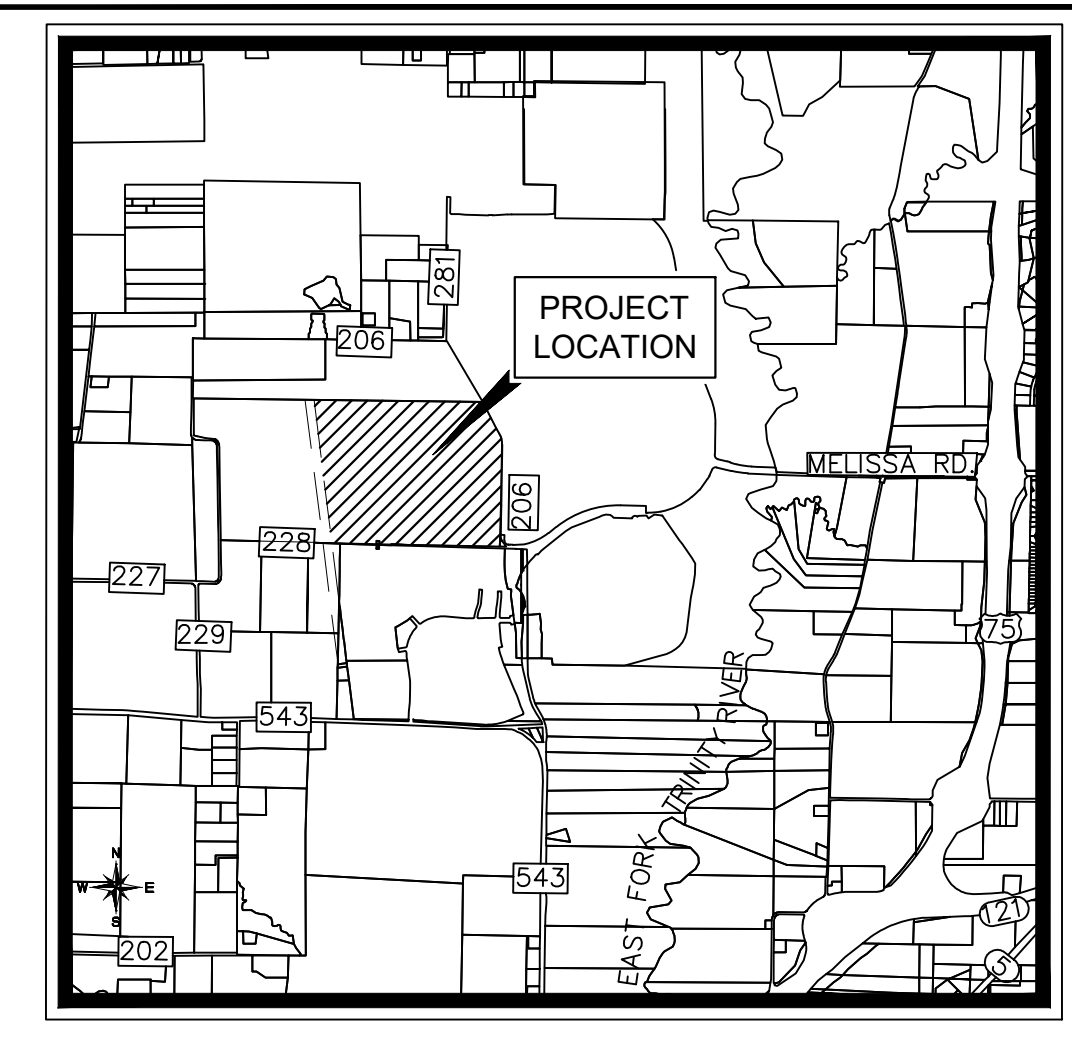
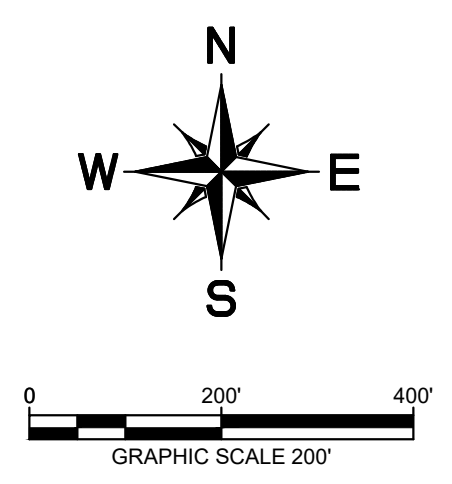




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VICINITY MAP

- NOTE:
1. PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY.
  2. ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.

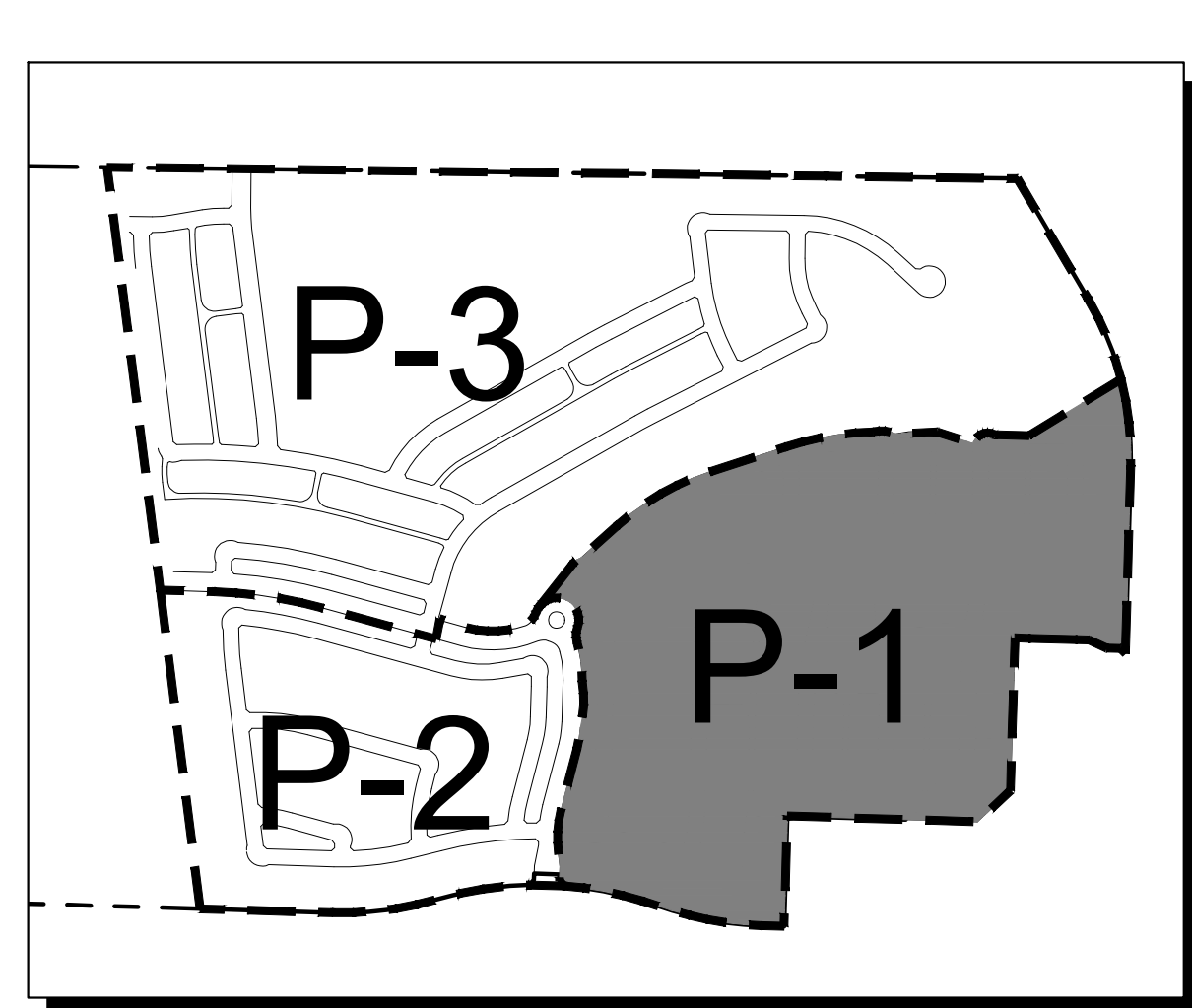
PRELIMINARY - FINAL PLAT SHEET INDEX  
 FOR  
**TRINITY FALLS PLANNING UNIT 7**  
 536 RESIDENTIAL LOTS / 67 OPEN SPACES  
 BEING 149.84 ACRES  
 OUT OF THE  
 J. EMBERSON SURVEY, ABSTRACT NO. 294  
 IN THE  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

<b>OWNER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Diltzhardt	<b>DEVELOPER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Diltzhardt	<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: KELSEY CAMPBELL, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	C-2
CME	CME	KLC	AS SHOWN	SEPT. 2019	068150165	

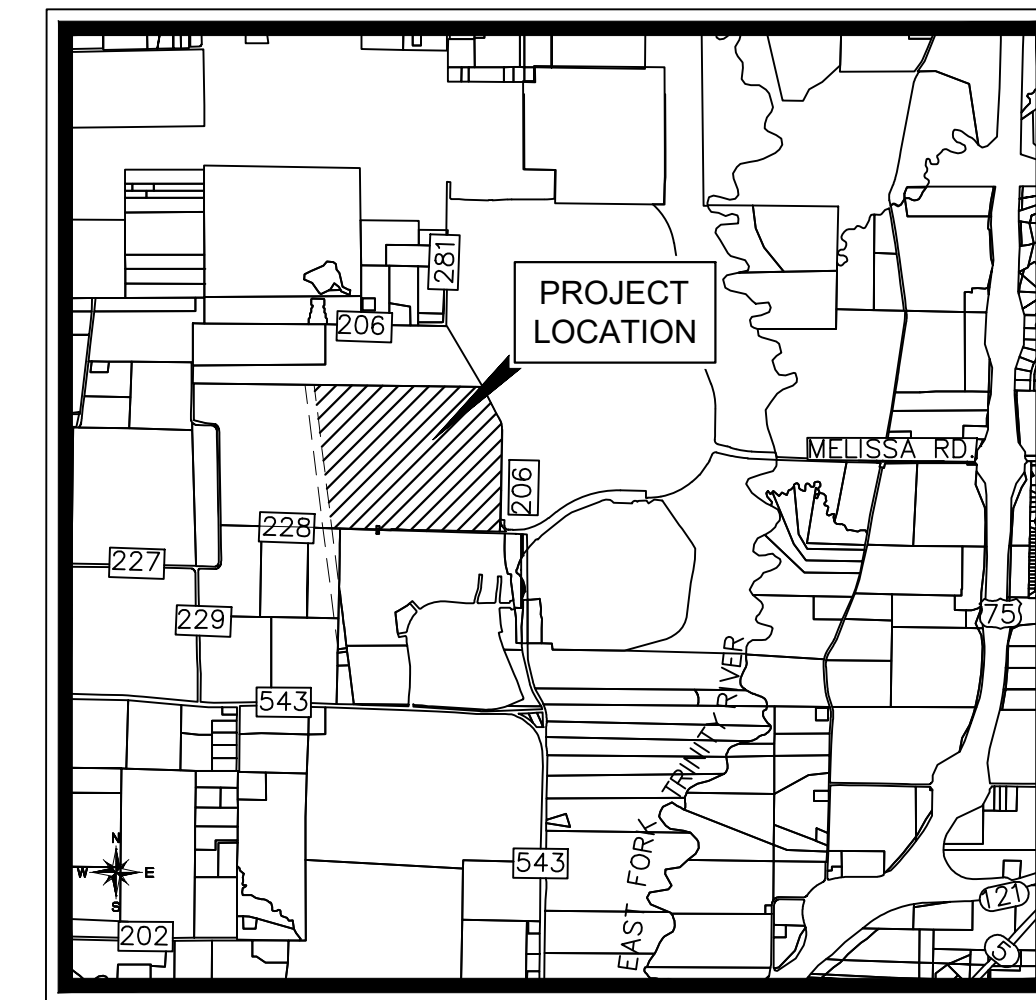
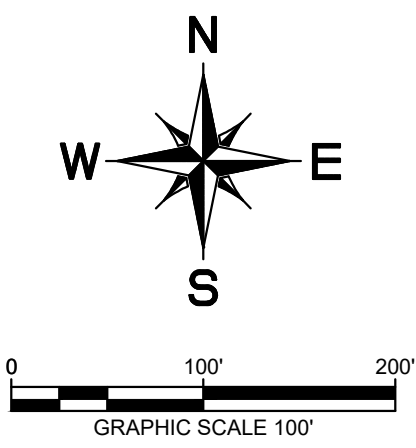


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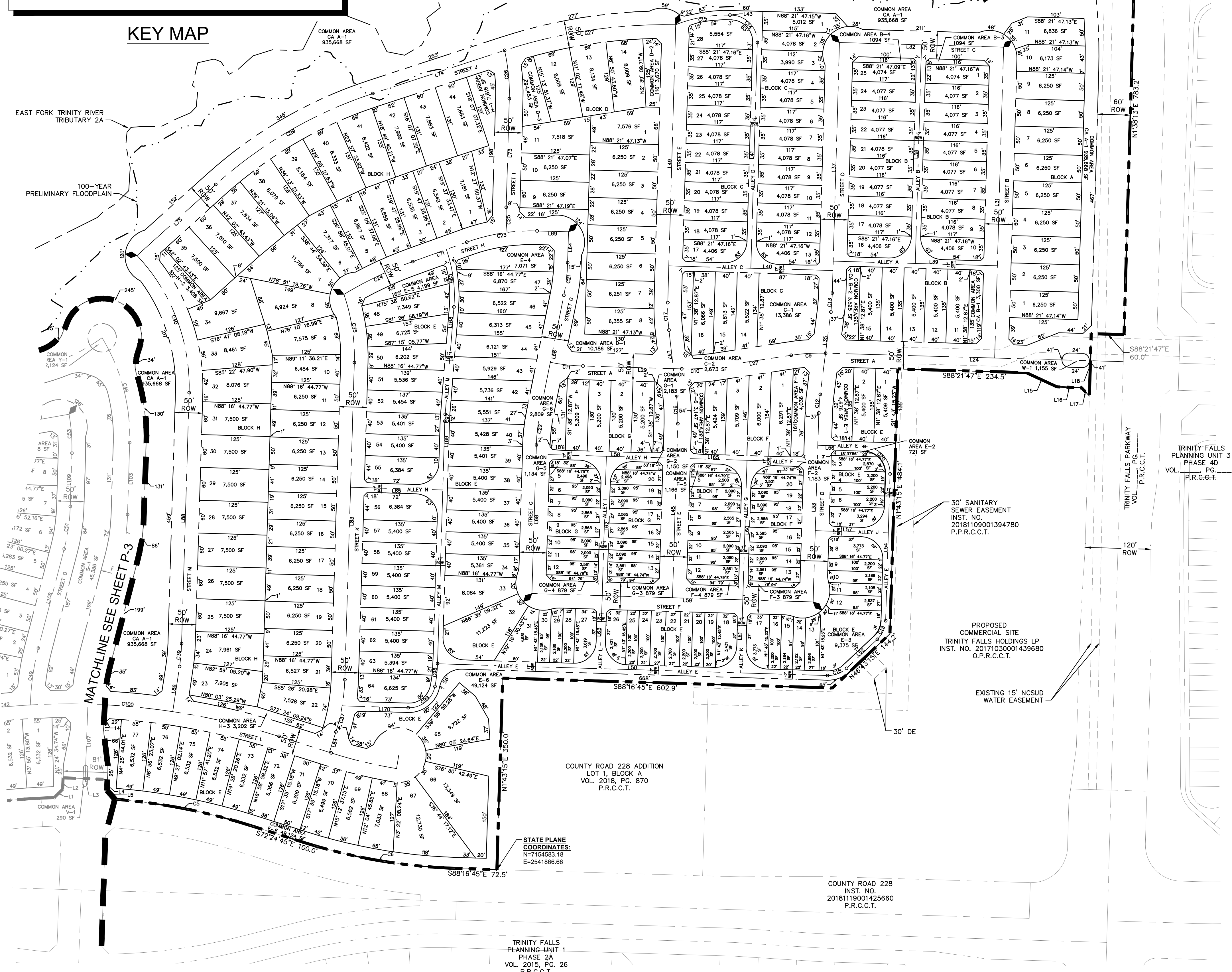


**KEY MAP**

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L4	20.15	S2'02'27.53"W	L35	151.56	N7'18'43.89"E	L54	268.43	N1'43'15.23"E	L69	57.50	N88'21'47.13"W	L169	442.98	S1'43'15.23"W
L5	21.57	S41'58'47.34"E	L37	457.97	N1'38'12.84"E	L56	84.91	N88'21'47.13"W	L71	104.74	S70'12'34.04"W	L170	120.47	N88'16'44.77"W
L15	62.37	S65'13'53.75"E	L38	399.49	N1'38'12.84"E	L57	133.50	S88'16'44.77"E	L73	198.40	S1'38'12.81"W			
L16	44.43	S88'21'47.12"E	L39	300.00	S88'21'47.13"E	L58	257.00	S88'21'47.13"E	L74	253.12	S71'52'52.68"W			
L17	21.21	S43'21'47.10"E	L40	300.00	S88'21'47.13"E	L59	514.00	S88'16'44.55"E	L75	193.75	S47'57'16.57"W			
L18	114.00	N1'38'12.57"E	L41	412.49	N1'38'12.84"E	L60	255.06	S1'43'15.23"W	L83	579.39	S1'43'15.23"W			
L24	544.21	N88'21'47.13"W	L43	2.83	N88'21'46.94"W	L61	133.50	N1'43'15.23"E	L84	39.38	S17'35'15.18"W			
L27	138.91	S81'19'34.75"W	L45	318.06	N1'43'15.23"E	L62	254.68	S1'43'15.23"W	L85	168.50	N88'16'44.77"W			
L29	180.56	N88'21'47.13"W	L47	121.07	N6'35'36.46"W	L63	133.50	N1'43'15.23"E	L86	83.15	N8'35'35.48"E			
L31	567.99	N1'38'12.84"E	L49	507.88	N1'38'12.84"E	L64	56.59	S1'38'12.77"W	L88	458.77	N1'43'15.23"E			
L32	300.00	N88'21'47.13"W	L50	712.91	S88'16'44.55"E	L66	218.63	S11'27'14.68"W	L165	257.00	S88'21'47.13"E			
L33	345.40	N1'43'15.23"E	L52	77.20	N46'43'15.34"E	L68	271.50	S1'43'15.23"W	L168	196.76	N4'39'43.06"E			



**VICINITY MAP**



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C5	1100.00'	253.37'	S79'00'40"E	252.81'	13'11'51"	127.25'
C6	1036.00'	286.89'	S80'20'45"E	285.98'	15'52'00"	144.37'
C9	350.00'	62.98'	S86'28'54"W	62.90'	10'18'38"	31.58'
C10	350.00'	62.98'	S86'28'54"W	62.90'	10'18'38"	31.58'
C11	350.00'	59.97'	N83'27'16"W	59.90'	9'49'02"	30.06'
C12	350.00'	34.16'	N4'31'00"E	34.14'	5'35'29"	17.09'
C13	350.00'	34.67'	N4'28'28"E	34.65'	5'40'31"	17.35'
C14	48.50'	76.18'	N43'21'47"W	68.59'	90'00'00"	48.50'
C15	250.00'	101.43'	S80'00'49"W	100.74'	23'14'48"	51.42'
C16	350.00'	50.79'	N2'26'11"W	50.74'	8'18'52"	25.44'
C17	350.00'	50.28'	N2'28'42"W	50.23'	8'13'49"	25.18'
C18	48.50'	38.09'	N69'13'15"E	37.12'	45'00'00"	20.09'
C19	48.50'	38.09'	N24'13'15"E	37.12'	45'00'00"	20.09'
C20	48.52'	76.29'	N43'19'16"W	68.67'	90'05'02"	48.59'
C21	350.00'	59.97'	S6'32'44"W	59.90'	9'49'02"	30.06'
C22	350.00'	59.46'	S6'35'15"W	59.39'	9'43'59"	29.80'
C23	350.00'	130.89'	S80'55'23"W	130.13'	21'25'39"	66.22'
C24	700.00'	139.54'	S64'29'55"W	139.31'	11'25'18"	70.00'
C25	350.00'	45.92'	S2'07'18"E	45.89'	7'31'01"	22.99'
C26	350.00'	88.93'	N5'38'31"W	88.69'	14'33'27"	44.70'
C27	950.00'	317.69'	S81'27'41"W	316.21'	19'09'37"	160.34'
C29	800.00'	334.08'	S59'55'05"W	331.66'	23'55'36"	169.51'
C35	350.00'	126.75'	S8'39'13"E	126.06'	20'44'56"	64.08'
C37	350.00'	96.92'	S9'39'15"W	96.61'	15'52'00"	48.77'
C39	350.00'	41.98'	N5'09'25"E	41.96'	6'52'20"	21.02'
C40	350.00'	275.08'	N20'47'42"W	268.06'	45'01'54"	145.09'
C96	250.00'	106.69'	N7'33'51"W	105.89'	24'27'09"	54.17'
C97	250.00'	12.83'	S3'11'29"W	12.83'	2'56'28"	6.42'
C98	250.00'	41.90'	N6'31'22"E	41.85'	9'36'13"	21.00'
C99	48.50'	68.05'	N51'31'22"E	62.61'	80'23'47"	40.98'
C100	1271.00'	355.28'	S80'25'13"E	354.12'	16'00'56"	178.80'

**GENERAL NOTES**

- 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.
- PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
- ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY TRINITY FALLS MASTER COMMUNITY, INC., THE HOMEOWNER'S ASSOCIATION.
- ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

**FLOODPLAIN NOTES**

- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE LOMR - TRINITY FALLS PHASE II STUDY PREPARED BY KIMBLEY-HORN AND ASSOCIATES, INC. DATED 02/10/2017 AND IS EXPECTED TO BECOME EFFECTIVE 2/26/2018.

**LEGEND**

	PROPERTY LINE
	100 YEAR PRELIMINARY FLOODPLAIN LINE
	STREET NAME CHANGE
	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED WATER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PROPOSED SIDEWALK EASEMENT

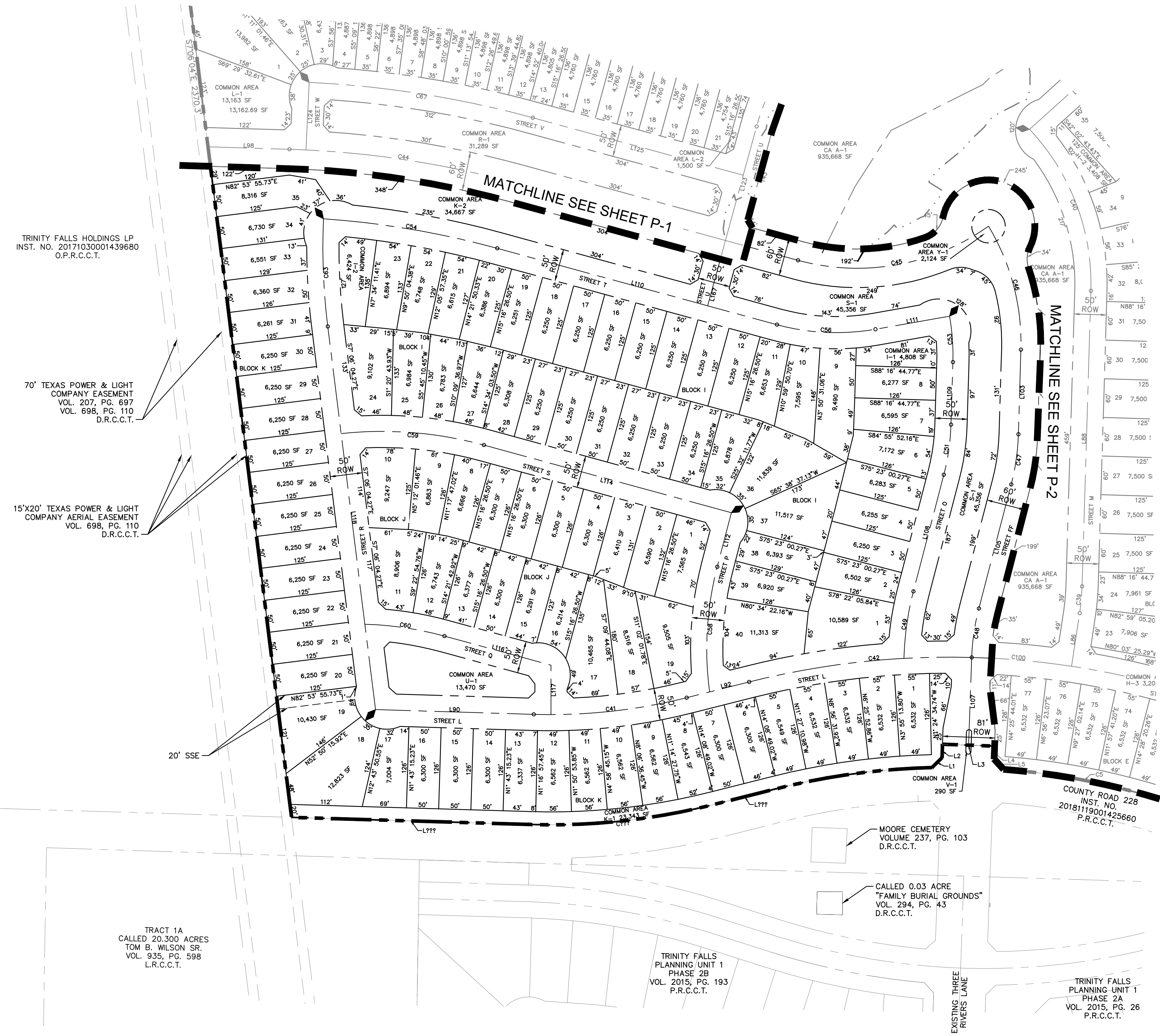
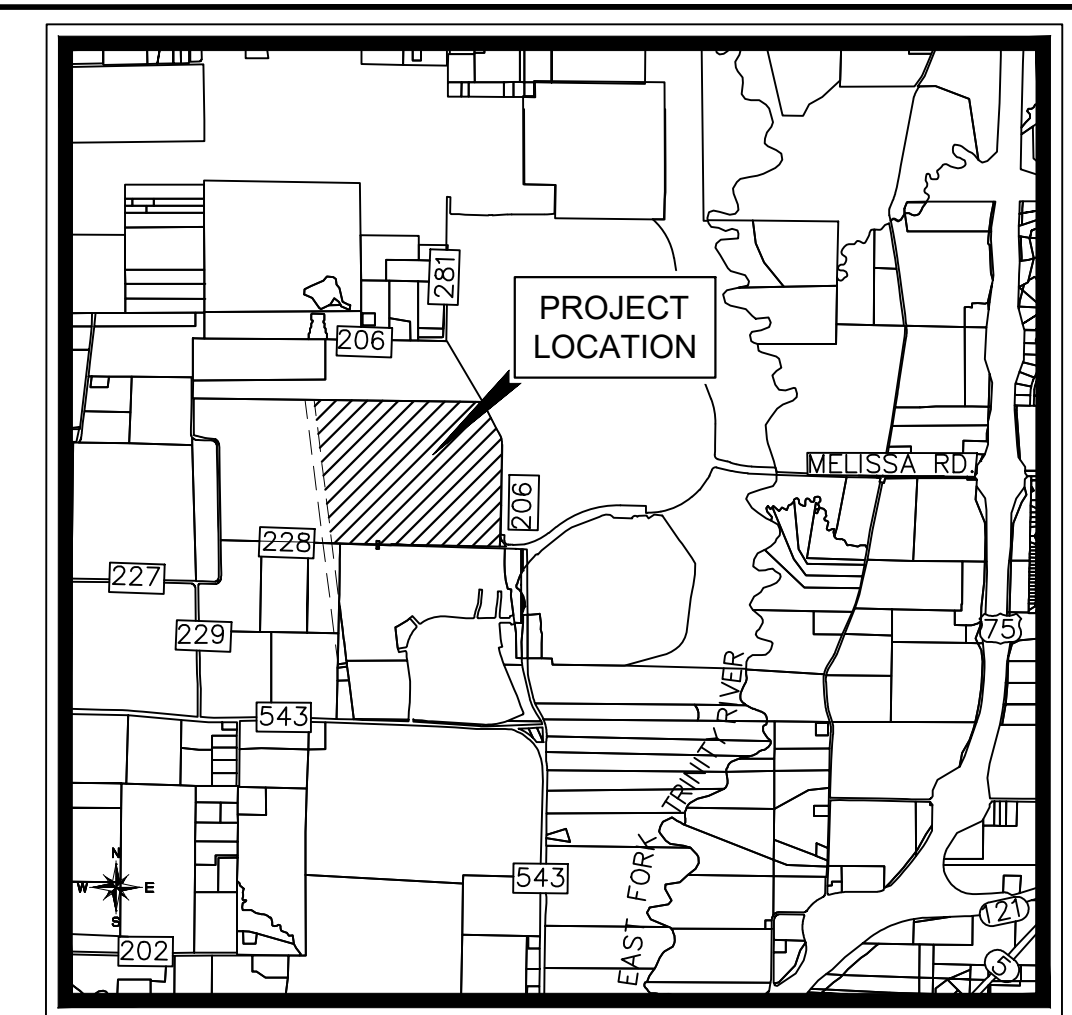
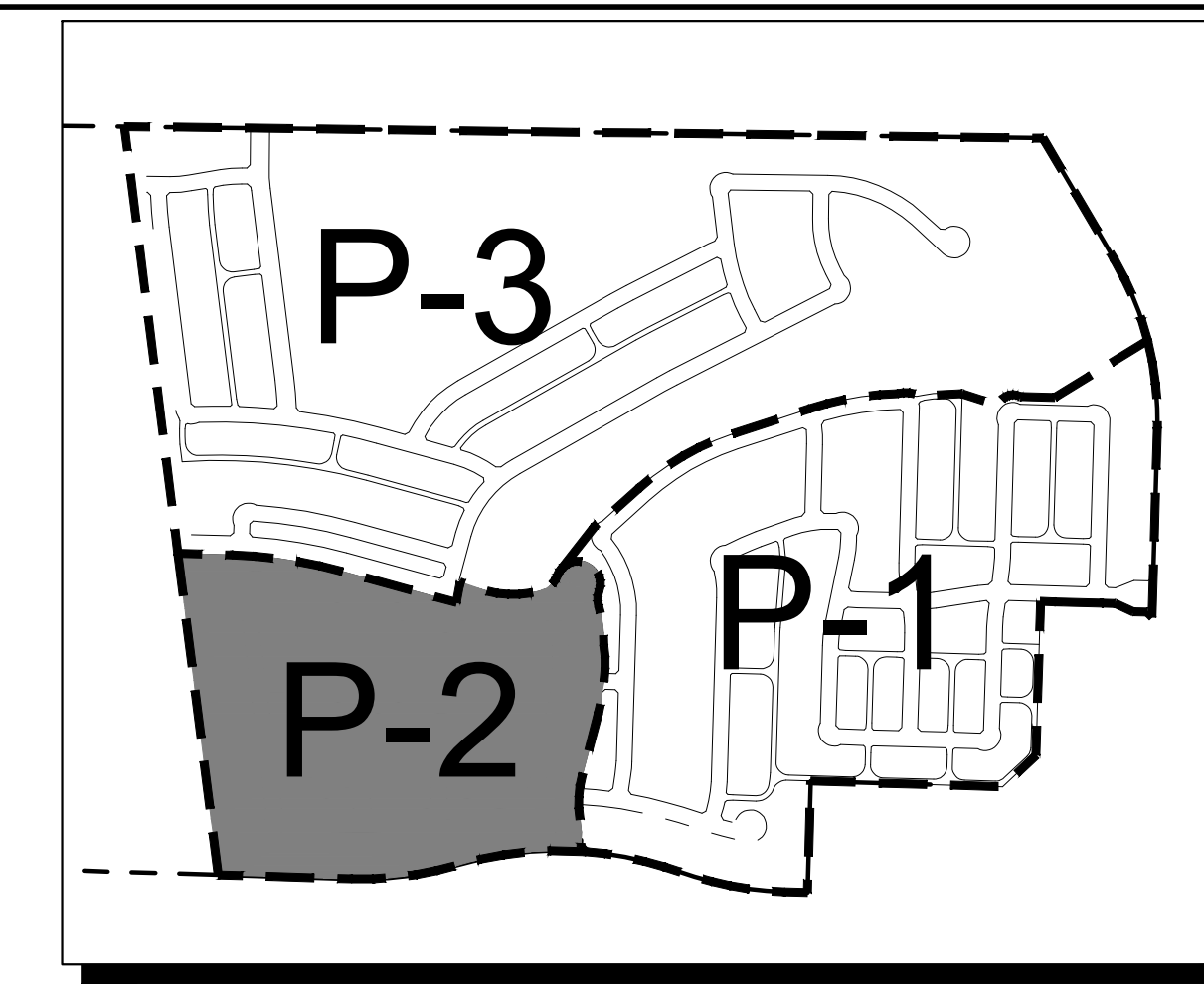
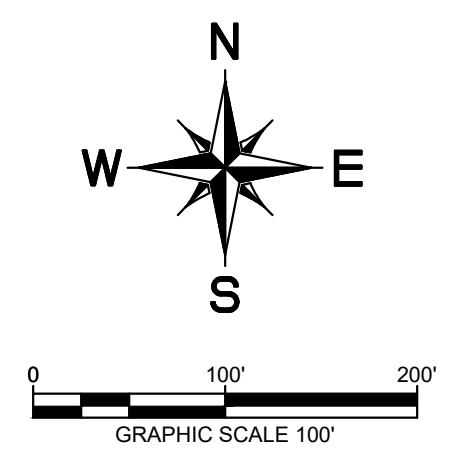
**PRELIMINARY - FINAL PLAT FOR TRINITY FALLS PLANNING UNIT 7**

536 RESIDENTIAL LOTS / 67 OPEN SPACES  
 BEING 149.84 ACRES  
 OUT OF THE  
 J. EMBERSON SURVEY, ABSTRACT NO. 294  
 IN THE  
**CITY OF MCKINNEY, COLLIN COUNTY, TEXAS**

<b>OWNER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dithardt	<b>DEVELOPER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dithardt	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: KELSEY CAMPBELL, P.E.
<b>DESIGNED:</b> CME	<b>DRAWN:</b> CME	<b>CHECKED:</b> KLC
<b>SCALE:</b> AS SHOWN	<b>DATE:</b> SEPT. 2019	<b>KH PROJECT NO.:</b> 068150165



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LINE TABLE		
LINE	LENGTH	BEARING
L1	21.77	N45°31'09.95"E
L2	20.92	N2°02'27.53"E
L3	81.00	S87°57'32.47"E
L90	245.64	S88°16'44.77"E
L92	99.95	N75°51'10.98"E
L103	131.44	S1°43'15.23"W
L105	198.90	S14°36'59.73"W
L107	136.22	S2°02'27.53"W
L108	187.03	N14°36'59.73"E
L109	97.15	N1°43'15.23"E
L110	450.03	S74°43'33.50"E
L111	116.82	N8°00'27.53"E
L112	86.81	S14°36'59.73"W
L114	398.26	N74°43'33.50"W
L116	171.42	S74°43'33.50"E
L117	76.73	S0°03'28.06"E
L118	598.98	S7°06'04.27"E
L167	105.00	S15°16'26.50"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C41	865.00'	239.56'	N83°47'13"E	238.79'	15°52'04"	120.55'
C42	1271.00'	348.69'	N83°42'45"E	347.60'	15°43'08"	175.45'
C45	350.00'	310.52'	N79°51'28"E	300.43'	50°49'57"	166.31'
C46	350.00'	200.83'	S14°43'02"E	198.08'	32°52'34"	103.26'
C47	350.00'	78.78'	S81°07'07"W	78.61'	12°53'45"	39.55'
C48	350.00'	76.82'	S81°9'44"W	76.67'	12°34'32"	38.56'
C49	455.00'	105.07'	N8°00'04"E	104.84'	13°13'52"	52.77'
C51	350.00'	78.78'	N81°07'07"E	78.61'	12°53'45"	39.55'
C53	350.00'	71.55'	N4°08'09"W	71.43'	11°42'48"	35.90'
C54	1395.00'	273.95'	S80°21'06"E	273.51'	11°15'06"	137.42'
C56	350.00'	154.34'	S87°21'33"E	153.10'	25°15'59"	78.45'
C58	505.00'	195.71'	S3°30'52"W	194.48'	22°12'15"	99.10'
C59	600.00'	223.50'	N85°23'50"W	222.21'	21°20'34"	113.06'
C60	525.00'	125.08'	S81°33'05"E	124.79'	13°39'04"	62.84'
C63	1000.00'	167.58'	S2°18'02"E	167.38'	9°36'05"	83.99'

**GENERAL NOTES**

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**LEGEND**

	PROPERTY LINE
	100 YEAR PRELIMINARY FLOODPLAIN LINE
	STREET NAME CHANGE
VAM	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
DE	PROPOSED DRAINAGE EASEMENT
WE	PROPOSED WATER EASEMENT
SSE	PROPOSED SANITARY SEWER EASEMENT
SWE	PROPOSED SIDEWALK EASEMENT

**PRELIMINARY - FINAL PLAT**  
 FOR  
**TRINITY FALLS PLANNING UNIT 7**  
 536 RESIDENTIAL LOTS / 67 OPEN SPACES  
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DESIGNED CME	DRAWN CME	CHECKED KLC	SCALE AS SHOWN	DATE SEPT. 2019	KH PROJECT NO. 088150165	P-3



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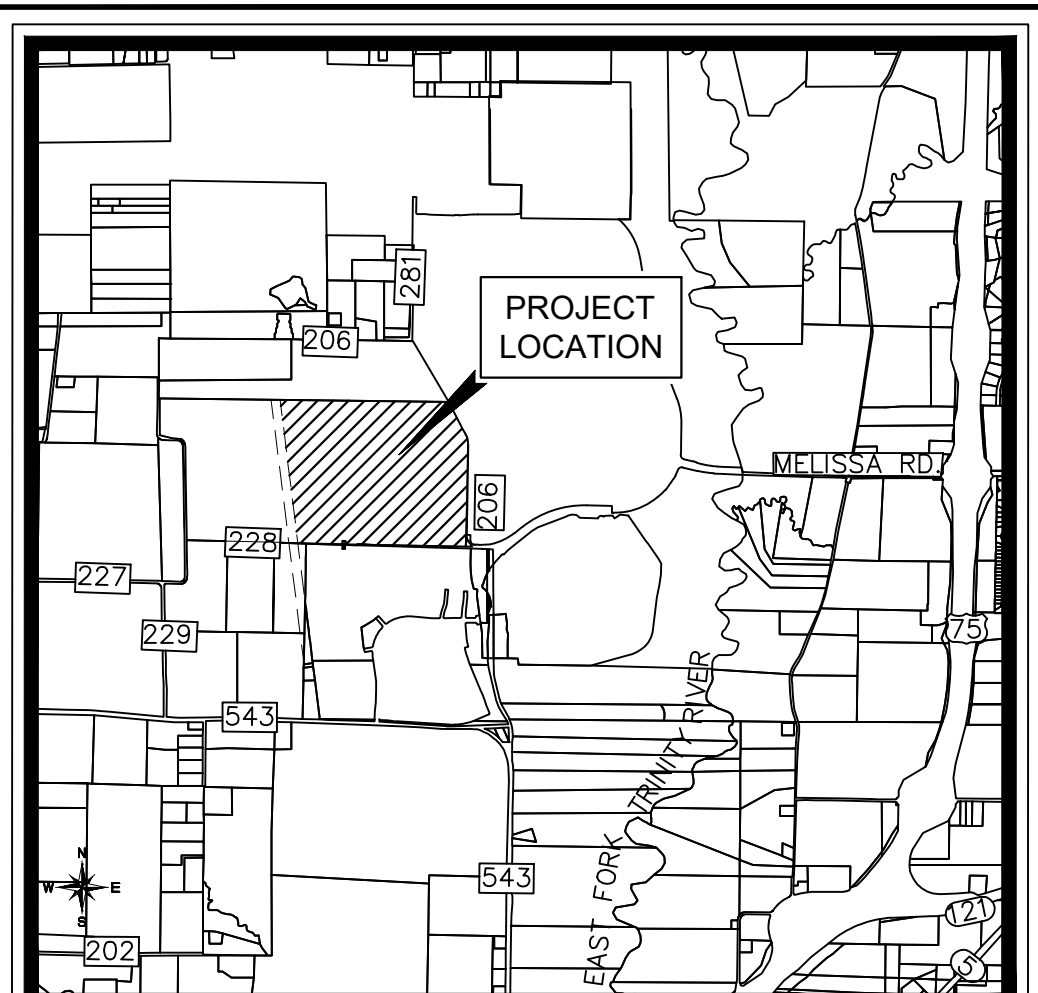
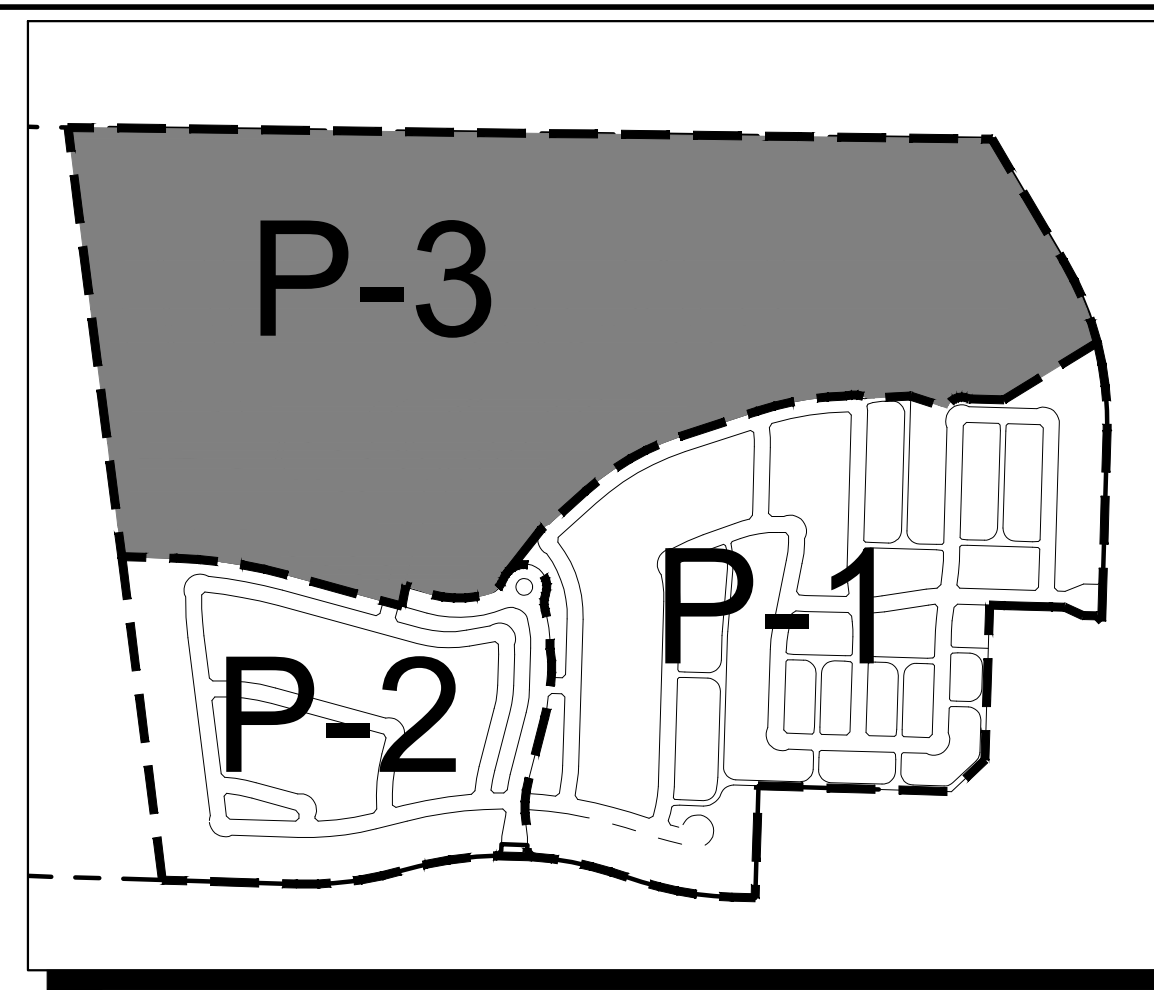
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C44	1500.00'	354.85'	S81°30'11"E	354.02'	13°33'16"	178.26'
C65	1000.00'	44.19'	S61°41'35"W	44.19'	2°31'55"	22.10'
C66	350.00'	275.82'	S37°51'02"W	268.74'	45°09'11"	145.52'
C67	1605.00'	352.17'	N81°00'43"W	351.47'	12°34'19"	176.80'
C68	250.00'	91.34'	S3°21'55"W	90.83'	20°55'58"	46.18'
C70	48.50'	71.86'	S49°33'00"E	65.47'	84°53'52"	44.36'
C71	1774.50'	534.96'	S83°21'45"E	532.94'	17°16'23"	269.52'
C74	352.00'	151.88'	N62°21'53"W	150.71'	24°43'21"	77.14'
C76	1912.00'	616.45'	N83°57'45"W	613.79'	18°28'22"	310.92'
C77	1000.00'	136.81'	S3°10'54"E	136.71'	7°50'20"	68.51'
C79	825.00'	105.32'	S3°26'38"E	105.25'	7°18'52"	52.73'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C80	1000.00'	123.84'	N3°33'12"W	123.76'	7°05'44"	62.00'
C82	500.00'	68.27'	N3°11'22"W	68.22'	7°49'25"	34.19'
C84	350.00'	64.20'	S85°28'04"W	64.11'	10°30'32"	32.19'
C85	350.00'	64.20'	S85°28'04"W	64.11'	10°30'32"	32.19'
C86	1168.50'	51.63'	S61°41'35"W	51.63'	2°31'55"	25.82'
C87	250.00'	145.62'	S43°44'24"W	143.57'	33°22'28"	74.94'
C88	355.00'	58.68'	S67°41'41"W	58.62'	9°28'16"	29.41'
C89	1305.00'	57.67'	S61°41'35"W	57.66'	2°31'55"	28.84'
C90	355.00'	244.98'	S40°39'27"W	240.15'	39°32'23"	127.60'
C91	650.00'	226.21'	N17°04'16"E	225.07'	19°56'23"	114.26'
C92	350.00'	169.60'	N13°09'34"W	167.94'	27°45'48"	86.50'
C93	425.00'	310.40'	S68°21'18"E	303.54'	41°50'44"	162.49'

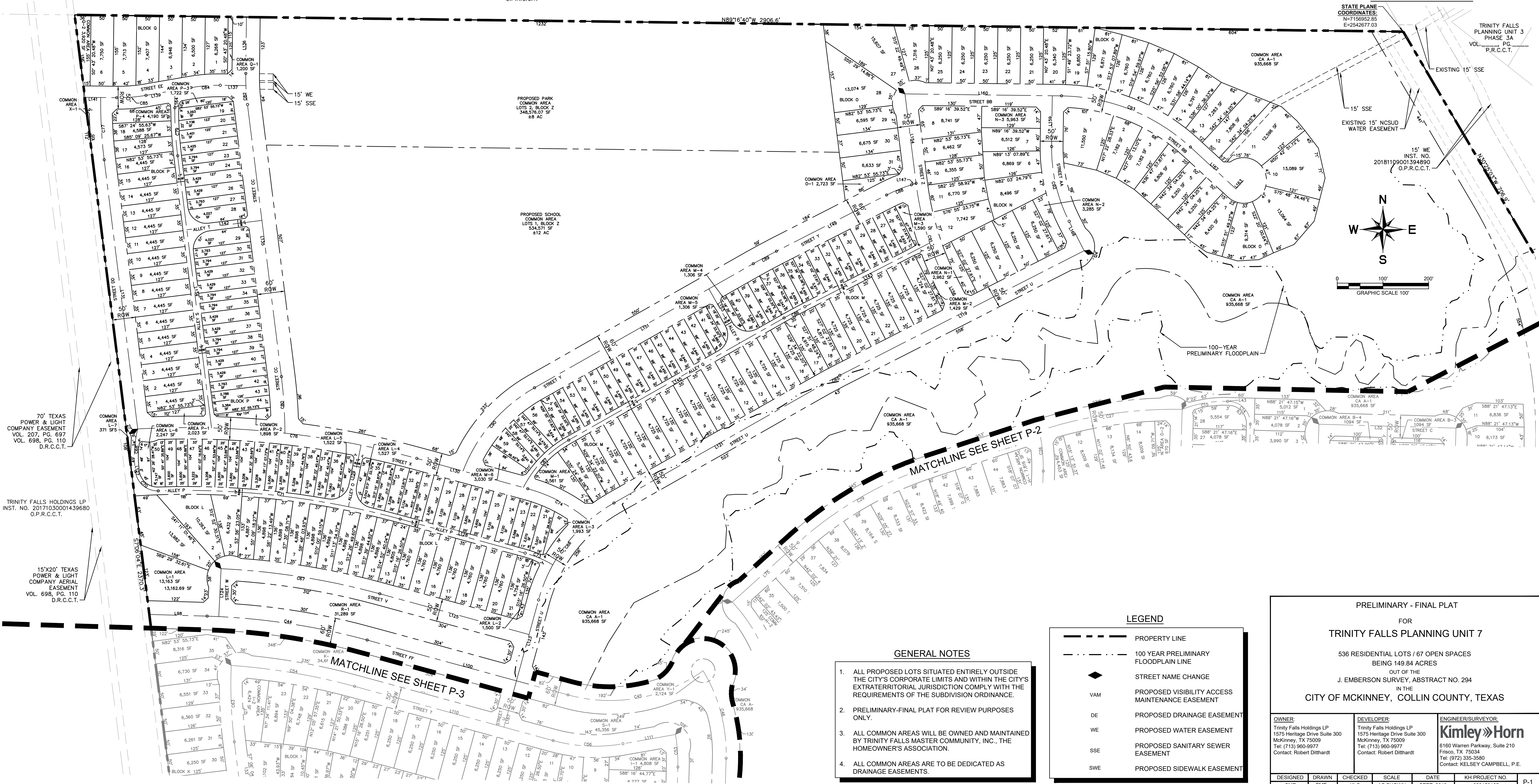
LINE TABLE		
LINE	LENGTH	BEARING
L98	126.39	S88°16'49.07"E
L100	455.24	S74°43'33.50"E
L119	600.00	S62°25'32.39"W
L121	523.44	S60°25'37.80"W
L123	183.34	S15°16'26.50"W
L124	105.00	S2°42'07.47"W
L125	338.59	N74°43'33.50"W
L127	2.47	S7°06'04.27"E
L128	283.35	S74°43'33.50"E
L129	137.50	N11°30'58.84"E
L130	251.67	N74°43'33.50"W

LINE TABLE		
LINE	LENGTH	BEARING
L131	593.21	S7°06'04.27"E
L134	599.99	S7°06'04.27"E
L135	600.00	N7°06'04.27"W
L136	123.30	N0°43'20.48"E
L137	56.19	N89°16'39.52"W
L139	100.11	S80°12'48.03"W
L141	69.63	N89°16'39.52"W
L142	165.50	N82°53'55.73"E
L143	306.76	S62°57'32.39"W
L145	541.50	S60°25'37.80"W
L147	10.72	S72°25'48.79"W

LINE TABLE		
LINE	LENGTH	BEARING
L149	270.60	S62°57'32.39"W
L151	550.05	S60°25'37.80"W
L153	136.50	S29°34'22.20"E
L154	199.01	S7°06'04.27"E
L156	75.00	S27°02'27.61"E
L159	111.12	N0°43'20.48"E
L160	342.36	S89°16'39.52"E
L162	135.20	S47°25'55.75"E
L163	25.00	N42°34'04.25"E
L164	38.04	S0°12'48.03"W
L166	72.24	N27°02'27.61"W



CALLED 72 ACRES  
 SHADDOCK & SHADDOCK, LLC  
 INST. NO. 20140224000164940  
 O.P.R.C.C.T.



**STATE PLANE COORDINATES:**  
 N=7156952.85  
 E=2542677.03

TRINITY FALLS  
 PLANNING UNIT 3  
 PHASE 3A  
 VOL. PG.  
 P.R.C.C.T.

EXISTING 15' SSE  
 EXISTING 15' NCSUD WATER EASEMENT  
 INST. NO. 20181109001394890  
 O.P.R.C.C.T.

15' WE  
 EXISTING 15' NCSUD WATER EASEMENT

100-YEAR PRELIMINARY FLOODPLAIN

GRAPHIC SCALE 100'

70' TEXAS POWER & LIGHT COMPANY EASEMENT VOL. 207, PG. 697 VOL. 698, PG. 110 D.R.C.C.T.

TRINITY FALLS HOLDINGS LP INST. NO. 20171030001439680 O.P.R.C.C.T.

15'X20' TEXAS POWER & LIGHT COMPANY AERIAL EASEMENT VOL. 698, PG. 110 D.R.C.C.T.

- GENERAL NOTES**
- 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.
  - PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
  - ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY TRINITY FALLS MASTER COMMUNITY, INC., THE HOMEOWNER'S ASSOCIATION.
  - ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

**LEGEND**

	PROPERTY LINE
	100 YEAR PRELIMINARY FLOODPLAIN LINE
	STREET NAME CHANGE
	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED WATER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	PROPOSED SIDEWALK EASEMENT

PRELIMINARY - FINAL PLAT  
 FOR  
 TRINITY FALLS PLANNING UNIT 7

536 RESIDENTIAL LOTS / 67 OPEN SPACES  
 BEING 149.84 ACRES  
 OUT OF THE  
 J. EMBERSON SURVEY, ABSTRACT NO. 294  
 IN THE  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

<b>OWNER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dithardt	<b>DEVELOPER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dithardt	<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: KELSEY CAMPBELL, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
CME	CME	KLC	AS SHOWN	SEPT. 2019	088150165

P-1



PLATTING: KIMBLEY-HORN AND ASSOCIATES, INC. PREPARED AND DESIGNED BY: KIMBLEY-HORN AND ASSOCIATES, INC. DATE: 08/15/2019. THIS DOCUMENT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMBLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMBLEY-HORN AND ASSOCIATES, INC.

**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 southwest corner of Lot 1, Block A of County Road 228 Addition, according to the Conveyance Plat thereof recorded in Volume 2018, Page 870 of the Plat Records of Collin County, Texas, being on the northerly right-of-way line of County Road No. 228, a variable width right-of-way, as dedicated in said Conveyance Plat;

THENCE along the northerly right-of-way line of said County Road No. 228, 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 south end of a corner clip at the intersection of the northerly right-of-way line of said County Road No. 228 with the easterly right-of-way line of Three Rivers Lane, a 81 foot wide right-of-way;

THENCE North 41°58'47" West, 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 north end of said corner clip, being on the easterly right-of-way line of said Three Rivers Lane;

THENCE North 02°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, along said northerly terminus of 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 02°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 County Road No. 228;

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 21.76 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 northerly right-of-way line of said County Road No. 228, and at the beginning of a non-tangent curve to the left having a central angle of 12°45'12", a radius of 1100.00 feet, a chord bearing and distance of South 82°13'47" West, 244.34 feet;

THENCE in a southwesterly direction along the northerly right-of-way line of said County Road No. 228 and with said curve to the left, passing an route the north end of the westerly terminus of County Road No. 228, and continuing along the same course and crossing said 270.720 acre tract, for a total arc distance of 244.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing across said 270.720 acre tract, the following:

South 75°51'11" 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 right having a central angle of 15°52'00", a radius of 1036.00 feet, a chord bearing and distance of South 83°47'11" West, 285.98 feet;

In a southwesterly 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 88°16'49" West, a distance of 370.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 07°06'04" West, a distance of 2370.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the common line of said 270.720 acre tract and a called 72 acre tract of land described in Special Warranty Deed to Shaddock & Shaddock, LLC, recorded in Instrument No. 20140224000164940, Official Public Records, Collin County, Texas;

THENCE South 89°16'40" East, along the common line of said 270.720 acre tract and said 72 acre tract, a distance of 1472.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°16'40" East, continuing along the common line of said 270.720 acre tract and said 72 acre tract, a distance of 1433.74 feet to the northeast corner of said 270.720 acre tract, common to the southeast corner of said 72 acre tract, and being in the approximate centerline of County Road No. 206, a variable width right-of-way, no record found, from which, a PK nail found for witness bears South 42°41' East, 0.3 feet;

THENCE South 30°25'03" East, along the easterly line of said 270.720 acre tract and the approximate centerline of said County Road No. 206, a distance of 706.86 feet to a 3/4 inch iron rod found for corner;

THENCE South 01°38'13" West, continuing along the easterly line of said 270.720 acre tract and the approximate centerline of said County Road No. 206, a distance of 783.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the approximate centerline of said County Road No. 206 and crossing said 270.720 acre tract, the following:

North 88°21'47" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°38'13" West, a distance of 114.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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 a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°43'15" West, a distance of 484.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°43'15" West, a distance of 144.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°16'45" West, passing en route the northeast corner of aforesaid Lot 1, Block A, and continuing along the same course and along the northerly line of said Lot 1, Block A, 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 Lot 1, Block A;

THENCE South 01°43'15" West, along the westerly line of said Lot 1, Block A, a distance of 350.00 feet to the POINT OF BEGINNING and containing 149.836 acres (6,526,874 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 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. 1 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. 1 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. 1 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. 1 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

By: \_\_\_\_\_  
Robert Dithardt, General Manager

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Robert Dithardt, 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 roadway 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.
- Conveyance Plat Only: Not for Development

A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

**UTILITY CONTACTS:**

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

Charter Spectrum  
John Janusik  
1555 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

G.C.E.C.  
Mike Lauer  
1096 N Waco  
Van Alstyne, TX 75495  
PH. 9034827183

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

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

**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.

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

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  
Fax 972-335-3779

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

ACKNOWLEDGED:

MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY

BY: IAN MCDUFFEE

TITLE: PRESIDENT

DATE: \_\_\_\_\_

APPROVED AND ACCEPTED

PLANNING AND ZONING COMMISSION CHAIRMAN  
CITY OF MCKINNEY, TEXAS

DATE

PRELIMINARY - FINAL PLAT							
FOR							
TRINITY FALLS PLANNING UNIT 7							
536 RESIDENTIAL LOTS / 67 OPEN SPACES							
BEING 149.84 ACRES							
OUT OF THE							
J. EMBERSON SURVEY, ABSTRACT NO. 294							
IN THE							
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS							
<b>OWNER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dithardt		<b>DEVELOPER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dithardt		<b>ENGINEER/SURVEYOR:</b> <b>Kimley»Horn</b> 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: KELSEY CAMPBELL, P.E.			
DESIGNED CME	DRAWN CME	CHECKED KLC	SCALE AS SHOWN	DATE SEPT. 2019	KH PROJECT NO. 088150165		P-4