









South 18°54'14" West, a distance of 81.98 feet to a point for corner;

South 31°46'10" East, a distance of 104.64 feet to a point for corner;

South 56°34'36" East, a distance of 34.72 feet to a point for corner;

South 81°42'01" East, a distance of 110.27 feet to a point for corner;

South 37°58'42" East, a distance of 30.84 feet to a point for corner; South 09°47'01" East, a distance of 26.13 feet to a point for corner; South 13°19'51" West, a distance of 84.18 feet to a point for corner; South 43°24'44" West, a distance of 68.56 feet to a point for corner; South 58°05'12" West, a distance of 63.97 feet to a point for corner; South 71°39'45" West, a distance of 48.06 feet to a point for corner; North 84°13'05" West, a distance of 97.44 feet to a point for corner; South 78°06'14" West, a distance of 96.50 feet to a point for corner; South 52°36'49" West, a distance of 47.07 feet to a point for corner: South 26°13'00" West, a distance of 68.00 feet to a point for corner; South 07°14'06" West, a distance of 107.55 feet to the southeast corner of said 1,113.084 acre tract, same being the northeast corner of a called "Tract 1", conveyed to Province RES Estate Holdings, as evidenced in a Deed, recorded in Instrument No. 20020109000051480 of the Official Public THENCE North 88°57'19" West, along the southerly line of said 1,113.084 acre tract, the northerly line of said "Tract 1" and generally along a barbed wire fence, a distance of 2,153.25 feet to a point in a fence corner post for corner; THENCE North 89°29'57" West, continuing along the southerly line of said 1,113.084 acre tract, the northerly line of said "Tract 1" and generally along a barbed wire fence, a distance of 1,179.76 feet to the southeast corner of a called "Tract 2" as described in said Instrument No. 20020109000051480; THENCE North 06°29'28" West, along the east line of said "Tract 2", continuing along the southerly line of said 1,113.084 acre tract and generally along a barbed wire fence, a distance of 105.30 feet to a 3/8-inch iron rod found for the northeast corner of said "Tract 2"; THENCE North 89°19'40" West, along the north line of said "Tract 2", continuing along the southerly line of said 1,113.084 acre tract and generally along a barbed wire fence, passing at a distance of 381.99 feet, a 1/2-inch iron rod found for witness, continuing for a total distance of 408.28 feet to a point for corner in the approximate centerline of aforesaid County Road No. 206; THENCE North 00°34'35" West, along the westerly line of said 1,113.084 acre tract and generally along the centerline of said County Road No. 206 for part of the way, a distance of 1,839.23 feet to a fence corner post, from said post, a found 1/2-inch iron rod bears North 75°53' East, 6.54 feet; THENCE North 88°16'45" West, continuing along the westerly line of said 1,113.084 acre tract, a distance of 188.66 feet to a PK nail found for a corner in the approximate centerline of said County Road No. 206; THENCE in a northerly direction, along the approximate centerline of said County Road No. 206 and continuing along the westerly line of said 1,113.084 acre tract, the following: North 47°40'01" West, a distance of 140.42 feet to a PK nail found for corner; North 22°24'21" West, a distance of 161.50 feet to a PK nail found for corner; North 01°38'13" East, a distance of 1,615.59 feet to a 3/4-inch iron rod found for corner; North 30°25'03" West, a distance of 1,907.40 feet to a point for corner at the intersection of the extension of the centerline of said County Road No. 206 as it extends to the west with aforesaid County Road No. 281; THENCE North 88°57'17" West, continuing along the westerly line of said 1,113.084 acre tract, a distance of 8.67 feet to a 1/2-inch iron rod found next to a PK nail for a corner in the approximate centerline of said County Road No. 281; THENCE North 00°31'40" East, continuing along the westerly line of said 1,113.084 acre tract and generally along the centerline of said County Road No. 281, a distance of 1,627.71 feet to a 60d nail found for the northeast corner of a tract of land, conveyed to Terry L. Hartwick, as evidenced in a Deed recorded in Volume 5077, Page 5259 of the Land Records of Collin County, Texas; THENCE North 89°54'23" West, departing said County Road No. 281, along the north line of said Terry L. Hartwick tract, along a southerly line of said 1,113.084 acre tract, passing at a distance of 30.03 feet, a 1/2-inch iron rod found for witness, an continuing generally along a barbed wire fence for a total distance of 484.37 feet to the northwest corner of said Terry L. Hartwick tract, same being on the westerly, east line of a called 19.33 acre tract of land, conveyed to Terry L. Hartwick and Rose Etta Jones, as evidenced in a Deed, recorded in Instrument No. 94-0065235 of the Land Records of Collin County, Texas; **THENCE** North 00°14'32" West along the east line of said 19.33 acre tract, continuing along a southerly line of said 1,113.084 acre tract and generally along a barbed wire fence, a distance of 154.99 feet to a 5/8-inch iron rod found for the northeast corner of said 19.33 acre tract; THENCE North 89°39'30" West, along the north line of said 19.33 acre tract, continuing along the southerly line of said 1,113.084 acre tract, a distance of 988.76 feet to the northwest corner of said 19.33 acre tract, from which, a found 5/8-inch iron rod bears North 88°42' East, 2.4 feet, said corner also being on the east line of a called "Tract 3" as created in aforesaid deed recorded in Instrument No. 20120229000234690; THENCE North 00°26'33" West, along the east line of said "Tract 3", along a westerly line of said 1,113.084 acre tract and generally along a barbed wire fence, a distance of 876.80 feet to a 5/8-inch iron rod found at a fence corner for the northeast corner of said "Tract 3"; THENCE North 88°53'46" West, along the north line of said "Tract 3" and along a southerly line of said 1,113.084 acre tract, a distance of 2,614.51 feet to the southwest corner of said 1,113.084 acre tract, same being near the east edge of the pavement of aforesaid County Road No. 206; THENCE North 00°12'11" West, along the most westerly line of said 1,113.084 acre tract, a distance of 1,035.01 feet to a point for corner; THENCE North 00°50'11" West, continuing along the most westerly line of said 1,113.084 acre tract, a distance of 1,248.29 feet to the POINT OF **BEGINNING** and containing 1113.084 acres (48,485,919 square feet) of land, more or less. SAVE AND EXCEPT THE FOLLOWING BEING a tract of land situated in the John Emberson Survey, Abstract No. 294, Collin County, Texas, and being all of a called 5.000 acre tract of land described in following Special Waranty Deeds: Pieter Kessels (20% Interest), recorded in Inst. No. 20120229000234720 John Stewart (20% Interest), as recorded in Instrument No. 20120229000234720 Eval Avnon (20% Interest), as recorded in Instrument No. 2012031400027610 Adam Kanneman (20% Interest), as recorded in Instrument No. 20120314000297620 James Case (20% Interest), as recorded in Insrument No. 20120229000234730 Official Public Records of Collin County, Texas, and being more particularly described as follows: **COMMENCING** at a ½-inch iron rod with a red plastic cap stamped "KHA" set for corner at the northwest corner of a called 1 acre tract of land described in the deed to Province RES Estate Holdings, as recorded in Instrument No. 2002-0005147, Land Records of Collin County, Texas, and also being a southwest corner of a called 1,113.084 acre tract of land, conveyed to CH-B Trinity Falls, L.P., as evidenced in a Special Warranty Deed, recorded in Instrument No. 20120229000234680, said Official Public Records of Collin County, Texas; THENCE North 50°37′29" East, crossing said 1,113.084 acre tract, a distance of 3345.78 feet to the POINT OF BEGINNING **THENCE** crossing said 1,113.084 acre tract, the following courses: North 44°59'01" West, a distance of 76.71 feet to a point for corner; North 22°03'24" West, a distance of 289.14 feet to a point for corner; North 66°54'11" West, a distance of 240.02 feet to a point for corner; North 73°57'05" West, a distance of 301.29 feet to a point for corner; North 52°06'33" West, a distance of 82.55 feet to a point for corner; North 74°20'57" West, a distance of 187.93 feet to a point for corner; South 83°47'35" West, a distance of 119.54 feet to a point for corner; North 00°25'54" West, a distance of 60.18 feet to a point for corner;

South 57°53'34" West, a distance of 247.98 feet to the **POINT OF BEGINNING** and enclosing 5.000 acres (217,806 square feet) of land, more or less. Leaving a net area of 1,108.08 acres (48,268,113 square feet) of land, more or less. **OWNER DEDICATION** NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT, CH-B TRINITY FALLS, L.P, does hereby adopt this conveyance plat designating the hereinabove described property as TRINITY FALLS NORTH ADDITION, 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, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. CH-B TRINITY FALLS, L.P does hereby dedicate to the public and Collin County in fee simple forever the streets shown hereon and dedicates the drainage easements shown hereon, as shown, for mutual use and accommodation of Collin County. All and any public utility and the City of McKinney and Collin County 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 Collin County and all public utilities 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. WITNESS MY HAND this the ______day of _____, 2014. CH-B TRINITY FALLS, L.P., a Delaware limited partnership STATE OF TEXAS COUNTY OF COLLIN § BEFORE ME, the undersigned authority, on this day personally appeared 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 _____ NOTARY PUBLIC in and for the STATE OF TEXAS SURVEYORS CERTIFICATE THAT I, MICHAEL B. MARX, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Texas. MICHAEL B. MARX REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5181 Kimley-Horn and Associates, Inc. 12700 Park Central Drive, Suite 1800 Dallas, Texas 75251 (972) 770-1300 STATE OF TEXAS COUNTY OF DALLAS BEFORE ME, the undersigned authority, on this day personally appeared Michael B. Marx, 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____ NOTARY PUBLIC in and for the STATE OF TEXAS "Approved and Accepted" Planning and Zoning Commission City of McKinney, Texas

South 29°16'39" East, a distance of 169.05 feet to a point for corner;

South 36°11'38" East, a distance of 251.29 feet to a point for corner;

South 49°22'57" East, a distance of 214.65 feet to a point for corner;

CONVEYANCE PLAT TRINITY FALLS NORTH ADDITON

LOT 1 & LOT 2, BLOCK A

BEING 1,108.08 ACRES SITUATED IN THE JOHN LARREMORE SURVEY, ABSTRACT NO. 530, THE THOMAS LINDSEY SURVEY, ABSTRACT NO. 521, THE JOHN EMBERSON

SURVEY, ABSTRACT NO. 294 AND THE THOMAS BRUCE SURVEY, ABSTRACT NO. 103

COLLIN COUNTY, TEXAS CITY PROJECT NO. __-_CP

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 Kennedy, PE



JEG JAN. 2014

Checked by

<u>Date</u>

Project No.

068150000

Sheet No.

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NOT BE RECORDED FOR ANY PURPOSE AND

SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL

SURVEY DOCUMENT

South 54°54'18" East, a distance of 74.80 feet to a point for corner;

South 68°03'59" East, a distance of 45.10 feet to a point for corner;

South 74°45'02" East, a distance of 120.98 feet to a point for corner;

*CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

<u>Scale</u>

Drawn by

OWNER: CH-B TRINITY FALLS, L.P. 1111 WEST 11TH ST. AUSTIN, TX 78703 Tel. No. 512-381-6136 Contact : Gary Mefford