

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	HOMEOWNER'S 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.A.M.E.	VISIBILITY ACCESS MAINTENANCE 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
	NO DRIVEWAY ACCESS

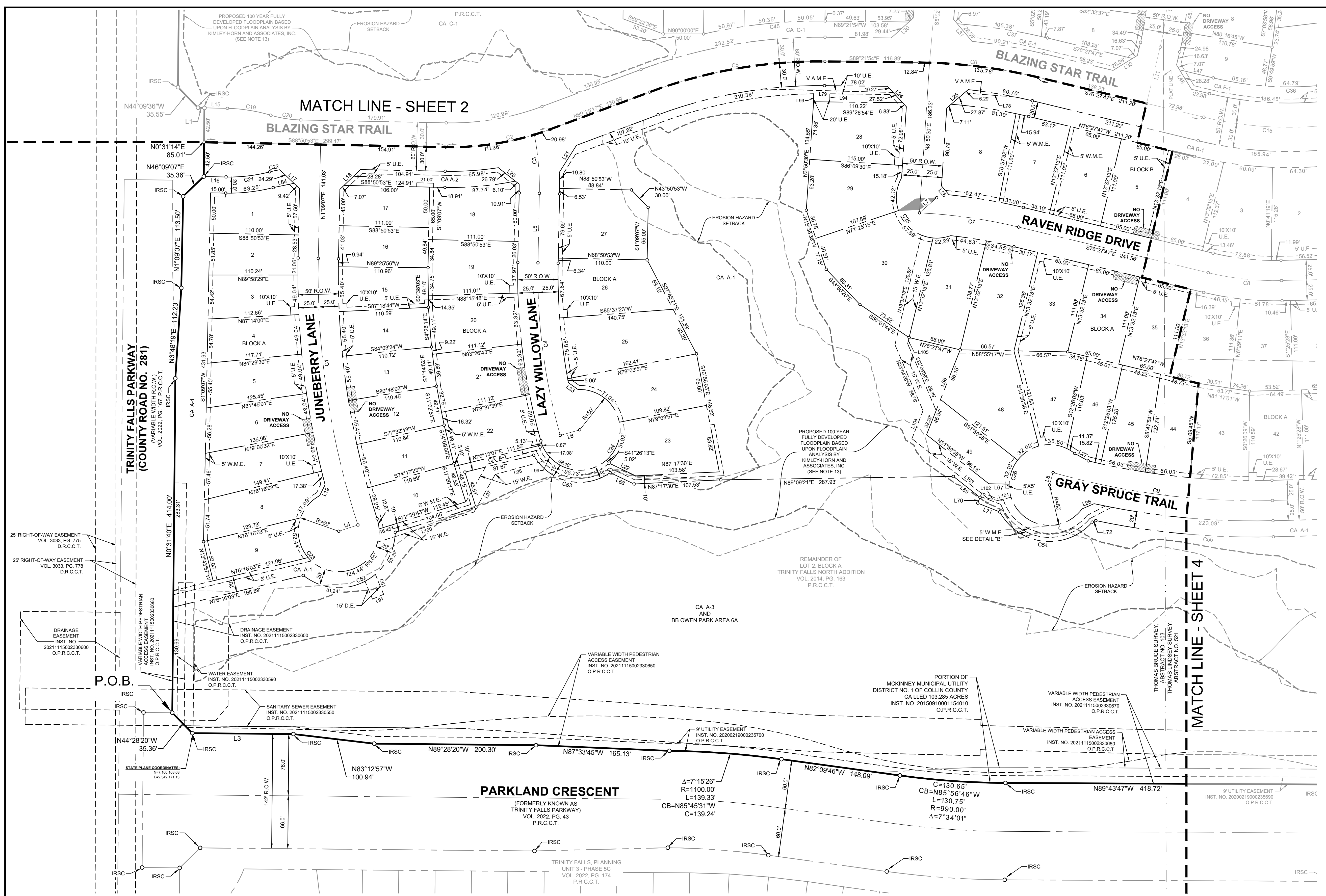
**RECORD PLAT
TRINITY FALLS
PLANNING UNIT 4
PHASE 1**

**191 RESIDENTIAL LOTS
14 COMMON AREAS**

BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A
OF TRINITY FALLS NORTH ADDITION
ACCORDING TO THE PLAT RECORDED IN VOLUME 2014,
PAGE 163, PLAT RECORDS OF COLLIN COUNTY, TEXAS
AND BEING 67.497 ACRES SITUATED IN THE
THOMAS BRUCE SURVEY, ABSTRACT NO. 103
THOMAS LINDSEY SURVEY, ABSTRACT NO. 521
COLLIN COUNTY, TEXAS

Kimley»Horn

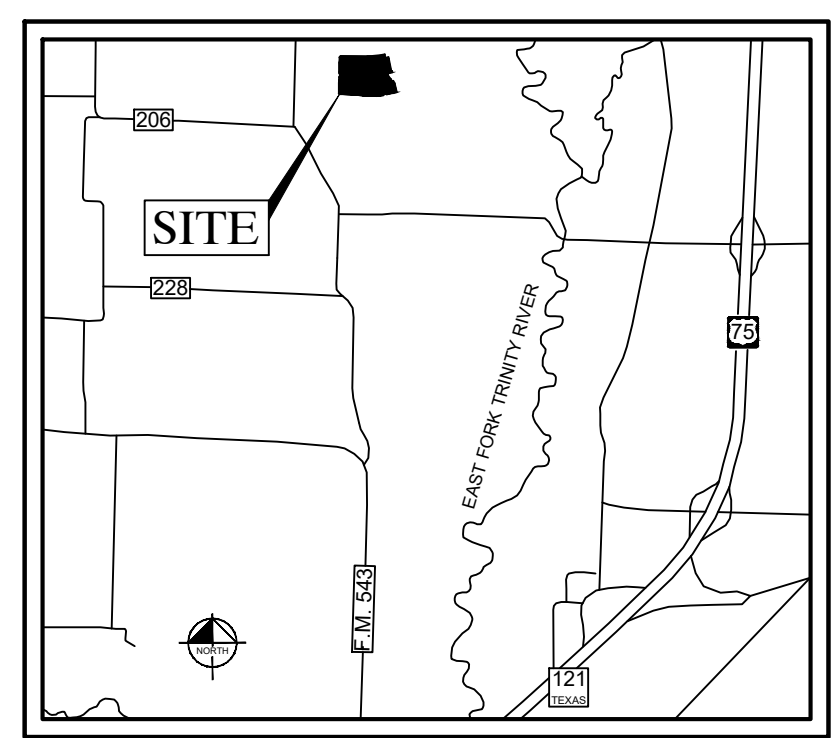
6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 FIRM # 10193822	
Scale	Drawn by	Checked by	Date
1" = 60'	JCC	KHA	JUNE 2023
Project No.	Sheet No.		
068150000	1 OF 5		
OWNER: TRINITY FALLS HOLDINGS LP 5900 S. Lake Forest Drive, Suite 350 McKinney, TX 75070 Fax No. (972) 969-9978 Contact: Jerry Ulke, Vice President			
OWNER: MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY 1980 Post Oak Blvd., Suite 1300 HOUSTON, TX 77056 Contact: Steve Wilson, 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.			



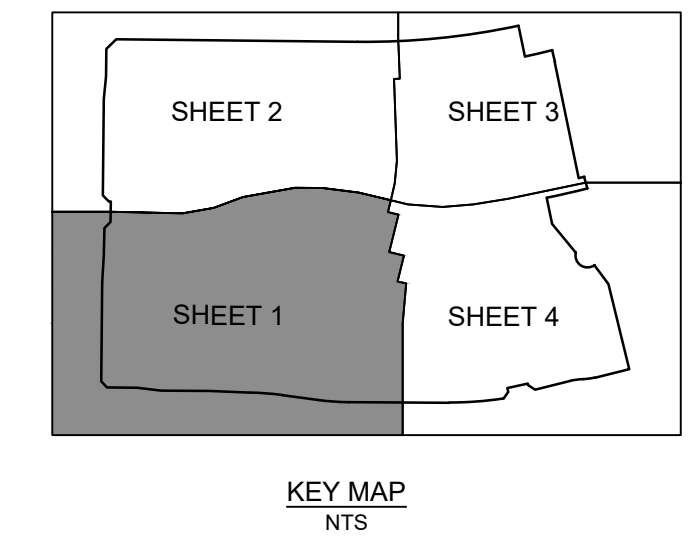
NOTES:

- 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.
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- 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.
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- 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.
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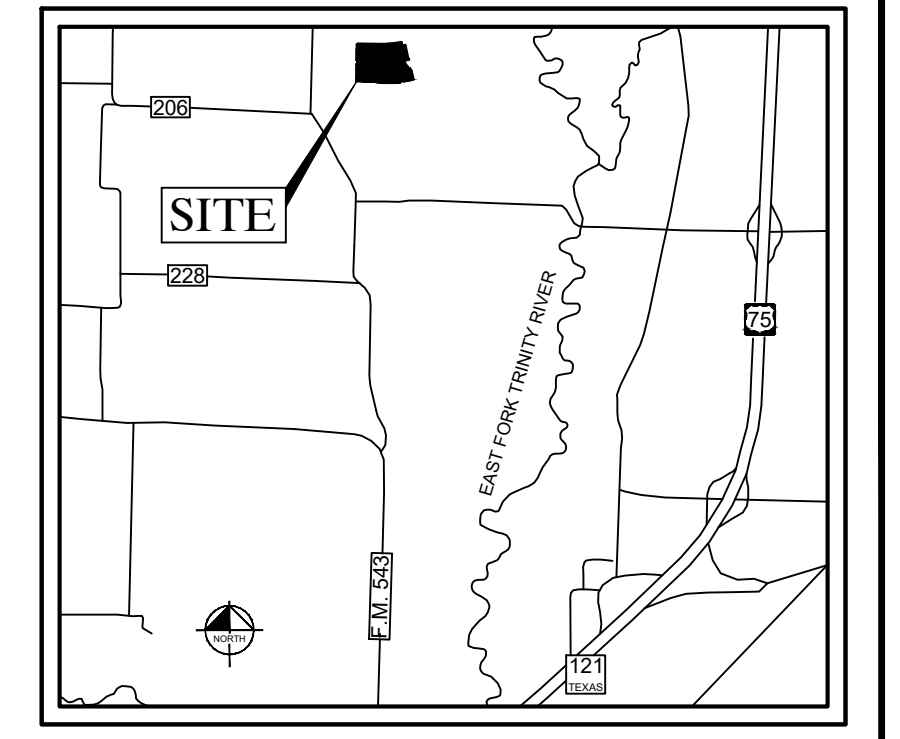
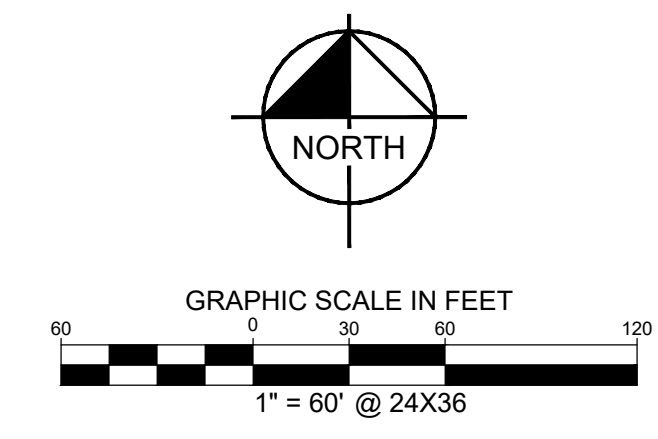
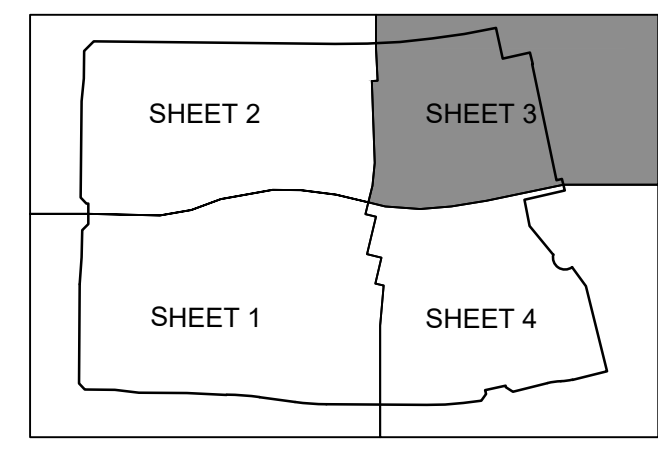


VICINITY MAP



KEY MAP
NTS

DWG NAME: KCFR_SURVEY_068150000-TRINITY FALLS PLANNING UNIT 4 PHASE 1 (17) DWG# PLOTTED BY: GOWANNA, SUTAVANA 02/16/23 3:03 PM PLST: SAIED 02/16/23 2:36 PM



LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH
L1	N88°50'53"W	7.91'	L51	N41°57'22"E	34.34'	L101	S76°09'25"W	16.89'
L2	S12°31'52"E	15.87'	L52	S42°10'48"E	13.59'	L102	N77°50'35"W	12.54'
L3	N89°28'20"W	125.00'	L53	S46°07'05"W	14.26'	L103	N51°50'35"W	119.55'
L4	N71°56'30"E	25.00'	L54	N36°08'22"E	20.00'	L104	N21°37'00"E	37.32'
L5	N01°09'07"E	86.03'	L55	S44°21'54"E	14.14'	L105	N13°32'13"E	7.80'
L6	S74°08'05"W	25.00'	L56	N45°38'06"E	14.14'			
L7	N48°45'30"E	28.33'	L57	S44°21'54"E	14.14'			
L8	N15°55'30"E	16.00'	L58	S45°38'06"W	14.14'			
L9	N31°03'13"W	63.89'	L59	S46°48'12"E	14.21'			
L10	N12°31'52"W	100.00'	L60	N42°39'41"E	14.21'			
L11	N15°55'30"E	16.00'	L61	S51°34'28"E	21.32'			
L12	N45°38'06"E	28.28'	L62	N37°50'44"E	21.32'			
L13	S38°01'29"E	32.02'	L63	S56°27'29"E	14.21'			
L14	N00°38'06"E	42.94'	L64	N33°00'24"E	14.21'			
L15	S88°50'53"E	28.52'	L65	N01°46'25"E	28.41'			
L16	S88°50'53"E	27.58'	L66	S21°37'00"W	66.18'			
L17	S46°22'55"E	33.71'	L67	S88°48'16"E	25.10'			
L18	N46°09'07"E	35.36'	L68	S64°36'52"E	32.77'			
L19	S26°16'17"W	15.01'	L69	S51°50'35"E	41.94'			
L20	S51°49'48"E	32.89'	L70	S21°37'00"W	7.73'			
L21	S32°21'45"W	39.85'	L71	S68°21'21"E	29.34'			
L22	N64°36'52"W	36.46'	L72	N66°34'39"E	4.82'			
L23	S54°41'42"E	14.53'	L73	S31°03'13"E	51.90'			
L24	S42°45'42"E	34.35'	L74	S04°39'47"E	54.62'			
L25	N49°26'58"E	34.98'	L75	S10°51'08"E	33.82'			
L26	S40°24'18"E	14.33'	L76	S36°46'59"E	26.62'			
L27	S61°00'49"E	19.28'	L77	N04°00'49"E	41.00'			
L28	S66°34'39"W	16.16'	L78	S85°27'19"E	63.19'			
L29	S65°33'25"E	40.90'	L79	S88°30'45"E	160.91'			
L30	N47°50'16"E	36.69'	L80	S27°07'06"E	103.62'			
L31	S39°58'27"E	35.34'	L81	N74°36'03"E	20.00'			
L32	N58°32'13"E	35.36'	L82	S58°04'33"E	35.02'			
L33	S10°51'08"E	34.90'	L83	S12°31'52"E	6.44'			
L34	N88°53'18"W	34.90'	L84	N78°11'45"E	26.19'			
L35	N01°31'33"E	25.79'	L85	N62°38'24"E	30.33'			
L36	S74°38'53"W	19.32'	L86	N68°34'20"W	26.98'			
L37	S56°57'28"E	14.08'	L87	N21°27'15"E	4.99'			
L38	S33°30'23"W	14.08'	L88	N68°23'00"W	25.72'			
L39	N80°49'31"E	47.03'	L89	S76°48'07"W	2.72'			
L40	S87°01'34"W	23.10'	L90	N62°38'24"E	25.09'			
L41	S87°01'34"W	68.06'	L91	S66°47'32"W	15.00'			
L42	N13°03'12"W	23.10'	L92	N79°03'57"E	5.00'			
L43	S00°40'31"E	26.66'	L93	N00°38'06"E	10.00'			
L44	N78°44'01"E	73.04'	L94	N00°38'06"E	10.13'			
L45	N78°44'01"E	32.41'	L95	S83°54'37"W	10.00'			
L46	N84°55'21"E	18.00'	L96	S82°46'00"W	10.00'			
L47	S76°27'47"E	42.98'	L97	S29°26'28"W	53.28'			
L48	S31°27'47"E	35.36'	L98	S74°26'28"W	68.29'			
L49	S48°02'38"E	36.34'	L99	S29°26'28"W	3.80'			
L50	N30°34'37"E	31.39'	L100	S72°39'43"W	124.97'			

LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH
L101	S76°09'25"W	16.89'	L101	S76°09'25"W	16.89'	L101	S76°09'25"W	16.89'
L102	N77°50'35"W	12.54'	L102	N77°50'35"W	12.54'	L102	N77°50'35"W	12.54'
L103	N51°50'35"W	119.55'	L103	N51°50'35"W	119.55'	L103	N51°50'35"W	119.55'
L104	N21°37'00"E	37.32'	L104	N21°37'00"E	37.32'	L104	N21°37'00"E	37.32'
L105	N13°32'13"E	7.80'	L105	N13°32'13"E	7.80'	L105	N13°32'13"E	7.80'

LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH
L106	N13°32'13"E	7.80'	L106	N13°32'13"E	7.80'	L106	N13°32'13"E	7.80'
L107	N13°32'13"E	7.80'	L107	N13°32'13"E	7.80'	L107	N13°32'13"E	7.80'
L108	N13°32'13"E	7.80'	L108	N13°32'13"E	7.80'	L108	N13°32'13"E	7.80'
L109	N13°32'13"E	7.80'	L109	N13°32'13"E	7.80'	L109	N13°32'13"E	7.80'
L110	N13°32'13"E	7.80'	L110	N13°32'13"E	7.80'	L110	N13°32'13"E	7.80'

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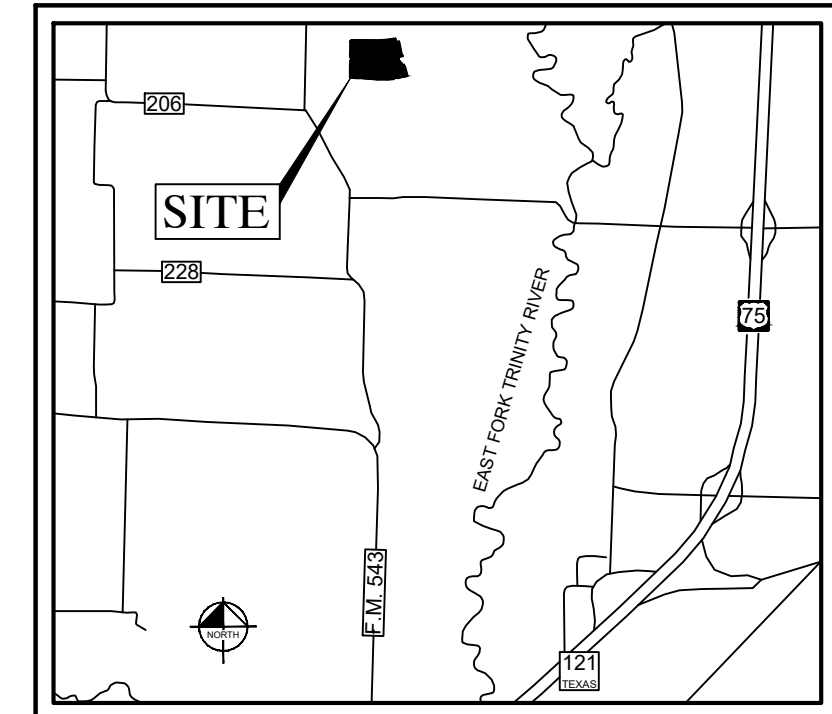
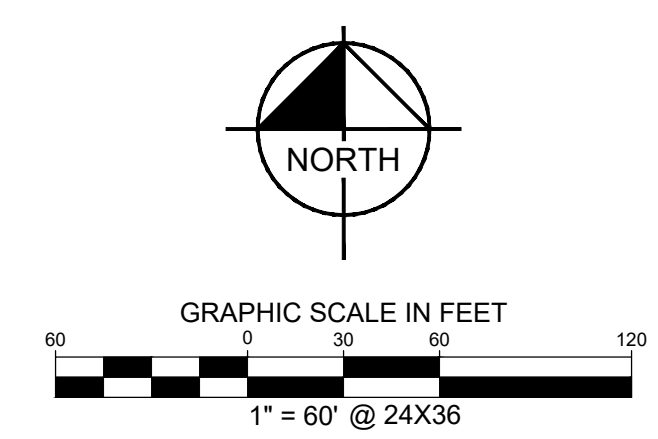
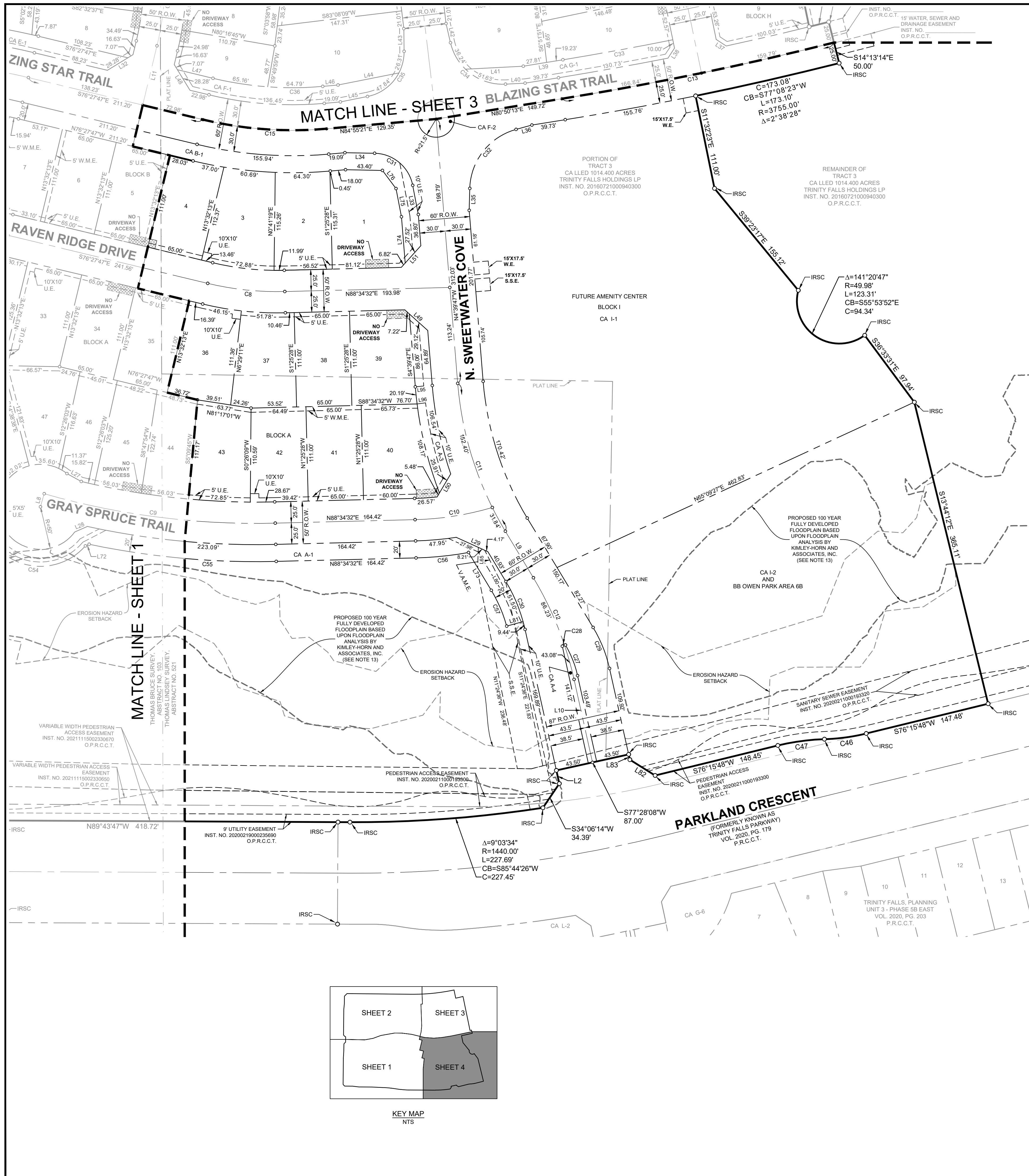
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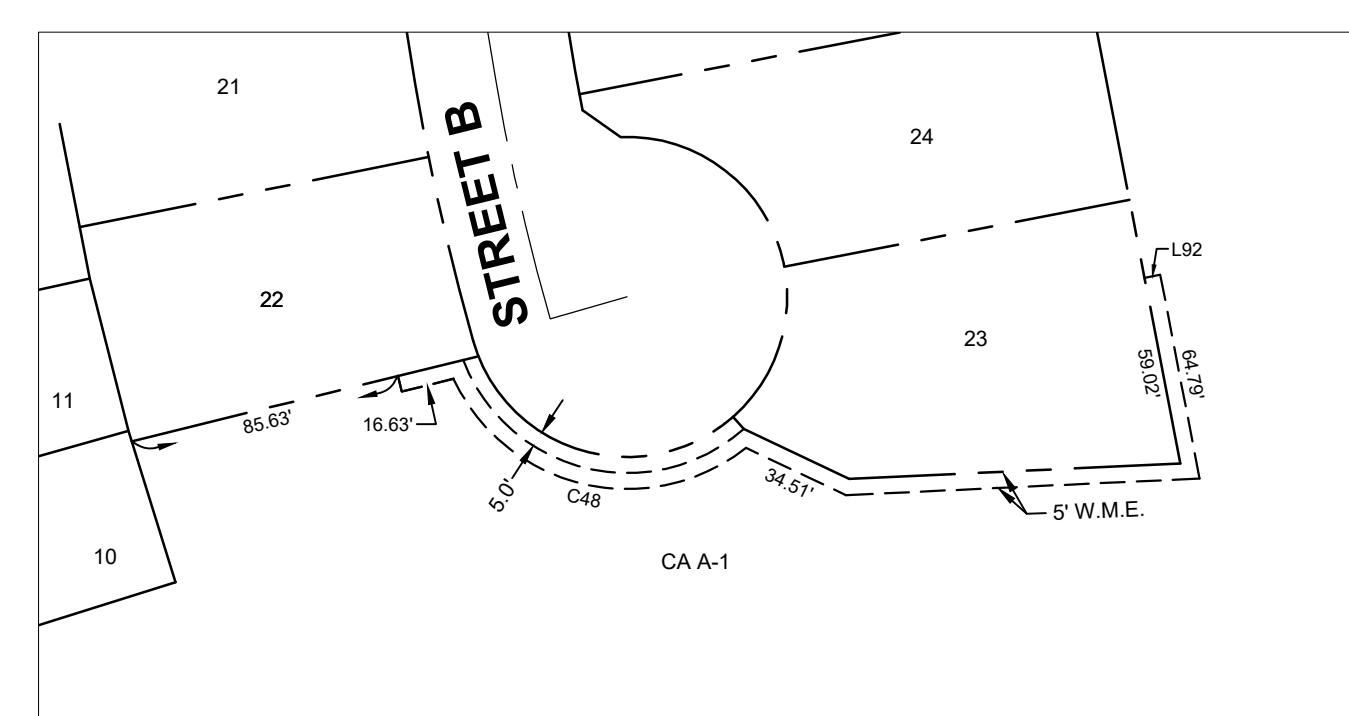


VICINITY MAP

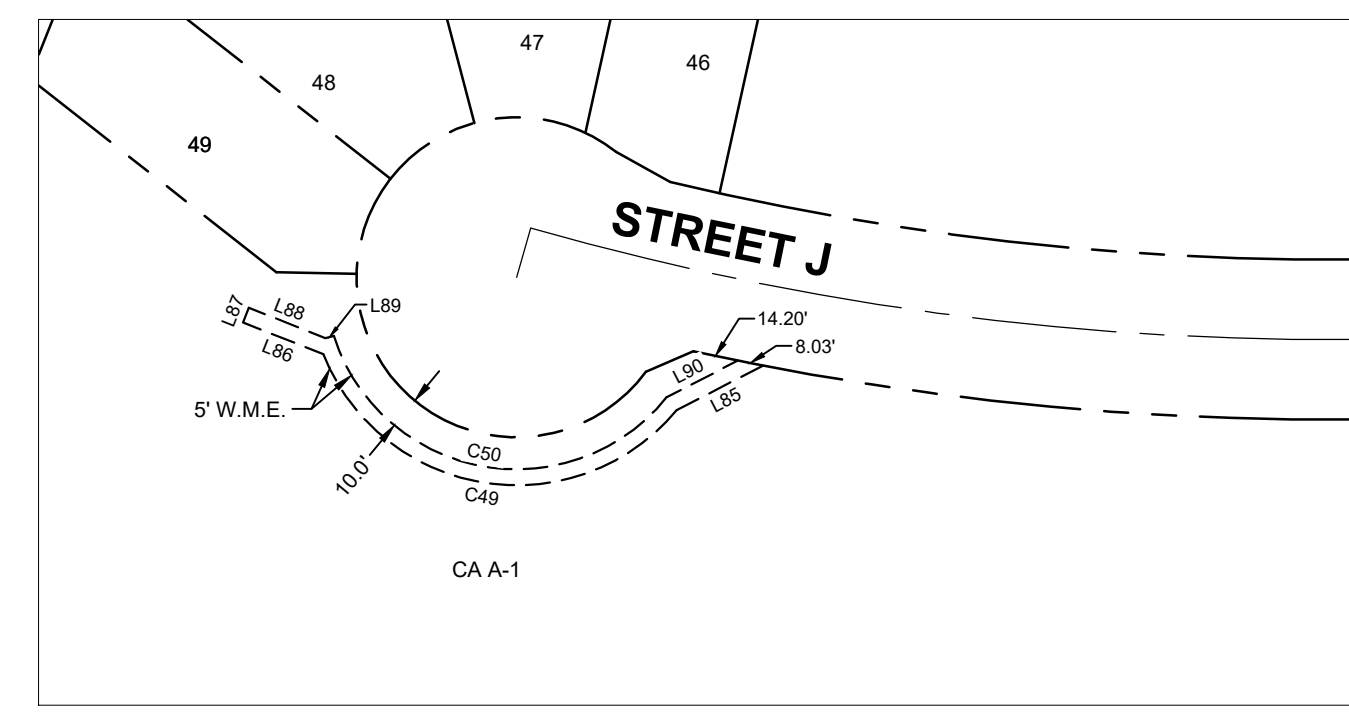
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DETAIL "A"
1"=60'



DETAIL "B"
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PLANNING UNIT 4
PHASE 1**

191 RESIDENTIAL LOTS
14 COMMON AREAS

BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A OF TRINITY FALLS NORTH ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 2014, PAGE 163, PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING 67.497 ACRES SITUATED IN THE THOMAS BRUCE SURVEY, ABSTRACT NO. 103 THOMAS LINDSEY SURVEY, ABSTRACT NO. 521 COLLIN COUNTY, TEXAS

Kimley»Horn

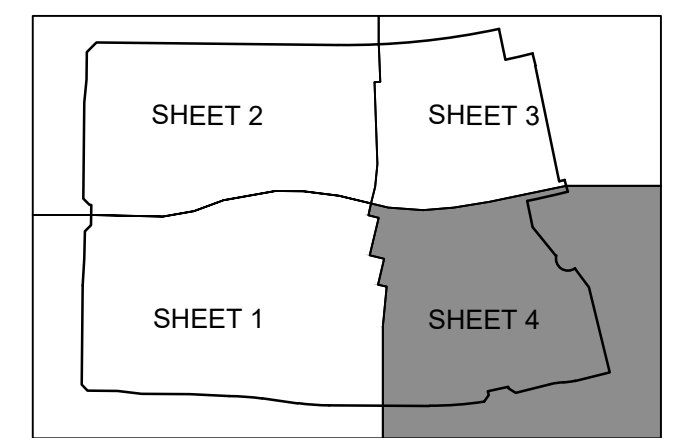
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 FIRM # 10153822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	JUNE 2023	068150000	4 OF 5

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

OWNER:
MCKINNEY MUNICIPAL UTILITY
DISTRICT No. 1 of COLLIN COUNTY
1980 Post Oak Blvd.,
Suite 1380
HOUSTON, TX 77056
Contact: Steve Wilson, President

APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel. No. (972) 335-3580
Contact: Russell L. Kennedy, P.E.



KEY MAP
NTS

DWG NAME: KCFR_SURVEY06815000-TRINITY FALLS SURVEY UNIT 4 PHASE 1 (17)16.DWG PLOTTED BY: GOWANAN, SYLVANA 02/23/2023 3:03 PM LAST SAVED: 02/23/2023 2:36 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS TRINITY FALLS HOLDINGS, LP AND MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY are the rightful owner of that certain a tract of land situated in the Thomas Lindsey Survey, Abstract No. 521 and the Thomas Bruce Survey, 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 a portion of a called 103.285 acre tract of land described in a deed to McKinney Municipal Utility District No. 1 of Collin County, as recorded in Instrument No. 20150910001154010 of the Land 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" set for the north end of a corner clip at the intersection of the northerly right-of-way line of Parkland Crescent, formerly known as Trinity Falls Parkway, variable width right-of-way, with the easterly right-of-way line of Trinity Falls Parkway, also known as County Road No. 281, variable width right-of-way;

THENCE North 00°31'40" East, departing the northerly right-of-way line of said Parkland Crescent, along the easterly right-of-way line of said County Road No. 281, a distance of 414.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the easterly right-of-way line of said County Road No. 281 and crossing said Lot 2, Block A, the following courses and distances:

North 03°48'19" East, a distance of 112.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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

North 46°09'07" East, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°31'14" East, a distance of 85.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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

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

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

North 05°55'57" East, a distance of 95.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°30'27" East, a distance of 115.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°34'24" East, a distance of 56.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of a called 80.914 acre tract of land described as Part 2 of Exhibit L in the First Amendment to 2012 Development Agreement recorded in Instrument No. 20140227000184320 of the Official Public Records of Collin County, Texas;

THENCE South 89°21'54" East, continuing across said Lot 2, Block A, and along the southerly line of said Part 2, a distance of 1,005.45 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 3,050.00 feet, a central angle of 12°41'27", and a chord bearing and distance of North 84°17'23" East, 674.19 feet;

THENCE in a northeasterly direction, continuing across said Lot 2, Block A and along the southerly line of said Part 2, and crossing said Tract 3, with said tangent curve to the left, an arc distance of 675.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said Part 2 and continuing across said Tract 3, the following courses and distances:

South 12°04'01" East, a distance of 131.37 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 3,161.00 feet, a central angle of 02°06'23", and a chord bearing and distance of North 76°52'47" East, 116.20 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 116.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 14°13'14" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 75°50'43" West, a distance of 2.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" for corner;

South 11°43'32" East, a distance of 494.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" at the beginning of a non-tangent curve to the left with a radius of 3,705.00 feet, a central angle of 00°21'59", and a chord bearing and distance of North 76°00'10" East, 23.69 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 23.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" for corner;

South 14°13'14" East, a distance of 50.00 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 3,755.00 feet, a central angle of 02°38'28", and a chord bearing and distance of South 77°08'23" West, 173.08 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 173.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°32'23" East, a distance of 111.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°23'17" East, a distance of 155.12 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 49.98 feet, a central angle of 141°20'47", and a chord bearing and distance of South 55°53'52" East, 94.34 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 123.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 36°33'31" East, a distance of 97.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 13°44'12" East, a distance of 365.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly right-of-way line of said Parkland Crescent;

THENCE along the northerly right-of-way line of said Parkland Crescent, the following courses and distances:

South 76°15'48" West, a distance of 147.48 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 82°17'01" West, 49.61 feet;

In a northerly 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 82°17'01" 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 76°15'48" West, a distance of 148.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 58°04'33" West, a distance of 35.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 12°31'52" West, a distance of 6.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°28'08" West, a distance of 87.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°31'52" East, a distance of 15.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing along the northerly right-of-way line of said Parkland Crescent and crossing aforesaid 103.285 acre tract, the following courses and distances:

South 34°06'14" West, a distance of 34.39 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 1,440.00 feet, a central angle of 09°03'34", and a chord bearing and distance of South 85°44'26" West, 227.45 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 227.69 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°43'47" West, a distance of 418.72 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 990.00 feet, a central angle of 07°34'01", and a chord bearing and distance of North 85°56'46" West, 130.65 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 130.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing across said 103.285 acre tract and along the northerly right-of-way line of said Parkland Crescent, the following courses and distances:

North 82°09'46" West, a distance of 148.09 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 1,100.00 feet, a central angle of 07°15'26", and a chord bearing and distance of North 85°45'31" West, 139.24 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 139.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°33'45" West, a distance of 165.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°28'20" West, a distance of 200.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 83°12'57" West, a distance of 100.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°28'20" West, a distance of 125.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south end of a corner clip at the intersection of the northerly right-of-way of said Parkland Crescent with the easterly right-of-way of said County Road No. 281;

THENCE North 44°28'20" West, along said corner clip, a distance of 35.36 feet to the **POINT OF BEGINNING** and containing 67.497 acres (2,940,177 square feet) of land, more or less.

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 except for CA A-3, Block A and CA I-2, Block I to be conveyed to Trinity Falls Master Community, Inc. and Del Webb at Trinity Falls Homeowners Association, Inc, the Homeowners Association (H.O.A.). The common areas shall be maintained by the HOA and are to be used for landscaping, pedestrian access, 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.
- The proposed floodplain line shown hereon are based on the Trinity Falls Flood Study for Tributary 1 and 1A to East Fork Trinity River (EFTR), approved on May 23, 2023.
- Line and curve table located on sheet 3.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY FALLS HOLDINGS, LP AND MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY do hereby adopt this Record Plat designating the hereinabove described property as **TRINITY FALLS, PLANNING UNIT 4 - PHASE 1**, being a replat of a portion of Lot 2, Block A of Trinity Falls North Addition, according to the plat recorded in Volume 2014, Page 163, Plat Records of Collin County, Texas, 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 AND MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY** do hereby dedicate to the public and McKinney Municipal Utility District No. 2 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. 2 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. 2 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 its 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

WITNESS MY HAND this the _____ day of _____, 20____.

McKINNEY MUNICIPAL UTILITY DISTRICT No. 1 of COLLIN COUNTY

By: _____
Steve Wilson, President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Steve Wilson, 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.

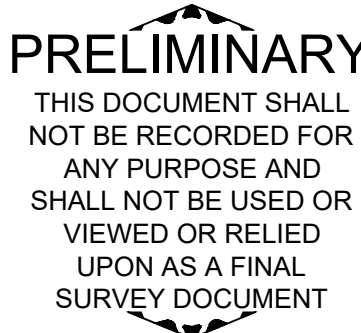
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2023.

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

CITY MANAGER
CITY OF MCKINNEY, TEXAS

DATE

ATTEST

CITY SECRETARY
CITY OF MCKINNEY, TEXAS

DATE

**RECORD PLAT
TRINITY FALLS
PLANNING UNIT 4
PHASE 1**

**191 RESIDENTIAL LOTS
14 COMMON AREAS**

BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A
OF TRINITY FALLS NORTH ADDITION
ACCORDING TO THE PLAT RECORDED IN VOLUME 2014,
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Kimley»Horn

6160 Warren Parkway, Suite 210
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FIRM # 10193822

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N/A	JCC	KHA	JUNE 2023	068150000	5 OF 5

OWNER: TRINITY FALLS HOLDINGS LP 5900 S. Lake Forest Drive, Suite 350 McKinney, TX 75070 Fax No. (713) 969-9978 Contact: Jerry Ulke, Vice President	
OWNER: MCKINNEY MUNICIPAL UTILITY DISTRICT No. 1 of COLLIN COUNTY 1980 Post Oak Blvd., Suite 1380 HOUSTON, TX 77056 Contact: Steve Wilson, President	
APPLICANT: KIMLEY-HORN AND ASSOC. INC. 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel. No. (972) 335-3580 Contact: Russell L. Kennedy, P.E.	