

- 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 the Home Owners' Association.
 - 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 Nos. 48085C0145J and 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.

13. 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 in-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.

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S48°04'08"W	20.83'
L2	N44°33'22"W	20.61'
L3	N45°31'10"E	21.77'
L4	N02°02'28"E	20.92'
L5	S02°02'28"W	20.15'
L6	S41°58'47"E	21.57'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°04'09"	1048.00'	19.56'	S87°54'08"W	19.56'
C2	1°14'23"	1100.00'	23.80'	N87°59'15"E	23.80'
C3	1°54'33"	486.00'	16.19'	S89°14'01"E	16.19'
C4	20°13'12"	1074.00'	379.02'	N82°31'21"W	377.06'
C5	15°52'00"	1062.00'	294.09'	S80°20'45"E	293.16'
C6	1°54'33"	512.00'	17.06'	S89°14'01"E	17.06'
C7	1°54'33"	512.00'	17.06'	N89°14'01"W	17.06'

CONVEYANCE PLAT COUNTY ROAD 228 LOT 1, BLOCK A

BEING 5.749 ACRES SITUATED IN THE
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	OCT. 2018	068150000	1 OF 2

OWNER:
MCKINNEY MUNICIPAL UTILITY
DISTRICT NO. 1 OF COLLIN COUNTY
1980 Post Oak Blvd.,
Suite 1380
HOUSTON, TX 77056
Contact: Mark McKinney, President

APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: Russell L. Kennedy, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS MCKINNEY MUNICIPAL UTILITY DISTRICT No. 1 of COLLIN COUNTY 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 southerly southeast corner of said 270.720 acre tract, common to the southwest corner of a called 0.901 acre tract of land described in a deed to McKinney Municipal Utility District No. 1 of Collin County, as recorded in Instrument No. 20140109000024290 of the Official Public Records of Collin County, Texas, being on the northerly line of a called 3.685 acre tract of land described in a deed to McKinney Municipal Utility District No. 1 of Collin County, as recorded in Instrument No. 20151231001629560 of the Official Public Records of Collin County, Texas, and in the approximate centerline of County Road No. 228, a variable width public right-of-way, no record found;

THENCE North 88°16'45" West, along the southerly line of said 270.720 acre tract, the northerly line of said 3.685 acre tract, and the approximate centerline of said County Road No. 228, a distance of 1113.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 0.859 acre tract of land described in said deed recorded in Instrument No. 20151231001629560 of the Official Public Records of Collin County, Texas;

THENCE departing the southerly line of said 270.720 acre tract, the northerly line of said 3.685 acre tract, and the approximate centerline of said County Road No. 228, and crossing said 270.720 acre tract, the following courses:

North 1°43'15" East, a distance of 10.00 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°23'31", a radius of 1088.00 feet, a chord bearing and distance of North 78°36'31" West, 234.86 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 235.31 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°04'51", a radius of 1048.00 feet, a chord bearing and distance of North 78°57'10" West, 238.74 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 239.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 48°04'08" West, a distance of 20.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 2°02'28" West, a distance of 101.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 0.859 acre tract, being on the southerly line of said 270.720 acre tract, the northerly line of said 3.685 acre tract, and the approximate centerline of said County Road No. 228;

THENCE North 88°16'45" West, along the southerly line of said 270.720 acre tract, the northerly line of said 3.685 acre tract, and the approximate centerline of said County Road No. 228, a distance of 81.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 0.797 acre tract of land described in said deed recorded in Instrument No. 20151231001629560 of the Official Public Records of Collin County, Texas;

THENCE departing the southerly line of said 270.720 acre tract, the northerly line of said 3.685 acre tract, and the approximate centerline of said County Road No. 228, and crossing said 270.720 acre tract, the following courses:

North 2°02'28" East, a distance of 100.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°33'22" West, a distance of 20.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 1°04'09", a radius of 1048.00 feet, a chord bearing and distance of South 87°54'08" West, 19.56 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 19.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 2°37'57" West, a distance of 52.00 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 1°14'23", a radius of 1100.00 feet, a chord bearing and distance of North 87°59'15" East, 23.80 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 23.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°31'10" East, a distance of 21.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 2°02'28" East, a distance of 20.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°57'32" East, a distance of 81.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 2°02'28" West, a distance of 20.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 41°58'47" East, a distance of 21.57 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 13°11'51", a radius of 1100.00 feet, a chord bearing and distance of South 79°00'40" East, 252.81 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 253.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 72°24'45" East, 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 15°52'00", a radius of 1038.00 feet, a chord bearing and distance of South 80°20'45" East, 285.98 feet;

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

South 88°16'45" East, a distance of 72.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°43'15" East, a distance of 350.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°16'45" East, a distance of 376.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 1°43'15" West, continuing across said 270.720-acre tract, a distance of 350.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°16'45" East, a distance of 53.20 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 1°54'33", a radius of 486.00 feet, a chord bearing and distance of South 89°14'01" East, 16.19 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 16.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°48'42" East, a distance of 148.03 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 1°54'33", a radius of 538.00 feet, a chord bearing and distance of South 89°14'01" East, 17.93 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 17.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°16'45" East, a distance of 363.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southerly northwest corner of aforesaid 0.901 acre tract, common to an ell corner of said 270.720 acre tract;

THENCE South 1°43'15" West, along the easterly line of said 270.720 acre tract and the westerly line of said 0.901 acre tract, a distance of 65.50 feet to the **POINT OF BEGINNING** and containing 5.749 acres (250,443 square feet) of land, more or less..

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MCKINNEY MUNICIPAL UTILITY DISTRICT No. 1 of COLLIN COUNTY does hereby adopt this Conveyance Plat designating the hereinabove described property as **CR 228 LOT 1, BLOCK A**, 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. **MCKINNEY MUNICIPAL UTILITY DISTRICT No. 1 of COLLIN COUNTY** 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_____.

MCKINNEY MUNICIPAL UTILITY DISTRICT No. 1 of COLLIN COUNTY

By: _____
Mark McKinney, President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Mark McKinney, President, 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.
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- 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 Nos. 48085C0145J and 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

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UTILITY CONTACTS:

AT&T
John Marshall
2301 Ridgeview Dr. Floor 2
Plano, TX 75025
PH. 972-569-4761

Time Warner Cable
Dave Nichols
750 Canyon Drive, Suite 500
Coppell, TX 75019
PH. 469-464-4812

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

APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Contact: Russell L. Kennedy, P.E.

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

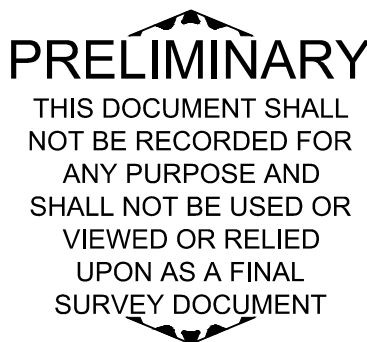
City of McKinney
222 N. Tennessee St.
McKinney, TX 75069
PH. 972-547-7500

OWNER:
MCKINNEY MUNICIPAL UTILITY DISTRICT No. 1 of COLLIN COUNTY
1980 Post Oak Blvd., Suite 1380
HOUSTON, TX 77056
Contact : Mark McKinney, President

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.
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. 2 OF COLLIN COUNTY

BY: TRAVIS LITTLEFIELD

TITLE: PRESIDENT

DATE: _____

APPROVED AND ACCEPTED

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE _____

**CONVEYANCE PLAT
COUNTY ROAD 228
LOT 1, BLOCK A**

BEING 5.749 ACRES SITUATED IN THE
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS



5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	CDS	KHA	OCT. 2018	068150000	2 OF 2

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