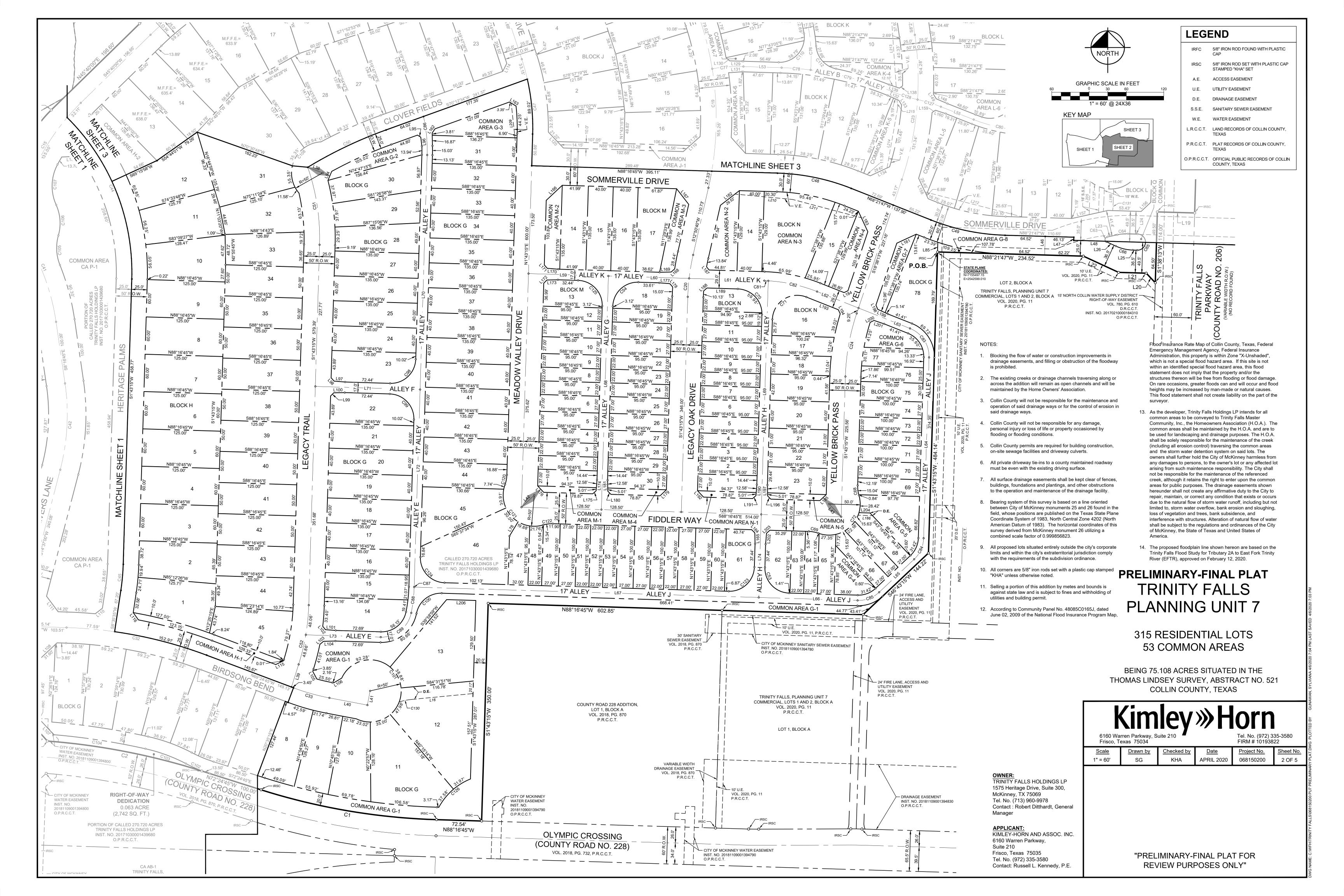
APRIL 2020

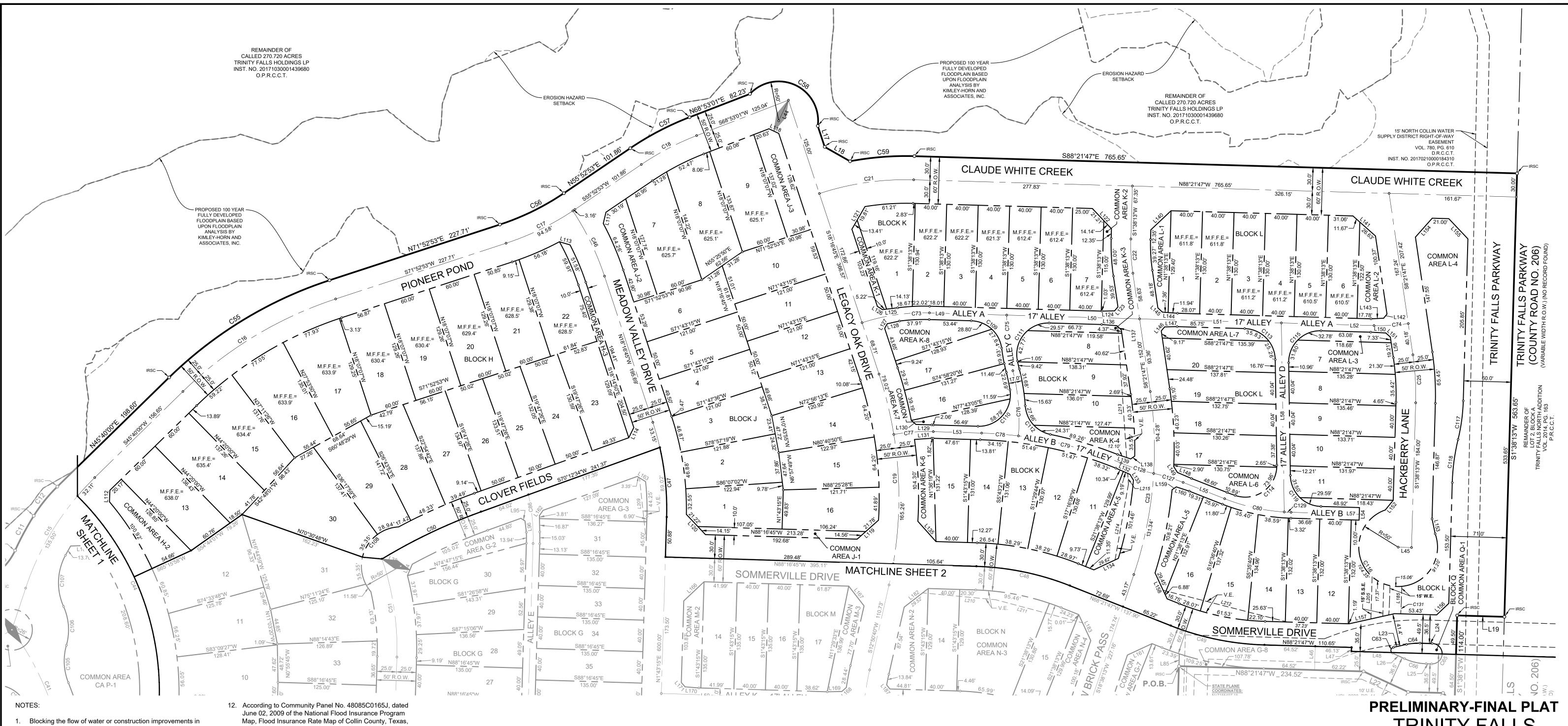
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

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PRELIMINARY - FINAL PLAT







- drainage easements, and filling or obstruction of the floodway is prohibited.
- 2. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the Home Owners' Association.
- 3. Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
- 4. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- 5. Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- 6. All private driveway tie-ins to a county maintained roadway
- 7. All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the

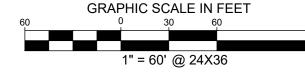
must be even with the existing driving surface.

drainage facility.

- 8. Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas State Plane Coordinate System of 1983, North Central Zone 4202 (North American Datum of 1983). The horizontal coordinates of this survey derived from McKinney monument 26 utilizing a combined scale factor of 0.999856823.
- 9. All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
- 10. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- 11. Selling a portion of this addition by metes and bounds is against state law and is subject to fines and withholding of utilities and building permit.

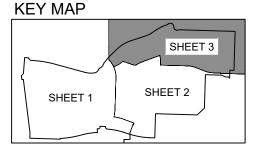
- Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X-Unshaded", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 13. As the developer, Trinity Falls Holdings LP intends for all common areas to be conveyed to Trinity Falls Master Community, Inc., the Homeowners Association (H.O.A.). The common areas shall be maintained by the H.O.A. and are to be used for landscaping and drainage purposes. The H.O.A. shall be solely responsible for the maintenance of the creek (including all erosion control) traversing the common areas and the storm water detention system on said lots. The owners 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 City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the common areas for public purposes. The drainage easements 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. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.
- 14. The proposed floodplain line shown hereon are based on the Trinity Falls Flood Study for Tributary 2A to East Fork Trinity River (EFTR), approved on February 12, 2020.





LEGEND

- IRFC 5/8" IRON ROD FOUND WITH PLASTIC CAP
- 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA" SET
- ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT S.S.E. SANITARY SEWER EASEMENT
- W.E. WATER EASEMENT
- L.R.C.C.T. LAND RECORDS OF COLLIN COUNTY, P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY,
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN



TRINITY FALLS PLANNING UNIT 7

315 RESIDENTIAL LOTS 53 COMMON AREAS

BEING 75.108 ACRES SITUATED IN THE THOMAS LINDSEY SURVEY, ABSTRACT NO. 521 COLLIN COUNTY, TEXAS

Frisco, Texas 75034 FIRM # 10193822 Sheet No. <u>Date</u> Project No. 1" = 60' SG APRIL 2020 068150200 3 OF 5

OWNER: TRINITY FALLS HOLDINGS LP 1575 Heritage Drive, Suite 300, McKinney, TX 75069 Tel. No. (713) 960-9978 Contact : Robert Ditthardt, General Manager

APPLICANT:
KIMLEY-HORN AND ASSOC. INC. 6160 Warren Parkway, Suite 210 Frisco, Texas 75035 Tel. No. (972) 335-3580 Contact: Russell L. Kennedy, P.E.

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

LINE TABLE LINE TABLE					LINE TABLE				TABLE		LINE	TABLE		LINE	TABLE		LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S41°58'47"E	21.57'	L32	S00°16'45"E	25.00'	L63	N68°21'47"W	89.01'	L94	S22°52'39"W	15.76'	L125	S83°06'48"W	19.35'	L156	N46°38'13"E	21.21'	L187	N39°09'27"W	6.54'
L2	N02°02'28"E	20.15'	L33	N00°16'45"W	25.00'	L64	N01°43'15"E	290.74'	L95	N58°18'59"W	6.23'	L126	N57°34'58"W	7.74'	L157	S77°25'39"W	59.07'	L188	S47°50'02"W	7.21'
L3	S87°57'32"E	81.00'	L34	N82°53'56"E	44.54'	L65	N46°43'15"E	77.20'	L96	S06°50'32"E	14.62'	L127	S29°33'16"W	6.71'	L158	N25°00'00"W	36.33'	L189	N88°16'45"W	49.65'
L4	S02°02'28"W	20.92'	L35	S01°56'25"W	205.00'	L66	S88°16'45"E	158.91'	L97	S85°25'00"E	17.59'	L128	S77°23'16"W	15.86'	L159	S56°49'18"W	6.40'	L190	S04°35'00"W	17.59'
L5	N45°31'10"E	21.77'	L36	S81°43'15"W	25.00'	L67	S88°16'45"E	554.00'	L98	N41°50'52"W	7.25'	L129	N88°14'30"W	20.17'	L160	N71°48'55"W	17.31'	L191	S48°09'08"W	7.25'
L6	N02°37'57"W	52.00'	L37	S02°02'28"W	90.29'	L68	S01°43'15"W	375.62'	L99	S45°17'23"W	7.25'	L130	S49°21'36"E	7.78'	L161	S65°08'13"W	34.42'	L192	N43°16'45"W	14.14'
L7	N01°43'15"E	10.00'	L38	S69°08'49"E	25.59'	L69	N01°43'15"E	375.54'	L100	N88°51'31"E	17.59'	L131	S86°01'58"W	21.84'	L162	N34°32'47"E	8.12'	L193	S68°21'47"E	55.06'
L8	S82°53'56"W	22.60'	L39	S17°35'15"W	38.20'	L70	S01°43'15"W	377.10'	L101	S85°25'00"E	16.48'	L132	S66°25'28"E	19.53'	L163	S58°22'39"E	12.47'	L194	S25°21'23"E	7.31'
L9	S07°06'04"E	60.00'	L40	N79°14'29"W	62.13'	L71	N88°16'45"W	168.50'	L102	N39°06'19"W	6.91'	L133	S31°01'11"E	8.63'	L164	S44°42'37"E	7.25'	L195	N46°43'15"E	14.14'
L10	S82°53'56"W	2.24'	L41	S10°45'31"W	23.24'	L72	S01°43'15"W	317.47'	L103	S49°53'57"W	7.78'	L134	S64°56'44"W	34.27'	L165	S01°08'29"E	17.59'	L196	S44°42'37"E	7.25'
L11	S43°40'24"W	39.53'	L42	N46°43'15"E	28.28'	L73	N88°16'45"W	120.47'	L104	S88°51'31"W	18.97'	L135	S41°48'21"E	34.43'	L166	N46°43'15"E	35.36'	L197	N01°08'29"W	17.59'
L12	S04°26'53"W	7.79'	L43	N43°16'45"W	28.28'	L74	N01°43'15"E	133.50'	L105	S28°08'13"E	13.96'	L136	S85°30'02"E	19.31'	L167	S37°43'03"E	31.76'	L198	N23°25'55"W	7.42'
L13	N40°33'07"W	35.51'	L44	S25°18'08"W	29.01'	L75	S42°57'47"E	34.74'	L106	N59°40'21"E	15.05'	L137	S46°55'55"E	7.82'	L168	N48°29'18"E	7.62'	L199	S65°30'02"E	18.10'
L14	S46°49'50"W	35.42'	L45	N88°21'47"W	17.00'	L76	S33°48'46"W	14.82'	L107	S42°48'50"E	35.42'	L138	S55°02'13"W	6.20'	L169	N88°51'31"E	18.48'	L200	S63°20'18"W	7.02'
L15	S44°10'10"E	34.66'	L46	N01°38'13"E	30.00'	L77	S51°29'54"E	25.00'	L108	N46°52'50"E	35.45'	L139	S71°16'04"E	17.55'	L170	N85°25'00"W	17.59'	L201	N71°13'32"W	17.08'
L16	N84°31'51"E	100.04'	L47	N01°38'13"E	5.00'	L78	N31°14'55"E	26.85'	L109	N87°50'52"E	28.75'	L140	N46°38'13"E	35.36'	L171	N41°50'52"W	7.25'	L202	S04°35'00"W	17.59'
L17	N18°16'45"W	28.01'	L48	N88°21'47"W	132.87'	L79	S44°36'27"E	14.31'	L110	S52°09'19"W	14.49'	L141	S48°21'47"E	38.30'	L172	S45°17'23"W	7.25'	L203	S48°09'08"W	7.25'
L18	N60°26'45"W	37.05'	L49	N88°21'47"W	98.15'	L80	N44°43'15"E	14.14'	L111	S36°49'54"E	31.16'	L142	N39°26'14"E	6.72'	L173	S88°51'31"W	17.59'	L204	N88°16'45"W	17.72'
L19	N88°21'47"W	60.00'	L50	N88°21'47"W	168.84'	L81	N52°20'44"W	25.00'	L112	S02°07'58"W	14.61'	L143	N87°14'15"E	15.98'	L174	N04°35'00"E	17.59'	L205	N01°38'13"E	53.73'
L20	S43°21'47"E	21.21'	L51	N88°21'47"W	180.12'	L82	N60°15'34"E	35.55'	L113	S73°33'36"E	14.07'	L144	N85°30'02"W	19.31'	L175	S48°09'08"W	7.25'	L206	N88°16'45"W	46.87'
L21	N88°21'47"W	44.43'	L52	N88°21'47"W	117.68'	L83	S34°12'13"E	36.75'	L114	N26°18'03"E	14.41'	L145	N46°55'55"W	7.82'	L176	N43°16'45"W	14.14'	L207	S48°01'55"E	14.87'
L22	N65°13'54"W	62.37'	L53	S88°16'45"E	61.42'	L84	S38°28'04"W	13.88'	L115	S64°05'15"W	13.77'	L146	S40°12'21"W	6.62'	L177	S85°25'00"E	16.95'	L208	S89°43'15"W	8.58'
L23	N77°25'39"E	16.97'	L54	S01°38'13"W	16.00'	L85	S01°43'15"W	15.60'	L116	S35°28'23"E	14.37'	L147	S88°46'28"W	15.91'	L178	S40°30'31"E	7.08'	L209	N06°06'10"W	80.22'
L24	S88°21'47"E	15.55'	L55	S68°32'06"E	56.61'	L86	N55°07'05"E	34.84'	L117	S13°30'38"W	14.78'	L148	N66°45'12"W	19.41'	L179	S46°43'15"W	14.14'	L210	N84°40'12"W	93.07'
L25	N88°21'47"W	7.03'	L56	N08°21'47"W	26.54'	L87	S52°49'22"W	39.29'	L118	S64°41'52"E	13.79'	L149	S31°56'46"E	8.76'	L180	S44°42'37"E	7.25'	L211	N75°06'14"W	114.39'
L26	N65°13'54"W	16.57'	L57	S88°21'47"E	86.68'	L88	S50°49'26"E	13.76'	L119	N48°21'22"E	36.35'	L150	S87°03'07"E	19.24'	L181	N01°08'29"W	17.59'	L212	S75°39'44"E	163.00'
L27	N49°26'53"E	34.72'	L58	N00°51'47"W	240.23'	L89	S36°44'47"W	14.93'	L120	N43°18'19"W	35.37'	L151	S47°42'27"E	7.73'	L182	N52°16'57"E	38.62'	L213	N03°52'15"W	166.78'
L28	S31°03'48"E	34.86'	L59	N88°16'45"W	128.50'	L90	S53°36'56"E	13.88'	L121	N30°04'20"E	33.22'	L152	S39°07'55"W	15.85'	L183	S24°51'47"E	36.25'	L214	N10°01'50"E	97.81'
L29	S48°21'29"W	14.70'	L60	N88°16'45"W	129.76'	L91	S45°49'50"W	36.03'	L122	S43°21'47"E	35.36'	L153	S11°55'00"E	19.43'	L184	N65°08'13"E	6.88'	L215	N03°52'15"W	13.76'
L30	S82°53'56"W	33.32'	L61	N88°16'45"W	121.02'	L92	S44°12'22"E	34.58'	L123	N40°12'21"E	6.62'	L154	S41°38'13"W	32.14'	L185	N01°38'13"E	21.96'			
L31	N45°16'45"W	28.28'	L62	N68°21'47"W	71.69'	L93	S43°10'10"E	35.29'	L124	N88°46'28"E	15.91'	L155	N43°21'47"W	35.36'	L186	N88°16'45"W	23.16'			

CURVE TABL	.E				CUR	RVE TABLE	<u> </u>				CUF	RVE TABLE	<u> </u>				CUR	VE TABLE					CUR	VE TABLE				
NO. DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1 15°52'00"	1036.00'	286.89'	S80°20'45"E	285.98'	C31	15°52'02"	800.00'	221.55'	S83°47'12"W	220.84'	C61	180°00'00"	4.00'	12.57'	S88°03'35"E	8.00'	C91	258°27'46"	50.00'	225.55'	S39°30'39"E	77.46'	C121	126°23'23"	50.00'	110.30'	S43°16'45"E	89.25'
C2 13°11'51"	1100.00'	253.37'	N79°00'40"W	252.81'	C32	18°52'02"	700.00'	230.51'	N78°50'46"W	229.47'	C62	180°00'00"	4.00'	12.57'	N84°45'14"W	8.00'	C92	44°09'04"	43.50'	33.52'	N86°19'48"W	32.70'	C122	18°11'42"	50.00'	15.88'	S82°37'25"W	15.81'
C3 1°14'23"	1100.00'	23.80'	S87°59'15"W	23.80'	C33	9°49'44"	350.00'	60.04'	S74°19'37"E	59.97'	C63	142°39'33"	4.00'	9.96'	S06°05'53"W	7.58'	C93	15°07'10"	72.00'	19.00'	S71°48'51"E	18.94'	C123	90°00'00"	40.00'	62.83'	N46°43'15"E	56.57'
C4 11°30'52"	1048.00'	210.61'	S81°36'37"W	210.26'	C34	15°52'04"	1062.00'	294.12'	N83°47'13"E	293.18'	C64	14°12'34"	70.00'	17.36'	S84°31'56"W	17.32'	C94	59°11'50"	43.50'	44.94'	N49°46'31"W	42.97'	C124	90°00'00"	40.00'	62.83'	S43°16'45"E	56.57'
C5 12°23'37"	1088.00'	235.35'	N82°03'00"E	234.89'	C35	11°30'52"	1074.00'	215.84'	S81°36'37"W	215.47'	C65	180°00'00"	13.00'	40.84'	N01°38'13"E	26.00'	C95	258°32'27"	50.00'	225.62'	N59°00'31"W	77.42'	C125	90°00'00"	40.00'	62.83'	N43°16'45"W	56.57'
C6 17°05'33"	1030.00'	307.27'	N82°16'20"W	306.13'	C36	21°27'18"	350.00'	131.06'	S02°26'54"W	130.30'	C66	23°07'53"	70.00'	28.26'	S76°47'50"E	28.07'	C96	15°11'29"	236.00'	62.57'	S85°29'57"E	62.39'	C126	39°51'01"	100.00'	69.55'	S48°08'15"W	68.16'
C7 27°55'05"	320.00'	155.92'	S87°41'06"E	154.39'	C37	22°53'45"	350.00'	139.86'	N03°10'07"E	138.93'	C67	258°27'47"	50.00'	225.55'	S38°57'08"W	77.46'	C97	10°22'32"	264.00'	47.81'	N83°05'29"W	47.74'	C127	8°58'18"	250.00'	39.15'	N73°01'15"W	39.11'
C8 55°33'35"	73.50'	71.27'	N50°34'34"E	68.51'	C38	22°11'26"	500.00'	193.65'	S03°31'17"W	192.44'	C68	18°11'42"	50.00'	15.88'	S07°22'36"E	15.81'	C98	90°00'00"	40.00'	62.83'	N46°43'15"E	56.57'	C128	9°59'45"	250.00'	43.62'	S72°24'56"E	43.56'
C9 41°38'42"	72.00'	52.33'	S43°37'07"W	51.19'	C39	22°53'45"	350.00'	139.86'	N03°10'07"E	138.93'	C69	18°11'42"	50.00'	15.88'	N79°10'54"W	15.81'	C99	90°00'00"	40.00'	62.83'	N43°16'45"W	56.57'	C129	1°59'26"	250.00'	8.69'	S87°22'04"E	8.68'
C10 39°54'48"	73.50'	51.20'	N44°29'04"E	50.17'	C40	24°07'56"	350.00'	147.41'	S02°33'02"W	146.33'	C70	90°00'00"	40.00'	62.83'	N43°16'45"W	56.57'	C100	81°04'58"	40.00'	56.61'	S51°10'46"W	52.00'	C130	12°22'02"	90.00'	19.43'	S78°20'50"W	19.39'
C11 7°32'43"	380.00'	50.04'	S28°18'02"W	50.01'	C41	28°21'49"	350.00'	173.26'	N22°27'39"W	171.50'	C71	109°54'58"	40.00'	76.74'	S56°40'44"W	65.50'	C101	271°45'52"	50.00'	237.16'	N19°53'07"W	69.61'	C131	3°16'33"	227.50'	13.01'	N03°16'29"E	13.00'
C12 13°35'36"	201.50'	47.81'	S38°52'12"W	47.69'	C42	22°53'45"	350.00'	139.86'	N03°10'07"E	138.93'	C72	126°23'23"	50.00'	110.30'	N46°43'15"E	89.25'	C102	10°05'58"	236.50'	41.69'	S67°21'46"E	41.63'			•		,	
C13 17°05'33"	1000.00'	298.32'	N82°16'20"W	297.22'	C43	12°34'32"	350.00'	76.82'	S08°19'44"W	76.67'	C73	19°54'58"	250.00'	86.90'	S81°40'44"W	86.46'	C103	15°07'14"	263.50'	69.54'	N69°52'24"W	69.34'						
C14 47°58'07"	350.00'	293.02'	N82°17'23"E	284.54'	C44	47°04'43"	350.00'	287.59'	N21°49'06"W	279.56'	C74	10°00'00"	250.00'	43.63'	N86°38'13"E	43.58'	C104	7°41'02"	1111.00'	148.99'	N81°16'32"W	148.88'						
C15 27°21'26"	350.00'	167.12'	S31°59'16"W	165.53'	C45	6°52'20"	350.00'	41.98'	N05°09'25"E	41.96'	C75	16°20'43"	250.00'	71.32'	S06°17'46"E	71.08'	C105	37°45'35"	73.50'	48.44'	S03°00'54"E	47.57'						
C16 26°12'53"	500.00'	228.77'	S58°46'26"W	226.78'	C46	15°07'31"	350.00'	92.39'	N25°50'30"W	92.13'	C76	19°09'07"	250.00'	83.57'	N04°53'34"W	83.18'	C106	40°05'37"	72.00'	50.38'	N04°10'55"W	49.36'						
C17 16°00'00"	350.00'	97.74'	N63°52'53"E	97.42'	C47	20°00'00"	350.00'	122.17'	N08°16'45"W	121.55'	C77	11°32'07"	250.00'	50.33'	S85°57'12"W	50.25'	C107	52°29'22"	73.50'	67.33'	S02°00'57"W	65.00'						
C18 13°00'09"	350.00'	79.43'	S62°22'57"W	79.26'	C48	19°54'58"	350.00'	121.66'	N78°19'16"W	121.05'	C78	5°22'16"	500.00'	46.87'	N85°35'37"W	46.85'	C108	127°26'41"	50.00'	111.22'	S23°08'11"W	89.67'						
C19 31°07'24"	500.00'	271.60'	N02°43'03"W	268.28'	C49	20°00'00"	350.00'	122.17'	S78°21'47"E	121.55'	C79	15°29'26"	500.00'	135.18'	N75°09'46"W	134.77'	C109	80°51'09"	40.00'	56.45'	N47°56'13"W	51.88'						
C20 11°07'24"	350.00'	67.95'	S07°16'57"W	67.84'	C50	11°25'18"	700.00'	139.54'	S64°29'55"W	139.31'	C80	17°50'15"	250.00'	77.83'	S77°27'14"E	77.52'	C110	100°48'19"	40.00'	70.38'	N41°19'06"E	61.64'						
C21 19°54'58"	350.00'	121.66'	S81°40'44"W	121.05'	C51	20°44'56"	350.00'	126.75'	N08°39'13"W	126.06'	C81	1°25'37"	250.00'	6.23'	N87°33'56"W	6.23'	C111	103°37'18"	40.00'	72.34'	S39°49'34"W	62.88'						
C22 10°00'00"	250.00'	43.63'	S03°21'47"E	43.58'	C52	15°52'00"	350.00'	96.92'	N09°39'15"E	96.61'	C82	18°29'20"	250.00'	80.67'	N77°36'27"W	80.32'	C112	74°26'47"	40.00'	51.97'	S41°10'15"E	48.39'						
C23 27°00'00"	500.00'	235.62'	N05°08'13"E	233.45'	C53	90°00'00"	40.00'	62.83'	S43°16'45"E	56.57'	C83	70°05'02"	48.50'	59.33'	N33°19'16"W	55.70'	C113	87°30'00"	40.00'	61.09'	N44°36'47"W	55.32'						
C24 16°54'58"	350.00'	103.33'	S10°10'44"W	102.96'	C54	90°00'00"	40.00'	62.83'	S46°43'15"W	56.57'	C84	45°00'00"	48.50'	38.09'	N24°13'15"E	37.12'	C114	109°44'42"	40.00'	76.62'	N54°00'34"E	65.43'						
C25 10°00'00"	350.00'	61.09'	N03°21'47"W	61.01'	C55	26°12'53"	525.00'	240.20'	S58°46'26"W	238.12'	C85	45°00'00"	48.50'	38.09'	N69°13'15"E	37.12'	C115	92°29'57"	40.00'	64.58'	S45°23'11"W	57.79'						
C26 7°50'02"	350.00'	47.85'	S00°31'52"W	47.82'	C56	16°00'00"	325.00'	90.76'	N63°52'53"E	90.46'	C86	14°18'47"	250.00'	62.45'	N05°26'08"W	62.29'	C116	270°44'05"	50.00'	236.26'	S64°23'47"E	70.26'						
C27 8°09'55"	350.00'	49.88'	S86°58'53"W	49.84'	C57	13°00'09"	375.00'	85.10'	S62°22'57"W	84.92'	C87	0°02'05"	250.00'	0.15'	N01°44'18"E	0.15'	C117	12°02'26"	236.00'	49.59'	N07°39'26"E	49.50'						
C28 15°33'11"	350.00'	95.01'	S07°29'51"W	94.72'	C58	144°31'16"	50.00'	126.12'	N64°41'52"W	95.25'	C88	9°34'08"	250.00'	41.75'	N06°32'24"E	41.70'	C118	12°02'26"	264.00'	55.48'	S07°39'26"W	55.38'						
C29 8°09'55"	325.00'	46.32'	S86°58'53"W	46.28'	C59	12°22'28"	380.00'	82.07'	S85°26'59"W	81.91'	C89	80°23'47"	48.50'	68.05'	N51°31'22"E	62.61'	C119	87°30'00"	40.00'	61.09'	S44°36'47"E	55.32'						
C30 13°52'04"	850.00'	205.73'	N82°47'13"E	205.23'	C60	180°00'00"	4.00'	12.57'	N88°03'35"W	8.00'	C90	141°41'02"	50.00'	123.64'	N44°43'15"E	94.46'	C120	18°11'42"	50.00'	15.88'	N10°49'06"E	15.81'						

LOT TABLE

LOT NO. ACRES SQ. FT.

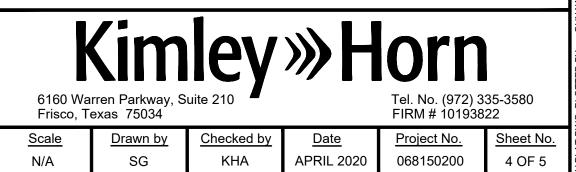
BLOCK N LOT CA N-1 0.020 879 BLOCK N LOT CA N-2 | 0.104 | 4,538 BLOCK N LOT CA N-3 | 0.278 | 12,111 BLOCK N LOT CA N-4 | 0.077 | 3,367 BLOCK N LOT CA N-5 0.020 879 BLOCK P LOT CA P-1 1.116 48,632 BLOCK Q LOT CA Q-1 0.030 1,301 BLOCK R LOT CA R-1 0.049 2,124

LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE	LOT TABLE			LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE	
LOT NO.	ACRES SQ. FT.	LOT NO. ACRES	SQ. FT.	LOT NO.	ACRES SQ. FT.	LOT NO. ACRES SQ. FT	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES SQ. FT.	LOT NO. ACRES	SQ. FT.	LOT NO.	CRES SQ. FT.	LOT NO.	ACRES SQ. FT.
BLOCK A LOT 1	0.172 7,500	BLOCK B LOT 36 0.179	7,785	BLOCK D LOT CA D-2	0.127 5,519	BLOCK G LOT 23 0.147 6,384	BLOCK G LOT 63	0.051	2,200	BLOCK H LOT 17	0.203 8,850	BLOCK J LOT 9 0.187	8,127	BLOCK L LOT 5).119 5,200	BLOCK M LOT 18	0.086 3,733
BLOCK A LOT 2	0.172 7,500	BLOCK B LOT 37 0.162	7,077	BLOCK E LOT CA E-1	0.021 904	BLOCK G LOT 24 0.124 5,400	BLOCK G LOT 64	0.050	2,184	BLOCK H LOT 18	0.178 7,756	BLOCK J LOT 10 0.163	7,091	BLOCK L LOT 6).119 5,166	BLOCK M LOT 19	0.048 2,090
BLOCK A LOT 3	0.172 7,500	BLOCK B LOT 38 0.162	7,077	BLOCK F LOT 1	0.150 6,515	BLOCK G LOT 25 0.124 5,400	BLOCK G LOT 65	0.059	2,582	BLOCK H LOT 19	0.178 7,756	BLOCK J LOT 11 0.139	6,050	BLOCK L LOT 7).120 5,219	BLOCK M LOT 20	0.059 2,565
BLOCK A LOT 4	0.172 7,500	BLOCK B LOT 39 0.162	7,077	BLOCK F LOT 2	0.147 6,396	BLOCK G LOT 26 0.124 5,400	BLOCK G LOT 66	0.063	2,759	BLOCK H LOT 20	0.178 7,756	BLOCK J LOT 12 0.139	6,050	BLOCK L LOT 8).125 5,431	BLOCK M LOT 21	0.059 2,565
BLOCK A LOT CA A-1	0.422 18,386	BLOCK B LOT 40 0.163	7,081	BLOCK F LOT 3	0.149 6,509	BLOCK G LOT 27 0.124 5,400	BLOCK G LOT 67	0.051	2,207	BLOCK H LOT 21	0.178 7,756	BLOCK J LOT 13 0.142	6,164	BLOCK L LOT 9).124 5,383	BLOCK M LOT 22	0.048 2,090
BLOCK B LOT 1	0.179 7,819	BLOCK B LOT 41 0.195	8,493	BLOCK F LOT 4	0.157 6,858	BLOCK G LOT 28 0.136 5,921	BLOCK G LOT 68	0.063	2,759	BLOCK H LOT 22	0.184 8,017	BLOCK J LOT 14 0.157	6,849	BLOCK L LOT 10).122 5,314	BLOCK M LOT 23	0.048 2,090
BLOCK B LOT 2	0.179 7,795	BLOCK B LOT 42 0.149	6,500	BLOCK F LOT 5	0.163 7,087	BLOCK G LOT 29 0.144 6,282	BLOCK G LOT 69	0.062	2,689	BLOCK H LOT 23	0.152 6,631	BLOCK J LOT 15 0.158	6,868	BLOCK L LOT 11).118 5,143	BLOCK M LOT 24	0.048 2,090
BLOCK B LOT 3	0.177 7,710	BLOCK B LOT 43 0.150	6,540	BLOCK F LOT 6	0.165 7,179	BLOCK G LOT 30 0.160 6,967	BLOCK G LOT 70	0.062	2,700	BLOCK H LOT 24	0.151 6,566	BLOCK J LOT 16 0.147	6,394	BLOCK L LOT 12).121 5,280	BLOCK M LOT 25	0.059 2,565
BLOCK B LOT 4	0.175 7,626	BLOCK B LOT CA B-1 0.513	22,366	BLOCK F LOT 7	0.160 6,975	BLOCK G LOT 31 0.140 6,092	BLOCK G LOT 71	0.062	2,700	BLOCK H LOT 25	0.152 6,639	BLOCK J LOT CA J-1 0.047	2,030	BLOCK L LOT 13).121 5,280	BLOCK M LOT 26	0.059 2,565
BLOCK B LOT 5	0.173 7,541	BLOCK B LOT CA B-2 0.055	2,399	BLOCK F LOT 8	0.152 6,639	BLOCK G LOT 32 0.124 5,400	BLOCK G LOT 72	0.051	2,200	BLOCK H LOT 26	0.154 6,712	BLOCK J LOT CA J-2 0.091	3,977	BLOCK L LOT 14).132 5,745	BLOCK M LOT 27	0.048 2,090
BLOCK B LOT 6	0.172 7,500	BLOCK B LOT CA B-3 0.157	6,855	BLOCK F LOT 9	0.147 6,403	BLOCK G LOT 33 0.124 5,400	BLOCK G LOT 73	0.051	2,200	BLOCK H LOT 27	0.164 7,126	BLOCK J LOT CA J-3 0.096	4,192	BLOCK L LOT 15	0.152 6,601	BLOCK M LOT 28	0.048 2,090
BLOCK B LOT 7	0.172 7,500	BLOCK B LOT CA B-4 0.132	5,757	BLOCK F LOT 10	0.150 6,529	BLOCK G LOT 34 0.124 5,400	BLOCK G LOT 74	0.062	2,700	BLOCK H LOT 28	0.171 7,453	BLOCK K LOT 1 0.167	7,283	BLOCK L LOT 16	0.138 6,014	BLOCK M LOT 29	0.048 2,090
BLOCK B LOT 8	0.172 7,500	BLOCK B LOT CA B-5 0.117	5,090	BLOCK F LOT 11	0.153 6,671	BLOCK G LOT 35 0.124 5,400	BLOCK G LOT 75	0.069	3,000	BLOCK H LOT 29	0.182 7,914	BLOCK K LOT 2 0.120	5,207	BLOCK L LOT 17).120 5,212	BLOCK M LOT 30	0.059 2,561
BLOCK B LOT 9	0.172 7,500	BLOCK C LOT CA C-1 0.023	991	BLOCK F LOT 12	0.158 6,890	BLOCK G LOT 36 0.124 5,400	BLOCK G LOT 76	0.057	2,497	BLOCK H LOT 30	0.266 11,567	BLOCK K LOT 3 0.119	5,200	BLOCK L LOT 18).121 5,250	BLOCK M LOT CA M-1	0.020 879
BLOCK B LOT 10	0.183 7,958	BLOCK D LOT 1 0.185	8,068	BLOCK F LOT 13	0.162 7,067	BLOCK G LOT 37 0.124 5,400	BLOCK G LOT 77	0.067	2,937	BLOCK H LOT 31	0.237 10,304	BLOCK K LOT 4 0.119	5,200	BLOCK L LOT 19).124 5,407	BLOCK M LOT CA M-2	0.070 3,037
BLOCK B LOT 11	0.179 7,794	BLOCK D LOT 2 0.145	6,300	BLOCK F LOT 14	0.164 7,162	BLOCK G LOT 38 0.124 5,400	BLOCK G LOT 78	0.200	8,713	BLOCK H LOT 32	0.175 7,625	BLOCK K LOT 5 0.119	5,200	BLOCK L LOT 20).128 5,562	BLOCK M LOT CA M-3	0.065 2,839
BLOCK B LOT 12	0.225 9,788	BLOCK D LOT 3 0.148	6,446	BLOCK F LOT CA F-1	0.515 22,429	BLOCK G LOT 39 0.124 5,400	BLOCK G LOT CA G-1	0.971	42,288	BLOCK H LOT 33	0.152 6,626	BLOCK K LOT 6 0.119	5,200	BLOCK L LOT CA L-1	0.056 2,434	BLOCK M LOT CA M-4	0.020 879
BLOCK B LOT 13	0.206 8,967	BLOCK D LOT 4 0.161	7,004	BLOCK F LOT CA F-2	0.116 5,070	BLOCK G LOT 40 0.124 5,400	BLOCK G LOT CA G-2	0.087	3,772	BLOCK H LOT 34	0.143 6,250	BLOCK K LOT 7 0.117	5,088	BLOCK L LOT CA L-2	0.075 3,274	BLOCK N LOT 1	0.059 2,561
BLOCK B LOT 14	0.206 8,971	BLOCK D LOT 5 0.161	7,032	BLOCK G LOT 1	0.156 6,786	BLOCK G LOT 41 0.124 5,400	BLOCK G LOT CA G-3	0.109	4,738	BLOCK H LOT 35	0.143 6,250	BLOCK K LOT 8 0.122	5,323	BLOCK L LOT CA L-3	0.031 1,359	BLOCK N LOT 2	0.048 2,090
BLOCK B LOT 15	0.220 9,577	BLOCK D LOT 6 0.158	6,874	BLOCK G LOT 2	0.161 6,995	BLOCK G LOT 42 0.124 5,400	BLOCK G LOT CA G-4	0.067	2,926	BLOCK H LOT 36	0.143 6,250	BLOCK K LOT 9 0.126	5,470	BLOCK L LOT CA L-4).579 25,224	BLOCK N LOT 3	0.048 2,090
BLOCK B LOT 16	0.397 17,282	BLOCK D LOT 7 0.145	6,297	BLOCK G LOT 3	0.160 6,979	BLOCK G LOT 43 0.124 5,400	BLOCK G LOT CA G-5	0.131	5,686	BLOCK H LOT 37	0.143 6,250	BLOCK K LOT 10 0.124	5,389	BLOCK L LOT CA L-5	0.081 3,527	BLOCK N LOT 4	0.048 2,090
BLOCK B LOT 17	0.269 11,726	BLOCK D LOT 8 0.145	6,306	BLOCK G LOT 4	0.158 6,881	BLOCK G LOT 44 0.123 5,361	BLOCK G LOT CA G-6	0.063	2,739	BLOCK H LOT 38	0.143 6,250	BLOCK K LOT 11 0.131	5,697	BLOCK L LOT CA L-6	0.080 3,495	BLOCK N LOT 5	0.059 2,565
BLOCK B LOT 18	0.190 8,291	BLOCK D LOT 9 0.162	7,065	BLOCK G LOT 5	0.149 6,498	BLOCK G LOT 45 0.193 8,420	BLOCK G LOT CA G-7	0.059	2,578	BLOCK H LOT 39	0.143 6,250	BLOCK K LOT 12 0.135	5,872	BLOCK L LOT CA L-7).043 1,885	BLOCK N LOT 6	0.059 2,565
BLOCK B LOT 19	0.191 8,335	BLOCK D LOT 10 0.163	7,114	BLOCK G LOT 6	0.150 6,555	BLOCK G LOT 46 0.295 12,847	BLOCK G LOT CA G-8	0.013	556	BLOCK H LOT 40	0.143 6,250	BLOCK K LOT 13 0.135	5,882	BLOCK M LOT 1).059 2,561	BLOCK N LOT 7	0.048 2,090
BLOCK B LOT 20	0.187 8,157	BLOCK D LOT 11 0.162	7,078	BLOCK G LOT 7	0.148 6,438	BLOCK G LOT 47 0.069 3,023	BLOCK H LOT 1	0.195	8,509	BLOCK H LOT 41	0.143 6,250	BLOCK K LOT 14 0.131	5,685	BLOCK M LOT 2	0.048 2,090	BLOCK N LOT 8	0.048 2,090
BLOCK B LOT 21	0.182 7,945	BLOCK D LOT 12 0.200	8,733	BLOCK G LOT 8	0.158 6,875	BLOCK G LOT 48 0.048 2,105	BLOCK H LOT 2	0.178	7,758	BLOCK H LOT 42	0.143 6,250	BLOCK K LOT 15 0.132	5,739	BLOCK M LOT 3	0.048 2,090	BLOCK N LOT 9	0.048 2,090
BLOCK B LOT 22	0.206 8,954	BLOCK D LOT 13 0.192	8,363	BLOCK G LOT 9	0.152 6,636	BLOCK G LOT 49 0.062 2,688	BLOCK H LOT 3	0.172	7,500	BLOCK H LOT 43	0.143 6,250	BLOCK K LOT 16 0.127	5,528	BLOCK M LOT 4	0.048 2,090	BLOCK N LOT 10	0.059 2,565
BLOCK B LOT 23	0.191 8,336	BLOCK D LOT 14 0.177	7,705	BLOCK G LOT 10	0.167 7,294	BLOCK G LOT 50 0.062 2,700	BLOCK H LOT 4	0.172	7,500	BLOCK H LOT 44	0.148 6,425	BLOCK K LOT 17 0.130	5,669	BLOCK M LOT 5	0.059 2,565	BLOCK N LOT 11	0.059 2,565
BLOCK B LOT 24	0.204 8,888	BLOCK D LOT 15 0.174	7,590	BLOCK G LOT 11	0.293 12,743	BLOCK G LOT 51 0.051 2,200	BLOCK H LOT 5	0.172	7,500	BLOCK H LOT 45	0.181 7,897	BLOCK K LOT CA K-1 0.026	1,127	BLOCK M LOT 6	0.059 2,565	BLOCK N LOT 12	0.048 2,090
BLOCK B LOT 25	0.172 7,503	BLOCK D LOT 16 0.198	8,624	BLOCK G LOT 12	0.345 15,044	BLOCK G LOT 52 0.051 2,200	BLOCK H LOT 6	0.172	7,500	BLOCK H LOT CA H-1	0.056 2,433	BLOCK K LOT CA K-2 0.035	1,508	BLOCK M LOT 7	0.048 2,090	BLOCK N LOT 13	0.073 3,169
BLOCK B LOT 26	0.165 7,170	BLOCK D LOT 17 0.205	8,935	BLOCK G LOT 13	0.305 13,266	BLOCK G LOT 53 0.051 2,200	BLOCK H LOT 7	0.172	7,500	BLOCK H LOT CA H-2	0.104 4,550	BLOCK K LOT CA K-3 0.026	1,124	BLOCK M LOT 8	0.048 2,090	BLOCK N LOT 14	0.118 5,160
BLOCK B LOT 27	0.172 7,494	BLOCK D LOT 18 0.174	7,560	BLOCK G LOT 14	0.152 6,625	BLOCK G LOT 54 0.062 2,700	BLOCK H LOT 8	0.172	7,500	BLOCK H LOT CA H-3	0.059 2,563	BLOCK K LOT CA K-4 0.063	2,751	BLOCK M LOT 9	0.048 2,090	BLOCK N LOT 15	0.120 5,209
BLOCK B LOT 28	0.199 8,654	BLOCK D LOT 19 0.209	9,093	BLOCK G LOT 15	0.124 5,394	BLOCK G LOT 55 0.062 2,700	BLOCK H LOT 9	0.172	7,500	BLOCK J LOT 1	0.148 6,451	BLOCK K LOT CA K-5 0.077	3,359	BLOCK M LOT 10).059 2,565	BLOCK N LOT 16	0.136 5,927
BLOCK B LOT 29	0.185 8,045	BLOCK D LOT 20 0.198	8,611	BLOCK G LOT 16	0.124 5,400	BLOCK G LOT 56 0.051 2,200	BLOCK H LOT 10	0.190	8,288	BLOCK J LOT 2	0.153 6,664	BLOCK K LOT CA K-6 0.058	2,511	BLOCK M LOT 11).059 2,565	BLOCK N LOT 17	0.070 3,040
BLOCK B LOT 30	0.157 6,838	BLOCK D LOT 21 0.205	8,935	BLOCK G LOT 17	0.124 5,400	BLOCK G LOT 57 0.051 2,200	BLOCK H LOT 11	0.192	8,364	BLOCK J LOT 3	0.152 6,634	BLOCK K LOT CA K-7 0.050	2,194	BLOCK M LOT 12	0.048 2,090	BLOCK N LOT 18	0.068 2,959
BLOCK B LOT 31	0.151 6,580	BLOCK D LOT 22 0.197	8,586	BLOCK G LOT 18	0.124 5,400	BLOCK G LOT 58 0.062 2,700	BLOCK H LOT 12	0.220	9,591	BLOCK J LOT 4	0.139 6,055	BLOCK K LOT CA K-8 0.095	4,135	BLOCK M LOT 13	0.086 3,728	BLOCK N LOT 19	0.092 3,990
BLOCK B LOT 32	0.156 6,812	BLOCK D LOT 23 0.180	7,860	BLOCK G LOT 19	0.124 5,400	BLOCK G LOT 59 0.062 2,700	BLOCK H LOT 13	0.181	7,899	BLOCK J LOT 5	0.139 6,050	BLOCK L LOT 1 0.119	5,196	BLOCK M LOT 14	0.130 5,669	BLOCK N LOT 20	0.098 4,275
BLOCK B LOT 33	0.174 7,585	BLOCK D LOT 24 0.180	7,860	BLOCK G LOT 20	0.124 5,400	BLOCK G LOT 60 0.051 2,200	BLOCK H LOT 14	0.190	8,290	BLOCK J LOT 6	0.151 6,561	BLOCK L LOT 2 0.119	5,200	BLOCK M LOT 15).124 5,400	BLOCK N LOT 21	0.068 2,945
BLOCK B LOT 34	0.155 6,761	BLOCK D LOT 25 0.230	10,008	BLOCK G LOT 21	0.124 5,400	BLOCK G LOT 61 0.099 4,319	BLOCK H LOT 15	0.201	8,744	BLOCK J LOT 7	0.188 8,175	BLOCK L LOT 3 0.119	5,200	BLOCK M LOT 16	0.124 5,400	BLOCK N LOT 22	0.068 2,945
BLOCK B LOT 35	0.157 6,854	BLOCK D LOT CA D-1 0.889	38,708	BLOCK G LOT 22	0.147 6,384	BLOCK G LOT 62 0.087 3,773	BLOCK H LOT 16	0.204	8,875	BLOCK J LOT 8	0.193 8,397	BLOCK L LOT 4 0.119	5,200	BLOCK M LOT 17	0.156 6,783	BLOCK N LOT 23	0.092 3,986

PRELIMINARY-FINAL PLAT TRINITY FALLS PLANNING UNIT 7

315 RESIDENTIAL LOTS 53 COMMON AREAS

BEING 75.108 ACRES SITUATED IN THE THOMAS LINDSEY SURVEY, ABSTRACT NO. 521 COLLIN COUNTY, TEXAS



OWNER:
TRINITY FALLS HOLDINGS LP
1575 Heritage Drive, Suite 300,
McKinney, TX 75069
Tel. No. (713) 960-9978
Contact: Robert Ditthardt, General
Manager

APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway,
Suite 210
Frisco, Texas 75035
Tel. No. (972) 335-3580
Contact: Russell L. Kennedy, P.E.

"PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY"

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS TRINITY FALLS HOLDINGS LP is the rightful owner of a tract of land situated in the J. Emberson Survey, Abstract No. 294, Collin County, Texas, and being a portion of a called 270.720 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Trinity Falls Holdings LP, as recorded in Instrument No. 20171030001439680 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of Lot 2, Block A of Trinity Falls, Planning Unit 7 Commercial, Lots 1 and 2, Block A, according to the Conveyance Plat thereof recorded in Volume 2020, Page 11 of the Plat Records of Collin County, Texas;

THENCE South 1°43'15" West, along the westerly line of said Lot 2, a distance of 484.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 46°43'15" West, continuing along the westerly line of said Lot 2, a distance of 144.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly northwest corner of said Lot 2, common to the northeast corner of Lot 1, Block A of said Trinity Falls, Planning Unit 7 Commercial;

THENCE North 88°16'45" West, along the northerly line of said Lot 1 and the northerly line of County Road 288 Addition, Lot 1, Block A, according to the Conveyance Plat thereof recorded in Volume 2018, Page 870 of the Plat Records of Collin County, Texas, a distance of 602.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said County Road 288 Addition;

THENCE South 1°43'15" West, along the westerly line of said County Road 288 Addition, a distance of 350.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said County Road 288 Addition, being on the northerly right-of-way line of Olympic Crossing (County Road No. 228), a variable width right-of-way, as dedicated in said Conveyance Plat recorded in Volume 2018, Page 870 of the Plat Records of Collin County, Texas;

THENCE along the northerly right-of-way line of said Olympic Crossing, the following:

North 88°16'45" West, a distance of 72.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 15°52'00", a radius of 1036.00 feet, a chord bearing and distance of North 80°20'45" West, 285.98 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 286.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 72°24'45" West, a distance of 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 13°11'51", a radius of 1100.00 feet, a chord bearing and distance of North 79°00'40" West, 252.81 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 253.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly end of a corner clip at the intersection of the northerly right-of-way line of said Olympic Crossing with the easterly right-of-way line of Three Rivers Lane, a 81 foot wide right-of-way, as dedicated in said Conveyance Plat recorded in Volume 2018, Page 870 of the Plat Records of Collin County, Texas;

THENCE North 41°58'47" West, departing the northerly right-of-way line of said Olympic Crossing and along said corner clip, a distance of 21.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly end of said corner clip, being on the easterly right-of-way line of said Three Rivers Lane;

THENCE North 2°02'28" East, along the easterly right-of-way line of said Three Rivers Lane, a distance of 20.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the east end of the northerly terminus of said Three Rivers Lane;

THENCE North 87°57'32" West, departing the easterly right-of-way line of said Three Rivers Lane, along the northerly terminus of said Three Rivers Lane, a distance of 81.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the west end of said northerly terminus, being on the westerly right-of-way line of said Three Rivers Lane;

THENCE South 2°02'28" West, along the westerly right-of-way line of said Three Rivers Lane, a distance of 20.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north end of a corner clip at the intersection of the westerly right-of-way line of said Three Rivers Lane with the northerly right-of-way line of said Olympic Crossing;

THENCE South 45°31'10" West, departing the westerly right-of-way line of said Three Rivers Lane and along said corner clip, a distance of 21.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south end of said corner clip on the northerly right-of-way line of said Olympic Crossing, and at the beginning of a non-tangent curve to the left having a central angle of 1°14'23", a radius of 1100.00 feet, a chord bearing and distance of South 87°59'15" West, 23.80 feet;

THENCE in a southwesterly direction along the northerly right-of-way line of said Three Rivers Lane, and with said curve to the left, an arc distance of 23.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north end of the westerly terminus of said Olympic Crossing;

THENCE South 2°37'57" East, departing the northerly right-of-way line of said Olympic Crossing and along said terminus, a distance of 52.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south end of said corner clip, being on the southerly right-of-way line of said Olympic Crossing, and at the beginning of a non-tangent curve to the left having a central angle of 11°30'52", a radius of 1048.00 feet, a chord bearing and distance of South 81°36'37" West. 210.26 feet:

THENCE departing said terminus and crossing aforesaid 270.720 acre tract, the following:

In a southwesterly direction, with said curve to the left, an arc distance of 210.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 75°51'11" West, a distance of 99.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 12°23'37", a radius of 1088.00 feet, a chord bearing and distance of South 82°03'00" West, 234.89 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 235.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 1°43'15" West, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said 270.720 acre tract, the northerly line of Trinity Falls, Planning Unit 1 -Phase 2C, according to the Record Plat thereof recorded in Volume 2018, Page 732 of the Plat Records of Collin County, Texas, and in the centerline of said Olympic Crossing;

THENCE North 88°16'45" West, along the southerly line of said 270.720 acre tract, the northerly line of said Trinity Falls, Planning Unit 1 - Phase 2C, and the centerline of said Olympic Crossing, a distance of 236.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Trinity Falls, Planning Unit 1 - Phase 2C, common to the northeast corner of a called 20.300 acre tract of land described as Tract 1A in a deed to Tom B. Wilson Sr., as recorded in Volume 935, Page 598 of the Land Records of Collin County,

THENCE North 88°03'35" West, continuing along the southerly line of said 270.720 acre tract and the centerline of said Olympic Crossing, and along the northerly line of said Tract 1A, a distance of 202.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said 270.720 acre tract, the centerline of said Olympic Crossing and the northerly line of said Tract 1A, and crossing said 270.720 acre tract, the following:

North 1°56'25" East, a distance of 79.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for

North 7°06'04" West, a distance of 772.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 82°53'56" West, a distance of 22.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 7°06'04" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 82°53'56" East, a distance of 2.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for

corner;

North 43°40'24" East, a distance of 39.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for

North 4°26'53" East, a distance of 240.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for

South 85°33'07" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set

South 4°26'53" West, a distance of 7.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for

South 40°33'07" East, a distance of 35.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set

North 89°10'53" East, a distance of 11.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 17°05'33", a radius of 1030.00 feet, a chord bearing and distance of South 82°16'20" East, 306.13 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 307.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°43'34" East, a distance of 481.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 27°55'05", a radius of 320.00 feet, a chord bearing and distance of South 87°47'06" East, 154.39 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 155.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 55°33'35", a radius of 73.50 feet, a chord bearing and distance of North 50°34'34" East, 68.51 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 71.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 41°38'42", a radius of 72.00 feet, a chord bearing and distance of North 43°37'07" East, 51.19 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 52.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 39°54'48", a radius of 73.50 feet, a chord bearing and distance of North 44°29'04" East, 50.17 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 51.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 7°32'43", a radius of 380.00 feet, a chord bearing and distance of North 28°18'02" East, 50.01 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 50.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 39°29'16" East, a distance of 36.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 11°13'29", a radius of 375.00 feet, a chord bearing and distance of North 40°03'15" East, 73.35 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 73.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of compound curve to the right having a central angle of 13°35'36", a radius of 201.50 feet, a chord bearing and distance of North 38°52'12" East, 47.69 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 47.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°40'00" East, a distance of 198.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 26°12'53", a radius of 525.00 feet, a chord bearing and distance of North 58°46'26" East, 238.12 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 240.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 71°52'53" East, a distance of 227.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 16°00'00", a radius of 325.00 feet,

a chord bearing and distance of North 63°52'53" East, 90.46 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 90.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 55°52'53" East, a distance of 101.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 13°00'09", a radius of 375.00 feet, a chord bearing and distance of North 62°22'57" East, 84.92 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 85.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 68°53'01" East, a distance of 82.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 144°31'16", a radius of 50.00 feet, a chord bearing and distance of South 64°41'52" East, 95.25 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 126.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner.

South 18°16'45" East, a distance of 28.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner:

South 60°26'45" East, a distance of 37.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 12°22'28", a radius of 380.00 feet, a chord bearing and distance of North 85°26'59" East, 81.91 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 82.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°21'47" East, a distance of 765.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said 270.720 acre tract, the westerly line of Lot 2, Block A of Trinity Falls North Addition, according to the plat thereof recorded in Volume 2014, Page 163 of the Plat Records of Collin County, Texas, and in the centerline of Trinity Falls Parkway, formerly known as County Road No.

THENCE South 1°38'13" West, along the easterly line of said 270.720 acre tract, the westerly line of said Lot 2, and the centerline of said Trinity Falls Parkway, a distance of 563.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the east end of the northerly terminus of Trinity Falls Parkway, a variable width right-of-way, as dedicated in aforesaid Conveyance Plat recorded in Volume 2020, Page 11 of the Plat Records of Collin County, Texas;

THENCE North 88°21'47" West, departing the centerline of said Trinity Falls Parkway and along the northerly terminus of said Trinity Falls Parkway, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the west end of said terminus, same being on the westerly right-of-way line of said Trinity Falls Parkway;

THENCE South 1°38'13" West, along the westerly right-of-way line of said Trinity Falls Parkway, a distance of 114.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of aforesaid Lot 2, Block A of Trinity Falls, Planning Unit 7 Commercial;

THENCE departing the westerly right-of-way line of said Trinity Falls Parkway and along the northerly line of said Lot 2, the following:

North 88°21'47" West, a distance of 44.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set

North 43°21'47" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set

North 65°13'54" West, a distance of 62.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set

North 88°21'47" West, a distance of 234.52 feet to the POINT OF BEGINNING and containing 75.108 acres (3,271,711 square feet) of land, more or less.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY FALLS HOLDINGS LP does hereby adopt this Conveyance Plat designating the hereinabove described property as TRINITY FALLS, PLANNING UNIT 7, an addition to Collin County, Texas and does hereby dedicate to the public and the City of McKinney the water easements, sanitary sewer easements and utility easements shown hereon (collectively, the "Easements") for the mutual use and accommodation of the City of McKinney and all public utility providers desiring to use or using same. TRINITY FALLS HOLDINGS LP does hereby dedicate to the public and McKinney Municipal Utility District No. 2 of Collin County in fee simple forever the streets shown hereon together with the drainage easements appurtenant thereto as shown hereon for the mutual use and accommodation of the public and McKinney Municipal Utility District No. 2 of Collin County. All and any public utility providers and the City of McKinney shall have the right to remove and keep removed all or part 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 it's respective systems within said Easements; and McKinney Municipal Utility District No. 2 of Collin County shall have the right to remove and keep removed all and any obstructions within the drainage easements which adversely affect the proper functioning of the same. The City of McKinney and McKinney Municipal Utility District No. 2 of Collin County and all public utilities shall also have the right to constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of it's 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 _____, 20__.

TRINITY FALLS HOLDINGS LP, a Delaware limited partnership

By: Johnson Trinity Falls GP LLC, a Texas limited liability company Its General Partner

Robert Ditthardt, General Manager

STATE OF TEXAS COUNTY OF COLLIN §

NOTES:

obstruction of the floodway is prohibited.

the control of erosion in said drainage ways.

occasioned by flooding or flooding conditions.

withholding of utilities and building permit.

of the surveyor.

of America.

BEFORE ME, the undersigned authority, on this day personally appeared Robert Ditthardt, General Manager, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____day of _____, 20__.

1. Blocking the flow of water or construction improvements in drainage easements, and filling or

channels and will be maintained by Trinity Falls Master Communities, Inc.

other obstructions to the operation and maintenance of the drainage facility.

jurisdiction comply with the requirements of the subdivision ordinance.

2. The existing creeks or drainage channels traversing along or across the addition will remain as open

3. Collin County will not be responsible for the maintenance and operation of said drainage ways or for

4. Collin County will not be responsible for any damage, personal injury or loss of life or property

5. Collin County permits are required for building construction, on-site sewage facilities and driveway

6. All private driveway tie-ins to a county maintained roadway must be even with the existing driving

7. All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and

8. Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and

26 found in the field, whose positions are published on the Texas State Plane Coordinate System of

1983, North Central Zone 4202 (North American Datum of 1983). The horizontal coordinates of this survey derived from McKinney monument 26 utilizing a combined scale factor of 0.999856823.

9. All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial

11. Selling a portion of this addition by metes and bounds is against state law and is subject to fines and

Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency

Management Agency, Federal Insurance Administration, this property is within Zone "X-Unshaded",

this flood statement does not imply that the property and/or the structures thereon will be free from

13. As the developer, Trinity Falls Holdings LP intends for all common areas to be conveyed to Trinity Falls

be solely responsible for the maintenance of the creek (including all erosion control) traversing the

common areas and the storm water detention system on said lots. The owners shall further hold the

from such maintenance responsibility. The City shall not be responsible for the maintenance of the

including but 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

14. The proposed floodplain line shown hereon are based on the Trinity Falls Flood Study for Tributary 2A

to East Fork Trinity River (EFTR), approved on February 12, 2020.

subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States

drainage easements 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,

City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising

referenced creek, although it retains the right to enter upon the common areas for public purposes. The

Master Community, Inc., the Homeowners Association (H.O.A.). The common areas shall be

which is not a special flood hazard area. If this site is not within an identified special flood hazard area,

flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may

be increased by man-made or natural causes. This flood statement shall not create liability on the part

maintained by the H.O.A. and are to be used for landscaping and drainage purposes. The H.O.A. shall

12. According to Community Panel No. 48085C0165J, dated June 02, 2009 of the National Flood

10. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.

NOTARY PUBLIC in and for the STATE OF TEXAS

TRINITY FALLS

BEING 75.108 ACRES SITUATED IN THE THOMAS LINDSEY SURVEY, ABSTRACT NO. 521

<u>Date</u>

APRIL 2020

FIRM # 10193822

Project No.

068150200

<u>Sheet No.</u>

5 OF 5

Melissa, TX 75454 PH. 972-837-2331 <u>Scale</u> City of McKinney N/A

SURVEYOR'S CERTIFICATION

Kimley-Horn and Associates, Inc.

6160 Warren Parkway, Suite 210

Sylviana Gunawan

Frisco, Texas 75034

Phone 972-335-3580

STATE OF TEXAS

COUNTY OF COLLIN

Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENTS:

Registered Professional Land Surveyor No. 6461

expressed and in the capacity therein stated.

That I, Sylviana Gunawan, 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

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared

Sylviana Gunawan, 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 purposes and considerations therein

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the day of , 20 .

THIS DOCUMENT SHALL

NOT BE RECORDED FOR

ANY PURPOSE AND

SHALL NOT BE USED OR

VIEWED OR RELIED

UPON AS A FINAL

SURVEY DOCUMENT

under my personal supervision, in accordance with the Subdivision regulations of the City of McKinney, Texas.

G.C.E.C.

Mike Lauer

1096 N Waco

PH. 9034827183

Van Alstyne, TX 75495

David Coker 2552 Summit Suite 406 Plano, TX 75074 PH. 214-733-5122

TRINITY FALLS HOLDINGS LP 1575 Heritage Drive, Suite 300, McKinney, TX 75069 Tel. No. (713) 960-9978

Contact: Robert Ditthardt, General

UTILITY CONTACTS:

2301 Ridgeview Dr.

AT&T

Quincy Baker

Plano, TX 75025

PH. 972-649-8735

Charter Spectrum

Dallas, TX 75228 PH. 214-724-5815

Atmos Energy

1565 Chenault Street

John Janusik

2nd Floor

Manager

2nd Floor

APPLICANT: Contact: Russell L. Kennedy, P.E.

North Collin Special Utilities District 2333 Sam Rayburn Hwy. Frisco, Texas 75034

222 N. Tennessee St. McKinney, TX 75069 PH. 972-547-7500

6160 Warren Parkway, Suite 210 Frisco, Texas 75035 Tel. No. (972) 335-3580

"PRELIMINARY-FINAL PLAT FOR

PRELIMINARY-FINAL PLAT PLANNING UNIT 7

315 RESIDENTIAL LOTS 53 COMMON AREAS

COLLIN COUNTY, TEXAS



Checked by <u>Drawn by</u> SG KHA

KIMLEY-HORN AND ASSOC. INC.

REVIEW PURPOSES ONLY"