

PRELIMINARY-FINAL PLAT

FOR

TRINITY FALLS PLANNING UNIT 7

PHASE 8

CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS



ENGINEER



6160 WARREN PARKWAY STATE OF TEXAS
 SUITE 210 REGISTRATION NO. F-928
 FRISCO, TEXAS 75034
 PH. (972) 335-3580
 CONTACT: JACKSON D. WOODRUFF, P.E.

MUNICIPAL UTILITY DISTRICT

MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY
 1980 POST OAK BLVD., SUITE 1380
 HOUSTON, TX 77056
 TEL: (713) 960-9977
 CONTACT: IAN MCDUFFEE

OWNER/DEVELOPER

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



Know what's below.
 Call before you dig.



VICINITY MAP
 1" = 2,000'

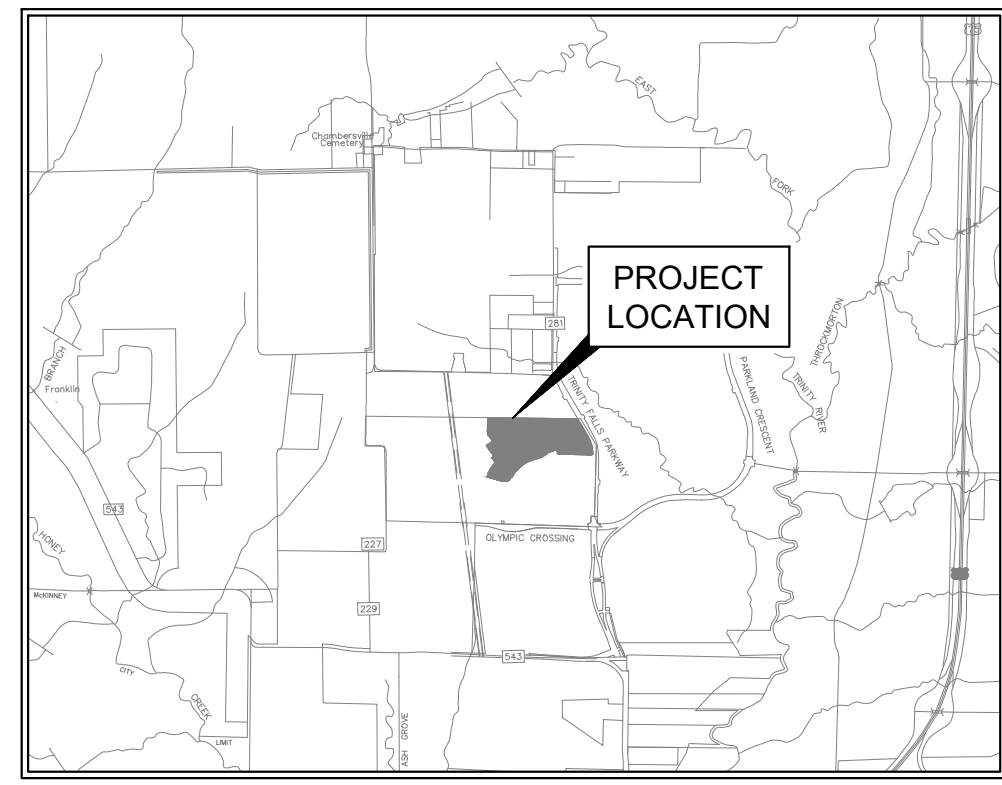
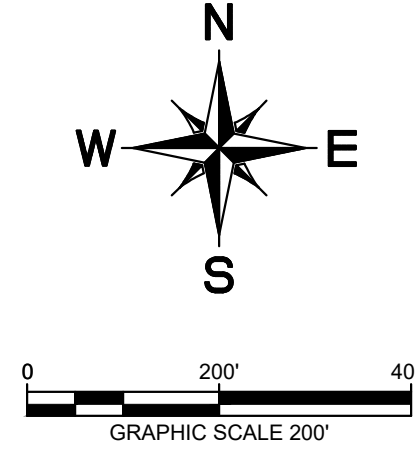
MAY 2021

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

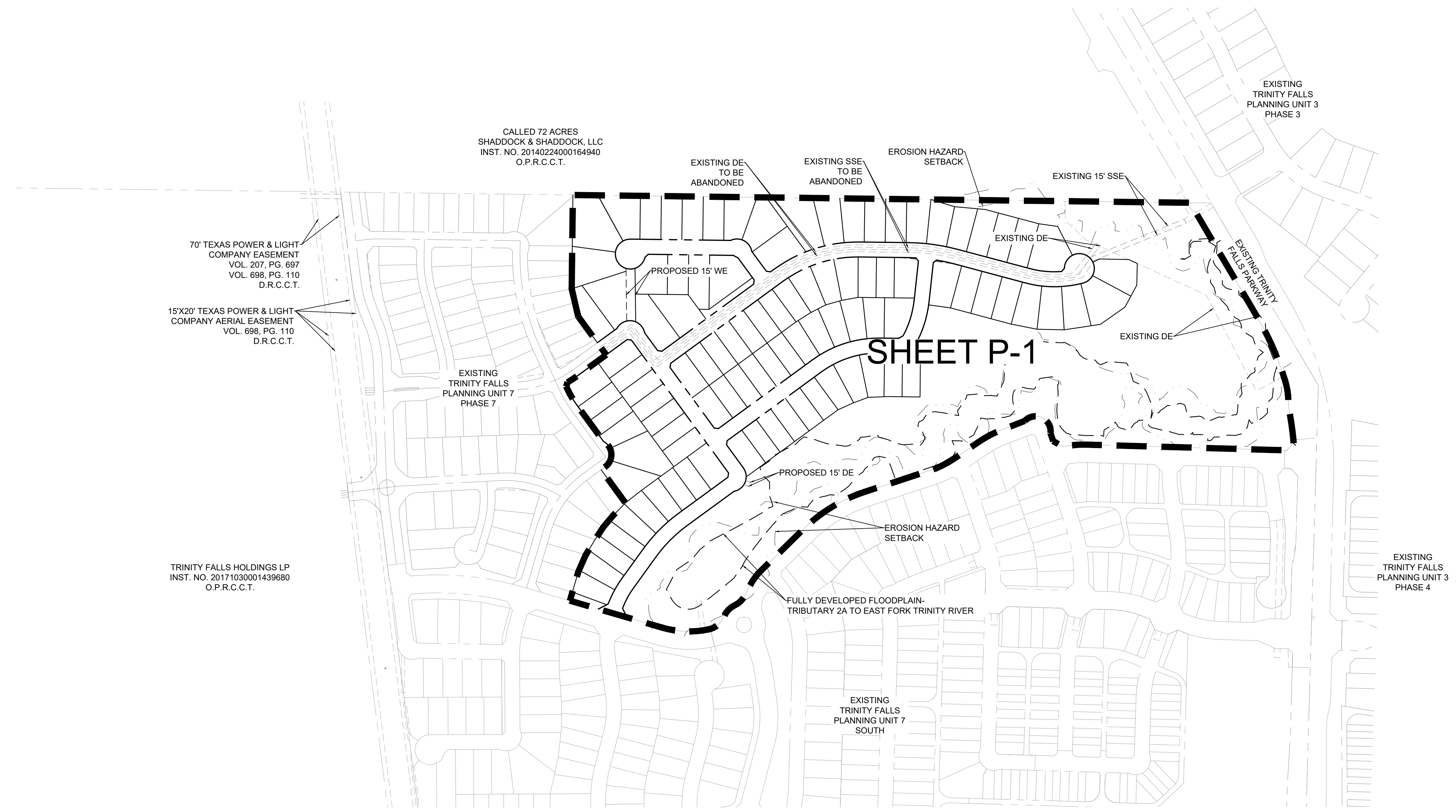
SHEET INDEX

Sheet Number	Sheet Title
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C-2	SHEET INDEX PLAT
P-1	PRELIMINARY PLAT
N-1	NEIGHBORHOOD EXHIBIT

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



VICINITY MAP
NTS



NOTE:

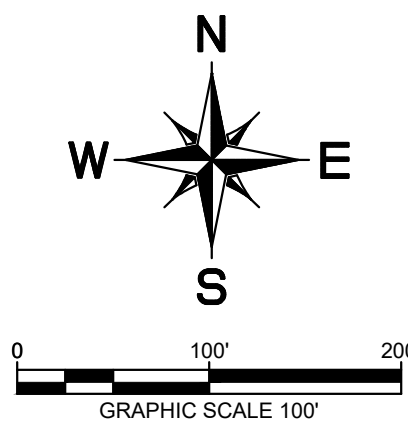
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PRELIMINARY - FINAL PLAT SHEET INDEX
FOR
TRINITY FALLS PLANNING UNIT 7 PHASE 8
99 RESIDENTIAL LOTS / 3 OPEN SPACES
BEING 52.25 ACRES
OUT OF THE
J. EMBERSON SURVEY, ABSTRACT NO. 294
IN THE
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

OWNER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dithardt	DEVELOPER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dithardt	ENGINEER/SURVEYOR: Kimley-Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
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DESIGNED LBC	DRAWN WJS	CHECKED JDW	SCALE AS SHOWN	DATE MAY 2021	KH PROJECT NO. 068150224	C-2
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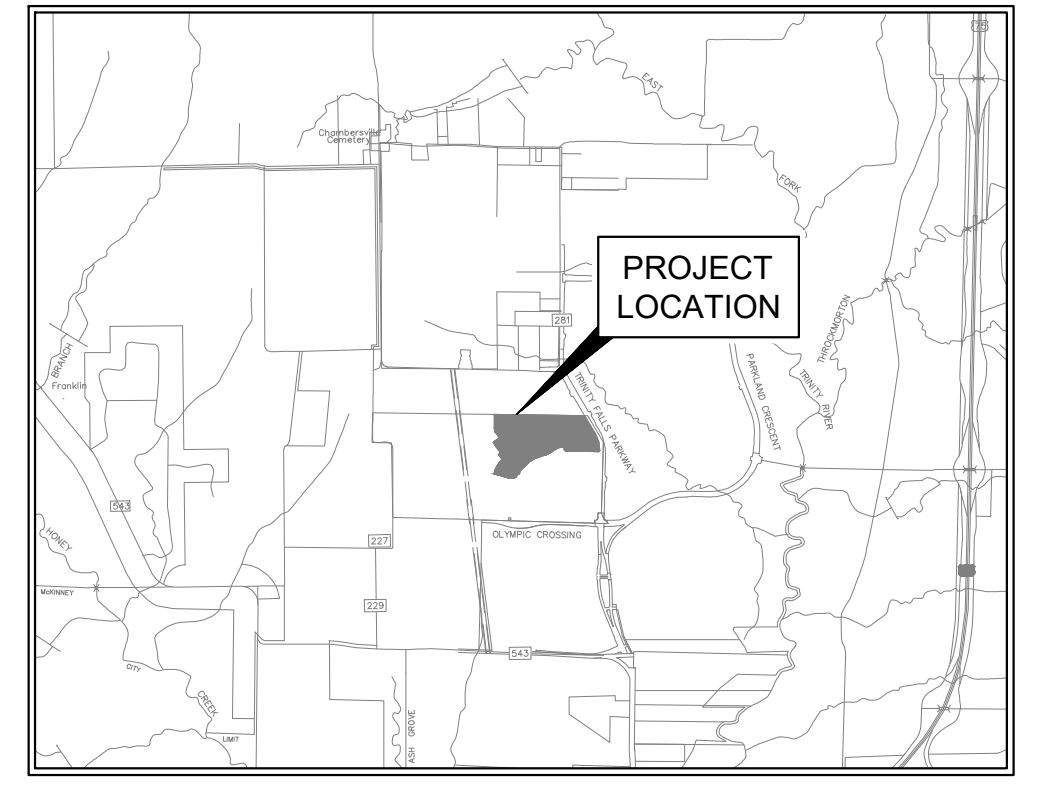
REGISTERED BY: 06/08/2018, 08:54 AM, 1458 AM
 DRAWN NAME: KJRB, EVD, 06/08/2021, TRINITY FALLS PLANNING UNIT 7 PHASE 8, SHEET INDEX PLAT
 LAST SAVED: 5/20/21 11:24 AM
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CALLED 72 ACRES
SHADDOCK & SHADDOCK, LLC
INST. NO. 20140224000164940
O.P.R.C.C.T.

N: 7156978.936
E: 2540545.948

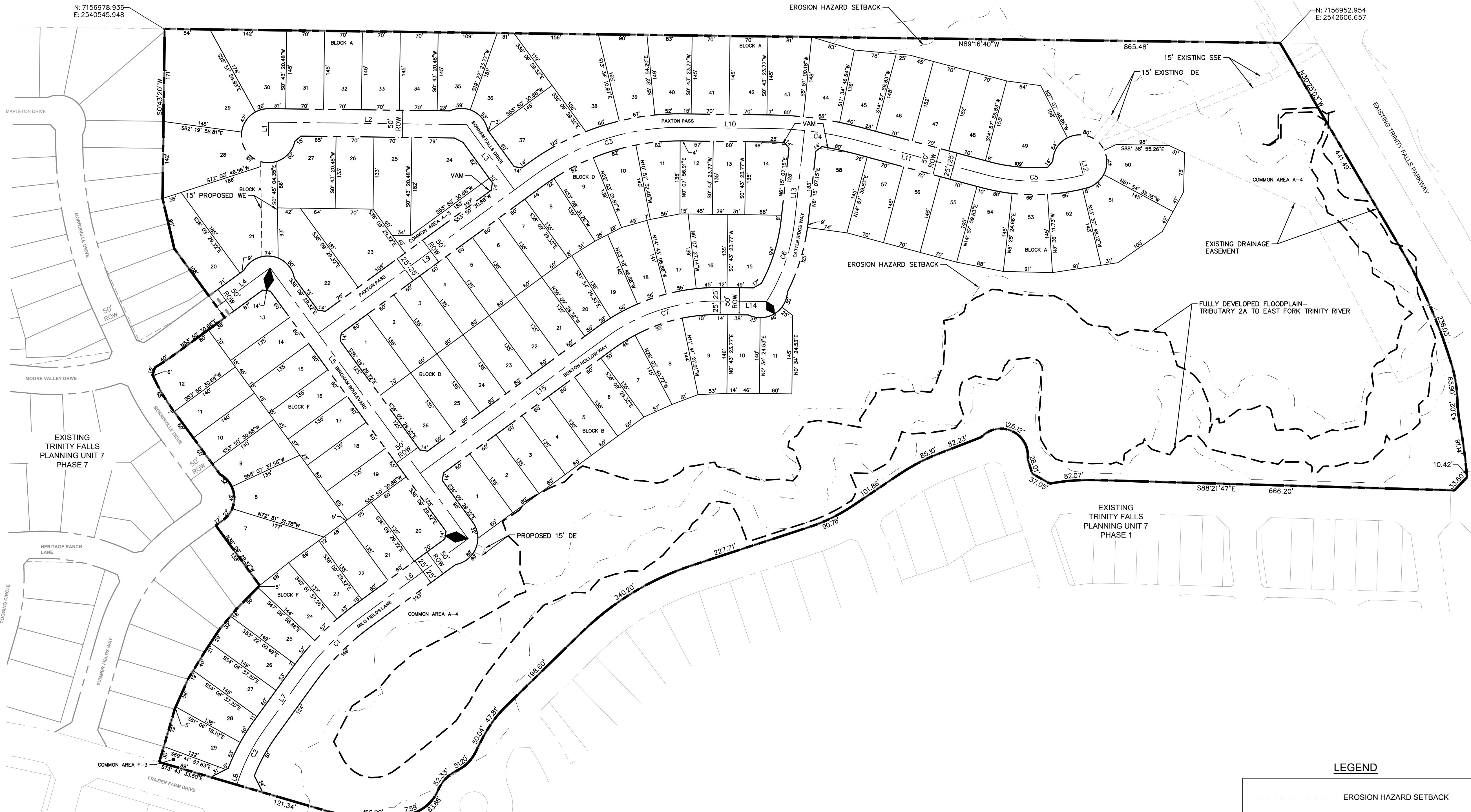
N: 7156952.954
E: 2542606.657



VICINITY MAP
NTS

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	156.66'	S44°51'57"W	156.02'	17°57'08"	78.98'
C2	350.00'	102.81'	S27°28'28"W	102.44'	16°49'50"	51.78'
C3	450.00'	289.67'	S72°16'57"W	284.69'	36°52'53"	150.05'
C4	650.00'	161.59'	N82°09'18"W	161.17'	14°14'36"	81.21'
C5	350.00'	182.01'	S89°55'52"E	179.97'	29°47'44"	93.11'
C6	350.00'	159.16'	N19°16'47"E	157.79'	26°03'19"	80.98'
C7	350.00'	225.30'	S72°16'57"W	221.43'	36°52'53"	116.71'

LINE	LENGTH	BEARING
L1	25.00	N0°43'20.48"E
L2	366.25	S89°16'39.52"E
L3	149.42	N36°09'29.32"W
L4	121.94	N53°50'30.68"E
L5	620.00	S36°09'29.32"E
L6	239.81	N53°50'30.68"E
L7	124.03	N35°53'22.80"E
L8	11.93	N19°03'32.76"E
L9	498.68	S53°50'30.68"W
L10	162.63	S89°16'36.23"E
L11	246.31	N75°02'00.17"W
L12	25.00	S14°49'44.24"E
L13	168.17	N6°15'07.15"E
L14	85.48	N89°16'36.23"W
L15	425.32	S53°50'30.68"W



FLOODPLAIN NOTES

1. THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE WAS DELINEATED IN THE FULLY DEVELOPED FLOODPLAIN STUDY - TRINITY FALLS FOR TRIBUTARY 2A TO EAST FORK TRINITY RIVER (EFTR), DATED AUGUST 15, 2020.

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

- EROSION HAZARD SETBACK
- PROPERTY LINE
- 100 YEAR PRELIMINARY FLOODPLAIN LINE
- ◆ STREET NAME CHANGE
- VAM PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
- DE PROPOSED DRAINAGE EASEMENT
- WE PROPOSED WATER EASEMENT
- SSE PROPOSED SANITARY SEWER EASEMENT

PRELIMINARY PLAT

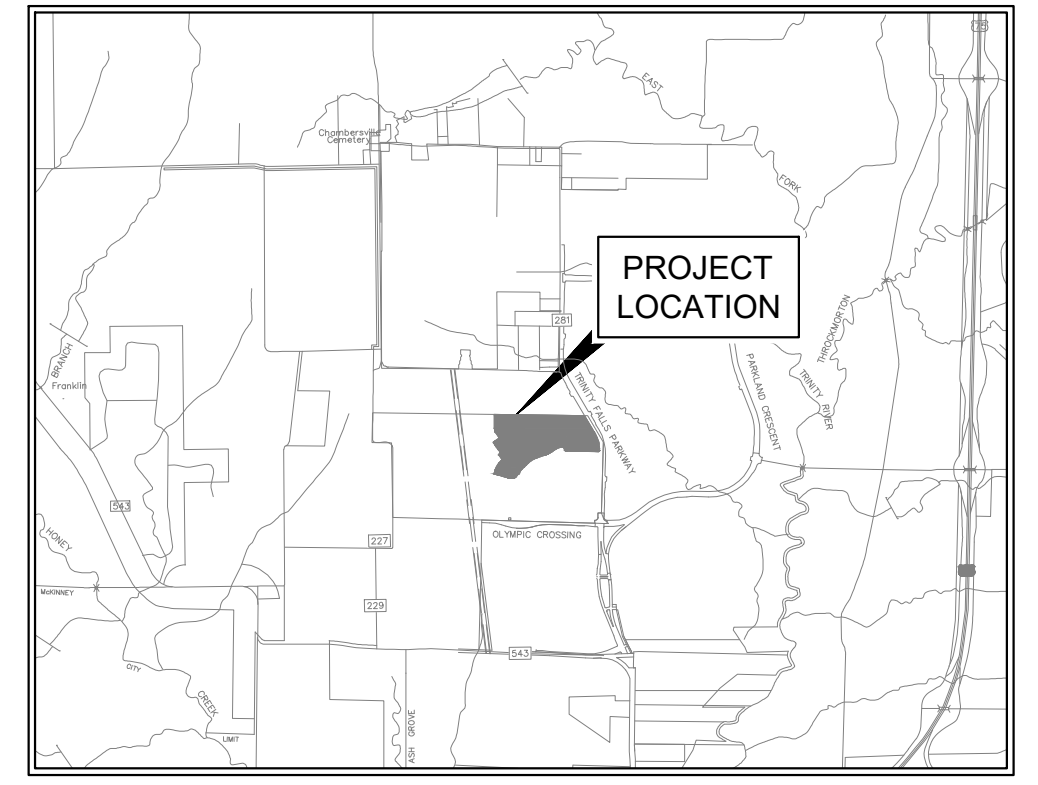
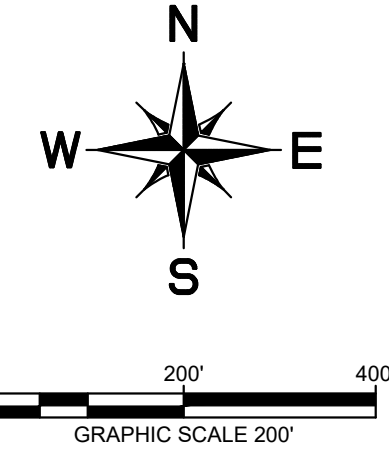
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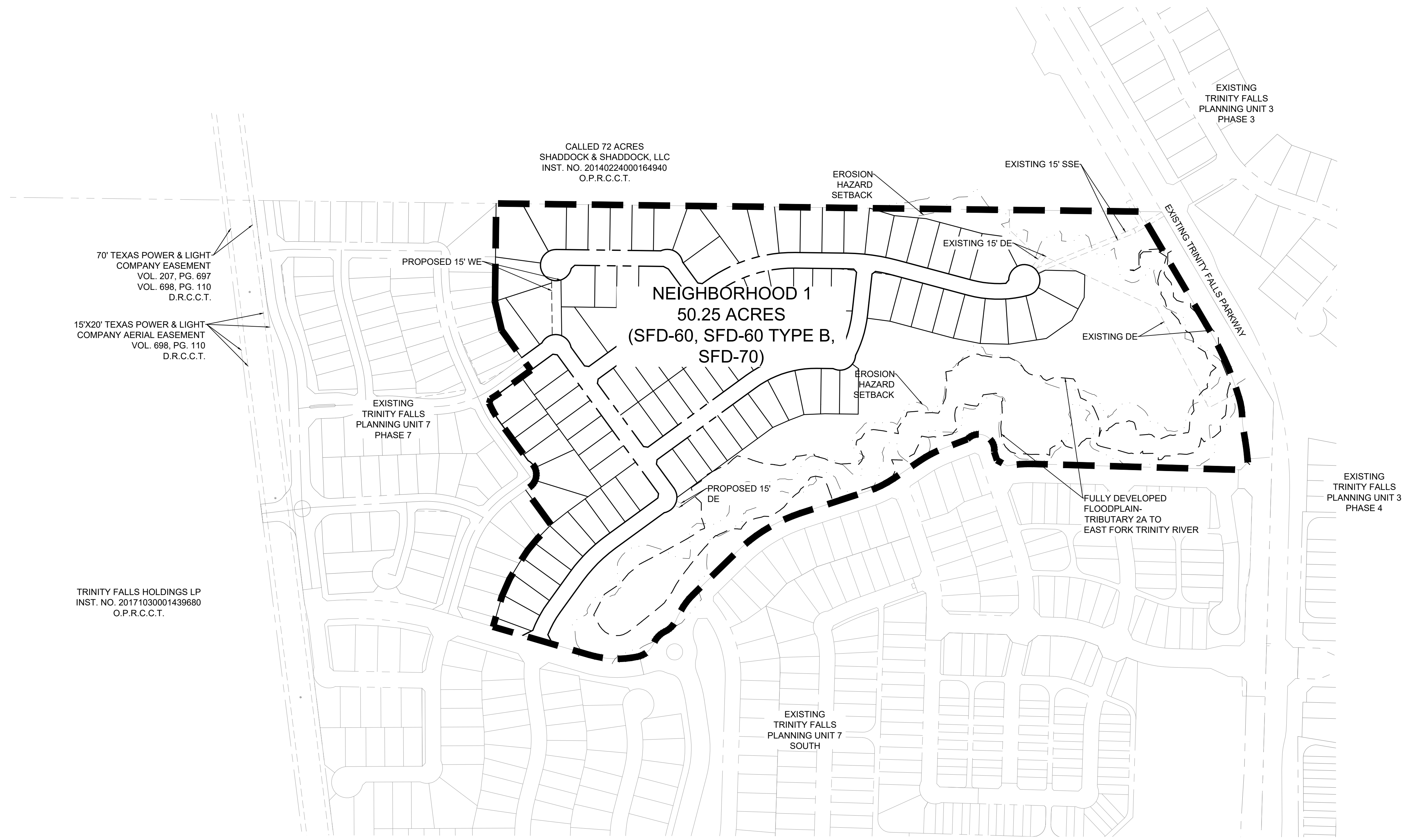
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DESIGNED LBC	DRAWN WJS	CHECKED JDW	SCALE AS SHOWN	DATE MAY 2021	KH PROJECT NO. 068150224	P-1
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PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 2021-001
 DATE: 05/10/2021
 DRAWN BY: WJS
 CHECKED BY: JDW
 SCALE: AS SHOWN
 DATE: MAY 2021
 PROJECT NO.: 068150224
 SHEET NO.: P-1
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VICINITY MAP
NTS



Trinity Falls Planning Unit 7 Phase 8

LOT TYPES	SFD-60	SFD-60 TYPE B	SFD-70
Neighborhood 1			
Block A	-	4	24
Block B	-	11	-
Block D	-	26	11
Block F	1	22	-

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NEIGHBORHOOD EXHIBIT
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
LBC	WJS	JDW	AS SHOWN	MAY 2021	068150224

REVISIONS: NONE BY 5/10/2021 1:55 PM
 DRAWN BY: KJRB (C:\WORK\2021\TRINITY FALLS PLANNING UNIT 7 PHASE 8\NEIGHBORHOOD EXHIBIT)
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