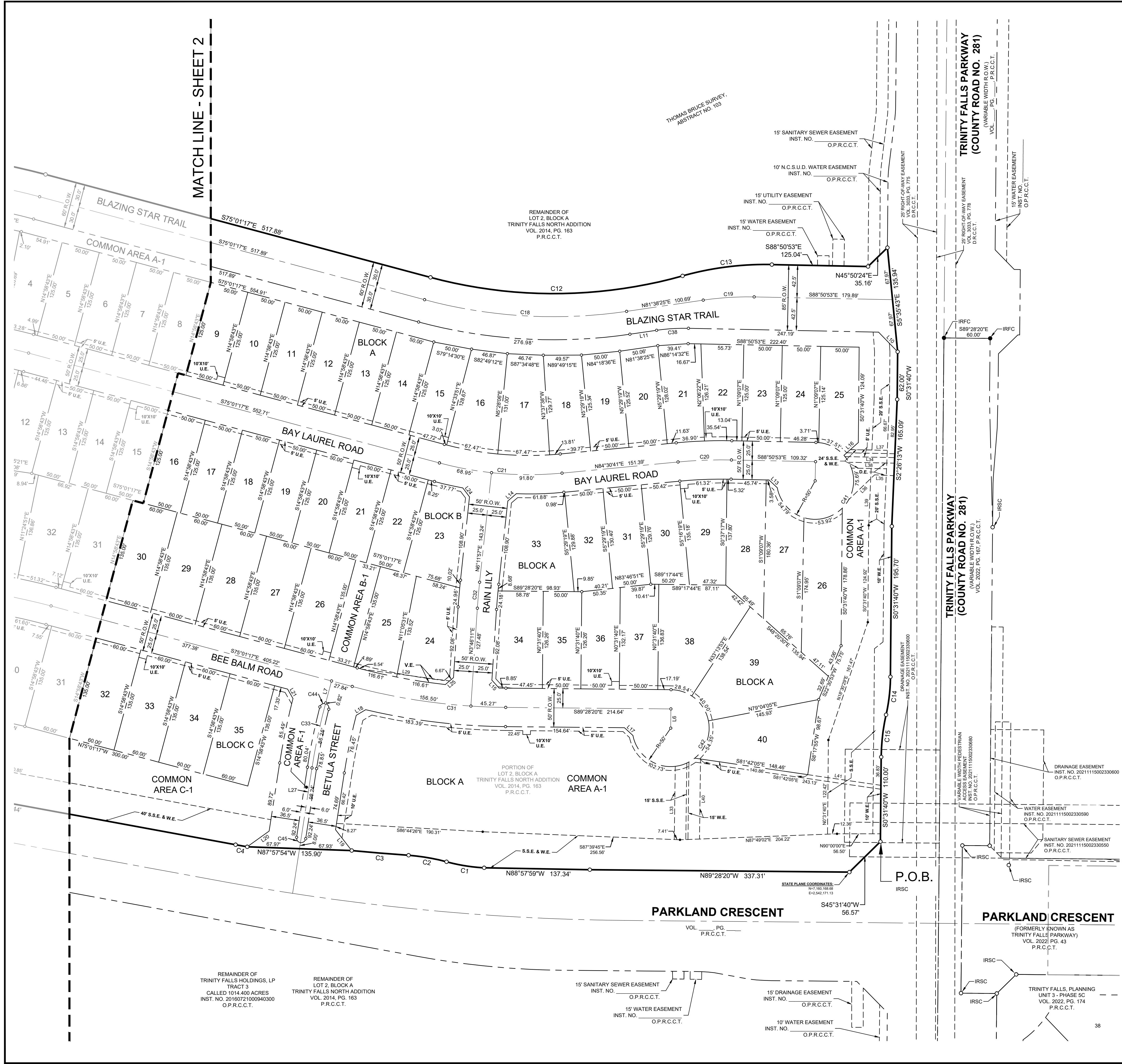
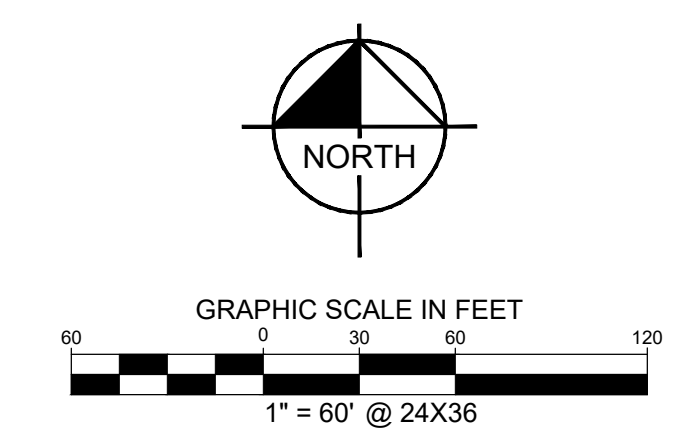


MATCH LINE - SHEET 2



NOTES:

- Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the roadway 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 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 0.999956823.
- All proposed lots situated entirely outside the city's corporate limits 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.
- As the developer, Trinity Falls Holdings LP intends for all common areas to be conveyed to Trinity Falls Master Community, Inc., the Homeowners Association (H.O.A.). The common areas shall be maintained by the HOA and are to be used for landscaping and drainage purposes. The H.O.A. shall be solely responsible for the maintenance of the creek (including all erosion control) traversing the common areas and the storm water detention system on said lots. The owners shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the common areas for public purposes. The drainage easements shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.
- 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.
- 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**  
**PLANNING UNIT 6**  
**PHASE 1**

**114 RESIDENTIAL LOTS**  
**7 COMMON AREAS**

BEING 37.841 ACRES SITUATED IN THE  
 THOMAS BRUCE SURVEY, ABSTRACT NO. 103  
 JOHN LARREMORE SURVEY, ABSTRACT NO. 530  
 COLLIN COUNTY, TEXAS



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

**OWNER:**  
 TRINITY FALLS HOLDINGS LP  
 5900 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.

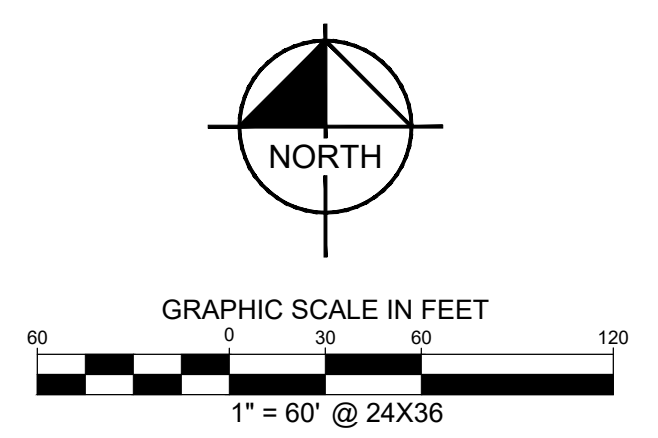
STATE PLANE COORDINATES  
N71.9512403  
E12.5393754

JOHN LARREMORE SURVEY,  
ABSTRACT NO. 530  
 $\Delta=14^{\circ}08'04''$   
 $R=630.00'$   
 $L=155.42'$   
 $CB=S66^{\circ}15'18''E$   
 $C=155.02'$

REMAINDER OF  
LOT 2, BLOCK A  
TRINITY FALLS NORTH ADDITION  
VOL. 2014, PG. 163  
P.R.C.C.T.

APPROXIMATE LOCATION OF  
ABSTRACT LINE

THOMAS BRUCE SURVEY,  
ABSTRACT NO. 103



MATCH LINE - SHEET 1



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.
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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  
PLANNING UNIT 6  
PHASE 1**

**114 RESIDENTIAL LOTS  
7 COMMON AREAS**

BEING 37.841 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/SG	KHA	May 2023	068150000	2 OF 3

**OWNER:**  
TRINITY FALLS HOLDINGS LP  
5900 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.

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE										
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S05°59'12"W	60.00'	L12	S43°02'22"E	14.14'	L23	S46°59'14"W	13.47'	L34	S88°52'14"E	59.32'	L45	N50°46'39"W	45.78'
L2	N67°03'11"W	27.27'	L13	S46°52'22"E	14.82'	L24	S36°59'25"E	14.58'	L35	S87°33'47"E	25.17'	L46	S50°46'39"W	50.62'
L3	N00°39'29"W	48.10'	L14	S49°23'19"W	14.58'	L25	S49°52'43"W	13.87'	L36	N46°09'30"E	46.56'	L47	S01°57'38"W	100.42'
L4	N04°40'54"W	31.16'	L15	S42°20'21"E	13.87'	L26	S44°40'54"E	15.32'	L37	S88°52'14"E	48.01'			
L5	S45°19'06"W	26.11'	L16	S48°23'40"W	25.00'	L27	N08°48'01"E	106.24'	L38	N88°52'14"W	45.60'			
L6	S00°31'40"W	25.00'	L17	S47°22'48"E	14.82'	L28	N89°54'16"E	55.59'	L39	N02°26'13"E	73.96'			
L7	N14°58'43"E	29.64'	L18	S59°17'11"W	14.31'	L29	S82°20'57"E	114.68'	L40	S00°42'28"W	104.01'			
L8	N24°32'36"E	14.70'	L19	S37°51'24"E	34.32'	L30	S86°41'59"E	22.62'	L41	S81°42'05"E	96.10'			
L9	S46°57'38"W	14.14'	L20	S54°20'04"W	35.02'	L31	S82°02'58"W	50.11'	L42	N05°19'06"E	70.01'			
L10	S44°09'38"E	35.55'	L21	N30°04'14"W	14.15'	L32	S24°43'43"E	54.61'	L43	N01°57'38"E	20.00'			
L11	N81°38'25"E	35.03'	L22	N70°00'25"W	14.69'	L33	S00°45'55"W	95.17'	L44	S01°57'38"W	42.93'			

DWG NAME: KCFR\_SURVEY06815000-TRINITY FALLS SDWG06815000-TRINITY FALLS PLANNING UNIT 6 PHASE 1 - SHEET 2 OF 3 PLOTTED BY: GUNWAK, S/C/UMWA 5/17/2023 3:31 PM LAST SAVED: 5/17/2023 4:24 PM



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF COLLIN §

WHEREAS TRINITY FALLS HOLDINGS, LP is the rightful owner 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 north end of a corner clip on the westerly right of way line of Trinity Falls Parkway, a variable width right of way, and with the northerly right of way line of Parkland Crescent, a variable width right of way, according to the plat thereof recorded in Volume \_\_\_\_ Page \_\_\_\_ of the Plat Records of Collin County, Texas;

**THENCE** South 45°31'40" West, along said corner clip, a distance of 56.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south end of said corner clip;

**THENCE** departing the westerly right of way line of said Trinity Falls Parkway and along the northerly right of way line of said Parkland Crescent, the following:

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

North 88°57'59" West, a distance of 137.34 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 236.50 feet, a central angle of 12°01'27", and a chord bearing and distance of North 80°51'46" West, 49.54 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 49.63 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 263.50 feet, a central angle of 10°52'58", and a chord bearing and distance of North 80°17'32" West, 49.97 feet;

In a westerly direction, with said reverse curve to the left, 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 non-tangent curve to the right with a radius of 2,950.50 feet, a central angle of 01°12'23", and a chord bearing and distance of North 85°13'17" West, 74.13 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 74.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°57'54" West, 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 right with a radius of 2,950.00 feet, a central angle of 00°17'56", and a chord bearing and distance of North 79°44'21" West, 15.38 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 15.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 79°35'23" West, a distance of 582.44 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 3,060.00 feet, a central angle of 11°05'07", and a chord bearing and distance of North 85°07'57" West, 591.10 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 592.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for north end of the westerly terminus of said Parkland Crescent;

**THENCE** departing the northerly right of way line of said Parkland Crescent and crossing said Tract 3, the following:

North 07°08'36" West, a distance of 213.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 23°36'01" West, a distance of 69.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 12°37'29" West, a distance of 62.23 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 425.00 feet, a central angle of 04°31'09", and a chord bearing and distance of South 79°38'05" West, 33.51 feet;

In a southwestwesterly direction, with said non-tangent curve to the right, an arc distance of 33.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 09°31'50" West, a distance of 50.02 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 375.00 feet, a central angle of 01°41'17", and a chord bearing and distance of North 81°14'25" East, 11.05 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 11.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 07°08'36" West, a distance of 159.65 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 08°58'58" East, a distance of 149.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 16°45'15" East, a distance of 211.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 59°14'25" East, a distance of 112.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 630.00 feet, a central angle of 14°08'04", and a chord bearing and distance of South 66°15'18" East, 155.02 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 155.42 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°19'20" East, a distance of 161.72 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 780.00 feet, a central angle of 10°41'27", and a chord bearing and distance of South 78°40'04" East, 145.33 feet;

In a northerly direction, with said tangent curve to the left, an arc distance of 145.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 05°59'12" East, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 720.00 feet, a central angle of 01°22'56", and a chord bearing and distance of South 84°42'16" East, 17.37 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 17.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left with a radius of 113.00 feet, a central angle of 38°11'07", and a chord bearing and distance of North 75°30'43" East, 73.92 feet;

In an easterly direction, with said compound curve to the left, an arc distance of 75.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left with a radius of 58.00 feet, a central angle of 52°43'11", and a chord bearing and distance of North 30°03'34" East, 51.50 feet;

In a northerly direction, with said compound curve to the left, an arc distance of 53.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 03°41'59" East, a distance of 23.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 90°00'00" East, a distance of 51.31 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 138.00 feet, a central angle of 32°45'09", and a chord bearing and distance of South 18°42'33" East, 77.82 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 78.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left with a radius of 33.00 feet, a central angle of 10°39'36", and a chord bearing and distance of South 40°24'55" East, 6.13 feet;

In a southerly direction, with said compound curve to the left, an arc distance of 6.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left with a radius of 58.00 feet, a central angle of 40°42'19", and a chord bearing and distance of South 68°05'53" East, 40.34 feet;

In an easterly direction, with said compound curve to the left, an arc distance of 41.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 880.00 feet, a central angle of 11°25'45", and a chord bearing and distance of South 80°44'10" East, 175.25 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 175.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 75°01'17" East, a distance of 517.88 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 620.00 feet, a central angle of 30°38'03", and a chord bearing and distance of North 89°39'41" East, 327.56 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 331.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 400.00 feet, a central angle of 16°48'28", and a chord bearing and distance of North 82°44'53" East, 116.92 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 117.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°50'53" East, a distance of 125.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°50'24" East, a distance of 35.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly right of way line of said Trinity Falls Parkway;

**THENCE** along the westerly right of way line of said Trinity Falls Parkway, the following:

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

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

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

South 00°31'40" West, a distance of 195.70 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 236.50 feet, a central angle of 12°02'26", and a chord bearing and distance of South 06°32'54" West, 49.61 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 49.70 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 263.50 feet, a central angle of 12°02'26", and a chord bearing and distance of South 06°32'54" West, 55.27 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 55.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°31'40" West, a distance of 110.00 feet to the **POINT OF BEGINNING** and containing 37.841 acres (1,648,359 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, PLANNING UNIT 6 - PHASE 1**, 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 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\_\_.

**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 \_\_\_\_\_, 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 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 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 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.

- As the developer, Trinity Falls Holdings LP intends for all common areas to be conveyed to Trinity Falls Master Community, Inc., the Homeowners Association (H.O.A.). The common areas shall be maintained by the HOA and are to be used for landscaping and drainage purposes. The H.O.A. shall be solely responsible for the maintenance of the creek (including all erosion control) traversing the common areas and the storm water detention system on said lots. The owners shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The City shall not be responsible for the maintenance of the referenced creek, although it retains the right to enter upon the common areas for public purposes. The drainage easements shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. Alteration of natural flow of water shall be subject to the regulations and ordinances of the City of McKinney, the State of Texas and United States of America.

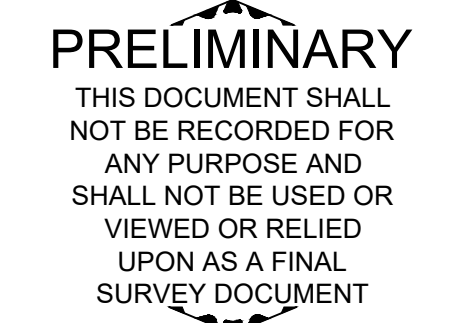
- According to Community Panel No. 48085C0165J, dated June 02, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, as revised by LOMR Case No. 17-06-2044F, issued on October 12, 2017 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.

**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 \_\_\_\_\_, 20\_\_.

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 \_\_\_\_\_

**RECORD PLAT  
 TRINITY FALLS  
 PLANNING UNIT 6  
 PHASE 1**

**114 RESIDENTIAL LOTS  
 7 COMMON AREAS**

BEING 37.841 ACRES SITUATED IN THE  
 THOMAS BRUCE SURVEY, ABSTRACT NO. 103  
 JOHN LARREMORE SURVEY, ABSTRACT NO. 530  
 COLLIN COUNTY, TEXAS



Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS/SG	KHA	May 2023	068150000	3 OF 3

**OWNER:**  
 TRINITY FALLS HOLDINGS LP  
 5900 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.

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE								
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	12°01'27"	236.50'	49.63'	N80°51'46"W	49.54'	C16	4°01'34"	750.00'	52.70'	S86°01'36"E	52.69'	C31	14°27'02"	800.00'	201.77'	S82°14'48"E	201.23'	C46	4°31'09"	425.00'	33.52'	N79°38'05"E	33.51'
C2	10°52'58"	263.50'	50.05'	N80°17'32"W	49.97'	C17	13°01'04"	850.00'	193.12'	N81°31'50"W	192.71'	C32	2°25'45"	800.00'	33.92'	S04°59'04"W	33.92'	C47	90°00'00"	50.00'	78.54'	S46°57'38"W	70.71'
C3	1°26'23"	2950.50'	74.14'	N85°13'17"W	74.13'	C18	23°20'18"	650.00'	264.76'	S86°41'26"E	262.94'	C33	6°10'41"	800.00'	86.26'	S11°53'22"W	86.22'	C48	1°41'17"	375.00'	11.05'	N81°14'25"E	11.05'
C4	0°17'56"	2950.00'	15.38'	S79°44'21"E	15.38'	C19	9°30'42"	400.00'	66.40'	S86°23'46"W	66.33'	C34	142°43'33"	50.00'	124.55'	S70°42'18"W	94.76'	C49	1°22'56"	720.00'	17.37'	S84°42'16"E	17.37'
C5	11°05'07"	3080.00'	592.03'	N85°07'57"W	591.10'	C20	6°38'27"	600.00'	69.54'	S87°49'54"W	69.50'	C35	33°57'04"	163.00'	96.59'	N15°00'53"W	95.18'						
C6	38°11'07"	113.00'	75.31'	N75°30'43"E	73.92'	C21	20°28'02"	450.00'	160.75'	S85°15'18"E	159.90'	C36	17°35'41"	33.00'	10.13'	N40°47'16"W	10.09'						
C7	52°43'11"	58.00'	53.37'	N30°03'34"E	51.50'	C22	13°01'04"	600.00'	136.32'	N81°31'50"W	136.03'	C37	38°01'40"	58.00'	38.50'	N68°35'56"W	37.79'						
C8	32°45'09"	138.00'	78.89'	S18°42'33"E	77.82'	C23	3°21'27"	800.00'	46.88'	S86°21'38"E	46.87'	C38	9°30'42"	250.00'	41.50'	S86°23'46"W	41.46'						
C9	10°39'36"	33.00'	6.14'	S40°24'55"E	6.13'	C24	13°59'38"	350.00'	85.48'	S77°41'05"E	85.27'	C39	41°59'55"	113.00'	82.83'	S74°39'18"W	80.99'						
C10	40°42'19"	58.00'	41.21'	S66°05'53"E	40.34'	C25	19°58'07"	350.00'	121.98'	N80°40'20"W	121.36'	C40	49°44'18"	58.00'	50.35'	S26°49'48"W	48.78'						