

SHEET NO. 1
SHEET NO. 4

SHEET NO. 1
SHEET NO. 2

**REVISED CONVEYANCE PLAT
TRINITY FALLS
NORTH ADDITION,
LOTS 2R & 3, BLOCK A**

2 NON-RESIDENTIAL LOTS

BEING 309.494 ACRES SITUATED IN
THE JOHN LARREMORE SURVEY, ABSTRACT
NO. 530, THE THOMAS LINDSEY SURVEY,
ABSTRACT NO. 521, AND THE JOHN EMBERSON
SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	AUG. 2023	068150335	1 OF 7

OWNER:
TRINITY FALLS HOLDINGS LP
1575 Heritage Drive, Suite 300,
McKinney, TX 75069
Tel. No. (713) 960-9978
Contact: Jerry Ulke, Vice President

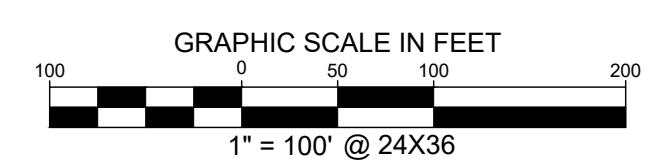
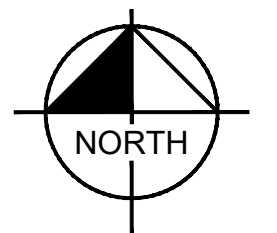
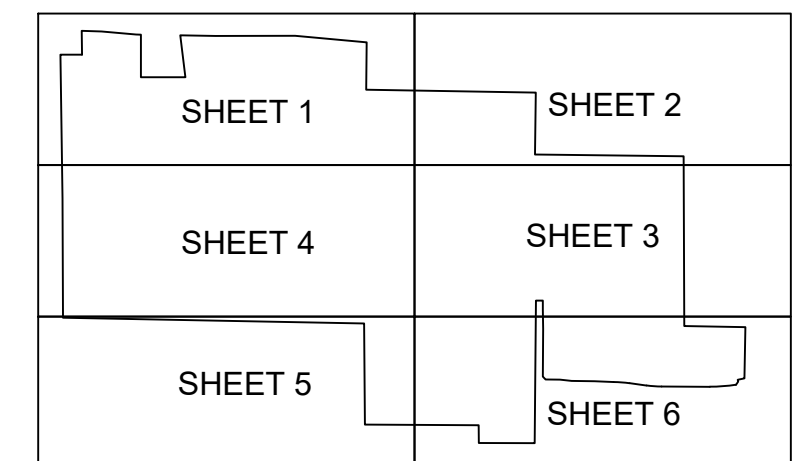
APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway,
Suite 210
Frisco, Texas 75035
Tel. No. (972) 335-3580
Contact: Kelsey Campbell, P.E.

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

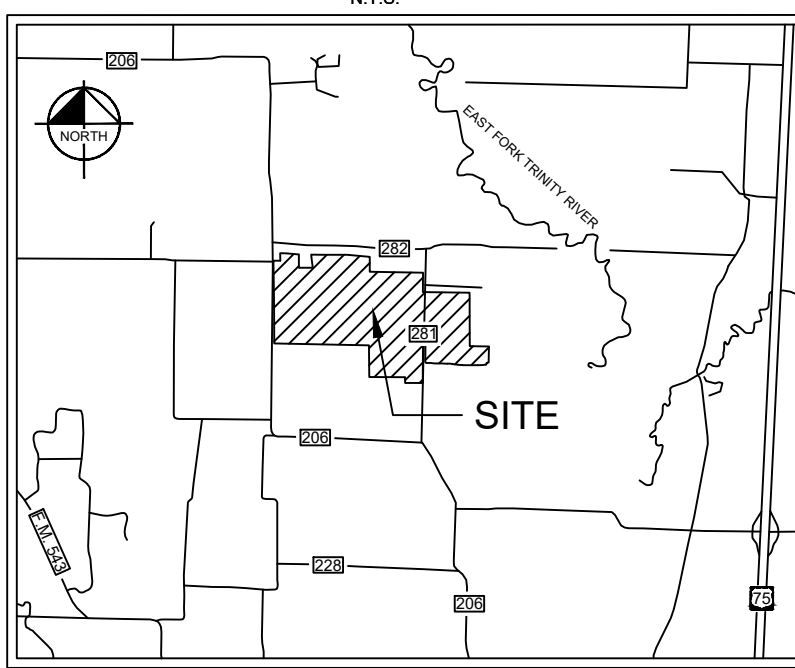
NOTES:

- 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 private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 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 and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance or associated development agreement.
- 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, 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.
- CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT; A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

KEY MAP



VICINITY MAP
N.T.S.



LEGEND

IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
P.O.B.	POINT OF BEGINNING
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

REMAINDER
JOHN P. WALDEN, ET UX
VOL. 551, PG. 366
L.R.C.C.T.

CALLED 7.04 ACRES
ROBERT W. GANTER AND
ELIZABETH A. GANTER
INST. NO. 97-0024749
L.R.C.C.T.

MARY ANN HERRON &
CHARLES E. BALL, JR.
INST. NO. 20070327000408470
L.R.C.C.T.

COUNTY ROAD NO. 281

CALLED 7.04 ACRES
ROBERT W. GANTER AND
ELIZABETH A. GANTER
INST. NO. 97-0024749
L.R.C.C.T.

CALLED 1.00 ACRES
CHARLES REM AND
WIFE DEBORAH J. REM
INST. NO. 97-0024749
L.R.C.C.T.

REMAINDER 14.08 ACRES
CHARLES A. REM, ET UX
INST. NO. 97-0024748
L.R.C.C.T.

CALLED 5.660 ACRES
DONALD DWAYNE
TUCKER, ET UX
VOLUME 531, PAGE 368
L.R.C.C.T.

CALLED 10.000 ACRES
CABE W. CHADICK
INST. NO. 20120820001026550
L.R.C.C.T.

SHEET NO. 1
SHEET NO. 2

S89°02'06"E 1471.42'

12" IRF
S0°40'36"W 537.51'

25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 775
D.R.C.C.T.

LOT 2R, BLOCK A
308.896 ACRES
(13,455,499 SQ. FT.)

REMAINDER OF
TRACT 3
CALLED 1014.400 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20160721000940300
O.P.R.C.C.T.

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

CALLED 1.39 ACRES
CALVIN JARRETT &
KAREN JARRETT
VOL. 5962, PG. 3714
L.R.C.C.T.

CALLED 4.481 ACRES
GARY DALE AND WIFE,
DELORES ANN LITRELL
INST. NO. 20070905001235110
L.R.C.C.T.

MICHAEL B. ARTHUR
INST. NO.
20090610000716940
L.R.C.C.T.

CALLED 1.000 ACRES
TRAVIS H. & KAYE F. WRIGHT
INST. NO. 20090708000853950
L.R.C.C.T.

CALLED 1.071 ACRES
ALLAN LITRELL
INST. NO. 20090925001192830
L.R.C.C.T.

REMAINDER OF
TRACT 3
CALLED 1014.400 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20160721000940300
O.P.R.C.C.T.

PART 2
CALLED 80.914 ACRES
INST. NO. 20140227000184320
O.P.R.C.C.T.

MAG NAIL END

25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 778
D.R.C.C.T.

S89°21'54"E 1290.73'

5/8" IRF

SHEET NO. 2
SHEET NO. 3

REVISED CONVEYANCE PLAT
TRINITY FALLS
NORTH ADDITION,
LOTS 2R & 3, BLOCK A

2 NON-RESIDENTIAL LOTS

BEING 309.494 ACRES SITUATED IN
THE JOHN LARREMORE SURVEY, ABSTRACT
NO. 530, THE THOMAS LINDSEY SURVEY,
ABSTRACT NO. 521, AND THE JOHN EMBERSON
SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	AUG. 2023	068150335	2 OF 7

OWNER:
TRINITY FALLS HOLDINGS LP
1575 Heritage Drive, Suite 300,
McKinney, TX 75069
Tel. No. (713) 960-9978
Contact: Jerry Ulke, Vice President

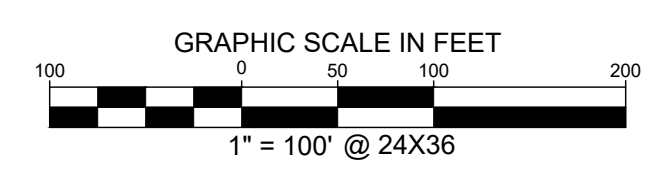
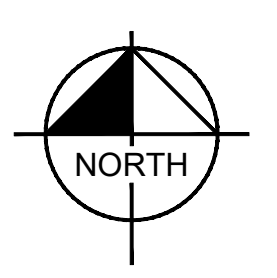
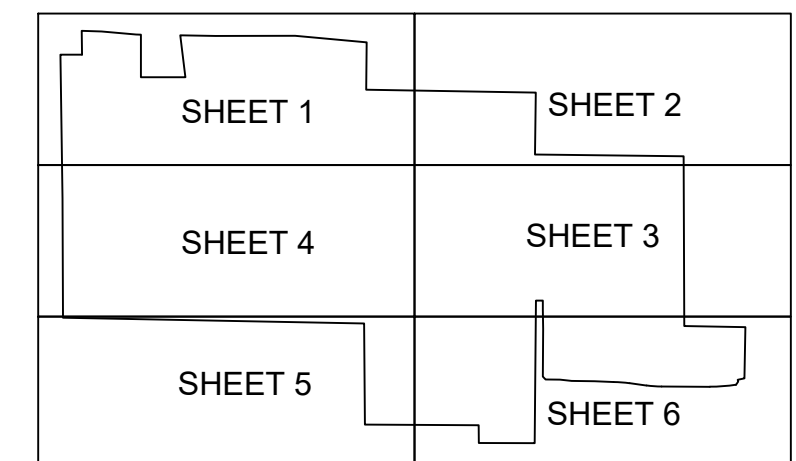
APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway,
Suite 210
Frisco, Texas 75035
Tel. No. (972) 335-3580
Contact: Kelsey Campbell, P.E.

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

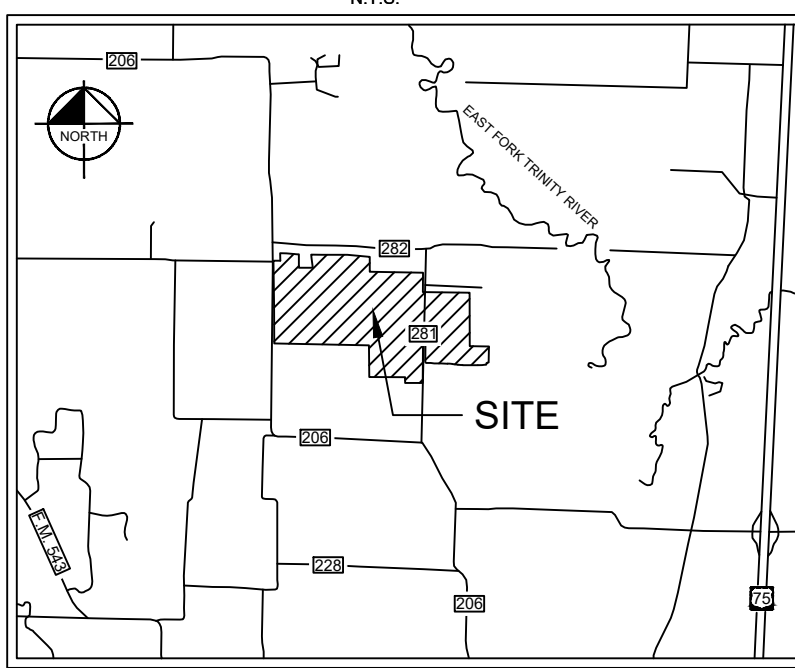
NOTES:

- 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 private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 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 and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance or associated development agreement.
- 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, 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.
- CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT; A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests therein defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

KEY MAP



VICINITY MAP
N.T.S.



LEGEND

IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
P.O.B.	POINT OF BEGINNING
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SHEET NO. 2

SHEET NO. 3

SHEET NO. 3

SHEET NO. 6

SHEET NO. 4
SHEET NO. 3

LOT 2R, BLOCK A
308.896 ACRES
(13,455,499 SQ. FT.)

REMAINDER OF
25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 775
D.R.C.C.T.
PARTIALLY ABANDONED BY
COURT ORDER 2021-110-02-01

COUNTY ROAD NO. 281

REMAINDER OF
25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 778
D.R.C.C.T.
PARTIALLY ABANDONED BY
COURT ORDER 2021-110-02-01

REMAINDER OF
TRACT 3
CALLED 1014.400 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20160721000940300
O.P.R.C.C.T.

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

THOMAS BRUCE SURVEY,
ABSTRACT NO. 103

REMAINDER OF
TRACT 3
CALLED 1014.400 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20160721000940300
O.P.R.C.C.T.

THOMAS LINDSEY SURVEY,
ABSTRACT NO. 521

TRINITY FALLS PARKWAY
(COUNTY ROAD NO. 281)
VOLUME 2022, PAGE 167, P.R.C.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S77°28'08"W	59.44'
L2	S12°31'52"E	15.87'
L3	S34°06'14"W	34.39'
L4	N00°31'40"E	80.47'
L5	N89°28'20"W	60.00'
L6	N07°05'30"W	69.32'
L7	N00°00'00"E	65.02'

**REVISED CONVEYANCE PLAT
TRINITY FALLS
NORTH ADDITION,
LOTS 2R & 3, BLOCK A**

2 NON-RESIDENTIAL LOTS

BEING 309.494 ACRES SITUATED IN
THE JOHN LARREMORE SURVEY, ABSTRACT
NO. 530, THE THOMAS LINDSEY SURVEY,
ABSTRACT NO. 521, AND THE JOHN EMBERSON
SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	AUG. 2023	068150335	3 OF 7

OWNER:
TRINITY FALLS HOLDINGS LP
1575 Heritage Drive, Suite 300,
McKinney, TX 75069
Tel. No. (713) 960-9978
Contact: Jerry Ulke, Vice President

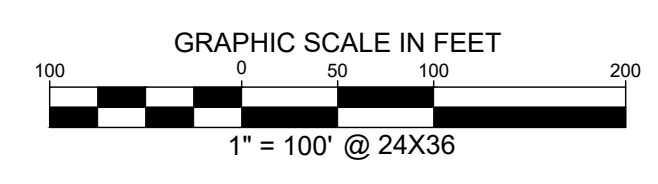
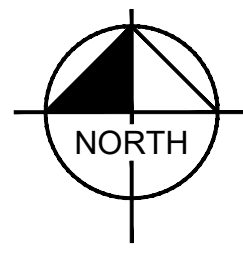
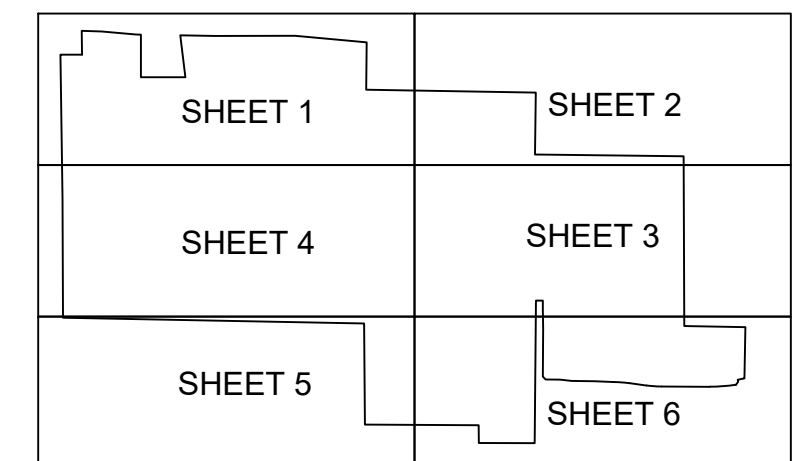
APPLICANT:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway,
Suite 210
Frisco, Texas 75035
Tel. No. (972) 335-3580
Contact: Kelsey Campbell, P.E.

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

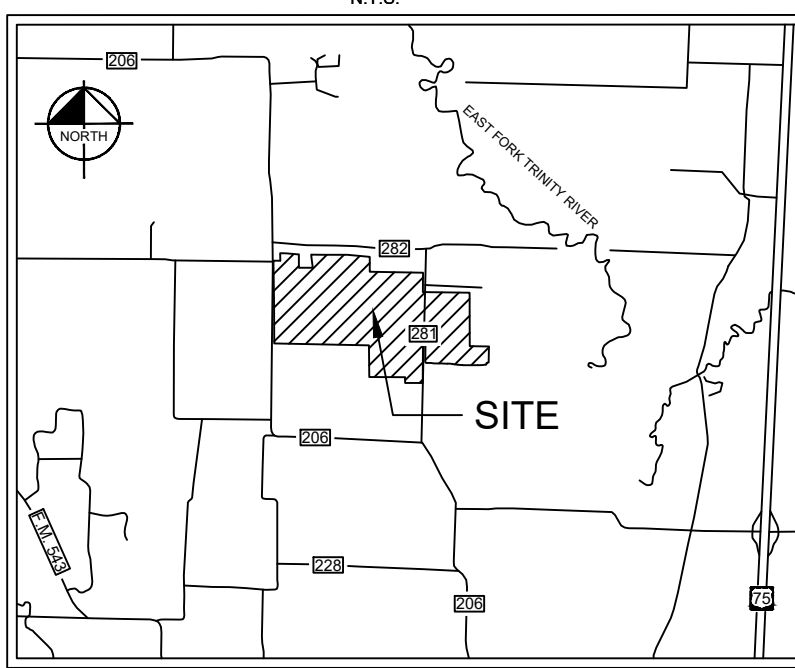
NOTES:

- 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 private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 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 and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance or associated development agreement.
- 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, 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.
- CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT; A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

KEY MAP



VICINITY MAP



LEGEND

IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
P.O.B.	POINT OF BEGINNING
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

SHEET NO. 1

SHEET NO. 4

SHEET NO. 4

SHEET NO. 5

SHEET NO. 4
SHEET NO. 3

COLLIN LAND, LTD
TRACT ONE
CALLED 230.36 ACRES
INST. NO. 2006-033000413020
L.R.C.C.T.

REBA J. ANDERSON
CALLED 10.002 ACRES
VOL. 1043, PG. 323
L.R.C.C.T.

VOL. 1043, PG. 321
L.R.C.C.T.

DEAN ANDERSON
CALLED 11.015 ACRES
VOL. 1043, PG. 333
L.R.C.C.T.

COUNTY ROAD NO. 206

5/8" IRFC
"CARTER & BURGESS"

N0°12'11"W 1035.01'

5/8" IRFC
"CARTER & BURGESS"

100' T. P. & L. CO. EASEMENT
VOLUME 207, PAGE 692
L.R.C.C.T.

REMAINDER OF
TRACT 3
CALLED 1014.400 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20160721000940300
O.P.R.C.C.T.

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

LOT 2R, BLOCK A
308.896 ACRES
(13,455,499 SQ. FT.)

JOHN LARREMORE SURVEY,
ABSTRACT NO. 530

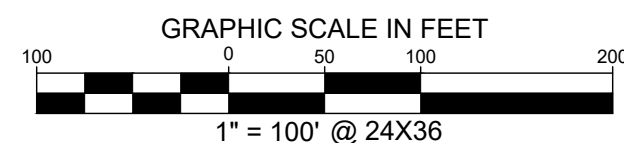
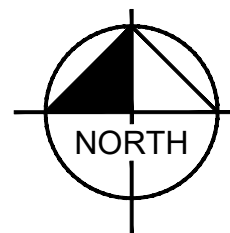
THOMAS BRUCE SURVEY,
ABSTRACT NO. 103

N88°53'46"W 2614.51'

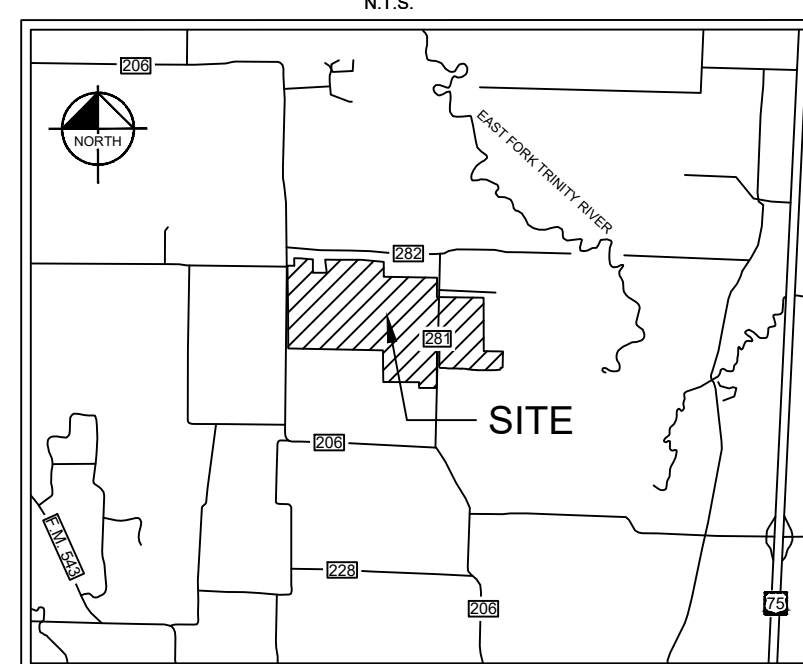
REVISED CONVEYANCE PLAT
TRINITY FALLS
NORTH ADDITION,
LOTS 2R & 3, BLOCK A

2 NON-RESIDENTIAL LOTS

BEING 309.494 ACRES SITUATED IN
THE JOHN LARREMORE SURVEY, ABSTRACT
NO. 530, THE THOMAS LINDSEY SURVEY,
ABSTRACT NO. 521, AND THE JOHN EMBERSON
SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS



VICINITY MAP



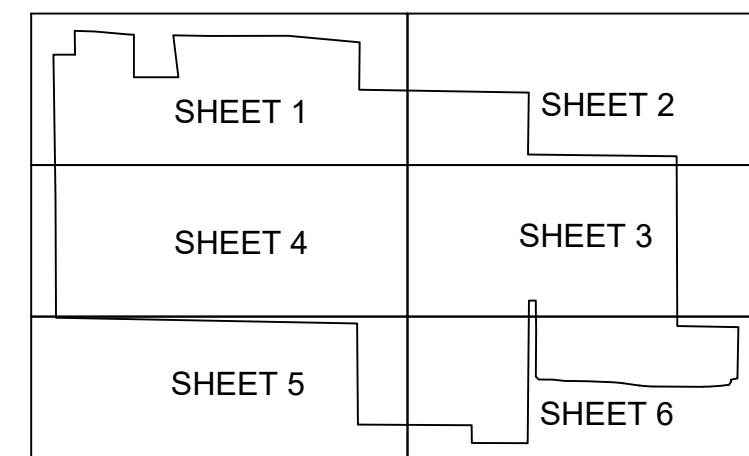
LEGEND

IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
P.O.B.	POINT OF BEGINNING
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, 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 private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 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 and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance or associated development agreement.
- 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, 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.
- CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT; A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

KEY MAP



Kimley»Horn

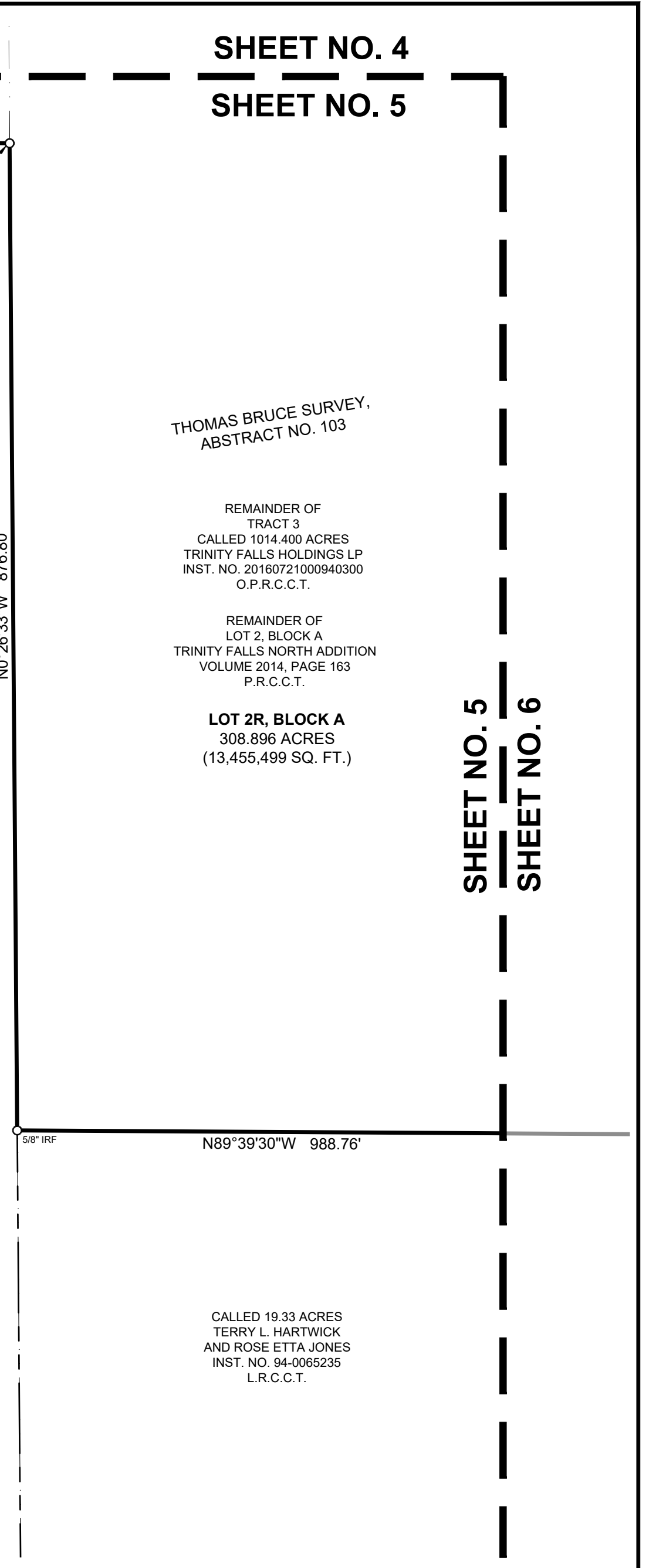
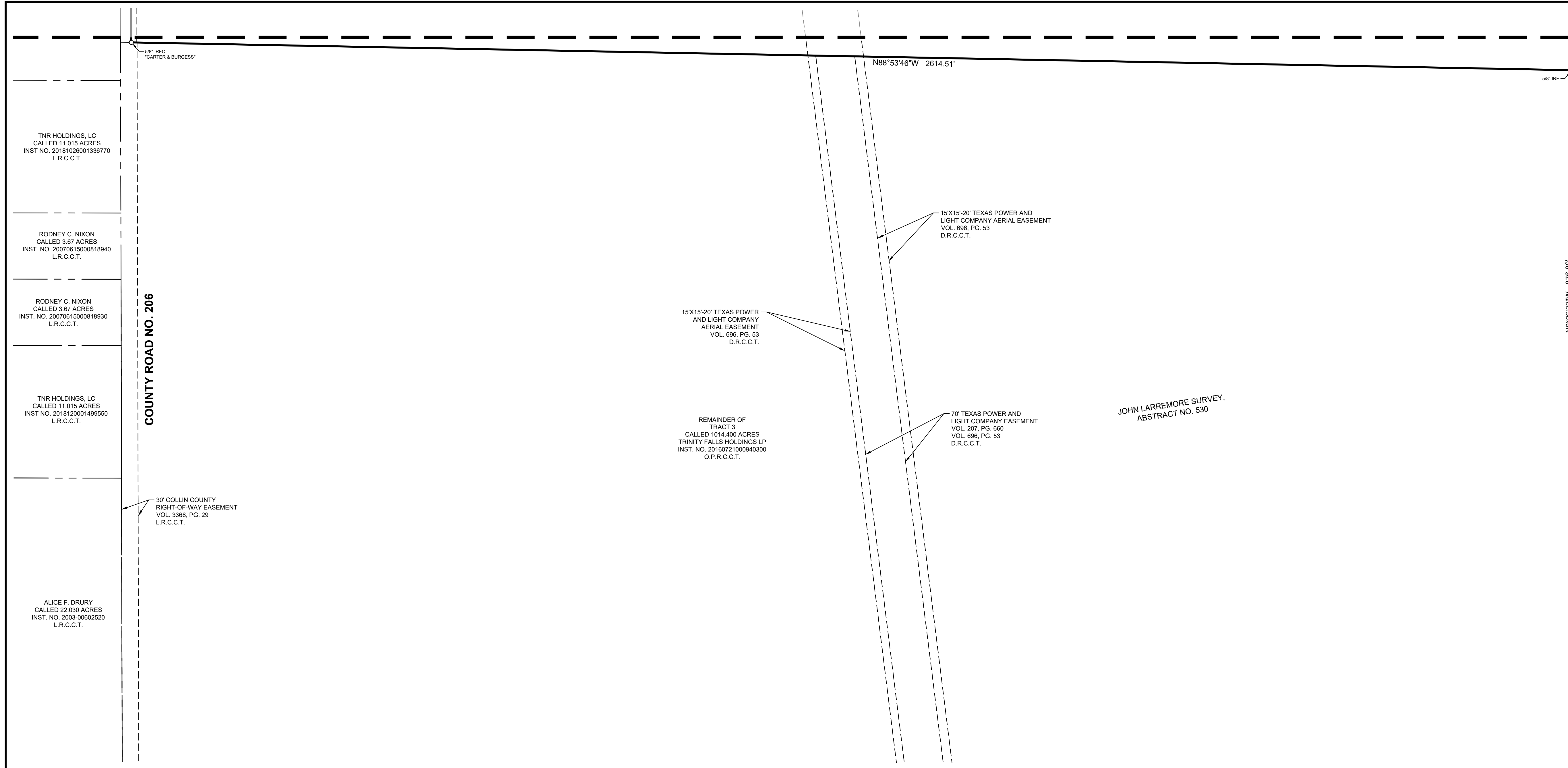
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	AUG. 2023	068150335	4 OF 7

OWNER:
TRINITY FALLS HOLDINGS LP
1575 Heritage Drive, Suite 300,
McKinney, TX 75069
Tel. No. (713) 960-9978
Contact: Jerry Ulke, Vice President

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

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



**REVISED CONVEYANCE PLAT
TRINITY FALLS
NORTH ADDITION,
LOTS 2R & 3, BLOCK A**

2 NON-RESIDENTIAL LOTS

BEING 309.494 ACRES SITUATED IN
THE JOHN LARREMORE SURVEY, ABSTRACT
NO. 530, THE THOMAS LINDSEY SURVEY,
ABSTRACT NO. 521, AND THE JOHN EMBERSON
SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

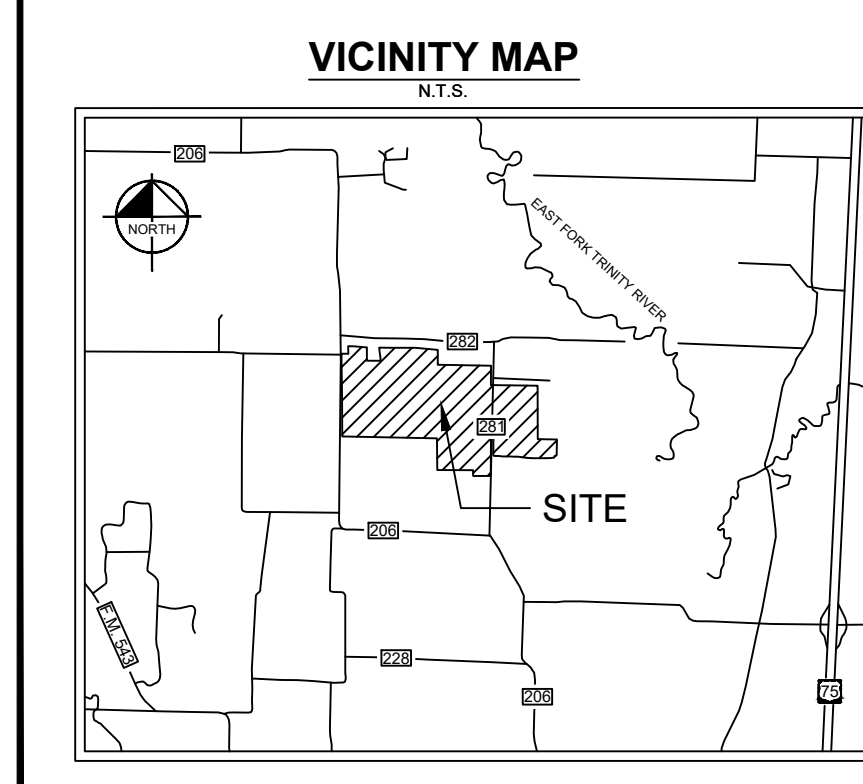
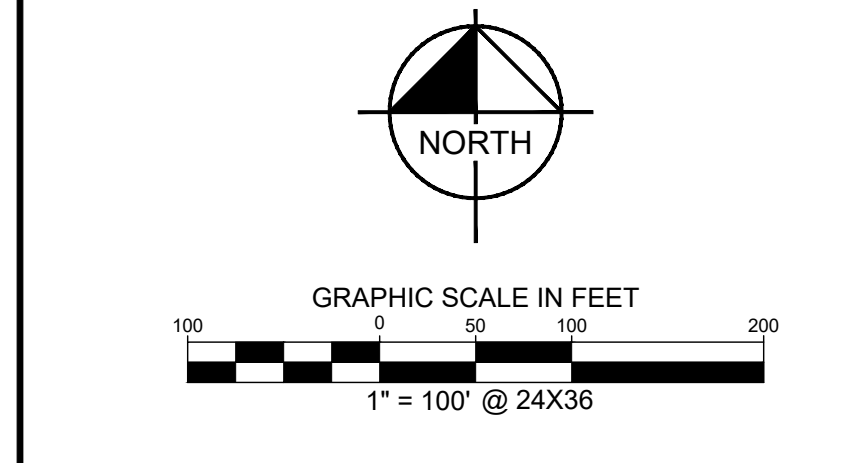
Kimley»Horn
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	AUG. 2023	068150335	5 OF 7

OWNER:
TRINITY FALLS HOLDINGS LP
1575 Heritage Drive, Suite 300,
McKinney, TX 75069
Tel. No. (713) 960-9978
Contact: Jerry Ulke, Vice President

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

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

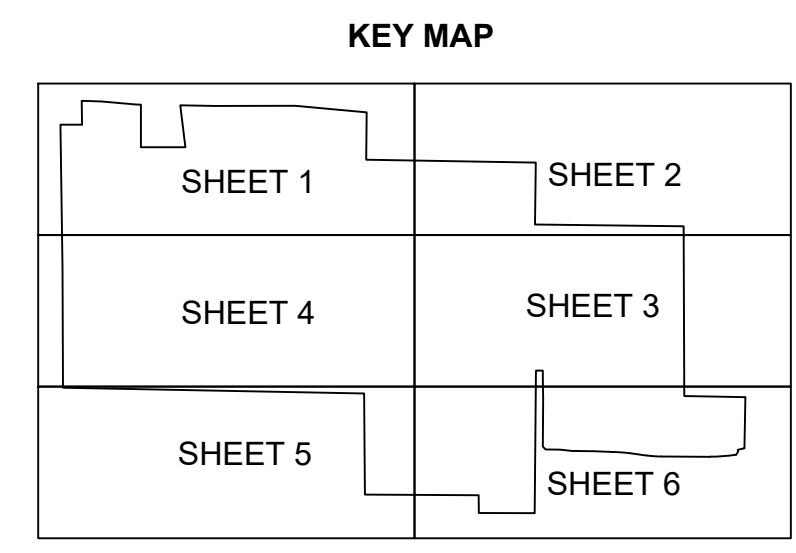


LEGEND

IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
P.O.B.	POINT OF BEGINNING
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, 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 private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 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 and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance or associated development agreement.
- 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, 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.
- CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT; A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.



NO.	BEARING	LENGTH
L1	S77°28'08"W	59.44'
L2	S12°31'52"E	15.87'
L3	S34°06'14"W	34.39'
L4	N00°31'40"E	80.47'
L5	N89°28'20"W	60.00'
L6	N07°05'30"W	69.32'
L7	N00°00'00"E	65.02'

THOMAS BRUCE SURVEY,
ABSTRACT NO. 103

REMAINDER OF
TRACT 3
CALLED 1014.400 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20160721000940300
O.P.R.C.C.T.

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

LOT 2R, BLOCK A
308.896 ACRES
(13,455,499 SQ. FT.)

REMAINDER OF
TRACT 3
CALLED 1014.400 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20160721000940300
O.P.R.C.C.T.

LOT 2R, BLOCK A
308.896 ACRES
(13,455,499 SQ. FT.)

THOMAS BRUCE SURVEY,
ABSTRACT NO. 103

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

THOMAS LINDSEY SURVEY,
ABSTRACT NO. 521

REMAINDER OF
TRACT 3
CALLED 1014.400 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20160721000940300
O.P.R.C.C.T.

SHEET NO. 5
SHEET NO. 6

N89°39'30"W 988.76'

CALLLED 19.33 ACRES
TERRY L. HARTWICK
AND ROSE ETTA JONES
INST. NO. 94-0065235
L.R.C.C.T.

CALLLED 3.000 ACRES
TERRY L. HARTWICK
VOL. 5077, PG. 5259
L.R.C.C.T.

TRINITY FALLS PARKWAY
(COUNTY ROAD NO. 281)
VOLUME 2022, PAGE 187, P.R.C.C.T.

LONG PINES DRIVE

HABITAT TRAIL

PASTORAL PLACE

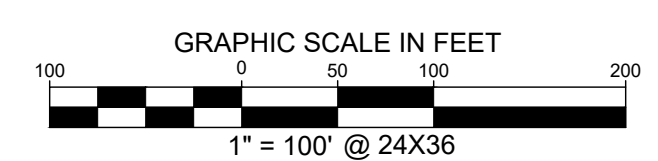
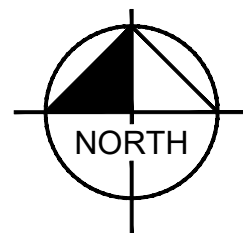
N. SWEETWATER COVE

PARKLAND CRESCENT
VOLUME 2022, PAGE 179
P.R.C.C.T.

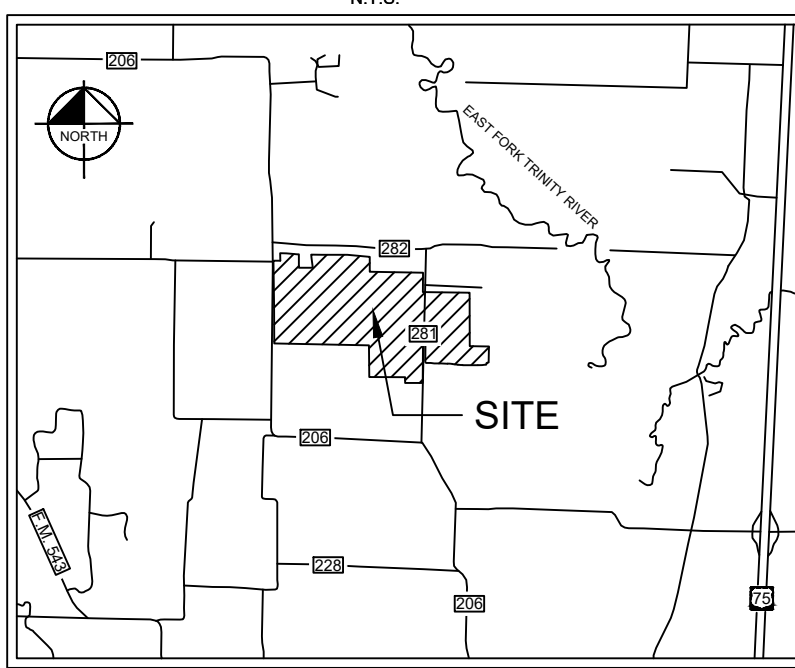
REVISED CONVEYANCE PLAT
TRINITY FALLS
NORTH ADDITION,
LOTS 2R & 3, BLOCK A

2 NON-RESIDENTIAL LOTS

BEING 309.494 ACRES SITUATED IN
THE JOHN LARREMORE SURVEY, ABSTRACT
NO. 530, THE THOMAS LINDSEY SURVEY,
ABSTRACT NO. 521, AND THE JOHN EMBERSON
SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS



VICINITY MAP
N.T.S.



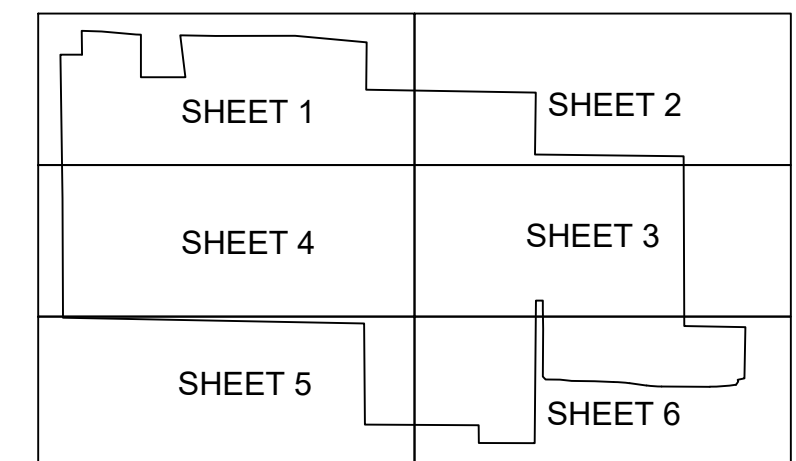
LEGEND

IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
V.E.	VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
P.O.B.	POINT OF BEGINNING
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, 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 private driveway tie-ins to a county maintained roadway must be even with the existing driving surface.
- 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 and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance or associated development agreement.
- 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, 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.
- CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT; A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.

KEY MAP



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 owners of a tract of land situated in the Thomas Bruce Survey, Abstract No. 103, the Thomas Lindsey Survey, Abstract No. 521 and the John Larremoore Survey, Abstract No. 530, Collin County, Texas; and being part of Lot 2, Block A of Trinity Falls North Addition, an addition to Collin County, recorded in Volume 2014, Page 163 of the Plat Records of Collin County, Texas, and being part of a called 1014.400 acre tract described as Tract 3 in a Special Warranty Deed with Vendor's Lien 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 most westerly northwest corner of said 1014.400 acre tract and said Lot 2, Block A, same being on the northerly line of a called 0.998 acre tract of land described in a Special Warranty Deed to Chambersville Cemetery Association, recorded in Volume 2034, Page 573 of the Land Records of Collin County, Texas, and on the easterly right of way line of County Road No. 206, a variable public use right-of-way (no record found);

THENCE North 89°45'16" East, departing the easterly right of way line of said County Road No. 206, and along a north line of said 1014.400 acre tract and said Lot 2, Block A, and the south line of said 0.998 acre tract, passing at a distance of 9.74 feet a 5/8 inch iron rod found for witness, and continuing along the north line of said 1014.400 acre tract and said Lot 2, Block A, and the south line of said 0.998 acre tract for a total distance of 188.45 feet to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" found for an ell corner of said 1014.400 acre tract and said Lot 2, Block A and the southeast corner of said 0.998 acre tract;

THENCE North 00°55'15" West, along a west line of said 1014.400 acre tract and said Lot 2, Block A and the east line of said 0.998 acre tract, passing at a distance of 177.66 feet a 1/2 inch iron rod found for witness and continuing along the west line of said 1014.400 acre tract and said Lot 2, Block A and the east line of said 0.998 acre tract for a total distance of 206.50 feet to a Mag Nail set for the most northerly northwest corner of said 1014.400 acre tract and said Lot 2, Block A and the northeast corner of said 0.998 acre tract, said corner being in the approximate centerline of County Road No. 281, a public use right-of-way (no record found);

THENCE, along the northerly line of said 1014.400 acre tract and said Lot 2, Block A and with the approximate centerline of said County Road No. 281, the following courses and distances:

South 88°11'52" East, a distance of 172.87 feet to a Mag Nail set for corner;

South 84°50'48" East, a distance of 300.57 feet to a Mag Nail set for corner;

South 88°57'46" East, a distance of 42.30 feet to a P.K. Nail with Shiner found for a northeast corner of said 1014.400 acre tract and said Lot 2, Block A and the northwest corner of a called 0.406 acre right-of-way dedications of the minor plat of Trinity Falls North Addition, Lot 1, Block A, an addition to Collin County, recorded in Volume 2015, Page 367 of the Plat Records of Collin County, Texas, from which a P.K. Nail found bears South 16°34'15" East a distance of 0.21 feet;

THENCE South 00°00'00" East, departing said County Road No. 281, and along an east line of said 1014.400 acre tract and said Lot 2, Block A and the west line of said Trinity Falls North Addition, Lot 1, Block A, a distance of 369.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for an ell corner of said 1014.400 acre tract and said Lot 2, Block A and the southwest corner of said Trinity Falls North Addition, Lot 1, Block A;

THENCE South 89°57'18" East, along a north line of said 1014.400 acre tract and said Lot 2, Block A and the south line of said Trinity Falls North Addition, Lot 1, Block A, a distance of 385.58 feet to a 5/8 inch iron rod with plastic cap stamped "RPLS 5378" found for an ell corner of said 1014.400 acre tract and said Lot 2, Block A and the southeast corner of said Trinity Falls North Addition, Lot 1, Block A;

THENCE North 07°05'30" West, along a west line of said 1014.400 acre tract and said Lot 2, Block A and the east line of said Trinity Falls North Addition, Lot 1, Block A, a distance of 274.83 feet to a 1/2 inch iron rod for corner;

THENCE North 06°51'53" West, continuing along a west line of said 1014.400 acre tract and said Lot 2, Block A and the east line of said Trinity Falls North Addition, Lot 1, Block A, a distance of 91.79 feet to a P.K. Nail with Shiner found for a northwest corner of said 1014.400 acre tract and said Lot 2, Block A and the northeast corner of said 0.406 acre right-of-way dedication of said Trinity Falls North Addition, Lot 1, Block A, said corner being in the approximate centerline of said County Road No. 281, a variable public use right-of-way (no record found);

THENCE, along the northerly line of said 1014.400 acre tract and said Lot 2, Block A, and the approximate centerline of County Road No. 281, the following courses and distances:

South 88°57'46" East, a distance of 306.43 feet to a Mag Nail set for corner;

North 89°51'11" East, a distance of 691.44 feet to a Mag Nail set for corner;

South 84°42'34" East, a distance of 623.13 feet to a 3/4 inch iron pipe found for a northeast corner of said 1014.400 acre tract and said Lot 2, Block A and the northwest corner of a called 7.04 acre tract of land described in a Warranty Deed with Vendor's Lien to Robert W. Ganter and Elizabeth A. Ganter, recorded in Instrument No. 97-0024749 of the Land Records of Collin County, Texas;

THENCE South 00°29'01" West, departing said County Road No. 281, and along an east line of said 1014.400 acre tract and said Lot 2, Block A and the west line of said 7.04 acre tract, a distance of 411.24 feet to a 1/2 inch iron rod found for an ell corner of said 1014.400 acre tract and said Lot 2, Block A and the southwest corner of said 7.04 acre tract;

THENCE South 89°02'06" East, along a north line of said 1014.400 acre tract and said Lot 2, Block A, and the south line of said 7.04 acre tract and a called 14.08 acre tract of land described in a Warranty Deed to Charles A. Rem and wife, Deborah J. Rem, recorded in Instrument No. 97-0024748 of the Land Records of Collin County, Texas, a distance of 1471.42 feet to a 1/2 inch iron pipe found for a northeast corner of said 1014.400 acre tract and Lot 2, Block A and the southeast corner of said 14.08 acre tract, said corner being on the west line of a called 5.660 acre tract of land described in a Warranty Deed with Vendor's Lien to Donald Wayne Tucker and wife, Jean Tucker, recorded in Volume 931, Page 368 of the Land Records of Collin County, Texas, said corner being in the approximate centerline of County Road No. 281, a public use right-of-way (no record found);

THENCE South 00°40'36" West, along an east line of said 1014.400 acre tract and said Lot 2, Block A and the west line of said 5.660 acre tract and a called 1.39 acre tract of land described in a General Warranty Deed with Vendor's Lien to Calvin Jarrett and Karen Jarrett, recorded in Volume 5962, Page 3714 of the Land Records of Collin County, Texas, and with the approximate centerline of said County Road No. 281, a distance of 537.51 feet to a Mag Nail found for an ell corner of said 1014.400 acre tract and said Lot 2, Block A and the southwest corner of said 1.39 acre tract;

THENCE South 89°21'54" East, departing said County Road No. 281, and along a north line of said 1014.400 acre tract and said Lot 2, Block A and the south line of said 1.39 acre tract and a called 4.491 acre tract of land described in a Warranty Deed to Gary Dale Littrell and wife Delores Ann Littrell, recorded in Instrument No. 20070905001235110 of the Land Records of Collin County, Texas, a distance of 1290.73 feet to a 5/8 inch iron rod found for a northeast corner of said Lot 2, Block A, common to an ell corner of said 1014.400 acre tract, and the southeast corner of said 4.491 acre tract;

THENCE South 00°12'01" East, departing the northerly line of said 1014.400 acre tract and along a northerly line of said Lot 2, Block A and crossing said 1014.400 acre tract, a distance of 1,474.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for an ell corner of said Lot 2, Block A;

THENCE South 89°03'09" East, along a northerly line of said Lot 2, Block A and continuing across said 1014.400 acre tract, a distance of 530.24 feet to a 1/2 inch iron rod found for a northeast corner of said Lot 2, Block A;

THENCE South 01°02'19" West, along an easterly line of said Lot 2, Block A and continuing across said 1014.400 acre tract, a distance of 444.72 feet to a point for corner on the northerly right of way line Parkland Crescent, a variable width right of way;

THENCE departing said easterly line of said Lot 2, Block A and along the northerly right of way line of said Parkland Crescent, the following courses and distances:

South 77°28'08" West, a distance of 59.44 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 an "X" cut in concrete set for corner;

South 34°06'14" West, a distance of 34.39 feet to an "X" cut in concrete 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 southwesterly 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 an "X" cut in concrete found 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 northwesterly 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" found for corner;

North 82°09'46" West, a distance of 149.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 1,100.00 feet, a central angle of 07°11'31", and a chord bearing and distance of North 85°47'29" West, 137.98 feet;

In a northwesterly direction, with said non-tangent curve to the left, an arc distance of 138.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found 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" found 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" found for corner;

North 83°12'57" West, a distance of 100.94 feet to an "X" cut in concrete found for corner;

North 89°28'20" West, a distance of 125.00 feet to an "X" cut in concrete found for the south end of a corner clip at the intersection of the northerly right of way line of said Parkland Crescent with the easterly right of way line of Trinity Falls Parkway (County Road No. 281), a variable width right of way;

THENCE North 44°27'00" West, departing the northerly right of way line of said Parkland Crescent and along said corner clip, a distance of 35.37 feet to an "X" cut in concrete found for the north end of said intersection, being on the easterly right of way line of said Trinity Falls Parkway;

THENCE along the easterly right of way line of said Trinity Falls Parkway, the following courses and distances:

North 00°31'40" East, a distance of 413.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°22'52" West, 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 80.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set 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 a 5/8 inch iron rod with plastic cap stamped "KHA" set for the west end of said northerly terminus;

THENCE South 00°31'40" West, along the centerline of said Trinity Falls Parkway, a distance of 1,238.05 feet to a 1/2 inch iron rod found for an ell corner of said Lot 2, Block A, common to the northeast corner of a called 3.000 acre tract of land described in a Special Warranty Deed to Terry L. Hartwick and Rose Etta Jones, recorded in Volume 5077, Page 5258 of the Land Records of Collin County, Texas;

THENCE North 89°54'23" West, departing said County Road No. 281, and along the south line of said 1014.400 acre tract and the north line of said 3.000 acre tract, a distance of 484.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for a southwest corner of said 1014.400 acre tract and said Lot 2, Block A and the northwest corner of said 3.000 acre tract, said corner being in the east line of the aforesaid 19.33 acre tract;

THENCE North 00°14'32" West, along a west line of said 1014.400 acre tract and said Lot 2, Block A and the east line of said 19.33 acre tract, a distance of 154.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for an ell corner of said 1014.400 acre tract and said Lot 2, Block A and the northeast corner of said 19.33 acre tract;

THENCE North 89°39'30" West, along a south line of said 1014.400 acre tract and the north line of said 19.33 acre tract, a distance of 988.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for an ell corner of said 1014.400 acre tract, a southwest corner of said Lot 2, Block A and the northwest corner of said 19.33 acre tract;

THENCE North 00°26'33" West, along a west line of said Lot 2, Block A and crossing said 1014.400 acre tract, a distance of 876.80 feet to a 5/8 inch iron rod found for an ell corner of said Lot 2, Block A;

THENCE North 88°53'46" West, along a south line of said Lot 2, Block A and continuing across said 1014.400 acre tract, a distance of 2614.51 feet to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" found for the westernmost southwest corner of said Lot 2, Block A, being on the westerly line of said 1014.400 acre tract and the easterly right of way line of aforesaid County Road No. 206;

THENCE, along the west line of said 1014.400 acre tract and said Lot 2, Block A and with the east right of way line of said County Road No. 206, the following courses and distances:

North 00°12'11" West, a distance of 1035.01 feet to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" found for corner;

North 00°50'11" West, a distance of 1248.29 feet to the **POINT OF BEGINNING** and containing 309.494 acres (13,481,574 square feet) of land, more or less.

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 NORTH ADDITION, LOTS 2R AND 3, BLOCK A**, 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 it's 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. 2 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 partnershipBy: 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 _____, 2023.

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.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that 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

APPLICANT:
MCKINNEY-HORN AND ASSOC. INC.
6160 Warren Parkway,
Suite 210
Frisco, Texas 75035
Tel. No. (972) 335-3580
Contact: Kelsey Campbell, P.E.

UTILITY CONTACTS:

AT&T
Quincy Baker
2301 Ridgeview Dr.
2nd Floor
Plano, TX 75025
PH. 972-649-8735

Charter Spectrum
Brendan Herbeck
1565 Chenault Street
2nd Floor
Dallas, TX 75228
PH. 214-724-5815

Atmos Energy
David Coker
2552 Summit Suite 406
Plano, TX 75074
PH. 214-733-5122

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

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

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

McKinney Municipal Utility
District No. 2 of Collin County
Russell Thomsen
1980 Post Oak Blvd., Suite 1380
HOUSTON, TX 77056
PH. 713-850-9000

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

REVISED CONVEYANCE PLAT TRINITY FALLS NORTH ADDITION, LOTS 2R & 3, BLOCK A

2 NON-RESIDENTIAL LOTS

BEING 309.494 ACRES SITUATED IN
THE JOHN LARREMORE SURVEY, ABSTRACT
NO. 530, THE THOMAS LINDSEY SURVEY,
ABSTRACT NO. 521, AND THE JOHN EMBERSON
SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

		6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
		Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	AUG. 2023	068150335	7 OF 7		
OWNER: TRINITY FALLS HOLDINGS LP 1575 Heritage Drive, Suite 300, McKinney, TX 75069 Tel. No. (713) 960-9878 Contact : Jerry Ulke, Vice President		OWNER: MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY 1980 Post Oak Blvd., Suite 1380 Houston, Texas 77056 Contact : Steve Wilson, President					