

PRELIMINARY-FINAL PLAT

FOR

TRINITY FALLS

PLANNING UNIT 3 - PHASE 4

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	03/16/2018
2ND SUBMITTAL TO CITY	04/23/2018
3RD SUBMITTAL TO CITY	05/29/2018
4TH SUBMITTAL TO CITY	07/09/2018
5TH SUBMITTAL TO CITY	07/23/2018
6TH SUBMITTAL TO CITY	07/30/2018

ENGINEER

Kimley»Horn

5750 GENESIS COURT SUITE 200
FRISCO, TEXAS 75034
TEL: (972) 335-3580
CONTACT: RUSSELL L. KENNEDY, P.E.

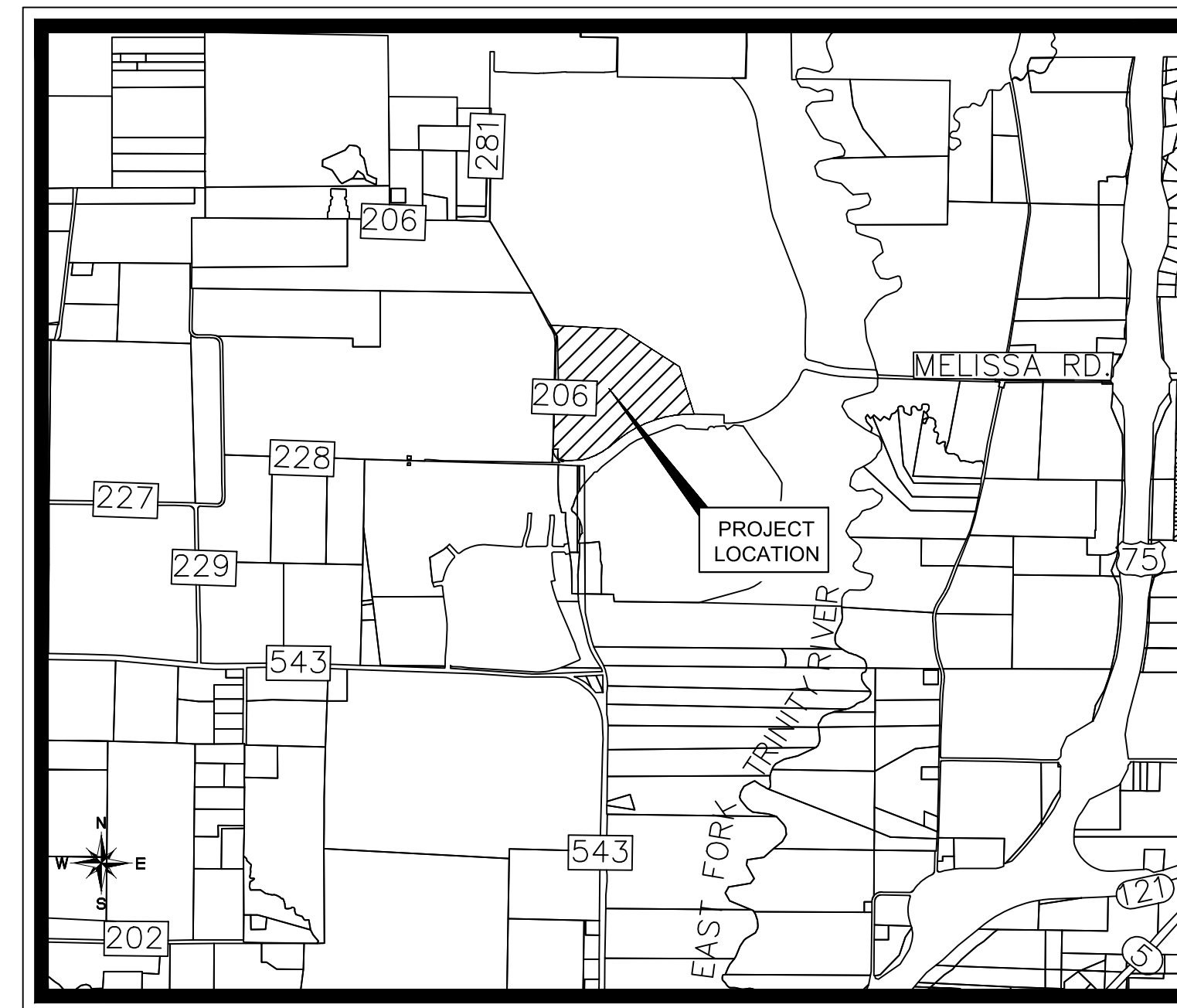
STATE OF TEXAS
REGISTRATION NO. F-928

OWNER/DEVELOPER

TRINITY FALLS HOLDINGS LP
1575 HERITAGE DRIVE, SUITE 300
MCKINNEY, TX 75009
TEL: (713) 960-9977
CONTACT: ROBERT DITTHARDT

MUNICIPAL UTILITY DISTRICT

MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY
16380 ADDISON ROAD
ADDISON, TX, 75001
TEL: (972) 380-5900
CONTACT: MARK MCKINNEY



VICINITY MAP
N.T.S.

JULY 2018

SHEET INDEX

SHEET NO.	DESCRIPTION
P-0	COVER SHEET
G-1	PLAT SHEET INDEX
P-1	PRELIMINARY-FINAL PLAT
P-2	PRELIMINARY-FINAL PLAT
P-3	PRELIMINARY-FINAL PLAT
P-4	PRELIMINARY-FINAL PLAT
D-1	PRELIMINARY DRAINAGE PLAN
D-2	PRELIMINARY DRAINAGE PLAN
D-3	PRELIMINARY DRAINAGE PLAN
U-1	PRELIMINARY UTILITY PLAN

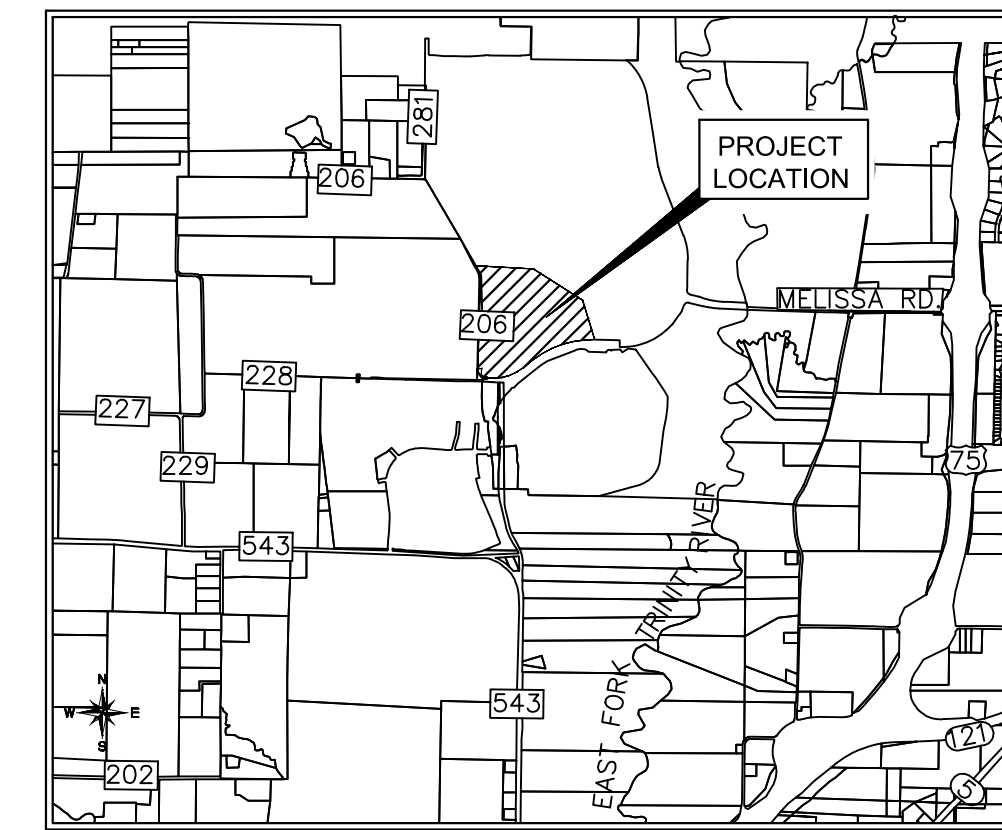
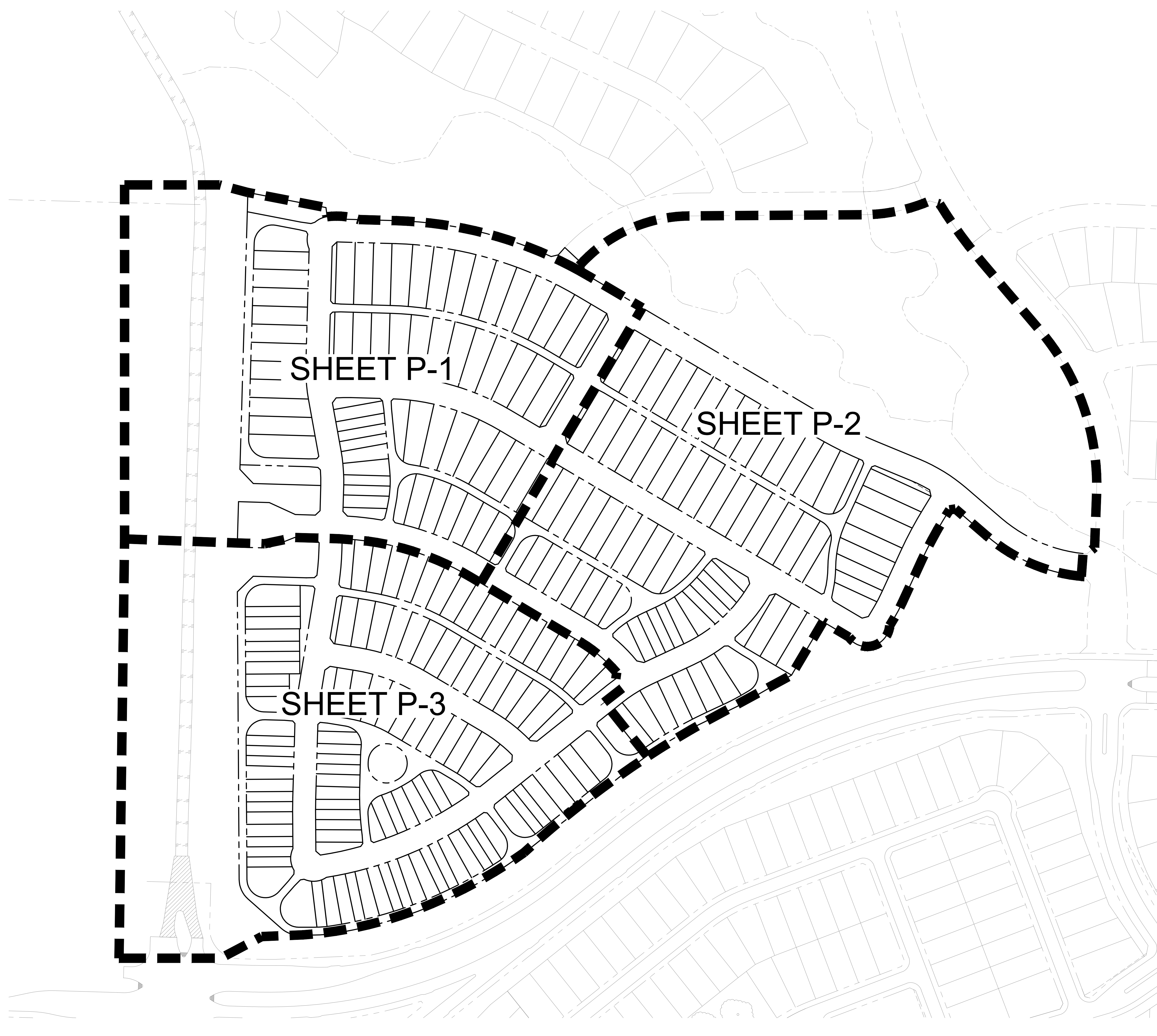


Know what's below.
Call before you dig.

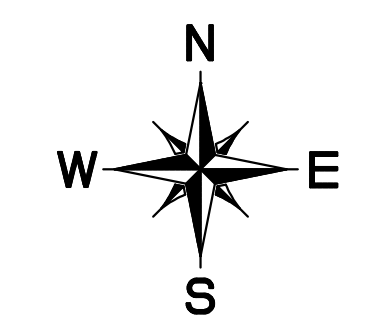
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

NOTE: ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE

PLOTTED BY: KESHERBARGER_06/06/2018 09:54:30 AM
 DRAWN NAME: KFRU_CIVIL/06/06/2018 - TRINITY FALLS PLANNING UNIT 3 PHASE 4 PRELIMINARY ARCHITECTURE PLAN SHEET INDEX (SHEET INDEX)
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VICINITY MAP
N.T.S.



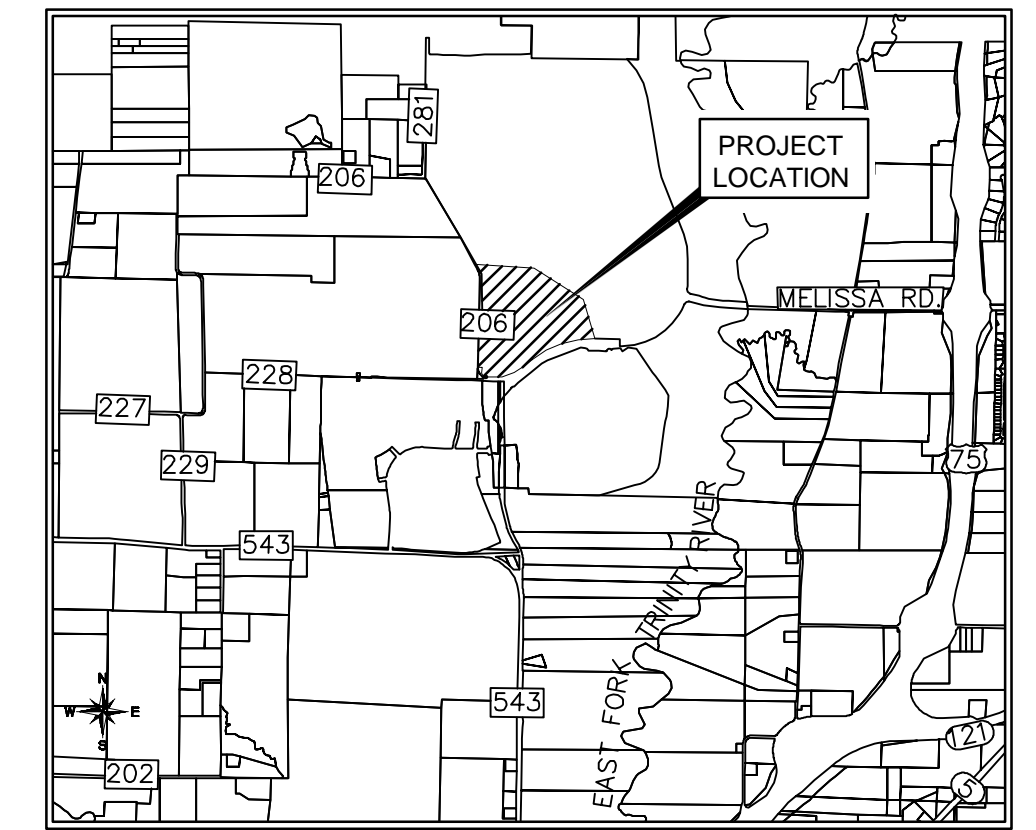
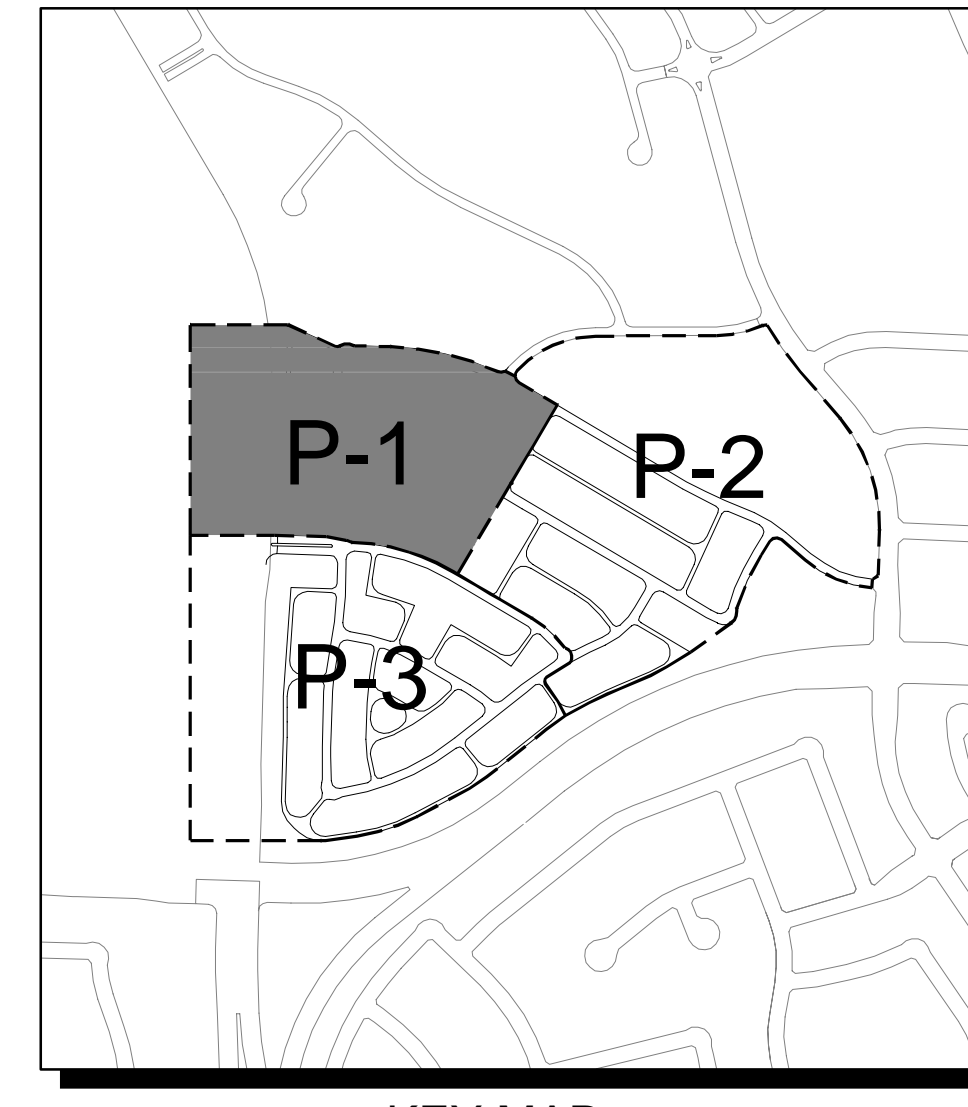
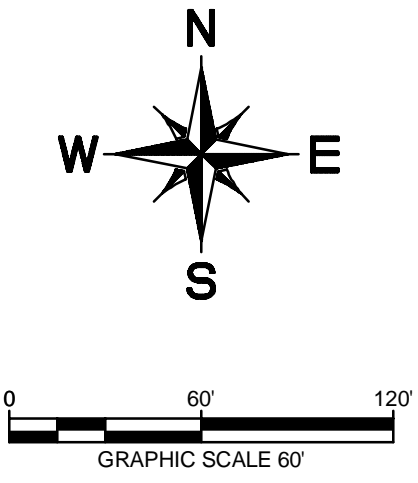
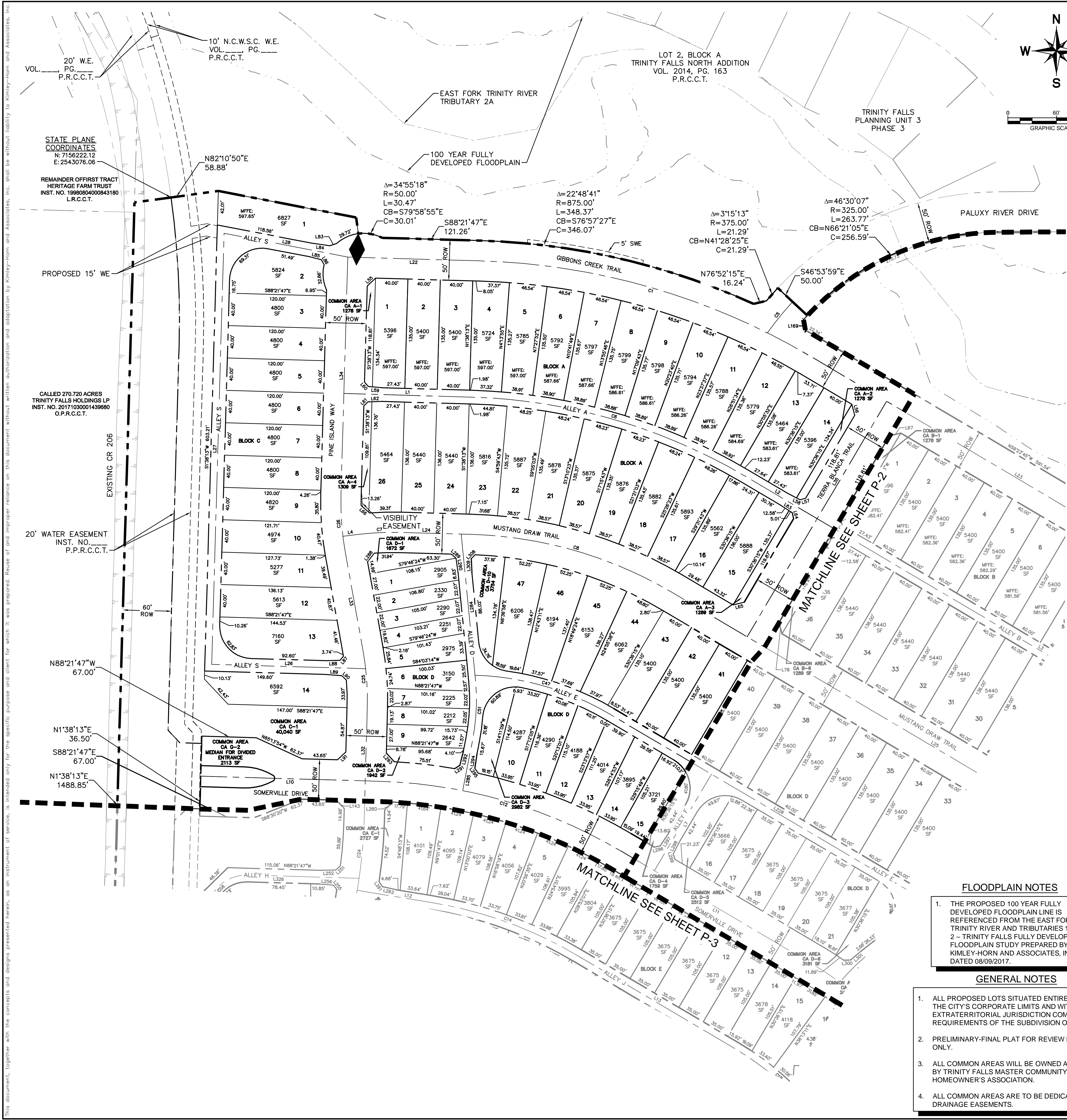
0 100' 200'
GRAPHIC SCALE 100'

- NOTE:
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 - 2.) ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE

PLAT SHEET INDEX
 FOR
TRINITY FALLS PLANNING UNIT 3
PHASE 4
 241 RESIDENTIAL LOTS / 37 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 53.340 ACRES SITUATED IN THE
 JOHN EMBERSON SURVEY, ABSTRACT NO. 294
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER: Trinity Falls Holdings LP 1575 Heritage Drive, Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Diltzhardt	ENGINEER/SURVEYOR: Kimley»Horn 5750 Genesis Ct, Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: RUSSELL L. KENNEDY, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
KLC	CME	RLK	AS SHOWN	JULY 2018	068150107	G-1



CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	850.00'	429.74'	S73°52'46"E	425.17'	28°58'02"	219.57'
C5	350.00'	49.45'	N39°03'11"E	49.41'	8°05'42"	24.77'
C6	705.00'	356.43'	S73°52'46"E	352.64'	28°58'02"	182.11'
C7	350.00'	51.94'	N87°23'09"E	51.89'	8°30'08"	26.02'
C8	515.50'	260.62'	S73°52'46"E	257.86'	28°58'02"	133.16'
C12	620.00'	313.46'	S73°52'46"E	310.13'	28°58'02"	160.15'
C25	350.00'	72.47'	N4°17'42"W	72.34'	11°51'49"	36.37'
C26	350.00'	72.47'	N4°17'42"W	72.34'	11°51'49"	36.37'
C47	350.00'	175.82'	S73°47'13"E	173.98'	28°46'55"	89.81'
C51	256.00'	74.86'	S2°48'29"W	74.59'	16°45'13"	37.70'

CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L1	156.98	S88°21'47.13"E
L2	102.64	S59°23'45.26"E
L4	19.62	N83°08'04.52"E
L10	220.66	S88°21'47.13"E
L22	163.05	S88°21'47.13"E
L24	87.15	S88°21'47.13"E
L26	190.20	N88°21'47.13"W
L27	532.57	N1°38'12.87"E
L28	155.53	S79°05'16.08"E
L32	139.85	N1°38'12.87"E
L33	121.83	N10°13'35.95"W
L34	293.00	N1°38'12.87"E
L35	338.00	N30°36'14.74"E
L284	181.12	S5°34'07.50"E
L285	63.21	S11°11'05.69"W

LOT LINE TABLE

LINE	LENGTH	BEARING
L55	14.14	N46°38'12.87"E
L56	14.14	S14°23'45.26"E
L57	7.25	S74°05'51.73"W
L58	5.01	N62°24'31.29"W
L59	12.58	N85°21'01.09"W
L60	7.25	N41°51'24.11"W
L61	7.25	S45°07'49.86"W
L62	12.58	S88°37'26.84"W
L63	12.58	S56°32'00.60"E
L64	7.25	N12°57'52.93"W
L65	14.14	N75°36'14.74"E
L66	12.70	S48°21'27.29"E
L83	8.97	N71°50'47.90"E
L84	22.50	S81°57'00.74"E
L85	15.46	N76°13'31.43"W
L86	6.93	N30°04'52.63"W
L87	6.57	N39°49'26.31"E
L88	17.16	N88°46'28.22"E

LOT LINE TABLE

LINE	LENGTH	BEARING
L89	20.09	N85°30'02.47"W
L90	7.62	N45°08'50.15"W
L91	14.14	N46°38'12.87"E
L169	12.84	S9°58'54.82"E
L288	13.47	N37°26'53.27"E
L289	7.65	N48°17'58.44"W
L290	18.22	N8°14'09.76"W
L291	7.31	S57°04'37.69"W
L292	17.64	S14°02'49.43"W
L293	14.28	S42°48'52.94"E
L294	17.64	S8°19'34.26"W
L295	7.31	S34°42'20.37"E
L308	6.77	N44°33'16.89"E
L309	17.31	N2°52'10.94"W

FLOODPLAIN NOTES

1. THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2 - TRINITY FALLS FULLY DEVELOPED FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 08/09/2017.

GENERAL NOTES

1. 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.
2. PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
3. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY TRINITY FALLS MASTER COMMUNITY, INC., THE HOMEOWNER'S ASSOCIATION.
4. ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

LEGEND

---	PROPERTY LINE
- - - - -	100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
◆	STREET NAME CHANGE
VAM	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
DE	PROPOSED DRAINAGE EASEMENT
WE	PROPOSED WATER EASEMENT
SE	PROPOSED SANITARY SEWER EASEMENT
SWE	SIDEWALK EASEMENT

PRELIMINARY-FINAL PLAT FOR TRINITY FALLS PLANNING UNIT 3 PHASE 4

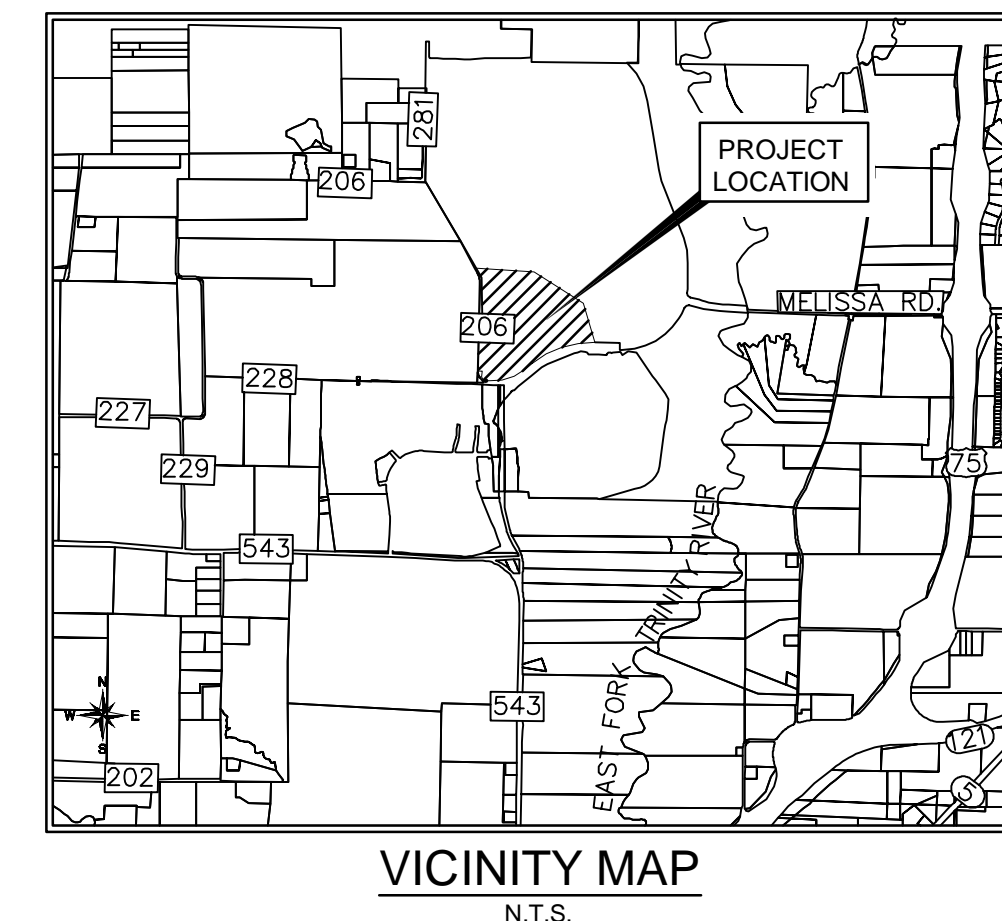
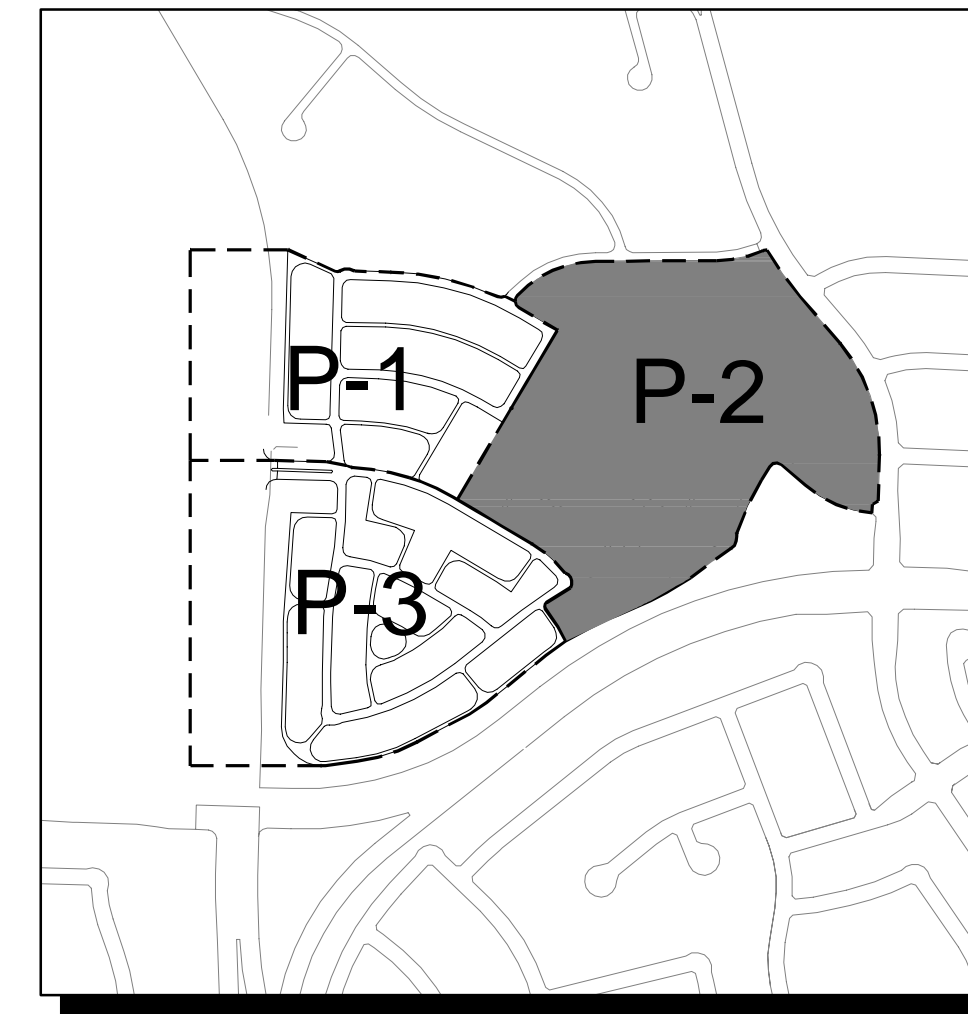
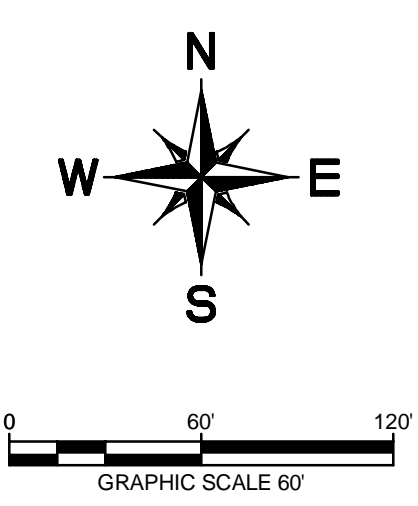
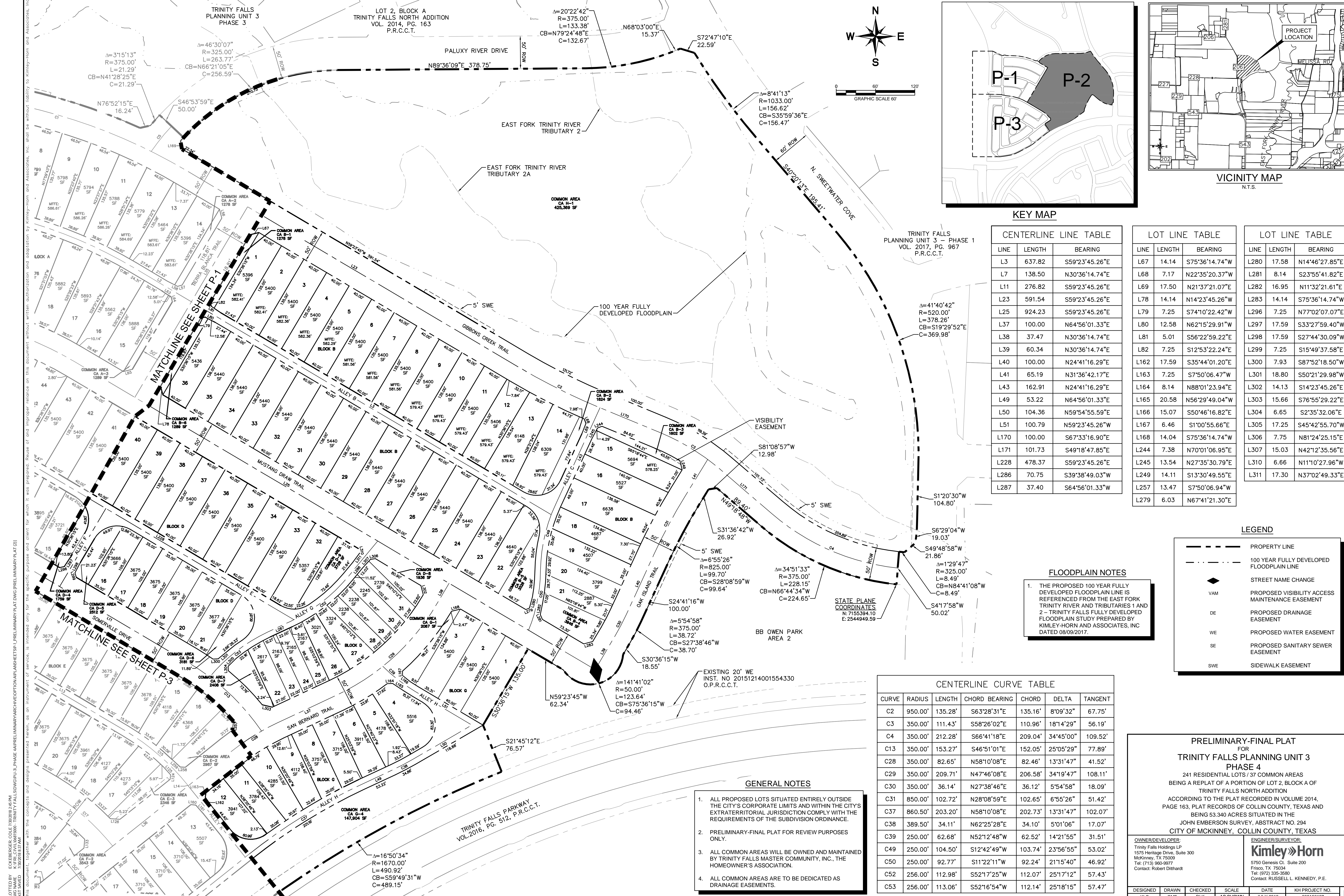
241 RESIDENTIAL LOTS / 37 COMMON AREAS
BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A OF TRINITY FALLS NORTH ADDITION
ACCORDING TO THE PLAT RECORDED IN VOLUME 2014, PAGE 163, PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING 53.340 ACRES SITUATED IN THE JOHN EMBERSON SURVEY, ABSTRACT NO. 294
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DESIGNED KLC	DRAWN CME	CHECKED RLK	SCALE AS SHOWN	DATE JULY 2018	KH PROJECT NO. 068150107
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P-1

PLOTTED BY: ECKENBERGER, COLE, HERRERA & PARK
 DWG NAME: E:\P\2018\10\0001\439860_P\TRINITY FALLS\DWG\PLAT\DWG\PRELIMINARY\PLAT.DWG (PRELIMINARY PLAT)
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CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L3	637.82	S59°23'45.26"E
L7	138.50	N30°36'14.74"E
L11	276.82	S59°23'45.26"E
L23	591.54	S59°23'45.26"E
L25	924.23	S59°23'45.26"E
L37	100.00	N64°56'01.33"E
L38	37.47	N30°36'14.74"E
L39	60.34	N30°36'14.74"E
L40	100.00	N24°41'16.29"E
L41	65.19	N31°36'42.17"E
L43	162.91	N24°41'16.29"E
L49	53.22	N64°56'01.33"E
L50	104.36	N59°54'55.59"E
L51	100.79	N59°23'45.26"W
L170	100.00	S67°33'16.90"E
L171	101.73	S49°18'47.85"E
L228	478.37	S59°23'45.26"E
L286	70.75	S39°38'49.03"W
L287	37.40	S64°56'01.33"W

LOT LINE TABLE

LINE	LENGTH	BEARING
L67	14.14	S75°36'14.74"W
L68	7.17	N22°35'20.37"W
L69	17.50	N21°37'21.07"E
L78	14.14	N14°23'45.26"W
L79	7.25	S74°10'22.42"W
L80	12.58	N62°15'29.91"W
L81	5.01	S56°22'59.22"E
L82	7.25	S12°53'22.24"E
L162	17.59	S35°44'01.20"E
L163	7.25	S75°00'06.47"W
L164	8.14	N88°01'23.94"E
L165	20.58	N56°29'49.04"W
L166	15.07	S50°46'16.82"E
L167	6.46	S1°00'55.66"E
L168	14.04	S75°36'14.74"W
L244	7.38	N70°01'06.95"E
L245	13.54	N27°35'30.79"E
L249	14.11	S13°30'49.55"E
L257	13.47	S75°00'06.94"W
L279	6.03	N67°41'21.30"E

LOT LINE TABLE

LINE	LENGTH	BEARING
L280	17.58	N14°46'27.85"E
L281	8.14	S23°55'41.82"E
L282	16.95	N11°32'21.61"E
L283	14.14	S75°36'14.74"W
L296	7.25	N77°02'07.07"E
L297	17.59	S33°27'59.40"W
L298	17.59	S27°44'30.09"W
L299	7.25	S15°49'37.58"E
L300	7.93	S87°52'18.50"W
L301	18.80	S50°21'29.98"W
L302	14.13	N14°23'45.26"E
L303	15.66	S76°55'29.22"E
L304	6.65	S2°35'32.06"E
L305	17.25	S45°42'55.70"W
L306	7.75	N81°24'25.15"E
L307	15.03	N42°12'35.56"W
L310	6.66	N11°10'27.96"W
L311	17.30	N37°02'49.33"E

FLOODPLAIN NOTES

- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2 - TRINITY FALLS FULLY DEVELOPED FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 08/09/2017.

LEGEND

- PROPERTY LINE
- 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
- STREET NAME CHANGE
- VAM PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
- DE PROPOSED DRAINAGE EASEMENT
- WE PROPOSED WATER EASEMENT
- SE PROPOSED SANITARY SEWER EASEMENT
- SWE SIDEWALK EASEMENT

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	950.00'	135.28'	S63°28'31"E	135.16'	8°09'32"	67.75'
C3	350.00'	111.43'	S58°26'02"E	110.96'	18°14'29"	56.19'
C4	350.00'	212.28'	S66°41'18"E	209.04'	34°45'00"	109.52'
C13	350.00'	153.27'	S46°51'01"E	152.05'	25°05'29"	77.89'
C28	350.00'	82.65'	N58°10'08"E	82.46'	13°31'47"	41.52'
C29	350.00'	209.71'	N47°46'08"E	206.58'	34°19'47"	108.11'
C30	350.00'	36.14'	N27°38'46"E	36.12'	5°54'58"	18.09'
C31	850.00'	102.72'	N28°08'59"E	102.65'	6°55'26"	51.42'
C37	860.50'	203.20'	N58°10'08"E	202.73'	13°31'47"	102.07'
C38	389.50'	34.11'	N62°25'28"E	34.10'	5°01'06"	17.07'
C39	250.00'	62.68'	N52°12'48"W	62.52'	14°21'55"	31.51'
C49	250.00'	104.50'	S12°42'49"W	103.74'	23°56'55"	53.02'
C50	250.00'	92.77'	S11°22'11"W	92.24'	21°15'40"	46.92'
C52	256.00'	112.98'	S52°17'25"W	112.07'	25°17'12"	57.43'
C53	256.00'	113.06'	S52°16'54"W	112.14'	25°18'15"	57.47'

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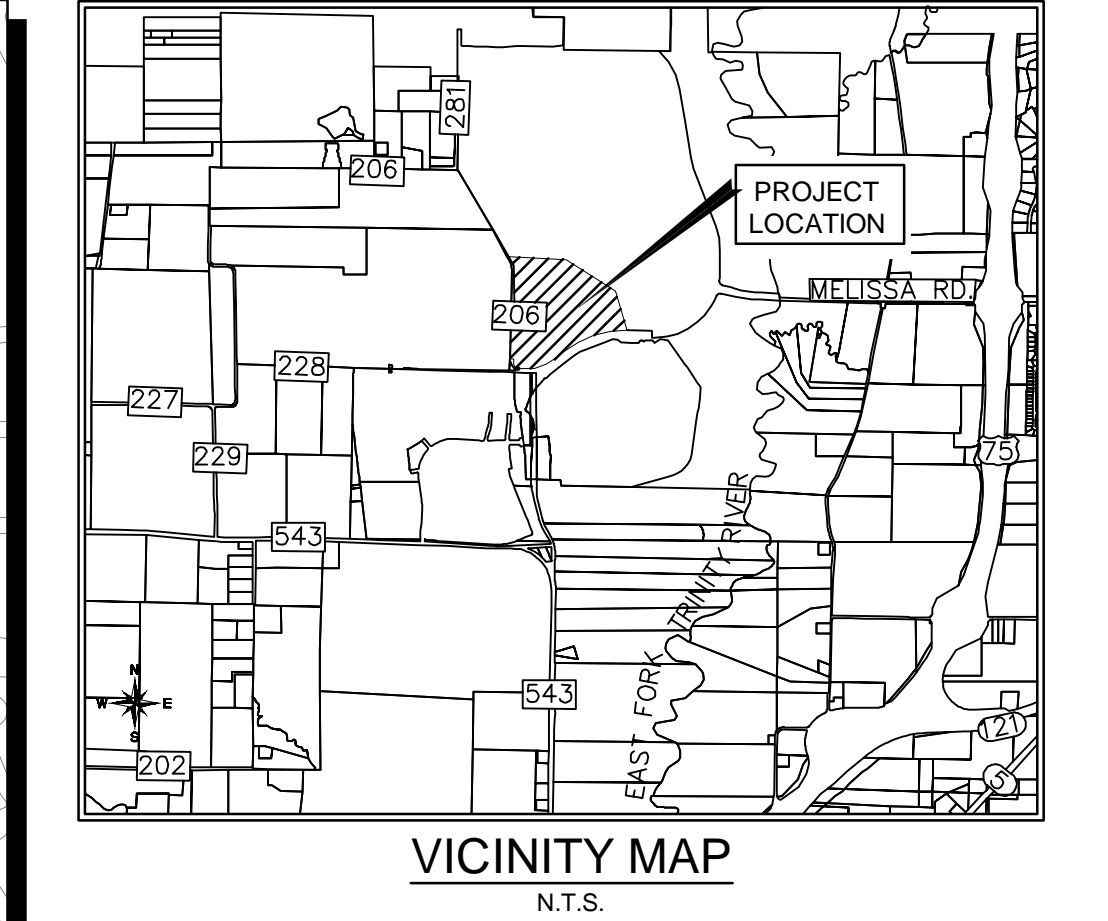
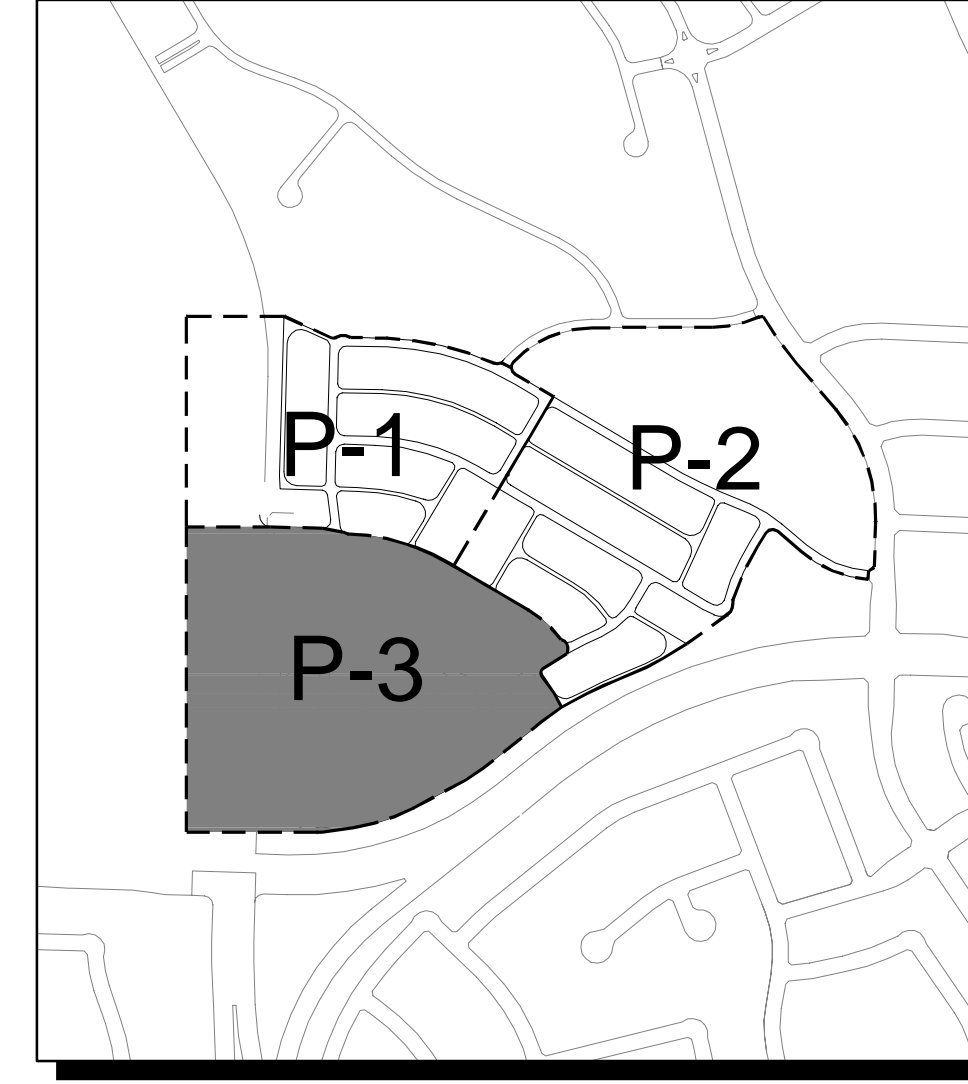
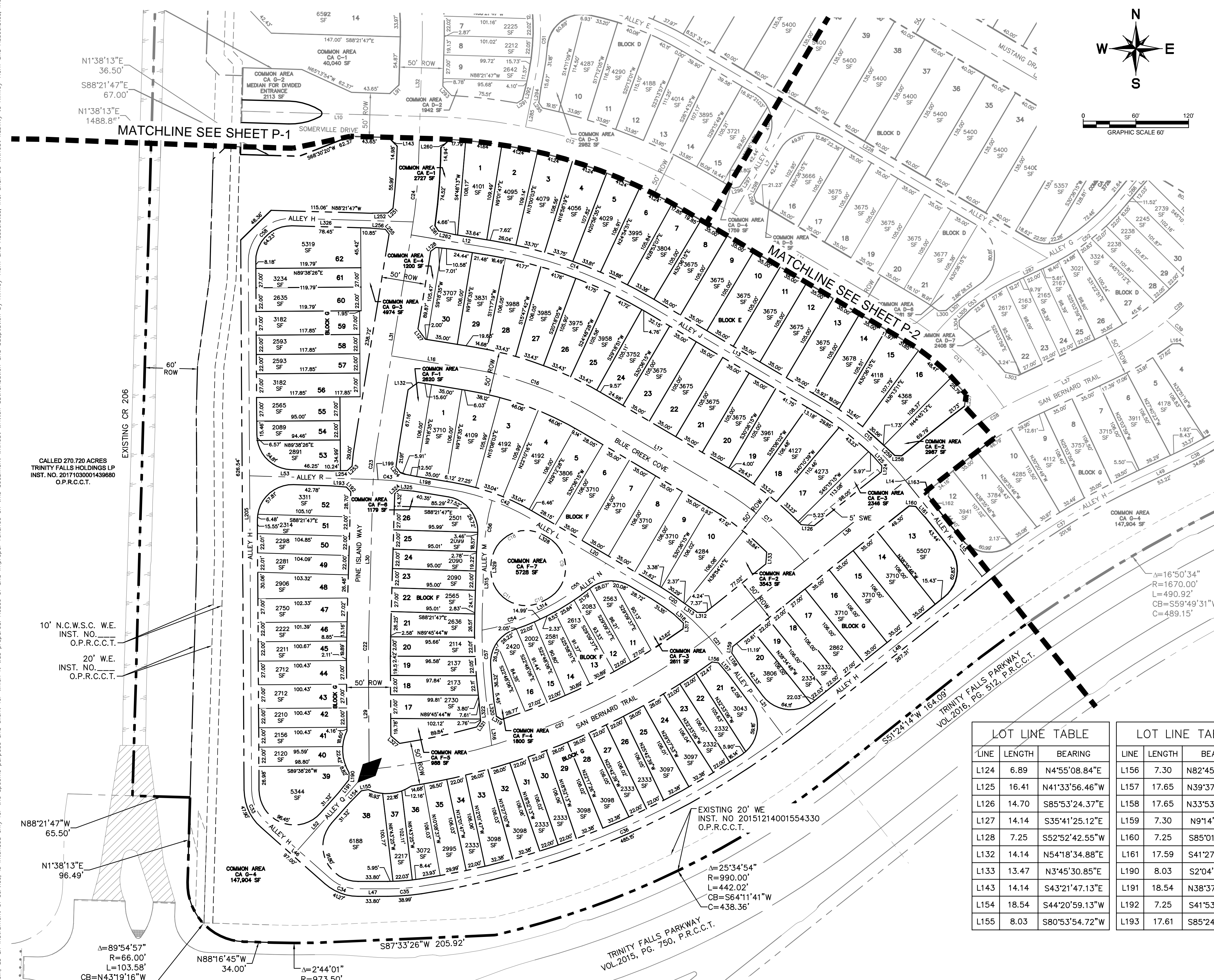
OWNER/DEVELOPER:
 Trinity Falls Holdings LP
 1575 Heritage Drive, Suite 300
 McKinney, TX 75009
 Tel: (713) 960-9977
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ENGINEER/SURVEYOR:
Kimley-Horn
 5750 Genesis Ct., Suite 200
 Frisco, TX 75034
 Tel: (972) 335-3580
 Contact: RUSSELL L. KENNEDY, P.E.

DESIGNED: KLC DRAWN: CME CHECKED: RLK SCALE: AS SHOWN DATE: JULY 2018 KH PROJECT NO: 08150107

PLOTTED BY: ECHENBERGER, COLE, WRIGHT & ASSOCIATES, INC.
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PLOTTED BY: ECHENBERGER, COLE, WRIGHT & BROWN
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CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C14	515.00'	191.40'	S70°02'35"E	190.30'	211°7'40"	96.82'
C15	350.00'	127.06'	S48°59'46"E	126.36'	20°47'59"	64.24'
C16	400.00'	148.66'	S70°02'35"E	147.81'	211°7'40"	75.20'
C17	350.00'	127.06'	S48°59'46"E	126.36'	20°47'59"	64.24'
C20	250.00'	80.33'	S50°11'26"E	79.99'	18°24'39"	40.52'
C21	250.00'	18.44'	S38°52'18"E	18.44'	41°3'37"	9.23'
C22	800.00'	27.87'	N0°38'20"E	27.87'	1°59'46"	13.94'
C23	350.00'	46.87'	N5°28'24"E	46.84'	7°40'22"	23.47'
C24	600.00'	80.35'	N5°28'24"E	80.29'	7°40'22"	40.23'
C27	780.00'	445.92'	N67°46'54"E	439.87'	32°45'20"	229.24'
C33	48.50'	40.76'	S24°26'10"W	39.57'	48°09'12"	21.67'
C34	48.50'	35.12'	S69°15'23"E	34.36'	41°29'14"	18.37'
C35	250.00'	37.71'	N85°40'44"E	37.67'	8°38'32"	18.89'
C36	919.50'	480.71'	N66°22'51"E	475.25'	29°57'14"	245.98'
C42	260.00'	96.63'	N70°02'35"W	96.08'	211°7'40"	48.88'
C43	250.00'	28.71'	N83°58'49"W	28.70'	6°34'48"	14.37'
C54	256.00'	73.42'	N71°26'08"E	73.17'	16°25'54"	36.96'
C55	256.00'	87.32'	N53°26'53"E	86.90'	19°32'36"	44.09'
C56	256.00'	62.18'	S8°35'41"W	62.02'	13°54'56"	31.24'
C57	671.50'	98.08'	S2°32'51"E	98.00'	8°22'08"	49.13'
C58	48.50'	77.87'	S45°38'20"W	69.77'	91°59'46"	50.22'

CENTERLINE LINE TABLE

LINE	LENGTH	BEARING
L12	93.48	S80°41'25.12"E
L13	227.08	S59°23'45.26"E
L14	1.43	S38°35'45.86"E
L15	139.64	S38°35'45.86"E
L16	91.63	S80°41'25.12"E
L17	168.98	S59°23'45.26"E
L20	164.77	S59°23'45.26"E
L21	121.08	S36°45'29.70"E
L29	126.39	N0°21'33.55"W
L30	169.40	N1°38'12.87"E
L31	247.11	N9°18'34.88"E
L36	344.34	N51°24'14.14"E
L46	97.00	S48°30'45.53"E
L47	33.80	N90°00'00.00"E
L48	267.31	N51°24'14.14"E
L52	122.40	N41°29'14.47"E
L53	140.70	S88°16'23.69"E
L198	51.07	N80°41'25.12"W
L199	9.76	N87°16'13.49"W
L205	602.32	S0°21'33.55"E
L314	2.33	N63°13'11.26"E
L315	65.39	S1°38'12.87"W
L316	54.83	S6°34'55.42"E
L326	138.02	N88°21'47.13"W

LOT LINE TABLE

LINE	LENGTH	BEARING
L124	6.89	N4°55'08.84"E
L125	16.41	N41°33'56.46"W
L126	14.70	S85°53'24.37"E
L127	14.14	S35°41'25.12"E
L128	7.25	S52°52'42.55"W
L132	14.14	N54°18'34.88"E
L133	13.47	N3°45'30.85"E
L143	14.14	S43°21'47.13"E
L154	18.54	S44°20'59.13"W
L155	8.03	S80°53'54.72"W

LOT LINE TABLE

LINE	LENGTH	BEARING
L156	7.30	N82°45'27.68"W
L157	17.65	N39°37'14.36"W
L158	17.65	N33°53'45.04"W
L159	7.30	N9°14'28.29"E
L160	7.25	S85°01'38.19"E
L161	17.59	S41°27'30.52"E
L190	8.03	S2°04'34.22"W
L191	18.54	N38°37'29.81"E
L192	7.25	S41°53'17.26"E
L193	17.61	S85°24'47.39"E

LOT LINE TABLE

LINE	LENGTH	BEARING
L204	7.91	N36°52'35.41"W
L251	7.58	S48°08'14.04"W
L252	18.14	N88°48'32.94"E
L253	7.41	S46°42'02.95"W
L254	7.75	N88°54'14.04"E
L255	6.77	S38°05'55.59"E
L256	17.31	S85°30'26.05"E
L258	7.59	N87°56'36.56"W
L259	17.07	N47°17'27.25"W
L260	13.99	N47°13'50.63"E

LOT LINE TABLE

LINE	LENGTH	BEARING
L261	7.28	N34°33'56.14"W
L262	17.60	N77°49'41.46"W
L312	8.61	N89°55'32.59"W
L313	17.59	N54°55'25.02"W
L317	6.35	S35°52'35.53"W
L318	15.07	S46°42'05.26"E
L319	6.54	N58°24'05.05"W
L320	17.32	S9°15'33.82"E
L321	7.74	S35°02'56.70"W
L322	15.72	S4°12'10.31"E

LOT LINE TABLE

LINE	LENGTH	BEARING
L324	6.81	S48°40'51.51"W
L325	16.39	N84°16'29.85"W
L327	13.13	N49°20'07.42"W
L328	5.76	N59°23'45.26"W
L329	5.63	S1°38'12.87"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C9	40.00'	84.37'	N1°01'44"E	69.58'	120°50'58"	70.48'
C10	40.00'	82.79'	S57°39'20"E	68.78'	118°35'06"	67.35'
C11	40.00'	82.79'	S57°39'20"E	68.78'	118°35'06"	67.35'
C18	40.00'	83.05'	S61°07'14"W	68.92'	118°58'02"	67.86'

FLOODPLAIN NOTES

- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2 - TRINITY FALLS FULLY DEVELOPED FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 08/09/2017.

GENERAL NOTES

- 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.
- PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
- ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY TRINITY FALLS MASTER COMMUNITY, INC., THE HOMEOWNER'S ASSOCIATION.
- ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

LEGEND

	PROPERTY LINE
	100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
	STREET NAME CHANGE
	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED WATER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT
	SIDEWALK EASEMENT

PRELIMINARY-FINAL PLAT FOR TRINITY FALLS PLANNING UNIT 3 PHASE 4

241 RESIDENTIAL LOTS / 37 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 53.340 ACRES SITUATED IN THE JOHN EMBERSON SURVEY, ABSTRACT NO. 294
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER/DEVELOPER: Trinity Falls Holdings LP 1575 Heritage Drive, Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dithardt	ENGINEER/SURVEYOR: Kimley-Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: RUSSELL L. KENNEDY, P.E.
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DESIGNED: KLC	DRAWN: CME	CHECKED: RLK	SCALE: AS SHOWN	DATE: JULY 2018	KH PROJECT NO: 088150107
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P-3

PLOTTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 7/20/2018 10:37:34 AM
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 7/20/2018 10:37:34 AM
LAST SAVED: 7/20/2018 10:37:34 AM
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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, Collin County, Texas, and being a portion of Lot 2, Block A of Trinity Falls North Addition, according to the Conveyance Plat thereof recorded in Volume 2014, Page 163 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail set replacing a destroyed PK nail found previously for the northeast corner of a called 0.901 acre tract of land described in a deed to McKinney Municipal Utility District No. 1 of Collin County, as recorded in Instrument No. 20140109000024290 of the Land Records of Collin County, Texas, common to the northerly southeast 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 on the westerly line of said Lot 2, Block A, and in County Road No. 206, a variable width right-of-way, no record found;

THENCE North 1°38'13" East, along the westerly line of said Lot 2, the easterly line of said 270.720 acre tract, and the approximate centerline of said County Road No. 206, a distance of 1488.85 feet to a point for corner;

THENCE departing the westerly line of said Lot 2, the easterly line of said 270.720 acre tract, and the approximate centerline of said County Road No. 206, and crossing said Lot 2, the following courses:

North 82°10'50" East, a distance of 104.42 feet to a point for corner;

South 79°05'16" East, a distance of 173.23 feet to a point for corner;

South 7°24'04" East, a distance of 20.03 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 35°10'12", a radius of 49.66 feet, a chord bearing and distance of South 79°58'55" East, 30.01 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 30.48 feet to a point for corner;

South 88°21'47" East, a distance of 121.26 feet to a point at the beginning of a tangent curve to the right having a central angle of 22°48'41", a radius of 875.00 feet, a chord bearing and distance of South 76°57'27" East, 346.07 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 348.37 feet to a point for corner;

North 76°52'15" East, a distance of 16.24 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 3°15'13", a radius of 375.00 feet, a chord bearing and distance of North 41°28'25" East, 21.29 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 21.29 feet to a point for corner;

South 46°53'59" East, a distance of 50.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 46°30'07", a radius of 325.00 feet, a chord bearing and distance of North 66°21'05" East, 256.59 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 263.77 feet to a point for corner;

North 89°36'09" East, a distance of 378.75 feet to a point at the beginning of a tangent curve to the left having a central angle of 20°22'42", a radius of 375.00 feet, a chord bearing and distance of North 79°24'48" East, 132.67 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 133.38 feet to a point for corner;

North 68°03'00" East, a distance of 15.37 feet to a point for corner;

South 72°47'10" East, a distance of 22.59 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 8°41'13", a radius of 1033.00 feet, a chord bearing and distance of South 35°59'36" East, 156.47 feet;

In a southeasterly direction with said curve to the left, passing a 5/8 inch iron rod with plastic cap stamped "KHA" set for the westerly end of the northerly terminus of N. Sweetwater Cove, a variable width right-of-way, and continuing along the same course and along the westerly right-of-way line of said N. Sweetwater Cove, for a total arc distance of 156.62 feet to a point for corner;

THENCE along the westerly right-of-way line of said N. Sweetwater Cove, the following courses:

South 40°20'13" East, a distance of 195.41 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 41°40'42", a radius of 520.00 feet, a chord bearing and distance of South 19°29'52" East, 369.98 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 378.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 1°20'30" West, a distance of 104.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 6°29'04" West, a distance of 19.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 49°48'58" West, a distance of 21.86 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 having a central angle of 1°29'47", a radius of 325.00 feet, a chord bearing and distance of North 84°41'08" West, 8.49 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 8.49 feet to a point for corner;

South 4°17'58" West, a distance of 50.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 34°51'38", a radius of 374.99 feet, a chord bearing and distance of North 66°44'34" West, 224.65 feet;

THENCE departing the westerly right-of-way line of said N. Sweetwater Cove and crossing said Lot 2, the following courses:

In a northwesterly direction, with said curve to the right, an arc distance of 228.15 feet to a point for corner;

North 49°18'48" West, a distance of 89.40 feet to a point for corner;

South 81°08'57" West, a distance of 12.98 feet to a point for corner;

South 31°36'42" West, a distance of 26.92 feet to a point at the beginning of a tangent curve to the left having a central angle of 6°55'26", a radius of 825.00 feet, a chord bearing and distance of South 28°08'59" West, 99.64 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 99.70 feet to a point for corner;

South 24°41'16" West, a distance of 100.00 feet to a point at the beginning of a tangent curve to the right having a central angle of 5°54'58", a radius of 375.00 feet, a chord bearing and distance of South 27°38'46" West, 38.70 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 38.72 feet to a point for corner;

South 30°36'15" West, a distance of 18.55 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 141°41'02", a radius of 50.00 feet, a chord bearing and distance of South 75°36'15" West, 94.46 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 123.64 feet to a point for corner;

North 59°23'45" West, a distance of 62.34 feet to a point for corner;

South 30°36'15" West, a distance of 135.00 feet to a point for corner;

South 21°45'12" East, a distance of 76.57 feet to a point for corner on the northerly right-of-way line of Trinity Falls Parkway, a variable width right-of-way, and at the beginning of a non-tangent curve to the left having a central angle of 16°50'34", a radius of 1670.00 feet, a chord bearing and distance of South 59°49'31" West, 489.15 feet;

THENCE along the northerly right-of-way line of said Trinity Falls Parkway, the following courses:

In a southwesterly direction, with said curve to the left, an arc distance of 490.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 51°24'14" West, a distance of 164.09 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°34'54", a radius of 990.00 feet, a chord bearing and distance of South 64°11'41" West, 438.36 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 442.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°33'26" West, a distance of 205.92 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 having a central angle of 2°44'01", a radius of 973.50 feet, a chord bearing and distance of North 89°38'45" West, 46.44 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 46.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°16'45" West, a distance of 34.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly end of the westerly terminus of said Trinity Falls Parkway, and at the beginning of a tangent curve to the right having a central angle of 89°54'57", a radius of 66.00 feet, a chord bearing and distance of North 43°19'16" West, 93.27 feet;

THENCE departing the northerly right-of-way line of said Trinity Falls Parkway and crossing said Lot 2, the following courses:

In a northwesterly direction, with said curve to the right, an arc distance of 103.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°38'13" East, a distance of 96.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°21'47" West, a distance of 65.50 feet to the **POINT OF BEGINNING** and containing 53.336 acres (2,323,304 square feet) of land, more or less.

NOTES:

- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by Trinity Falls Master Community, Inc., the Home Owners' Association.
- The owner and any subsequent owner of Common Area Lot CA H-1 of this plat shall be solely responsible for the maintenance of the creek (including all erosion control) traversing said lot. The owner shall further hold the City of McKinney harmless from any damages to persons, to 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 easement for public purposes. The drainage easement 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.
- 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.

OWNER DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY FALLS HOLDINGS LP does hereby adopt this Plat designating the hereinabove described property as **TRINITY FALLS, PLANNING UNIT 3 - PHASE 4**, 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 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 Utility District No. 1 of Collin County. All and any public utility providers and the City of McKinney shall have the right to remove and keep removed all or part of any building, fences, shrubs, trees or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within said Easements; and McKinney Municipal Utility District No. 1 of Collin County shall have the right to remove and keep removed all and any obstructions within the drainage easements which adversely affect the proper functioning of the same. The City of McKinney and McKinney Municipal Utility District No. 1 of Collin County and all public utilities shall also have the right to constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of 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 _____, 20_____.

TRINITY FALLS HOLDINGS LP, a Delaware limited partnership

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

By: _____
Robert Ditthardt, General Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Robert Ditthardt, General Manager, 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.

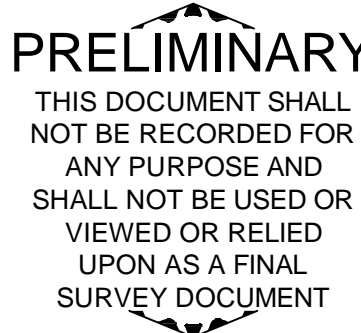
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 20_____.

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.
5750 Genesis Court, Suite 200
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 he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

ACKNOWLEDGED:

MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY

BY: MARK MCKINNEY

TITLE: PRESIDENT

DATE: _____

PRELIMINARY FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT FOR TRINITY FALLS PLANNING UNIT 3 PHASE 4 241 RESIDENTIAL LOTS / 37 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 53.340 ACRES SITUATED IN THE JOHN EMBERSON SURVEY, ABSTRACT NO. 294 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS					
OWNER/DEVELOPER: Trinity Falls Holdings LP 1575 Heritage Drive, Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt			ENGINEER/SURVEYOR: Kimley»Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: RUSSELL L. KENNEDY, P.E.		
DESIGNED KLC	DRAWN SG	CHECKED RLK	SCALE AS SHOWN	DATE JULY 2018	KH PROJECT NO. 068150107
					P-4

UTILITY CONTACTS:

AT&T
John Marshall
2301 Ridgeview Dr. Floor 2
Plano, TX 75025
PH. 972-569-4761

Time Warner Cable
Dave Nichols
750 Canyon Drive, Suite 500
Coppell, TX 75019
PH. 469-464-4812

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 Water Supply Corporation
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