

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" found for the southerly northwest 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 at the intersection of the westerly right-of-way line of County Road No. 206, a variable width right-of-way, no record found, with the northerly right-of-way line of County Road No. 228, a variable width right-of-way, as dedicated in the Conveyance Plat of County Road 228 Addition, Lot 1, Block A, as recorded in Volume 2018, Page 870 of the Plat Records of Collin County, Texas;

THENCE departing the westerly right-of-way line of said County Road No. 206 and along the northerly right-of-way line of said County Road No. 228, the following:

North 88°16'45" West, a distance of 363.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the left having a central angle of 1°54'33", a radius of 538.00 feet, a chord bearing and distance of North 89°14'01" West, 17.93 feet;

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

South 89°48'42" West, a distance of 148.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 1°54'33", a radius of 486.00 feet, a chord bearing and distance of North 89°14'01" West, 16.19 feet;

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

North 88°16'45" West, a distance of 53.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southeast corner of Lot 1, Block A of said County Road 228 Addition;

THENCE North 1°43'15" East, departing the northerly right-of-way line of said County Road No. 228 and along the easterly line of said Lot 1, Block A, a distance of 350.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Lot 1, Block A;

THENCE departing the easterly line of said Lot 1, Block A and crossing said 270.720 acre tract, the following:

South 88°16'45" East, a distance of 226.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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

North 1°43'15" East, a distance of 484.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°21'47" East, a distance of 234.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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

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

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

North 1°38'13" East, a distance of 114.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°21'47" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on an easterly line of said 270.720 acre tract and the approximate centerline of aforesaid County Road No. 206;

THENCE South 1°38'13" West, along an easterly line of said 270.720 acre tract and the approximate centerline of said County Road No. 206, a distance of 832.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of aforesaid 0.901 acre tract;

THENCE along the northerly and westerly lines of said 0.901 acre tract, the following:

North 88°21'47" West, a distance of 73.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly northwest corner of said 0.901 acre tract;

South 7°54'51" West, a distance of 23.23 feet to a 5/8 inch iron rod found for corner;

South 1°38'13" West, a distance of 84.00 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 90°05'03", a radius of 66.00 feet, a chord bearing and distance of South 46°40'44" West, 93.41 feet;

In a southwesterly direction with said curve to the right, an arc distance of 103.77 feet to the POINT OF BEGINNING and containing 11.268 acres (490,831 square feet) of land, more or less.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY FALLS HOLDINGS LP does hereby adopt this Conveyance Plat designating the hereinabove described property as TRINITY FALLS, PLANNING UNIT 7 COMMERCIAL, LOTS 1 AND 2, 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. 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 _____, 2019.

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 _____, 2019.

NOTARY PUBLIC in and for the STATE OF TEXAS

NOTES:

- 1. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway is prohibited.
- 2. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by 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 0.999856823.
- 9. All proposed lots situated entirely outside the city's corporate limits and within the city's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance.
- 10. All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- 11. Selling a portion of this addition by metes and bounds is against state law and is subject to fines and withholding of utilities and building permit.
- 12. According to Community Panel No. 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 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
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

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

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

North Collin Special Utilities District
2333 Sam Rayburn Hwy.
Frisco, Texas 75034
Melissa, TX 75454
PH. 972-837-2331

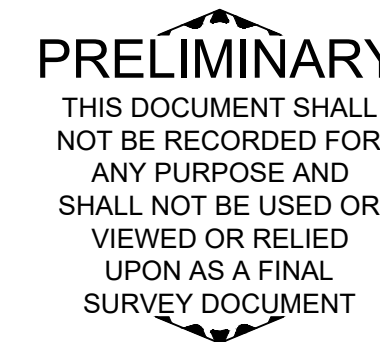
City of McKinney
222 N. Tennessee St.
McKinney, TX 75069
PH. 972-547-7500

APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway,
Suite 210
Frisco, Texas 75035
Tel. No. (972) 335-3580
Contact: Russell L. Kennedy, P.E.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of McKinney, Texas.



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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2019.

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

**CONVEYANCE PLAT
TRINITY FALLS
PLANNING UNIT 7
COMMERCIAL
LOTS 1 AND 2, BLOCK A**

BEING 11.268 ACRES SITUATED IN THE
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			Tel. No. (972) 335-3580 FIRM # 10193822		
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NONE	SG	KHA	NOV, 2019	068150200	2 OF 2