

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS TRINITY FALLS HOLDINGS, LP, is the rightful owner of a tract of land situated in the John Emberson Survey, Abstract No. 294, City of Mckinney, Collin County, Texas and being a portion of a called 72.744 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Master Developers Heritage Farms, Inc., recorded in Instrument No. 20210113000083990 of the Official Public Records of Collin County, Texas, and a portion of a called 270.720 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Trinity Falls Holdings LP, Instrument No. 20171030001439680 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail found for the northeast corner of a called 270.720 acre tract of land described in a deed to Trinity Falls Holdings LP, as recorded in Instrument No. 20171030001439680, of the Official Public Records of Collin County, Texas, same being in the centerline of Trinity Falls Parkway, a variable width right-of-way;

THENCE South 30°25'03" East, along said centerline of Trinity Falls Parkway and along the easterly line of said 270.720 acre tract, a distance of 405.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 25°12'33", a radius of 1050.00 feet, a chord bearing and distance of South 17°48'46" East, 458.27 feet;

THENCE departing the easterly line of said 270.720 acre tract and crossing said 270.720 acre tract, the following courses and distances:

In a southeasterly direction, with said curve to the right, an arc distance of 461.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°20'15" West, a distance of 71.00 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 having a central angle of 2°58'14", a radius of 979.00 feet, a chord bearing and distance of North

In a northwesterly direction, with said curve to the left, an arc distance of 50.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 9°20'12", a radius of 264.00 feet, a chord bearing and distance of North 3°33'00" West, 42.97 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 43.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 15°30'45", a radius of 236.00 feet, a chord bearing and distance of North 6°38'17" West, 63.70 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 63.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the left having a central angle of 16°01'23", a radius of 990.00 feet, a chord bearing and distance of North 22°24'21" West, 275.96 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 276.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 30°25'03" West, a distance of 441.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of said 270.720 acre tract;

THENCE South 89°16'37" East, along the northerly line of said 270.720 acre tract, a distance of 70.10 feet to the POINT OF BEGINNING and containing 1.226 acres (53,408 square feet) of land, more or less.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY FALLS HOLDINGS, LP, does hereby adopt this Record Plat designating the hereinabove described property as TRINITY FALLS PARKWAY WEST PHASE 2, an addition to Collin County, Texas and does hereby dedicate to the public and the City of McKinney the water easements, sanitary sewer easements and utility easements shown hereon (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, does 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 Utilit 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,

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

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

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 Pkwy., Suite 210 Frisco, Texas 75034 Phone 972-335-3580

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

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.

CURVE TABLE

C1 2°58'14" 979.00' 50.76'

C2 9°20'12" 264.00' 43.02'

C3 | 15°30'45" | 236.00' | 63.90' |

C4 | 16°01'23" | 990.00' | 276.86' |

NO. DELTA RADIUS LENGTH CHORD BEARING CHORD

C5 | 25°12'33" | 1050.00' | 461.98' | S17°48'46"E | 458.27'

N06°43'59"W 50.75'

N03°33'00"W 42.97'

N06°38'17"W 63.70'

N22°24'21"W 275.96'

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the

Notary Public, State of Texas

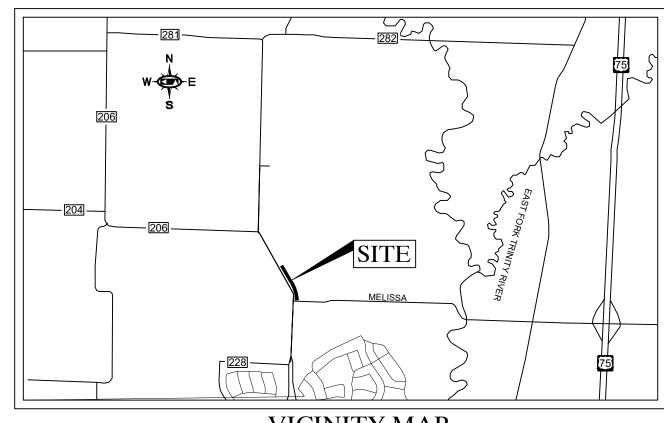
LEGEND

PKF	PK NAIL FOUND	
IRF	5/8" IRON ROD FOUND	
IRSC	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "KHA" SET	
NLF	60D NAIL FOUND	
P.O.B.	POINT OF BEGINNING	
P.O.C.	POINT OF COMMENCING	
Δ	CENTRAL ANGLE	
INST.	INSTRUMENT	
NO.	NUMBER	
VOL.	VOLUME	
CAB.	CABINET	
PG.	PAGE	

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS L.R.C.C.T. LAND RECORDS OF COLLIN COUNTY,

P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY,

N.C.W.S.C. NORTH COLLIN WATER SUPPLY



VICINITY MAP

1. 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 are derived from McKinney monument 26 utilizing a combined scale factor of 0.999856823.

- 2. 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
- 3. 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.
- 4. 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.

MONINES MUNICIDAL L	TILITY DISTRICT NO. 2 OF	COLLIN
ICKININET MUNICIPAL U	TILITE DISTRICT NO. 2 OF	COLLIN
BY: RUSSELL THOMSEN FITLE: PRESIDENT		
DATE:		
APPROVED AND ACCEP	TED	
ALL HOVED AND ACCE		
CITY MANAGER		
CITY MANAGER CITY OF MCKINNEY, TEX	AS	

RECORD PLAT TRINITY FALLS PARKWAY WEST PHASE 2

RIGHT-OF-WAY DEDICATION **TOTAL ACREAGE: 1.226 ACRES**

SITUATED IN THE J. EMBERSON SURVEY, ABSTRACT NO. 294 COLLIN COUNTY, TEXAS



6160 Warren Pkwy., Suite 210 Frisco, Texas 75034						
<u>Scale</u>	<u>Drawn by</u>	Checked by				

CDS

FIRM # 10193822 Sheet No. JULY 2023 068150000

TRINITY FALLS HOLDINGS LP McKinney, TX 75069 Fax. No. (713) 960-9978

UTILITY CONTACTS: AT&T

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

2333 Sam Rayburn Hwy. Melissa, TX 75454 Charter Spectrum PH. 972-837-2331 Brendan Herbeck 1565 Chenault Street City of McKinney 2nd Floor Dallas, TX 75228 222 N. Tennessee St.

G.C.E.C.

Michael Lauer

1096 N Waco

PH. 9034827183

Van Alstyne, TX 75495

McKinney, TX 75069

PH. 972-547-7500

North Collin Special Utilities

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

Tel. No. (972) 335-3580 Fax No. (972) 335-3779

PH. 214-724-5815

APPLICANT: KIMLEY-HORN AND ASSOC. INC. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034

1575 Heritage Drive, Suite 300, Contact : Jerry Ulke, Vice Contact: Russell L. Kennedy, P.E. President