

VICINITY MAP

NOTES:

- 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 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 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. 17-06-2044P, issued on October 12, 2017 with an effective date of February 26, 2018, 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.
- The proposed floodplain line shown hereon are based on the Trinity Falls Flood Study for Tributary 2A to East Fork Trinity River (EFTR), approved on February 24, 2022.
- Line and curve table located on sheet 2.

LEGEND

ADS	ALUMINUM DISK IN CONCRETE SET
IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "KHA" SET
(C.M.)	CONTROLLING MONUMENT
HOA	HOMEOWNERS ASSOCIATION
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	SLOPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
V.E.	VISIBILITY EASEMENT
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
◆	STREET NAME CHANGE

RECORD PLAT
TRINITY FALLS PARKWAY
AND PARKLAND CRESCENT
RIGHT-OF-WAY DEDICATION

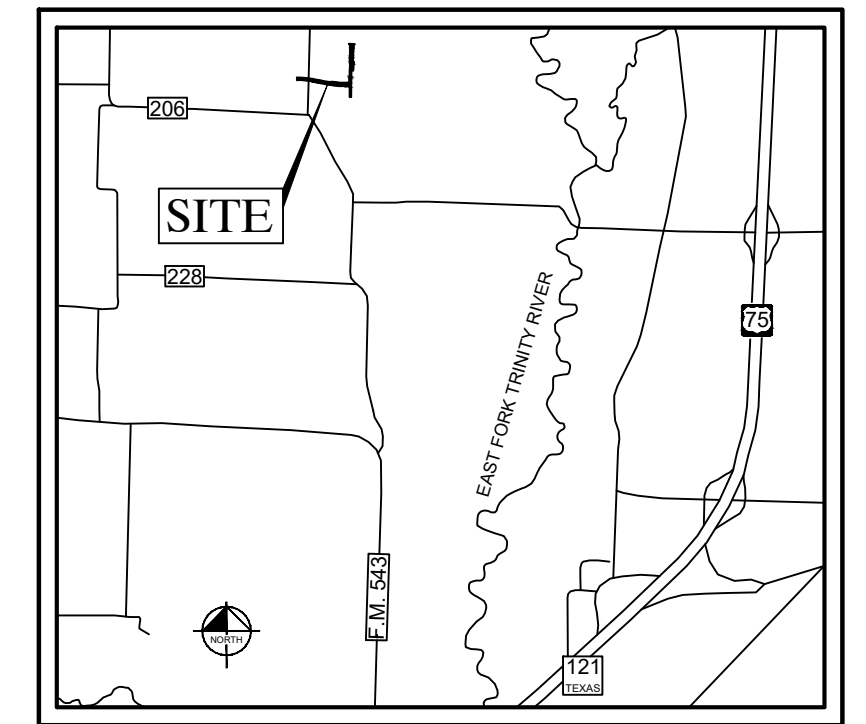
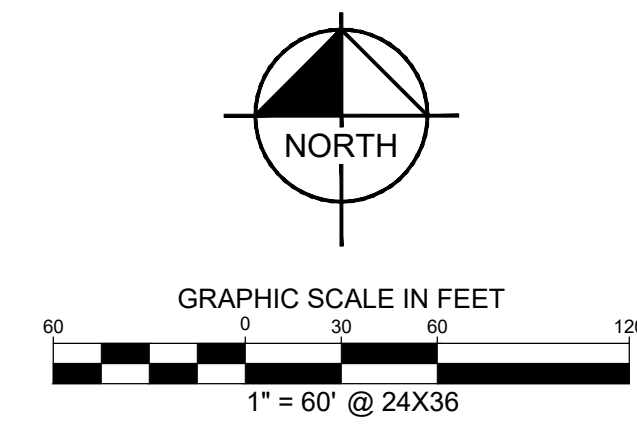
BEING 9.701 ACRES SITUATED IN THE
THOMAS BRUCE SURVEY, ABSTRACT NO. 103
JOHN LARREMORE SURVEY, ABSTRACT NO. 530
COLLIN COUNTY, TEXAS

Kimley»Horn

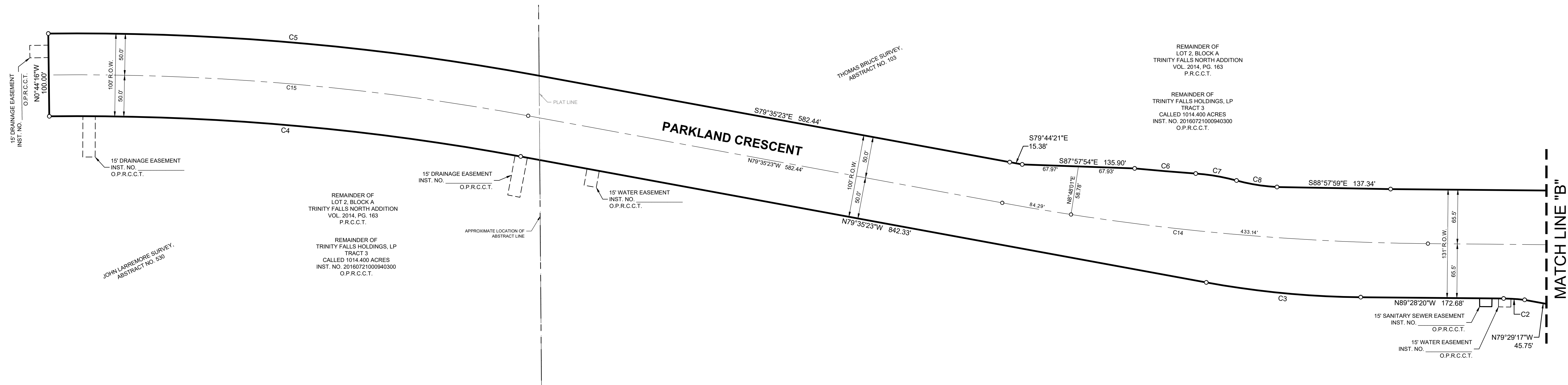
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	JULY 2023	068150000	1 OF 3

OWNER:
TRINITY FALLS HOLDINGS LP
5500 S. Lake Forest Drive, Suite 350
McKinney, TX 75070
Fax: No. (713) 960-9978
Contact: Jerry Ulke, Vice President

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



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- 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 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. 17-06-20449, issued on October 12, 2017 with an effective date of February 26, 2018, 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.
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◊	STREET NAME CHANGE

LINE TABLE		
NO.	BEARING	LENGTH
L1	S44°09'36"E	35.55'
L2	S88°50'53"E	7.91'
L3	S46°09'07"W	35.34'
L4	N00°31'40"E	80.47'
L5	N89°28'20"W	60.00'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C1	6°39'44"	255.53'	29.71'	N86°11'24"W	29.70'	
C2	6°09'58"	236.50'	25.45'	N86°23'20"W	25.44'	
C3	9°52'56"	1088.50'	187.74'	N84°31'51"W	187.51'	
C4	11°04'59"	2960.00'	572.57'	N85°07'53"W	571.68'	
C5	11°05'07"	3060.00'	592.03'	S85°07'57"E	591.10'	
C6	1°26'23"	2950.50'	74.14'	S85°13'17"E	74.13'	
C7	10°52'58"	263.50'	50.05'	S80°17'32"E	49.97'	
C8	12°01'27"	236.50'	49.63'	S80°51'46"E	49.54'	
C9	12°02'26"	263.50'	55.37'	N06°32'54"E	55.27'	
C10	12°02'26"	236.50'	49.70'	N06°32'54"E	49.61'	
C11	5°18'01"	259.61'	24.02'	N03°11'28"E	24.01'	
C12	5°08'51"	233.81'	21.01'	S03°04'20"W	21.00'	
C13	3°05'09"	3050.00'	164.27'	S87°49'19"E	164.25'	
C14	9°52'56"	3000.00'	517.43'	S84°31'51"E	516.79'	
C15	10°58'30"	3010.00'	576.57'	N85°04'39"W	575.69'	

RECORD PLAT
TRINITY FALLS PARKWAY
AND PARKLAND CRESCENT
RIGHT-OF-WAY DEDICATION

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COLLIN COUNTY, TEXAS

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APPLICANT:
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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 Thomas Bruce Survey Abstract No. 103 and the John Larremore Survey, Abstract No. 530, Collin County, Texas, and being a portion of Lot 2, Block A of Trinity Falls North Addition, according to the plat thereof recorded in Volume 2014, Page 163 of the Plat Records of Collin County, Texas, same also being a portion of a called 1014.00 acre tract of land described as Tract 3 in a deed to Trinity Falls Holdings LP, as recorded in Instrument No. 20160721000940300 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 west end of the northerly terminus of Trinity Falls Parkway (County Road No. 281), a variable width right of way, according to the Record Plat thereof recorded in Volume 2022, Page 167 of the Plat Records of Collin County, Texas;

THENCE South 00°31'40" West, along the westerly right of way line of said Trinity Falls Parkway, a distance of 1,238.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 3.0 acre tract of land as described in a deed to Terry L. Hartwick, as recorded in Volume 5077, Page 5259 of the Land Records of Collin County, Texas;

THENCE North 89°54'23" West, departing the westerly right of way line of said Trinity Falls Parkway and along the northerly line of said 3.0 acre tract, a distance of 65.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the northerly line of said 3.0 acre tract and crossing said Tract 3, the following:

North 00°31'40" East, a distance of 361.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°28'20" West, a distance of 56.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°28'20" West, a distance of 110.44 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 with a radius of 255.53 feet, a central angle of 06°39'44", and a chord bearing and distance of North 86°11'24" West, 29.70 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 29.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 79°29'17" West, a distance of 45.75 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 with a radius of 236.50 feet, a central angle of 06°09'58", and a chord bearing and distance of North 86°23'20" West, 25.44 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 25.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°28'20" West, a distance of 172.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,088.50 feet, a central angle of 09°52'56", and a chord bearing and distance of North 84°31'51" West, 187.51 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 187.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 79°35'23" West, a distance of 842.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 2,960.00 feet, a central angle of 11°04'59", and a chord bearing and distance of North 85°07'53" West, 571.68 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 572.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°44'16" 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 non-tangent curve to the right with a radius of 3,060.00 feet, a central angle of 11°05'07", and a chord bearing and distance of South 85°07'57" East, 591.10 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 592.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 79°35'23" East, a distance of 582.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 79°44'21" East, a distance of 15.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°57'54" East, a distance of 135.90 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 with a radius of 2,950.50 feet, a central angle of 01°26'23", and a chord bearing and distance of South 85°13'17" East, 74.13 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 74.14 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 with a radius of 263.50 feet, a central angle of 10°52'58", and a chord bearing and distance of South 80°17'32" East, 49.97 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 50.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 236.50 feet, a central angle of 12°01'27", and a chord bearing and distance of South 80°51'46" East, 49.54 feet;

In an easterly direction, with said reverse curve to the left, an arc distance of 49.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°57'59" East, a distance of 137.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°28'20" East, a distance of 337.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 05°31'40" East, a distance of 56.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°31'40" East, a distance of 110.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 263.50 feet, a central angle of 12°02'26", and a chord bearing and distance of North 06°32'54" East, 55.27 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 55.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 236.50 feet, a central angle of 12°02'26", and a chord bearing and distance of North 06°32'54" East, 49.61 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 49.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°31'40" East, a distance of 195.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 02°26'13" East, a distance of 165.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°31'40" East, a distance of 62.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 05°35'43" West, a distance of 135.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°31'40" East, a distance of 125.01 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 with a radius of 259.61 feet, a central angle of 05°18'01", and a chord bearing and distance of North 03°11'28" East, 24.01 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 24.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 07°45'29" East, a distance of 55.24 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 with a radius of 233.81 feet, a central angle of 05°08'51", and a chord bearing and distance of North 03°04'20" East, 21.00 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 21.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°31'40" East, a distance of 388.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 42°33'14" West, a distance of 57.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly line of a called 80.914 acre tract of land described as "Tract 2" in an agreement recorded in Instrument No. 20140227000184320 of the Official Public Records of Collin County, Texas, same being at the beginning of a non-tangent curve to the left with a radius of 3,050.00 feet, a central angle of 03°05'09", and a chord bearing and distance of South 87°49'19" East, 164.25 feet;

THENCE along the southerly line of said "Tract 2" and in an southeasterly direction, with said non-tangent curve to the left, an arc distance of 164.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°21'54" East, continuing along the southerly line of said "Tract 2" a distance of 55.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said "Tract 2" and crossing said Tract 3, the following:

South 45°34'53" West, a distance of 56.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°31'40" West, a distance of 110.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 05°40'14" West, a distance of 100.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°31'40" West, a distance of 401.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°09'36" East, a distance of 35.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°50'53" East, a distance of 7.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°31'40" West, a distance of 85.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°09'07" West, a distance of 35.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°09'07" West, a distance of 113.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 03°48'19" West, a distance of 112.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly right of way line of said Trinity Falls Parkway;

THENCE North 01°22'52" West, along the easterly right of way line of said Trinity Falls Parkway, a distance of 165.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 00°31'40" East, continuing along the easterly right of way line of said Trinity Falls Parkway, a distance of 80.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the east end of the northerly terminus of said Trinity Falls Parkway;

THENCE North 89°28'20" West, along the northerly terminus of said Trinity Falls Parkway, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 9.701 acres (422,563 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 Record Plat designating the hereinabove described property as **TRINITY FALLS PARKWAY AND PARKLAND CRESCENT**, 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** do 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 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 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 _____, 2023.

TRINITY FALLS HOLDINGS LP, a Delaware limited partnership

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

By: _____
Jerry Ulke, Vice President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Ulke, Vice 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.

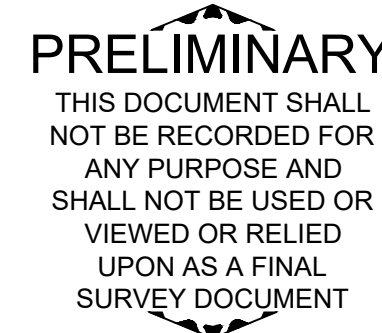
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2023.

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
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
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 she 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 _____, 2023.

Notary Public, State of Texas

ACKNOWLEDGED:
MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY

BY: RUSSELL THOMSEN
TITLE: PRESIDENT

DATE: _____

APPROVED AND ACCEPTED

CITY MANAGER
CITY OF MCKINNEY, TEXAS

DATE

ATTEST

CITY SECRETARY
CITY OF MCKINNEY, TEXAS

DATE

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