

PRELIMINARY-FINAL PLAT

FOR

TRINITY FALLS PLANNING UNIT 3 PHASE 5

CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS



PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	10/18/2017
2ND SUBMITTAL TO CITY	01/15/2018
3RD SUBMITTAL TO CITY	02/13/2018
4TH SUBMITTAL TO CITY	02/21/2018
5TH SUBMITTAL TO CITY	03/15/2018
6TH SUBMITTAL TO CITY	03/27/2018
7TH SUBMITTAL TO CITY	04/04/2018
8TH SUBMITTAL TO CITY	05/08/2018

ENGINEER

Kimley»Horn
 5750 GENESIS COURT SUITE 200 FRISCO, TEXAS 75034
 STATE OF TEXAS REGISTRATION NO. F-928
 PH. (972) 335-3580
 CONTACT: MARLA MAURICIO, P.E.

MUNICIPAL UTILITY DISTRICT

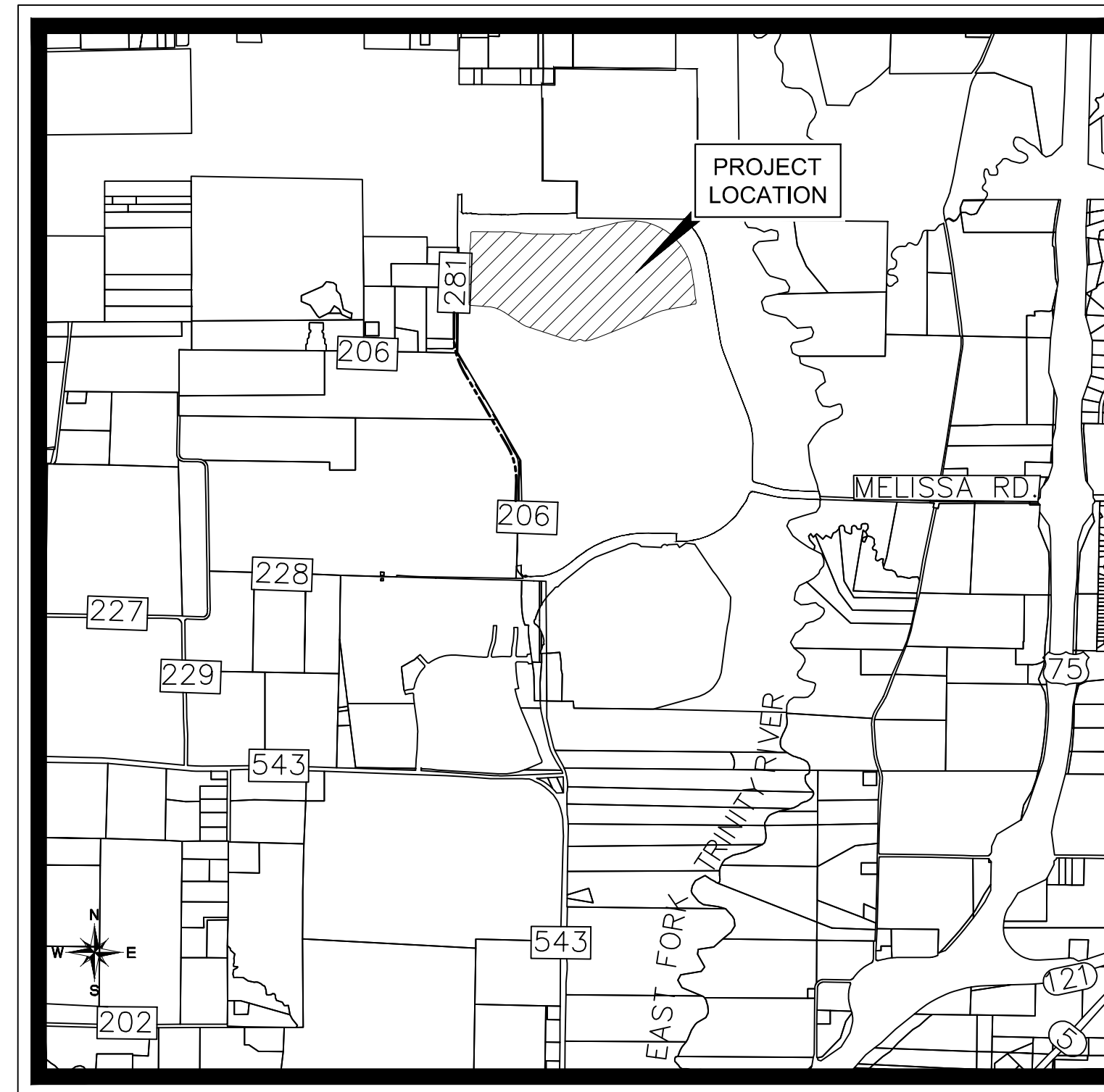
MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY
 16380 ADDISON ROAD ADDISON, TX 75001
 CONTACT: RYAN BURKHARDT
 (972) 380-5900

OWNER/DEVELOPER

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



Know what's below.
Call before you dig.



SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	COVER SHEET
C-2	PLAT SHEET INDEX
P-1	PRELIMINARY - FINAL PLAT
P-2	PRELIMINARY - FINAL PLAT
P-3	PRELIMINARY - FINAL PLAT

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

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

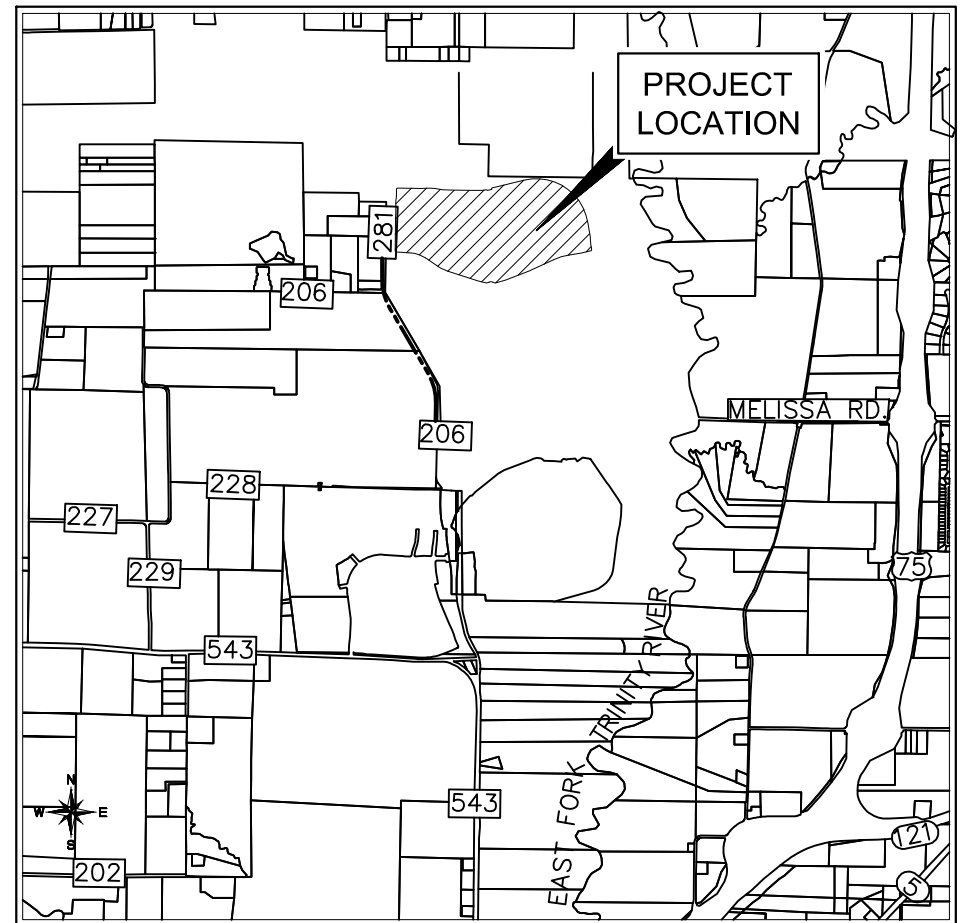
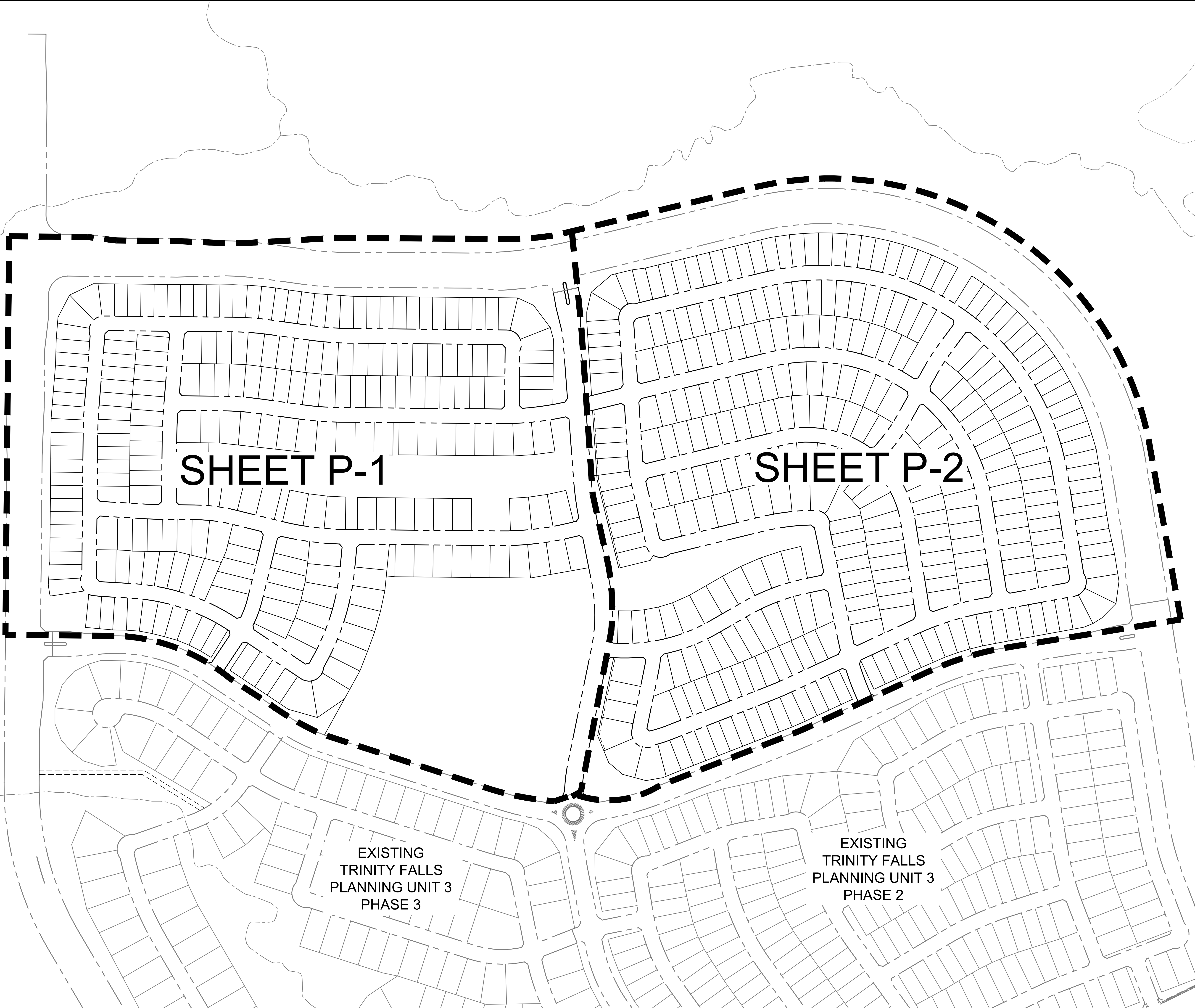
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TRINITY FALLS PLANNING UNIT 3 - PHASE 5

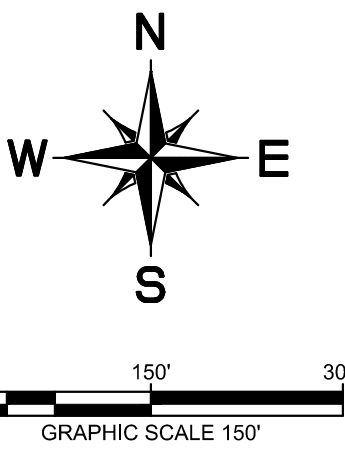
KHA PROJECT NO. 068150116

PRELIMINARY-FINAL PLAT

PLATTED BY: CHANG, HORN & ASSOCIATES, P.C.
 DRAWN BY: KFRU CLEVELAND/3500 - TRINITY FALLS/2014/PHASE 3 SHEET INDEX - PLAT 1
 LAST SAVED: 10/28/2018 9:43 AM
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VICINITY MAP



SHEET P-1

SHEET P-2

EXISTING
TRINITY FALLS
PLANNING UNIT 3
PHASE 3

EXISTING
TRINITY FALLS
PLANNING UNIT 3
PHASE 2

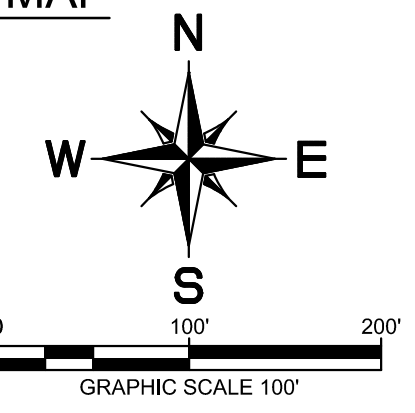
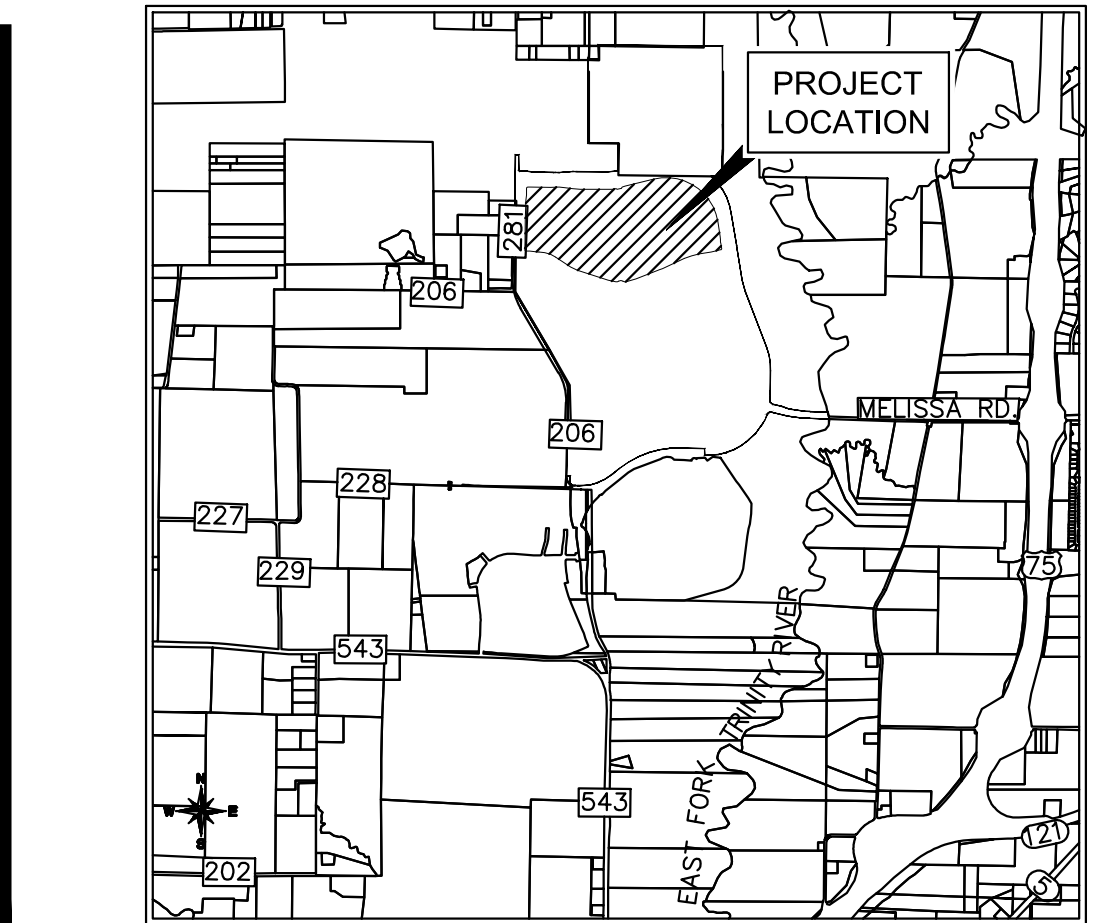
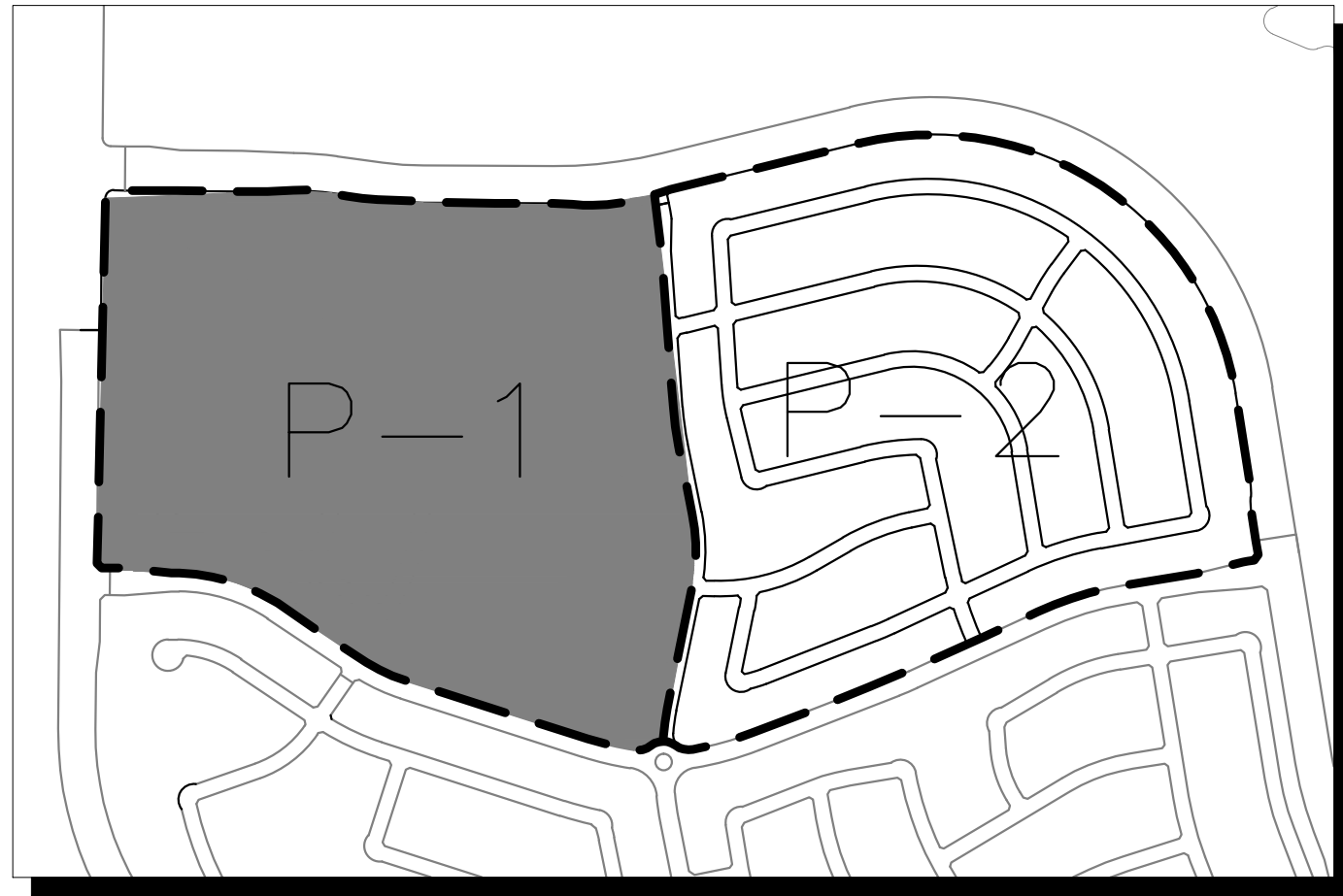
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PLAT SHEET INDEX
FOR
TRINITY FALLS PLANNING UNIT 3 PHASE 5
537 RESIDENTIAL LOTS / 20 COMMON AREAS
126.67 ACRES
BEING A REPEAT OF A PORTION OF LOT 3, BLOCK A OF THE
TRINITY FALLS NORTH ADDITION
ACCORDING TO THE PLAT RECORDED IN VOLUME 2014 PG 163, PLAT RECORDS
COLLIN COUNTY, TEXAS,
AND SITUATED IN THE
THOMAS BRUCE SURVEY, ABSTRACT NO. 103, AND THE
THOMAS LINDSEY SURVEY, ABSTRACT NO. 521
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

OWNER: Trinity Falls Holdings LP 1575 Heritage Drive, Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Jim Baker	DEVELOPER: Trinity Falls Holdings LP 1575 Heritage Drive, Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Jim Baker	ENGINEER/SURVEYOR: Kimley-Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: MARLA MAURICIO, P.E.
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DESIGNED JAC	DRAWN MM	CHECKED MM	SCALE AS SHOWN	DATE FEBRUARY 2018	KH PROJECT NO. 068150116	C-2
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PREPARED BY CHANG, JINSHI & ASSOCIATES, INC. (CJA) 3150 W. UNIVERSITY BLVD., SUITE 200, FORT WORTH, TEXAS 76107
 DATE: 02/26/2018
 PROJECT: TRINITY FALLS PHASE II, 100-YEAR FLOODPLAIN PHASE II, EFFECTIVE DATE 02/26/2018
 DRAWN BY: JAC
 CHECKED BY: MM
 SCALE: AS SHOWN
 DATE: FEBRUARY 2018
 KH PROJECT NO.: 06815016
 P-1



LINE TABLE

LINE	LENGTH	BEARING
L1	557.91	N89°28'19.54"W
L3	147.83	N82°09'45.78"W
L5	457.85	N89°28'19.54"W
L8	269.65	N0°31'40.46"E
L9	306.01	S4°41'32.08"W
L11	265.59	S0°31'40.46"W
L12	296.17	S4°41'32.08"W
L14	536.19	S0°31'40.46"W
L16	175.22	S89°28'19.54"E
L18	147.83	S82°09'45.78"E
L20	547.74	S89°28'19.54"E
L25	193.41	S86°36'54.79"E
L27	112.36	S89°28'19.54"E
L29	157.00	S76°08'58.58"E
L32	257.84	S13°51'01.42"W
L34	178.20	S33°43'34.64"W

LINE TABLE

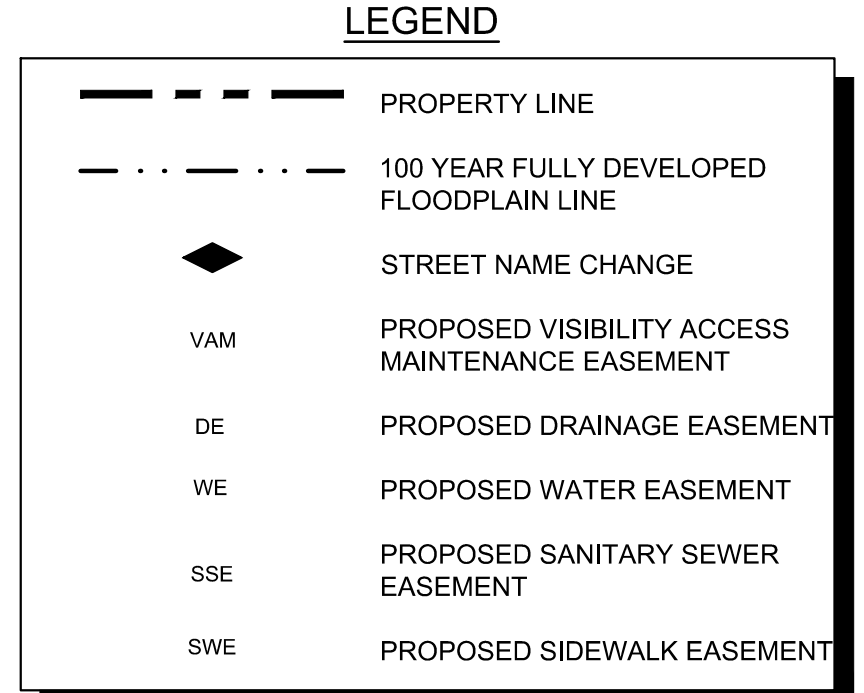
LINE	LENGTH	BEARING
L41	113.12	S5°31'40.46"W
L43	51.93	S29°37'57.29"W
L44	81.91	S12°31'52.24"E
L46	528.31	S4°18'20.40"E
L48	222.86	S11°22'02.51"E
L50	396.52	S11°36'58.49"W
L52	51.79	S0°00'00.00"E
L83	21.21	S44°28'19.56"E
L84	27.00	S89°28'19.58"E
L116	87.00	S77°56'16.95"W
L118	21.81	N56°17'43.55"W
L142	104.93	S86°36'54.79"E
L143	314.94	S56°16'25.36"E
L144	523.53	S89°28'19.54"E
L146	61.87	N76°15'48.05"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1000.00'	127.57'	N85°49'03"W	127.49'	7°18'34"	63.87'
C2	1000.00'	127.57'	N85°49'03"W	127.49'	7°18'34"	63.87'
C3	1000.00'	72.68'	S2°36'36"W	72.67'	4°09'52"	36.36'
C4	1000.00'	72.68'	S2°36'36"W	72.67'	4°09'52"	36.36'
C6	1000.00'	127.57'	S85°49'03"E	127.49'	7°18'34"	63.87'
C7	1000.00'	127.57'	S85°49'03"E	127.49'	7°18'34"	63.87'
C8	1000.00'	248.96'	N83°23'44"E	248.32'	14°15'52"	125.13'
C10	1050.00'	52.36'	S88°02'37"E	52.35'	2°51'25"	26.18'
C11	600.00'	139.51'	S82°48'39"E	139.20'	13°19'21"	70.07'
C12	1000.00'	232.52'	S82°48'39"E	232.00'	13°19'21"	116.79'
C13	350.00'	121.41'	S23°47'18"W	120.81'	19°52'33"	61.32'
C16	800.00'	336.56'	S17°34'49"W	334.09'	24°06'17"	170.81'
C17	1000.00'	143.56'	S8°25'06"E	143.44'	8°13'32"	71.90'
C18	1000.00'	123.25'	S7°50'11"E	123.17'	7°03'42"	61.70'
C19	600.00'	240.68'	S0°07'28"W	239.07'	22°59'01"	121.98'
C20	600.00'	121.65'	S5°48'29"W	121.44'	11°36'58"	61.03'
C39	580.00'	336.06'	S72°52'22"E	331.38'	33°11'54"	172.90'
C40	570.00'	140.91'	S65°07'15"E	140.55'	14°09'49"	70.81'
C41	970.00'	152.07'	S76°41'38"E	151.91'	8°58'56"	76.19'
C42	75.00'	58.92'	N76°18'37"E	57.41'	45°00'34"	31.07'
C43	67.97'	84.48'	N89°24'37"E	79.14'	7°12'34"	48.67'
C52	956.50'	15.03'	N11°54'47"W	15.03'	0°54'01"	7.51'
C53	1571.00'	138.65'	S83°03'53"W	138.61'	5°03'24"	69.37'
C54	264.00'	65.18'	N87°20'02"W	65.01'	14°08'45"	32.76'
C55	236.00'	42.20'	N85°23'00"W	42.14'	10°14'41"	21.16'
C56	1110.00'	146.60'	N85°56'46"W	146.49'	7°34'01"	73.40'
C57	990.00'	124.70'	N85°46'16"W	124.61'	7°13'00"	62.43'
C61	66.00'	103.67'	S45°31'40"W	93.34'	89°59'58"	66.00'
C65	350.00'	43.59'	S83°02'52"E	43.56'	7°08'06"	21.82'
C67	700.00'	370.28'	S71°25'40"E	365.98'	30°18'29"	189.58'
C69	1000.00'	248.96'	N83°23'44"E	248.32'	14°15'52"	125.13'

FLOODPLAIN NOTES

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



GENERAL NOTES

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PRELIMINARY - FINAL PLAT FOR TRINITY FALLS PLANNING UNIT 3 PHASE 5

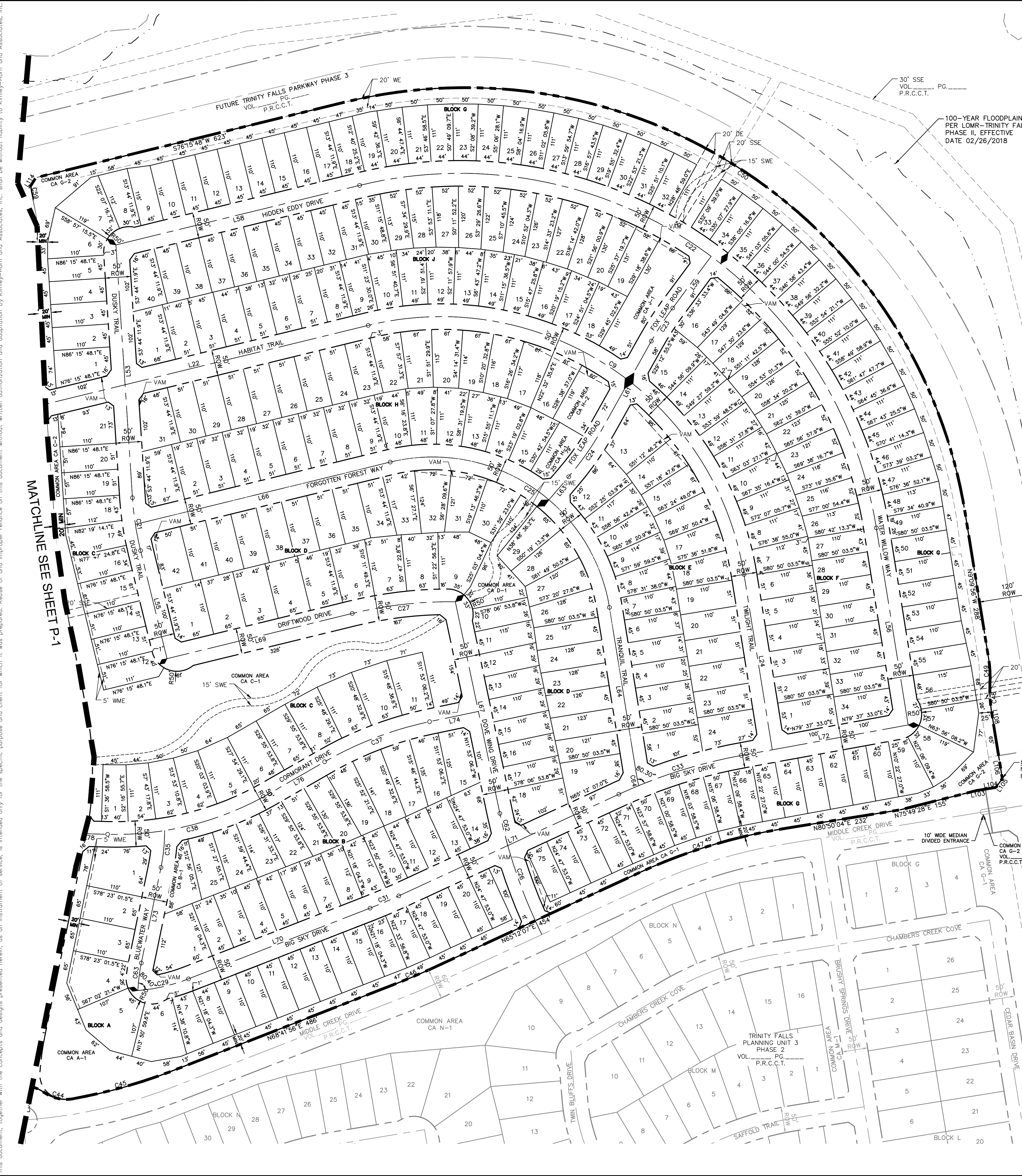
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126.87 ACRES

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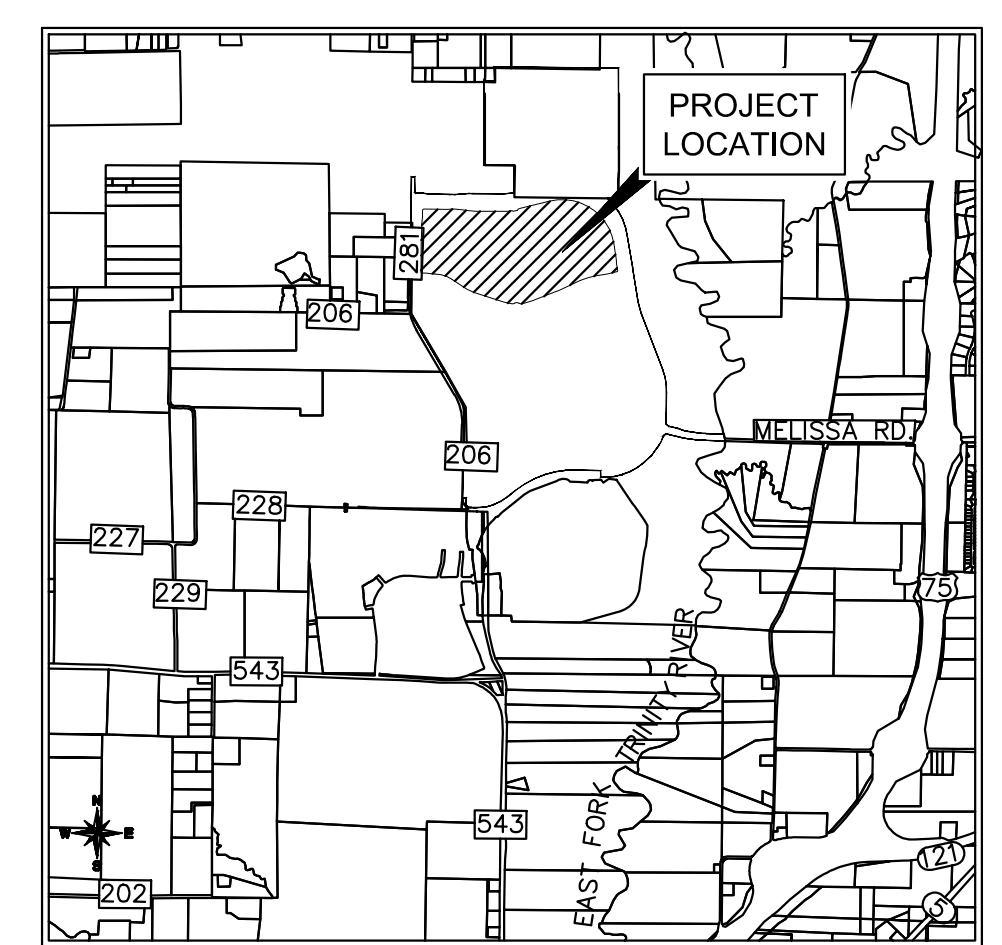
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JAC	MM	MM	AS SHOWN	FEBRUARY 2018	06815016

PREPARED BY: CHUCK JENSEN, LICENSED SURVEYOR, KIMLEY-HORN AND ASSOCIATES, INC. (KIMLEY-HORN)



KEY MAP



VICINITY MAP

LINE TABLE		
LINE	LENGTH	BEARING
L22	697.62	N76°15'48.05"E
L24	347.42	S9°09'56.47"E
L53	495.63	S3°44'11.95"E
L55	217.71	S13°44'11.95"E
L56	390.47	N9°09'56.47"W
L58	490.51	S76°15'48.05"W
L59	126.15	S36°33'33.40"W
L61	193.12	S29°12'55.47"W
L63	59.42	S40°29'32.81"W
L64	331.93	N9°09'56.47"W
L66	513.00	S76°15'48.05"W
L67	423.00	S11°53'06.20"E
L69	372.80	S76°15'48.05"W
L70	381.09	N68°41'55.68"E
L71	474.10	N65°12'06.99"E
L72	331.66	N79°37'33.03"E
L73	190.87	S11°36'58.49"W
L74	97.65	S78°06'53.80"W
L76	124.64	S60°04'06.24"W
L78	71.86	N88°23'01.51"W
L103	17.00	N80°50'03.53"E
L104	21.00	N80°50'03.53"E
L105	21.21	N35°50'03.53"E
L106	45.47	N9°09'56.47"W
L108	21.75	N9°09'56.47"W
L114	21.29	S31°28'29.24"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C9	600.00'	990.34'	S56°27'04"E	881.69'	94°34'15"	649.88'
C21	600.00'	104.72'	S8°44'12"E	104.59'	10°00'00"	52.49'
C22	825.00'	1361.72'	N56°27'04"W	1212.33'	94°34'15"	893.59'
C23	600.00'	76.90'	S32°53'14"W	76.85'	7°20'38"	38.51'
C24	600.00'	118.09'	S34°51'14"W	117.90'	11°16'37"	59.24'
C25	350.00'	577.70'	N56°27'04"W	514.32'	94°34'15"	379.10'
C26	1000.00'	251.48'	S19°05'22"E	250.82'	14°24'32"	126.41'
C27	800.00'	203.46'	S83°32'57"W	202.91'	14°34'17"	102.28'
C29	350.00'	101.90'	N77°02'22"E	101.54'	16°40'51"	51.31'
C31	1000.00'	61.03'	N66°57'01"E	61.02'	3°29'49"	30.53'
C33	1000.00'	251.74'	N72°24'50"E	251.08'	14°25'26"	126.54'
C35	350.00'	72.59'	S5°40'27"W	72.46'	11°53'02"	36.43'
C37	700.00'	220.48'	S69°05'30"W	219.57'	18°02'48"	111.16'
C38	600.00'	330.37'	S75°50'32"W	326.21'	31°32'52"	169.49'
C44	75.00'	59.29'	S77°01'56"E	57.76'	45°17'35"	31.29'
C45	970.00'	196.77'	N74°30'36"E	196.43'	11°37'21"	98.72'
C46	970.00'	59.20'	N66°57'01"E	59.19'	3°29'49"	29.61'
C47	1080.00'	294.66'	N73°01'05"E	293.75'	15°37'57"	148.25'
C48	264.00'	55.48'	N3°08'43"W	55.38'	12°02'26"	27.84'
C49	236.00'	49.59'	N3°08'43"W	49.50'	12°02'26"	24.89'
C50	990.00'	1634.07'	N56°27'04"W	1454.79'	94°34'15"	1072.31'
C59	1043.50'	25.27'	S12°12'24"E	25.27'	1°23'15"	12.64'
C62	1000.00'	251.48'	S19°05'22"E	250.82'	14°24'32"	126.41'
C63	350.00'	54.26'	S7°10'30"W	54.21'	8°52'57"	27.18'
C64	350.00'	21.44'	S10°55'16"E	21.44'	3°30'37"	10.73'

LEGEND

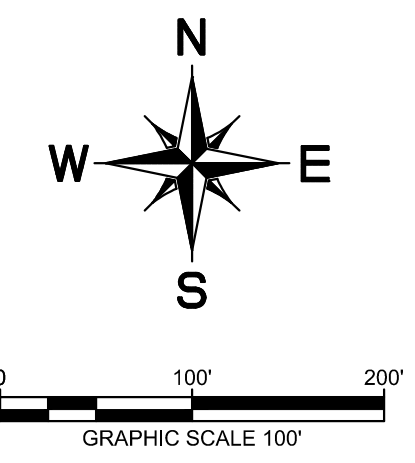
- PROPERTY LINE
- 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
- STREET NAME CHANGE
- PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED WATER EASEMENT
- PROPOSED SANITARY SEWER EASEMENT
- PROPOSED SIDEWALK EASEMENT

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126.87 ACRES

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DESIGNED JAC	DRAWN MM	CHECKED MM	SCALE AS SHOWN	DATE FEBRUARY 2018	PROJECT NO. 068150116
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MODIFIED CHANG, JESSIE S. 3/20/2018 10:52 AM PRELIMINARY PLANNING (PL) - PRELIM PLAT
 LAST SAVED 3/20/2018 10:52 AM
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OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS TRINITY FALLS HOLDINGS LP is the rightful owner of that certain tract of land situated in the Thomas Bruce Survey, Abstract No. 103 and the Thomas Lindsey Survey, Abstract No. 521, Collin County, Texas and being a part of Lot 2, Block A of Trinity Falls North Addition, an addition to Collin County, recorded in Volume 2014, Page 163 of the Plat Records of Collin County, Texas, and being a part of a called 1014.400 acre tract, called Tract 3, described in a Special Warranty Deed with Vendor's Lien to Trinity Falls Holdings LP, recorded in Instrument No. 20180721000940300 of the Official Public Records of Collin County, Texas, and a part of a called 103.285 acre tract of land described in a Warranty Deed to McKinney Municipal Utility District No. 1 of Collin County, recorded in Instrument No. 20150910001154010 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a Mag Nail found for a westerly corner of said Tract 3, said corner being in the west line of said Lot 2, Block A of Trinity Falls North Addition and in the east line of a road dedication dedicated by the Minor Plat of Lot 1 and 2 Block A Miller Addition, an addition to Collin County, Texas, recorded in Cabinet O, Page 430 of the Plat Records of Collin County, Texas, said corner being in the approximate centerline of County Road No. 281, from said corner a P.K. nail found for a southwesterly corner of said Lot 2, Block A of Trinity Falls North Addition and the southeast corners of said Miller Addition and said road dedication bears South 00°31'40" West a distance of 14.38 feet;

THENCE North 00°31'40" East, along the west lines of said Tract 3 and said Lot 2, Block A of Trinity Falls North Addition and the east line of said road dedication, and with the approximate centerline of said County Road No. 281, a distance of 824.52 feet to a point;

THENCE, South 89°28'20" East, departing the west lines of said Tract 3 and said Lot 2, Block A of Trinity Falls North Addition, the east line of said road dedication, and the approximate centerline of said County Road No. 281, over and across said Tract 3 and said Lot 2, Block A of Trinity Falls North Addition, a distance of 60.00 feet to the POINT OF BEGINNING of the herein described tract;

THENCE continuing over and across said Tract 3, said Lot 2, Block A of Trinity Falls North Addition, and said 103.285 acre tract, the following courses:

- North 00°31'40" East, a distance of 585.41 feet to a point for corner;
- North 02°26'13" East, a distance of 165.09 feet to a point for corner;
- North 00°31'40" East, a distance of 200.00 feet to a point for corner;
- North 06°48'19" East, a distance of 100.60 feet to a point for corner;
- North 00°31'41" East, a distance of 84.00 feet to a point at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 66.00 feet, a chord bearing and distance of North 45°31'40" East, 93.34 feet;
- Northeasterly, with said tangent curve to the right, an arc distance of 103.67 feet to a point for corner;
- South 89°28'20" East, a distance of 373.00 feet to a point for corner;
- North 88°37'09" East, a distance of 165.09 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 07°13'00", a radius of 990.00 feet, a chord bearing and distance of South 85°46'16" East, 124.61 feet;
- Southeasterly, with said non-tangent curve to the right, an arc distance of 124.70 feet to a point for corner;
- South 82°09'46" East, passing at a distance of 132.92 feet a point on the southerly line of said 103.285 acre tract and a northerly line of said Tract 3, and continuing over and across said Tract 3 and said Lot 2, Block A of Trinity Falls North Addition, for a total distance of 148.09 feet to a point at the beginning of a tangent curve to the left having a central angle of 07°34'01", a radius of 1110.00 feet, a chord bearing and distance of South 85°56'46" East, 146.49 feet;
- Southeasterly, with said tangent curve to the left, an arc distance of 146.60 feet to a point for corner;
- South 89°44'54" East, a distance of 439.85 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 10°14'41", a radius of 236.00 feet, a chord bearing and distance of South 85°23'00" East, 42.14 feet;
- Southeasterly, with said non-tangent curve to the right, an arc distance of 42.20 feet to a point at the beginning of a reverse curve to the left having a central angle of 14°08'45", a radius of 264.00 feet, a chord bearing and distance of South 87°20'02" East, 65.01 feet;
- Southeasterly, with said reverse curve to the left, an arc distance of 65.18 feet to a point at the beginning of a compound curve to the left having a central angle of 05°03'24", a radius of 1571.00 feet, a chord bearing and distance of North 83°03'53" East, 138.61 feet;
- Northeasterly, with said compound curve to the left, an arc distance of 138.65 feet to a point for corner;
- South 56°17'44" East, a distance of 21.81 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 00°54'01", a radius of 956.50 feet, a chord bearing and distance of South 11°54'47" East, 15.03 feet;
- Southeasterly, with said non-tangent curve to the right, an arc distance of 15.03 feet to a point for corner;
- North 77°56'17" East, a distance of 87.00 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 01°23'15", a radius of 1043.50 feet, a chord bearing and distance of North 12°12'24" West, 25.27 feet;
- Northwesterly, with said non-tangent curve to the left, an arc distance of 25.27 feet to a point for corner;
- North 31°28'29" East, a distance of 21.29 feet to a point for corner;
- North 76°15'48" East, passing at a distance of 22.40 feet a point on a northerly line of said Tract 3 and the southerly line of said 103.285 acre tract, and continuing along said northerly line of Tract 3 and the southerly line of said 103.285 acre tract for a total distance of a distance of 622.66 feet to a point at the beginning of a tangent curve to the right having a central angle of 94°34'15", a radius of 990.00 feet, a chord bearing and distance of South 56°27'04" East, 1454.79 feet;

THENCE, continuing over and across said Lot 2, Block A of Trinity Falls North Addition, and continuing along said northerly line of Tract 3 and the southerly line of said 103.285 acre tract, the following courses:

- Southeasterly, with said tangent curve to the right, an arc distance of 1634.07 feet to a point for corner;
- South 09°09'56" East, passing at a distance of 97.01 feet the most southerly southeast corner of said 103.285 acre tract and the northwest corner of a called 95.785 acre tract of land described in a Special Warranty Deed to McKinney Municipal Utility District No. 1 of Collin County, recorded in Instrument No. 20150910001153430 of the Official Public Records of Collin County, Texas, and continuing along the common line of said Tract 3 and said 95.785 acre tract for a total distance of 288.04 feet to a point at the beginning of a tangent curve to the right having a central angle of 12°02'26", a radius of 236.00 feet, a chord bearing and distance of South 03°08'43" East, 49.50 feet;
- THENCE, departing the common line of said Tract 3 and said 95.785 acre tract, and continuing over and across said Lot 2, Block A of Trinity Falls North Addition and said Tract 3, the following courses:
- Southeasterly, with said tangent curve to the right, an arc distance of 49.59 feet to a point at the beginning of a reverse curve to the left having a central angle of 12°02'26", a radius of 264.00 feet, a chord bearing and distance of South 03°08'43" East, 55.38 feet;
- Southeasterly, with said reverse curve to the left, an arc distance of 55.48 feet to a point for corner;
- South 09°09'56" East, passing at a distance of 21.75 feet a point on the common line of said Tract 3 and said 95.785 acre tract, and continuing along said common line, for a total distance of 132.00 feet to a point for corner;

THENCE, departing the common line of said Tract 3 and said 95.785 acre tract, continuing over and across said Lot 2, Block A of Trinity Falls North Addition and said Tract 3, the following courses:

- South 35°50'04" West, a distance of 21.21 feet to a point for corner;
- South 80°50'04" West, a distance of 38.00 feet to a point for corner;
- South 75°49'28" West, a distance of 154.59 feet to a point for corner;
- South 80°50'04" West, a distance of 231.59 feet to a point at the beginning of a tangent curve to the left having a central angle of 15°37'57", a radius of 1080.00 feet, a chord bearing and distance of South 73°01'05" West, 293.75 feet;
- Southwesterly, with said tangent curve to the left, an arc distance of 294.66 feet to a point for corner;
- South 65°12'07" West, a distance of 454.43 feet to a point at the beginning of a tangent curve to the right having a central angle of 03°29'49", a radius of 970.00 feet, a chord bearing and distance of South 66°57'01" West, 59.19 feet;
- Southwesterly, with said tangent curve to the right, an arc distance of 59.20 feet to a point for corner;
- South 68°41'56" West, a distance of 485.51 feet to a point at the beginning of a tangent curve to the right having a central angle of 11°37'21", a radius of 970.00 feet, a chord bearing and distance of South 74°30'36" West, 196.43 feet;
- Southwesterly, with said tangent curve to the right, an arc distance of 196.77 feet to a point at the beginning of a compound curve to

the right having a central angle of 45°17'35", a radius of 75.00 feet, a chord bearing and distance of North 77°01'56" West, 57.76 feet;

Northwesterly, with said compound curve to the right, an arc distance of 59.29 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 71°12'34", a radius of 67.97 feet, a chord bearing and distance of South 89°24'37" West, 79.14 feet;

Southwesterly, with said non-tangent curve to the left, an arc distance of 84.48 feet to a point at the beginning of a reverse curve to the right having a central angle of 45°00'34", a radius of 75.00 feet, a chord bearing and distance of South 76°18'37" West, 57.41 feet;

Southwesterly, with said reverse curve to the right, an arc distance of 58.92 feet to a point at the beginning of a compound curve to the right having a central angle of 08°58'56", a radius of 970.00 feet, a chord bearing and distance of North 76°41'38" West, 151.91 feet;

Northwesterly, with said compound curve to the right, an arc distance of 152.07 feet to a point for corner;

North 72°12'10" West, a distance of 613.61 feet to a point at the beginning of a tangent curve to the right having a central angle of 14°09'49", a radius of 570.00 feet, a chord bearing and distance of North 65°07'15" West, 140.55 feet;

Northwesterly, with said tangent curve to the right, an arc distance of 140.91 feet to a point for corner;

North 56°16'25" West, a distance of 342.53 feet to a point at the beginning of a tangent curve to the left having a central angle of 33°11'54", a radius of 580.00 feet, a chord bearing and distance of North 72°52'22" West, 331.38 feet;

Northwesterly, with said tangent curve to the left, an arc distance of 336.06 feet to a point for corner;

North 89°28'20" West, a distance of 25.63 feet to a point for corner;

North 84°20'35" West, a distance of 151.01 feet to a point for corner;

North 89°28'20" West, a distance of 74.00 feet to a point for corner;

North 44°28'20" West, a distance of 21.21 feet to the POINT OF BEGINNING and containing 126.616 acres (5,515,384 square feet) of land, more or less.

NOTES:

1. Blocking the flow of water or construction improvements in 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 Trinity Falls Master Communities, Inc.
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 0.998956823.
9. All proposed lots situated entirely outside the city's corporate limits and within the city's extrajurisdictional 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. 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 HOA and are to be used for landscaping and drainage purposes, as noted. 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.
13. 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, as revised by LOMR Case No. 16-06-0922P, dated October 10, 2016, a portion of this property is within Zone "AE", which is 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.
14. The proposed floodplain line is based on the Trinity Falls Phase II for East Fork Trinity River study, as approved by Federal Emergency management Agency on October 12, 2017, LOMR Case No. 17-06-2044P and will be effective on February 26, 2018.

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 3 - PHASE 5, being a replat of a portion of Lot 2, Block A of Trinity Falls North Addition, according to the plat recorded in Volume 2014, Page 163, Plat Records of Collin County, Texas, an addition to Collin County, Texas and do 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 in any way endanger or interfere with the construction, maintenance or efficiency of its 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 its respective systems, without the necessity, at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND this the _____ day of _____, 20_____.

TRINITY FALLS HOLDINGS LP, a Delaware limited partnership

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

By: _____
Jim Baker, General Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Baker, 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.

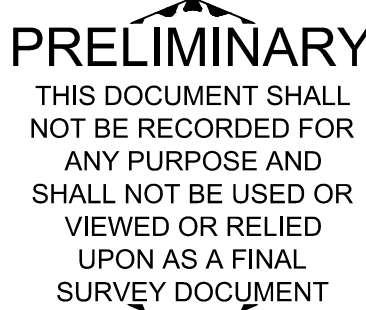
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 20_____.

NOTARY PUBLIC in and for the STATE OF TEXAS

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
Kinney-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
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. 1 OF COLLIN COUNTY

BY: RYAN BURKHARDT

TITLE: PRESIDENT

DATE: _____

MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY

BY: TRAVIS LITTLEFIELD

TITLE: PRESIDENT

DATE: _____

PRELIMINARY - FINAL PLAT FOR TRINITY FALLS PLANNING UNIT 3 PHASE 5 537 RESIDENTIAL LOTS / 20 COMMON AREAS 126.616 ACRES BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A OF THE TRINITY FALLS NORTH ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 2014 PG 163, PLAT RECORDS COLLIN COUNTY, TEXAS, AND SITUATED IN THE THOMAS BRUCE SURVEY, ABSTRACT NO. 103, AND THE THOMAS LINDSEY SURVEY, ABSTRACT NO. 521 IN THE CITY OF MCKINNEY ET J, COLLIN COUNTY, TEXAS					
OWNER: Trinity Falls Holdings LP 1575 Heritage Drive, Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Jim Baker		DEVELOPER: Trinity Falls Holdings LP 1575 Heritage Drive, Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Jim Baker		ENGINEER/SURVEYOR: Kinney-Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: MARLA MAURICIO, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
JAC		MM	AS SHOWN	FEBRUARY 2018	068150116