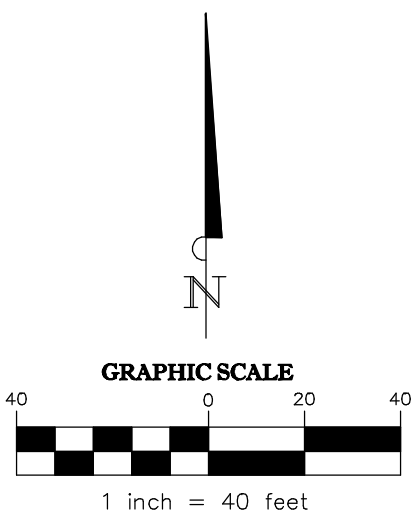


Trinity Falls Holdings, L.P.
Document No.
20171030001439680.
O.P.R.C.C.T.

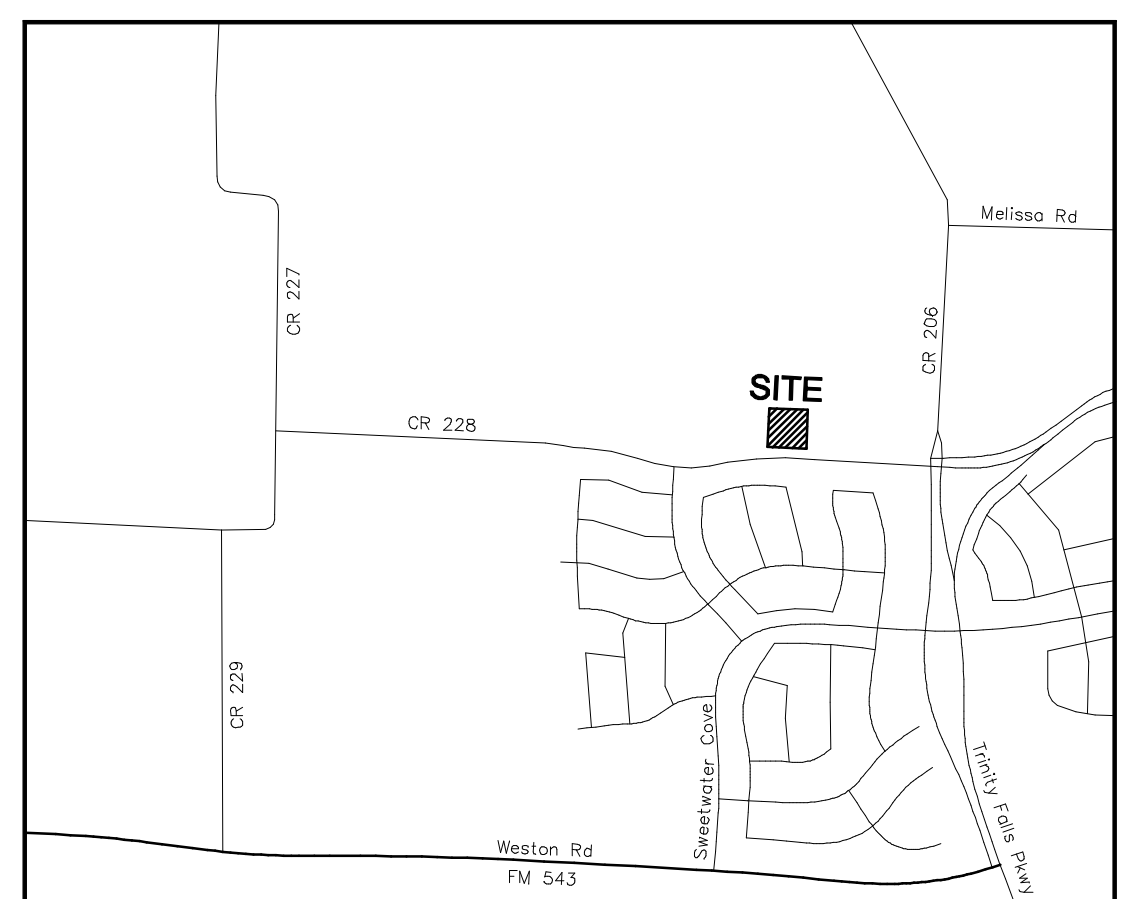
N=7,154,932.46'
E=2,541,876.94'



JOHN EMBERSON SURVEY
ABSTRACT NUMBER 294

Trinity Falls Holdings, L.P.
Document No.
20171030001439680.
O.P.R.C.C.T.

Trinity Falls Holdings, L.P.
Document No.
20171030001439680.
O.P.R.C.C.T.



Vicinity Map
(not to scale)

LOT 1, BLOCK A
131,600 Sq. Ft. / 3.021 Acres

Lot 1, Block A
COUNTY ROAD 228 ADDITION
Vol. 2018, Pgs. 870-871,
O.P.R.C.C.T.

County Road No. 228
(variable width right-of-way)

POINT OF BEGINNING

TRINITY FALLS PLANNING
UNIT 1 PHASE 2C
Vol. 2018, Pgs. 732-733,
O.P.R.C.C.T.

TRINITY FALLS PLANNING
UNIT 1 PHASE 2A
Vol. 2015, Pg. 27,
O.P.R.C.C.T.

ABBREVIATIONS

- I.R.F. = Iron Rod Found
- (C.M.) = Controlling Monument
- C.I.R.F. = Capped Iron Rod Found
- C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
- M.R.C.C.T. = Map Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas

- General Notes:**
- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0165J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
 - The surveyor has relied on the subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
 - Bearings, coordinates (surface) and elevations are based on the City of McKinney GPS Monument No(s). 25, 27 and 28. Surface to Grid conversion factor is 0.999850608, base point 0.0.
 - All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the minimum size requirements of the subdivision ordinance.

No.	Bearing	Distance
L1	N01°43'16"E	12.00'
L2	N88°16'40"W	16.52'
L3	N01°43'20"E	10.00'
L4	S88°16'40"E	16.52'
L5	N01°43'16"E	11.50'
L6	N01°43'16"E	39.28'
L7	S01°43'16"W	53.69'
L8	S01°43'16"W	33.50'
L9	N88°16'54"W	45.22'
L10	S88°16'54"E	32.22'
L11	N01°43'16"E	25.64'
L12	N52°36'20"E	23.11'
L13	S52°36'20"W	3.78'
L15	S01°43'06"W	14.61'
L16	N88°16'54"W	15.00'
L17	N01°43'06"E	9.80'
L18	S88°16'45"E	16.84'
L19	N01°43'15"E	7.50'
L20	S88°16'45"E	26.30'
L21	N88°16'45"W	26.30'
L22	N01°43'15"E	7.50'
L23	N88°16'45"W	19.71'

Curve No.	Radius	Arc Length	Delta	Chrd. Brng.	Chrd. Dist.
C1	30.00'	16.93'	32°19'51"	N17°53'01"E	16.70'
C2	30.00'	16.93'	32°19'41"	S14°26'45"E	16.70'
C3	25.00'	39.27'	90°00'00"	S46°43'06"W	35.36'
C4	25.00'	39.27'	90°00'00"	S43°16'54"E	35.36'
C5	30.00'	47.12'	90°00'00"	S46°43'06"W	42.43'
C6	30.00'	47.12'	90°00'00"	N43°16'54"W	42.43'
C7	10.00'	16.17'	92°38'40"	N44°36'15"W	14.46'
C8	15.00'	23.56'	90°00'00"	S46°43'06"W	21.21'
C9	15.00'	23.56'	90°00'00"	N43°16'54"W	21.21'
C10	3.00'	4.71'	90°00'00"	S43°16'54"E	4.24'
C11	50.00'	40.35'	46°14'33"	N24°50'22"E	39.27'
C12	15.00'	21.91'	83°40'36"	N43°33'23"E	20.01'
C13	20.00'	33.02'	94°36'19"	S47°18'09"E	29.40'
C14	3.00'	4.71'	90°00'00"	N46°43'06"E	4.24'
C15	15.00'	23.56'	90°00'00"	N43°16'54"W	21.21'
C16	30.00'	24.21'	46°14'33"	S24°50'22"W	23.56'
C17	30.00'	16.88'	32°13'48"	S14°23'39"E	16.65'
C18	30.00'	16.92'	32°18'32"	N17°52'22"E	16.69'

Owner:
City of McKinney
P.O. Box 517
McKinney, Texas 75070
Contact: Sandy Hart

Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75069
(972) 562-4409
Contact: Jonathan D. Hake

Surveyor:
North Texas Surveying, LLC
1010 West University Drive
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb

PRELIMINARY-FINAL PLAT
**MCKINNEY FIRE STATION
NUMBER 10 ADDITION
LOT 1, BLOCK A**

Being a replat of the Conveyance Plat
COUNTY ROAD 228 ADDITION
LOT 1, BLOCK A
Vol. 2018, Pgs. 870-871, O.P.R.C.C.T.
131,600 Sq. Ft. / 3.021 Acres
in the
John Emberson Survey ~ Abstract No. 294
City of McKinney, Collin County, Texas
Date: October, 2018 Sheet 1 of 2

OWNER'S DEDICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §

Being a tract of land, situated in the John Emberson Survey, Abstract No. 294, in the City of McKinney, Collin County, Texas and being all of the tract of land, described by deed to the City of McKinney, as recorded under Document No. 2018119001425660, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), same being all of Lot 1, Block A, of the Conveyance Plat of **COUNTY ROAD 228 ADDITION**, an addition to the City of McKinney, as recorded in Volume 2018, Pages 870-871, O.P.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found for the southeasterly corner of said Lot 1, same being in the northerly monumented line of County Road No. 228;

THENCE North 88°16'54" West, along the northerly monumented line of County Road No. 228, same being the southerly line of said Lot 1, a distance of 376.00' to a 5/8" iron rod with plastic cap stamped "KHA" found for the southwesterly corner of said City of McKinney tract;

THENCE North 01°43'06" East, along the westerly line of said Lot 1, a distance of 350.00' to a 5/8" iron rod with plastic cap stamped "KHA" found for the northwesterly corner of said Lot 1;

THENCE South 88°16'54" East, along the northerly line of said Lot 1, a distance of 376.00' to a 5/8" iron rod with plastic cap stamped "KHA" found for the northeasterly corner of said Lot 1;

THENCE South 01°43'06" West, along the easterly line of said Lot 1, a distance of 350.00' to the **POINT OF BEGINNING** and containing 131,600 square feet or 3.021 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, The City of McKinney, is the sole owner of the above described property and does hereby adopt this Record Plat designating the hereinabove described property as **McKINNEY FIRE STATION NUMBER 10 ADDITION, LOT 1, BLOCK A**, an addition to the City of McKinney, Collin County, Texas and being a replat of the **CONVEYANCE PLAT COUNTY ROAD 228 ADDITION, LOT 1, BLOCK A**, as recorded in Volume 2018, Pages 870-871, Official Public Records, Collin County, Texas and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown herein; the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts 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 on said easements; and the City of McKinney and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or parts of it's respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney.

WITNESS MY HAND at McKinney, Texas, this the _____ day of _____, 2018.

CITY OF MCKINNEY

Paul Grimes - City Manager

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 Paul Grimes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2018.

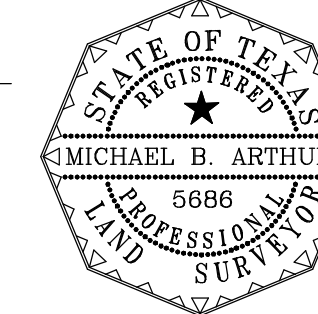
NOTARY PUBLIC in and for the State of Texas.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL B. ARTHUR, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas Registration No. 5686



Date: _____

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 MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Texas



Vicinity Map
(not to scale)

PRELIMINARY-FINAL PLAT
McKINNEY FIRE STATION
NUMBER 10 ADDITION
LOT 1, BLOCK A

Being a replat of the Conveyance Plat
COUNTY ROAD 228 ADDITION
LOT 1, BLOCK A

Vol. 2018, Pgs. 870-871, O.P.R.C.C.T.
131,600 Sq. Ft. / 3.021 Acres

in the
John Emberson Survey ~ Abstract No. 294
City of McKinney, Collin County, Texas

Date: October, 2018 Sheet 2 of 2

Owner:
City of McKinney
P.O. Box 517
McKinney, Texas 75070
Contact: Sandy Hart

Engineer:
Cross Engineering Consultants, Inc.
131 S. Tennessee Street
McKinney, Texas 75069
(972) 562-4409
Contact: Jonathan D. Hake

Surveyor:
North Texas Surveying, LLC
1010 West University Drive
McKinney, Texas 75069
(469) 424-2074
www.northtexassurveying.com
Firm Registration No. 10074200
Contact: Chad Holcomb