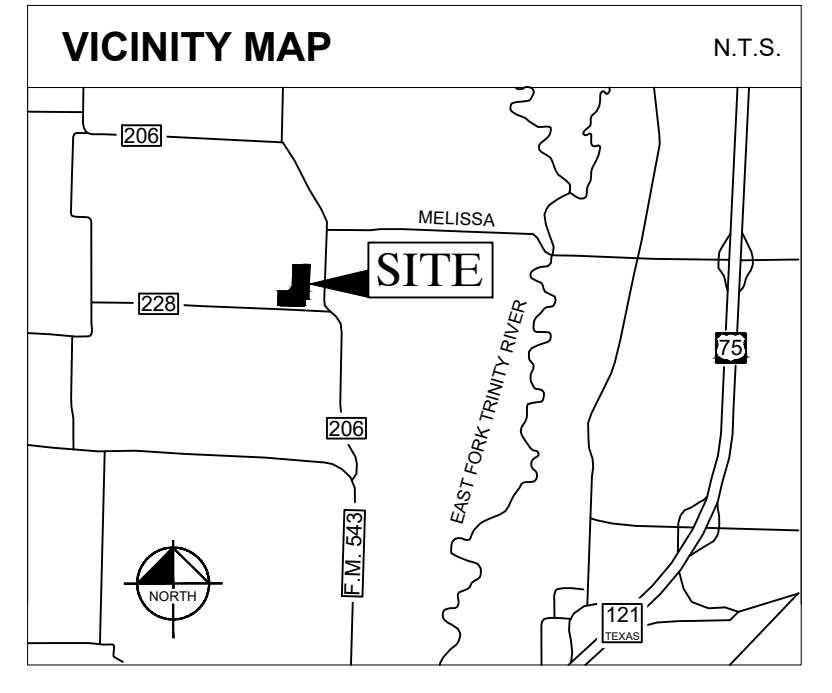


LEGEND

- IRFC 5/8" IRON ROD FOUND WITH PLASTIC CAP
- IRSC 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA" SET
- V.E. VISIBILITY 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, TEXAS
- P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS



- NOTES:**
1. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway 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 must be even with the existing driving surface.
 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 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.
 12. According to Community Panel No. 48085C01651, dated June 02, 2009 of the National Flood 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", 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.
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 14. The proposed floodplain line shown hereon are based on the Trinity Falls Flood Study for Tributary 2A to East Fork Trinity River (EFTTR), approved on February 12, 2020.

**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

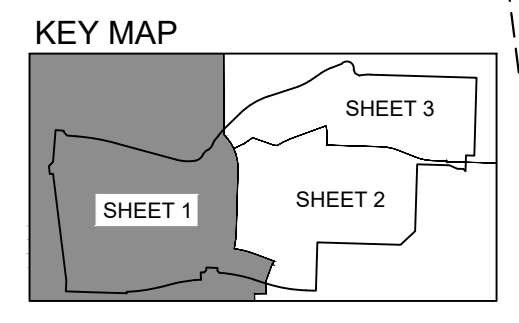
Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

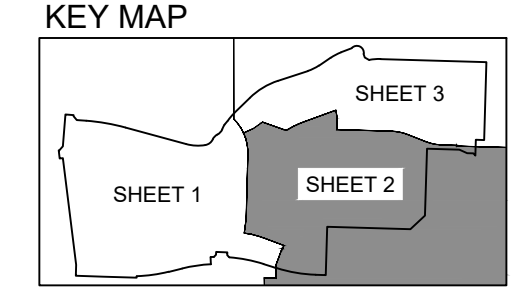
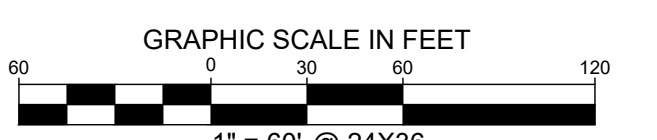
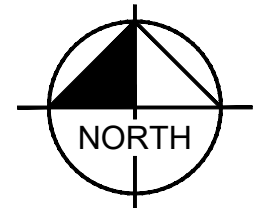
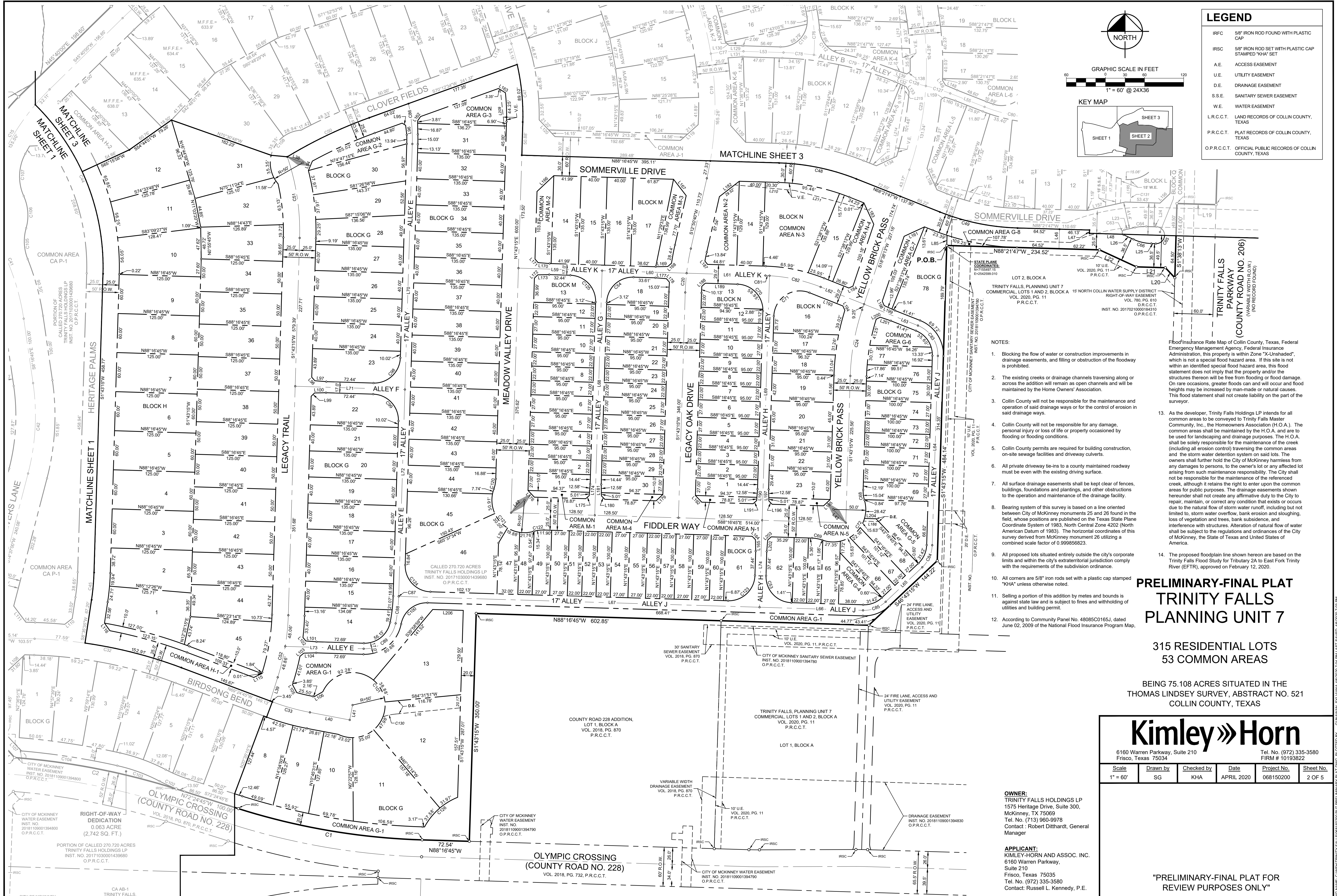
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	APRIL 2020	068150200	1 OF 5

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.



DWG NAME: C:\WORK\TRINITY FALLS\068150200\704.PLT PLOTTED BY: GUNAWAN, SYLVIA/06/02/2020 7:04 PM LAST SAVED: 4/20/2020 7:03 PM



LEGEND	
IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA" SET
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**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

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	APRIL 2020	068150200	2 OF 5

OWNER:
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1575 Heritage Drive, Suite 300,
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Tel. No. (713) 960-9978
Contact : Robert Dithardt, General
Manager

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Tel. No. (972) 335-3580
Contact: Russell L. Kennedy, P.E.

"PRELIMINARY-FINAL PLAT FOR
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DWG NAME: C:\P\TRINITY FALLS\068150200\068150200.PLT PLOTTED BY: GUNAWAN, S.V. ON 06/02/2020 7:04 PM LAST SAVED: 4/20/2020 7:03 PM

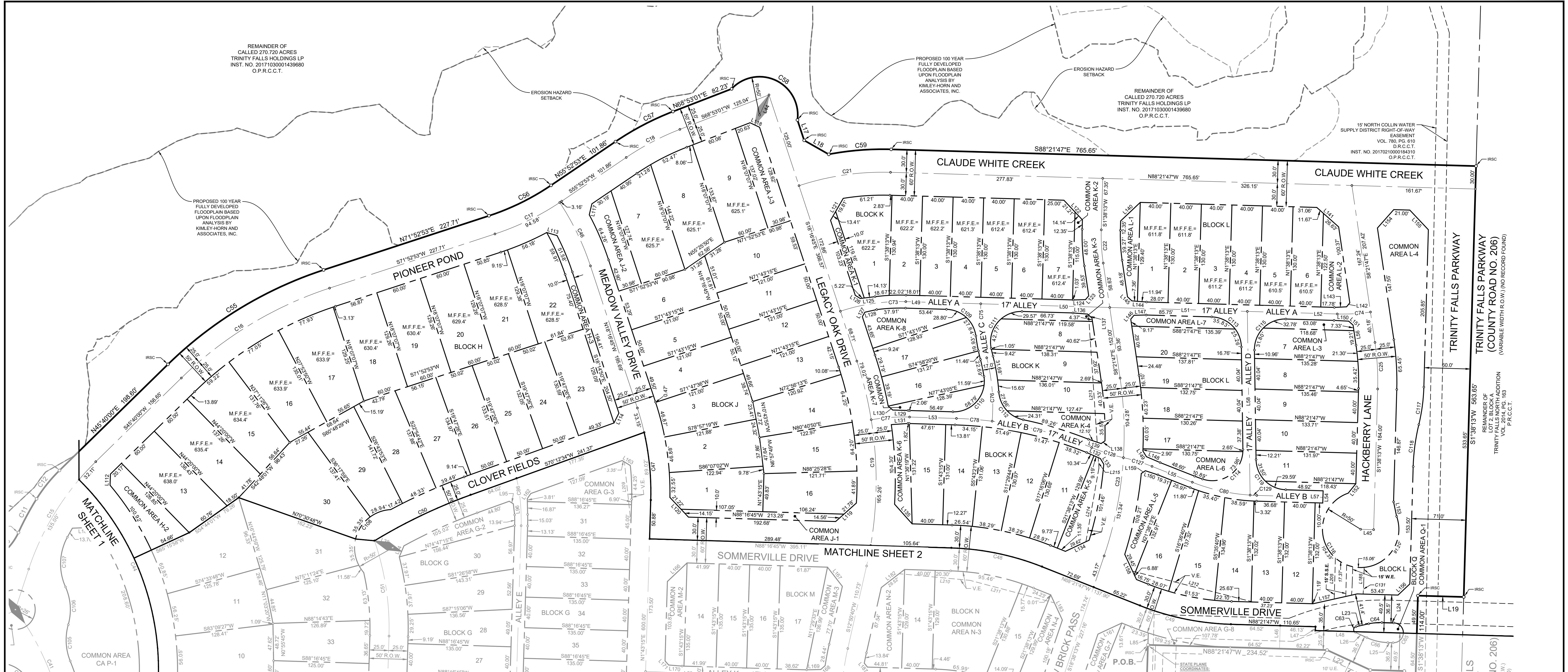
REMAINDER OF CALLED 270.720 ACRES TRINITY FALLS HOLDINGS LP INST. NO. 20171030001439680 O.P.R.C.C.T.

PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN BASED UPON FLOODPLAIN ANALYSIS BY KIMLEY-HORN AND ASSOCIATES, INC.

REMAINDER OF CALLED 270.720 ACRES TRINITY FALLS HOLDINGS LP INST. NO. 20171030001439680 O.P.R.C.C.T.

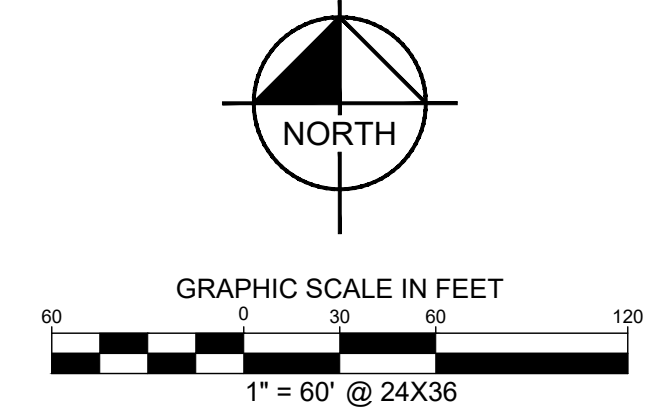
15' NORTH COLLIN WATER SUPPLY DISTRICT RIGHT-OF-WAY EASEMENT VOL. 780 P.5 610 D.R.C.C.T. INST. NO. 20170210000184310 O.P.R.C.C.T.

PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN BASED UPON FLOODPLAIN ANALYSIS BY KIMLEY-HORN AND ASSOCIATES, INC.



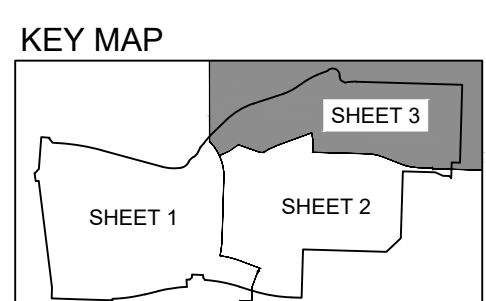
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LEGEND

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**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
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Tel. No. (972) 335-3580
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	APRIL 2020	068150200	3 OF 5

OWNER:
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**"PRELIMINARY-FINAL PLAT FOR
REVIEW PURPOSES ONLY"**

DWG NAME: C:\P\TRINITY FALLS\068150200\07 PRELIMINARY PLAT.DWG PLOTTED BY: GUNAWAN, SIVOKANA 4/20/20 7:04 PM LAST SAVED: 4/20/20 7:03 PM

LINE TABLE				LINE TABLE				LINE 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	N88°21'47"W	89.01'	L94	S22°52'39"W	15.76'	L125	S83°06'48"W	19.35'	L156	N86°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°16'59"W	6.23'	L126	S67°25'39"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	N11°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	N85°01'31"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	35.36'	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	14.61'	L112	S02°07'58"W	14.61'	L143	N87°14'15"E	15.98'	L174	N04°35'02"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	38.75'	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	S03°28'23"E	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	S88°32'06"E	56.61'	L86	N65°07'05"E	34.84'	L117	S19°30'38"W	14.78'	L148	S46°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"W	163.00'							
L27	N49°26'53"E	34.72'	L58	N00°14'15"W	240.23'	L89	S36°44'47"W	14.93'	L120	N43°16'45"W	35.37'	L151	S47°42'27"E	7.73'	L182	N52°16'57"E	36.62'	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	162.02'	L92	S41°12'22"E	34.58'	L123	N40°12'21"E	6.62'	L154	S41°38'13"W	19.43'	L185	N01°38'13"E	21.96'										
L31	N45°16'45"W	28.28'	L62	N88°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 TABLE					CURVE TABLE					CURVE TABLE							
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'
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'
C3	11°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°05'55"W	7.58'
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'
C5	12°23'37"	1088.00'	235.35'	N88°13'00"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'
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'
C7	27°59'05"	320.00'	155.92'	S87°41'08"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	77.48'
C8	59°33'35"	73.50'	71.27'	N50°34'34"E	68.51'	C38	22°11'28"	500.00'	193.65'	S03°31'17"W	192.44'	C68	18°11'42"	50.00'	15.88'	S07°22'36"E	15.81'
C9	41°38'42"	72.00'	52.33'	S44°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'
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'
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'	S66°40'44"W	65.50'
C12	13°35'36"	201.50'	47.81'	S38°52'12"W	47.89'	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'
C13	17°05'33"	1000.00'	298.32'	N82°16'20"W	297.22'	C43	12°34'32"	350.00'	76.82'	S02°26'54"W	76.67'	C73	19°54'58"	250.00'	86.90'	S01°40'44"W	86.46'
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'	N88°38'13"E	43.58'
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'
C16	26°12'53"	350.00'	228.77'	S58°46'26"W	226.78'	C46	10°57'31"	350.00'	92.39'	N05°50'30"W	92.13'	C76	19°09'07"	250.00'	83.57'	N04°53'34"W	83.18'
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'
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'
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'
C20	11°07'24"	350.00'															

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, Texas;

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 corner;

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 corner;

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 corner;

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

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 corner;

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

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. 206, no record found;

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

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

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

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 _____ 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

By: _____
Robert Dilthardt, General Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Robert Dilthardt, 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__.

NOTARY PUBLIC in and for the STATE OF TEXAS

NOTES:

- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by Trinity Falls Master Communities, Inc.
- 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.
- Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- Collin County permits are required for building construction, on-site sewage facilities and driveway culverts.
- All private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
- 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.
- 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.
- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- 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.
- According to Community Panel No. 48085C0165J, dated June 02, 2009 of the National Flood 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", 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.
- 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.
- The proposed floodplain line shown hereon are based on the Trinity Falls Flood Study for Tributary 2A to East Fork Trinity River (EFTTR), approved on February 12, 2020.

UTILITY CONTACTS:

AT&T
Quincy Baker
2301 Ridgeview Dr.
2nd Floor
Plano, TX 75025
PH. 972-649-8735

Charter Spectrum
John Janusik
1565 Chenault Street
2nd Floor
Dallas, TX 75228
PH. 214-724-5815

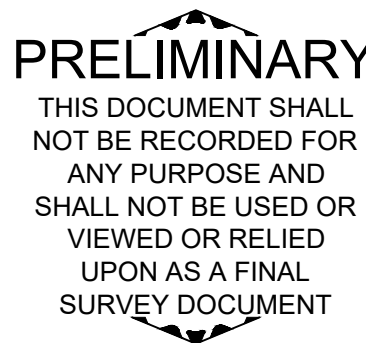
Atmos Energy
David Coker
2552 Summit Suite 406
Plano, TX 75074
PH. 214-733-5122

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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



Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS §
COUNTY OF COLLIN §

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 expressed and in the capacity therein stated.

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

Notary Public, State of Texas

**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

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	APRIL 2020	068150200	5 OF 5

North Collin Special Utilities District
2333 Sam Rayburn Hwy.
Melissa, TX 75454
PH. 972-837-2331

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

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"**