

PRELIMINARY-FINAL PLAT

FOR

TRINITY FALLS PLANNING UNIT 8 WEST

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

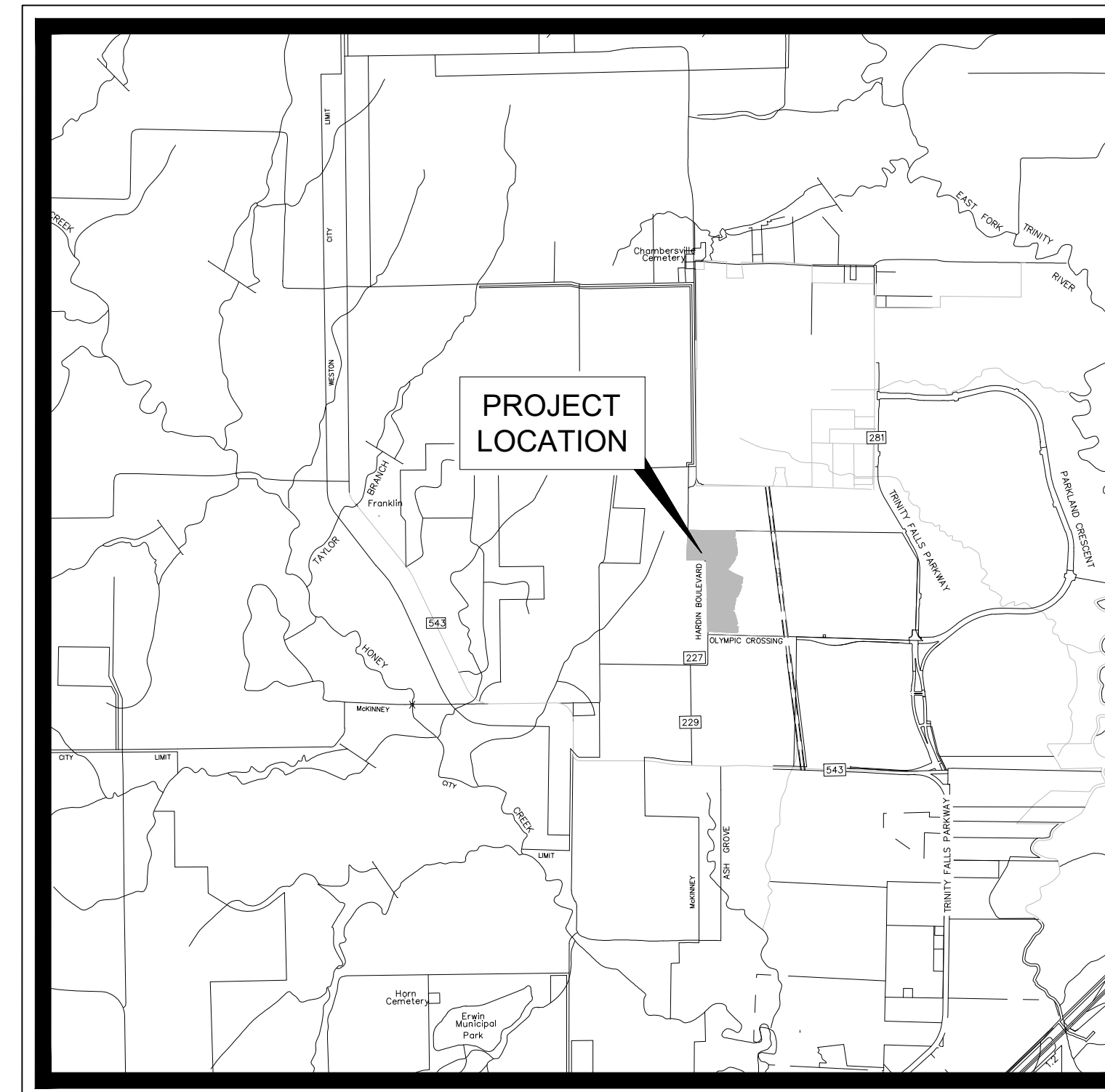
MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY
1980 POST OAK BLVD., SUITE 1380
HOUSTON, TX 77056
TEL: (713) 960-9977
CONTACT: RUSSELL THOMSEN

OWNER/DEVELOPER

TRINITY FALLS HOLDING, LP
5900 S LAKE FOREST DRIVE
SUITE 350
MCKINNEY, TX 75070
CONTACT: ROBERT DITTHARDT
(713) 960-9977



Know what's below.
Call before you dig.



VICINITY MAP

1" = 2,000'

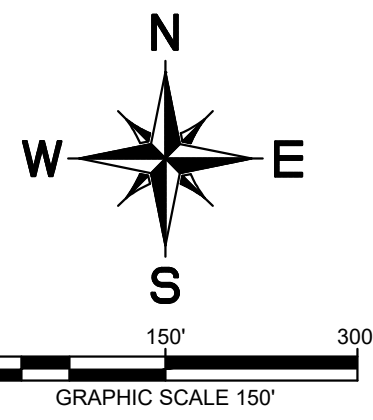
MAY 2022

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

SHEET INDEX

Sheet Number	Sheet Title
C-1	PRELIMINARY COVER SHEET
C-2	PRELIMINARY - FINAL PLAT SHEET INDEX
P-1	PRELIMINARY PLAT
P-2	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



CALLED 72 ACRES
 MASTER DEVELOPER HERITAGE
 FARMS, INC
 INST. NO. 20210113000083990
 O.P.R.C.C.T.

SHEET P-1

EXISTING TRINITY FALLS
 PLANNING UNIT 8
 PHASE 2

HONEY CREEK
 (FOR REFERENCE ONLY)

HARDIN BLVD

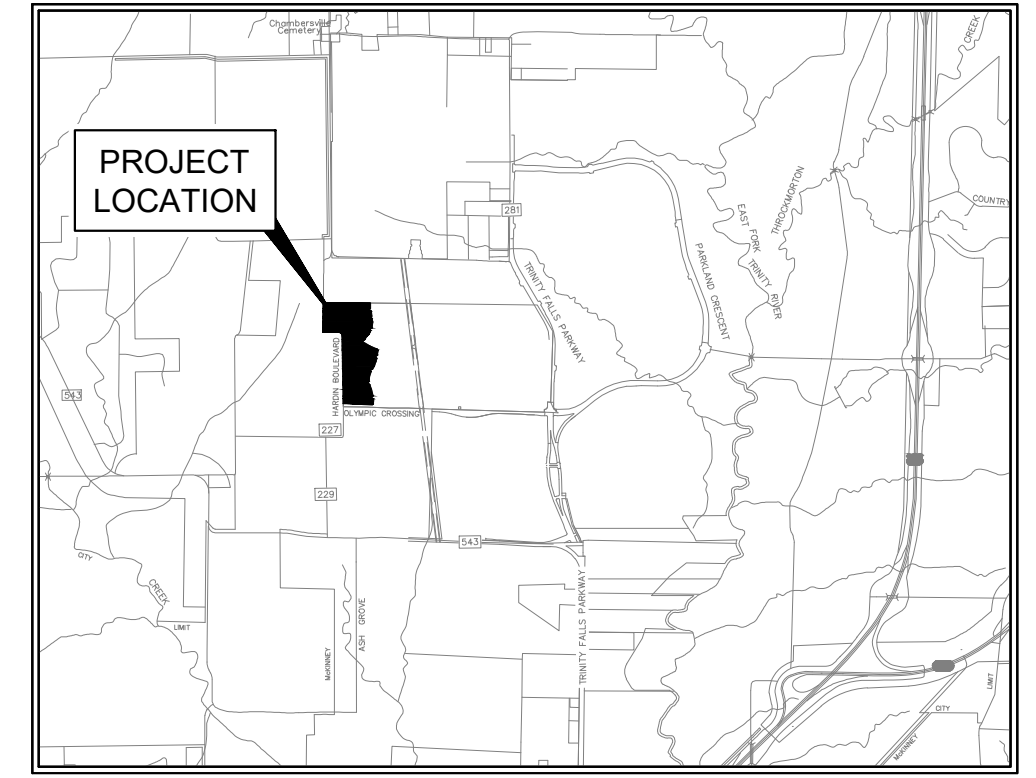
SHEET P-2

EXISTING TRINITY FALLS
 PLANNING UNIT 8
 PHASE 1

EXISTING OLYMPIC CROSSING

CALLED 26 ACRES
 LENNER HOMES OF TEXAS
 LAND & CONSTRUCTION, LTD.
 INST. NO. 20210415000762870
 O.P.R.C.C.T.

CALLED 27 ACRES
 LENNER HOMES OF TEXAS
 LAND & CONSTRUCTION, LTD.
 INST. NO. 20210415000762910
 O.P.R.C.C.T.



VICINITY MAP
NTS

NOTE:

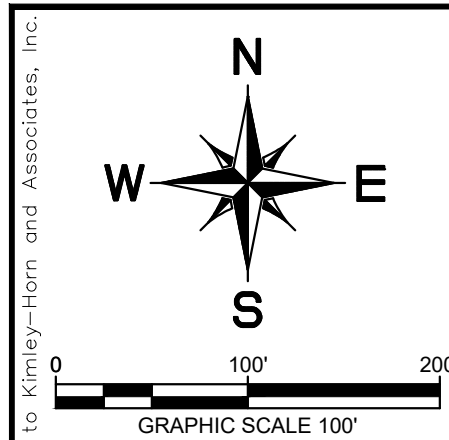
1. PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY.
2. ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.

CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY - FINAL PLAT SHEET INDEX
 FOR
 TRINITY FALLS PU8 WEST
 226 RESIDENTIAL LOTS / 16 OPEN SPACES
 BEING 42.22 ACRES
 OUT OF THE
 J. EMBERSON SURVEY, ABSTRACT NO. 294
 IN THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: Trinity Falls Holding, LP 5900 S Lake Forest Drive Suite 350 McKinney, TX 75070 Tel: (713) 960-9977 Contact: Robert Diltzhardt		DEVELOPER: Trinity Falls Holding, LP 5900 S Lake Forest Drive, Suite 350 McKinney, TX 75070 Tel: (713) 960-9977 Contact: Robert Diltzhardt		ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
LBC	GST	JDW	AS SHOWN	MAY 2022	068150295

REVISIONS: 01/15/2022 04:28:25 AM
 DRAWN BY: KJR CIVIL/06/15/2022
 LAST SAVED: 02/02/2022 05:54 AM
 This document, together with the concepts and designs presented herein, is an instrument of service, 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.



LEGEND

---	PROPERTY LINE
◆	STREET NAME CHANGE
VAM	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
DE	PROPOSED DRAINAGE EASEMENT
UE	UTILITY EASEMENT
AE	ACCESS EASEMENT

- 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.

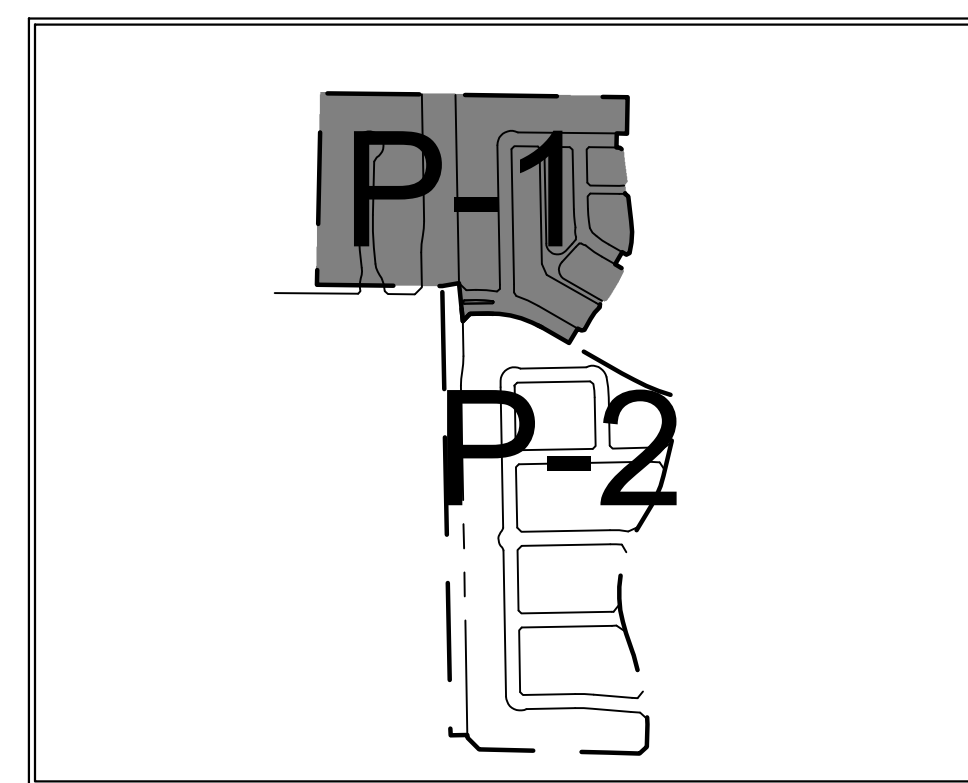
APPROVED _____
 PLANNING AND ZONING COMMISSION CHAIRMAN
 CITY OF MCKINNEY, TEXAS

DATE _____

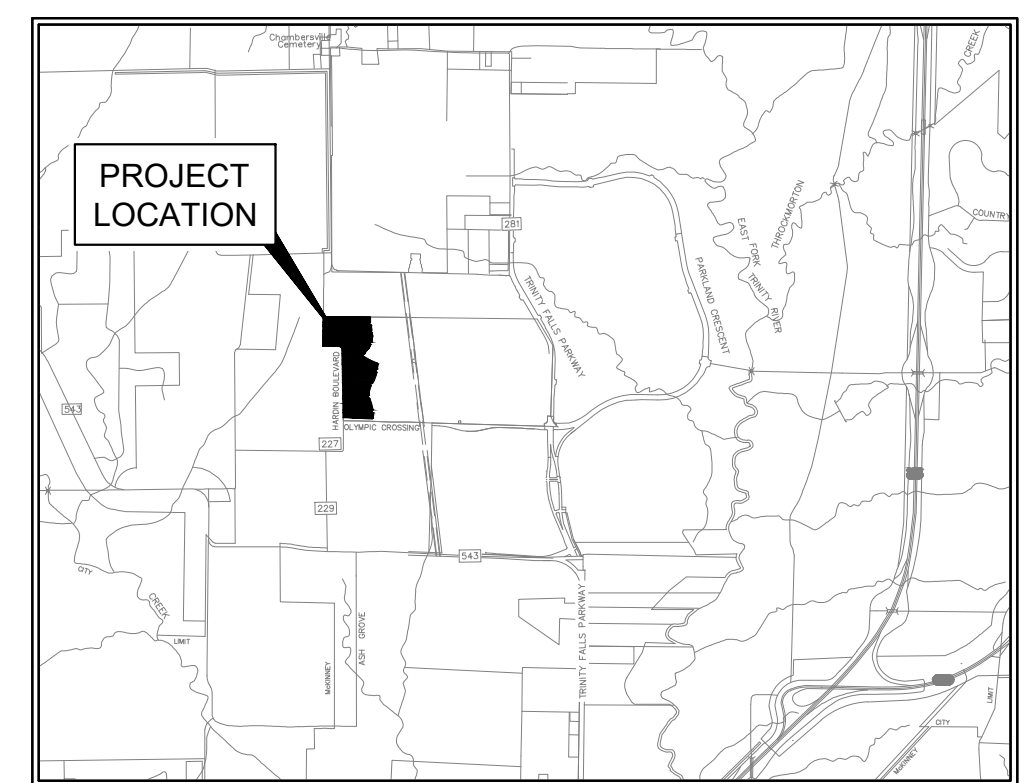
ATTEST _____

PLANNING AND ZONING COMMISSION CHAIRMAN
 CITY OF MCKINNEY, TEXAS

DATE _____



KEY MAP
NTS



VICINITY MAP
NTS

STREET ALIGNMENT LINE TABLE

LINE	LENGTH	BEARING
L1	409.01	S89°16'39.52"E
L2	517.28	N1°03'35.96"W
L3	439.38	N1°03'35.96"W
L4	244.71	N1°03'35.96"W
L5	138.28	S89°16'39.52"E
L6	45.30	S8°43'34.15"E
L7	184.90	S42°35'51.31"W
L8	37.73	N50°40'00.91"W
L9	64.68	N60°05'00.90"W
L10	37.95	N24°23'09.45"W
L11	253.26	N60°05'00.90"W
L12	146.06	N60°05'00.90"W
L21	88.67	S9°26'12.55"E
L22	246.79	S1°16'35.04"W
L23	680.46	N1°03'35.96"W
L24	7.00	N88°43'24.96"W
L25	139.98	S88°56'24.04"W

STREET ALIGNMENT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	250.00'	34.32'	N86°47'23"E	34.29'	7°51'54"	17.19'
C2	350.00'	46.83'	S4°53'35"E	46.80'	7°39'58"	23.45'
C3	350.00'	57.52'	S55°22'31"E	57.46'	9°25'00"	28.83'
C4	350.00'	68.05'	N4°30'37"E	67.95'	11°08'27"	34.14'
C5	400.00'	216.26'	N75°34'18"W	213.63'	30°58'35"	110.84'
C13	1200.00'	224.38'	S4°04'49"E	224.05'	10°42'48"	112.52'

PROPERTY BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
L113	60.00	N29°54'59.10"E
L114	15.50	S60°05'00.90"E
L115	10.61	N74°54'59.10"E
L116	44.69	N29°54'59.10"E
L117	6.15	N5°56'28.89"W
L118	18.03	N27°59'02.11"E
L119	6.03	S62°00'57.89"E
L120	7.87	N79°51'10.12"E
L121	70.26	N29°54'59.10"E
L122	14.83	N17°41'55.56"W
L123	26.65	N60°05'00.90"W
L124	50.00	N29°54'59.10"E
L125	17.06	S60°05'00.90"E
L126	12.51	N66°49'57.76"E
L127	88.69	N7°08'33.99"W
L128	14.43	N50°57'22.41"W
L129	29.06	N7°08'17.01"W

PROPERTY BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
L130	13.81	N39°11'08.92"E
L131	78.00	N7°08'33.99"W
L132	14.32	N44°59'38.90"W
L133	12.63	N89°16'39.52"W
L134	50.00	N0°43'20.48"E
L135	36.74	S89°16'39.52"E
L136	130.00	N0°43'20.48"E
L137	1088.66	N89°16'39.52"W
L138	681.26	S1°16'35.04"W
L139	445.72	S89°25'07.96"E

PROPERTY BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C119	200.00'	53.93'	N37°38'28"E	53.77'	15°26'59"	27.13'
C120	138.50'	26.03'	N35°18'03"E	25.99'	10°46'07"	13.05'
C121	325.00'	24.15'	N27°47'17"E	24.14'	4°15'25"	12.08'
C122	325.00'	114.72'	N2°58'10"E	114.12'	20°13'28"	57.96'
C123	375.00'	37.01'	N4°18'57"W	36.99'	5°39'14"	18.52'

CITY PROJECT NUMBER: XXXXXXXXX

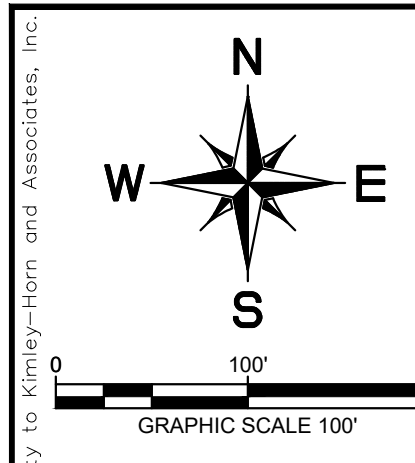
PRELIMINARY PLAT
 FOR
 TRINITY FALLS PU8 WEST
 226 RESIDENTIAL LOTS / 16 OPEN SPACES
 BEING 42.22 ACRES
 OUT OF THE
 J. EMBERSON SURVEY, ABSTRACT NO. 294
 IN THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: Trinity Falls Holding, LP 6900 S Lake Forest Drive Suite 350 McKinney, TX 75070 Tel: (713) 960-9977 Contact: Robert Diltzhardt	DEVELOPER: Trinity Falls Holding, LP 6900 S Lake Forest Drive, Suite 350 McKinney, TX 75070 Tel: (713) 960-9977 Contact: Robert Diltzhardt	ENGINEER/SURVEYOR: Kimley-Horn 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
--	---	---

DESIGNED LBC	DRAWN GST	CHECKED JDW	SCALE AS SHOWN	DATE MAY 2022	KH PROJECT NO. 068150295	P-1
-----------------	--------------	----------------	-------------------	------------------	-----------------------------	-----



PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 20210113000083990
 DATE: 05/2022
 LAST NAME: J. WOODRUFF, P.E.
 This document, together with the concepts and designs presented herein, 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.



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
- ◆ STREET NAME CHANGE
- VAM PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
- DE PROPOSED DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- AE ACCESS EASEMENT
- PAE PEDESTRIAN ACCESS EASEMENT

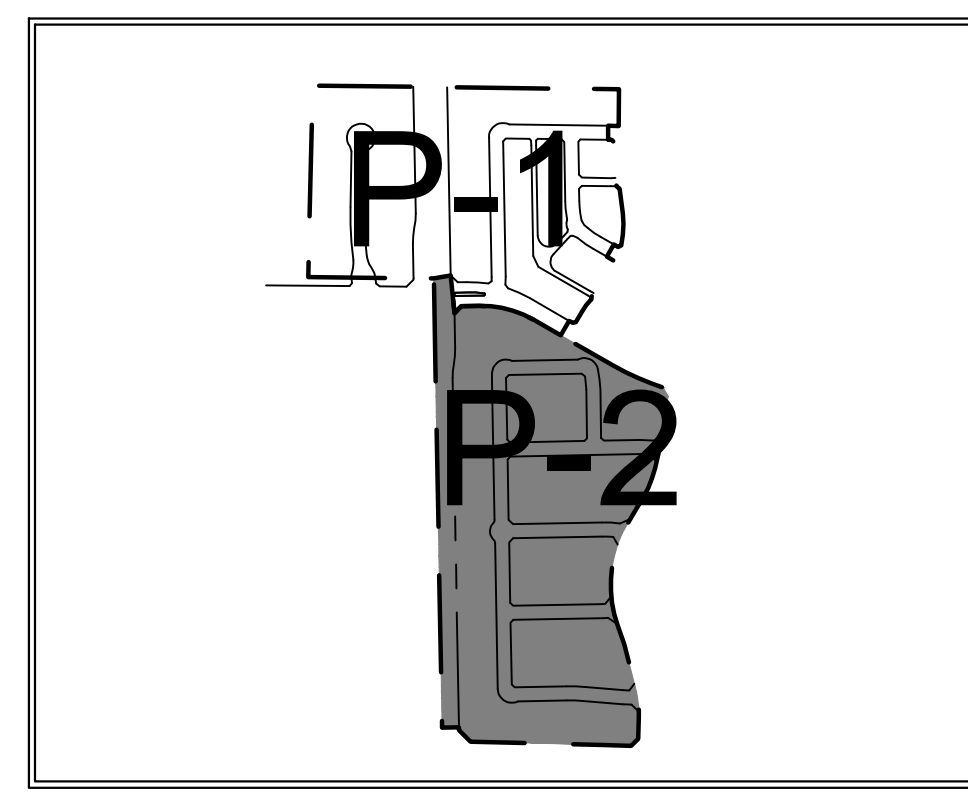
APPROVED _____
 PLANNING AND ZONING COMMISSION CHAIRMAN
 CITY OF MCKINNEY, TEXAS

DATE _____

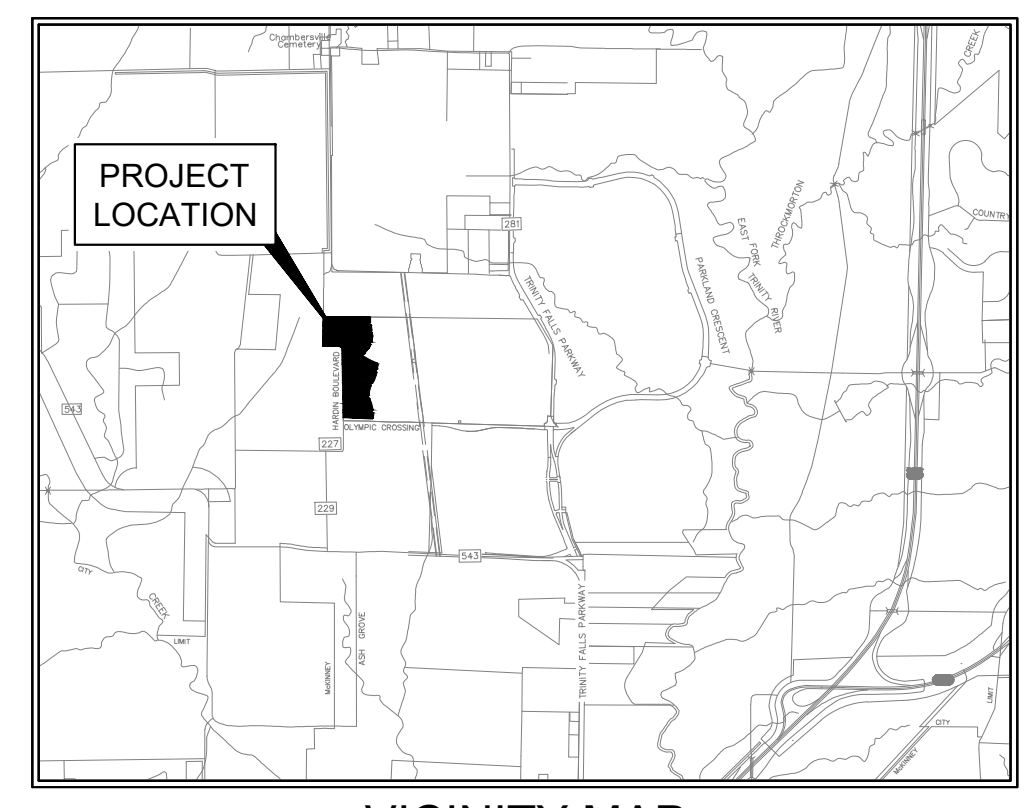
ATTEST _____

PLANNING AND ZONING COMMISSION CHAIRMAN
 CITY OF MCKINNEY, TEXAS

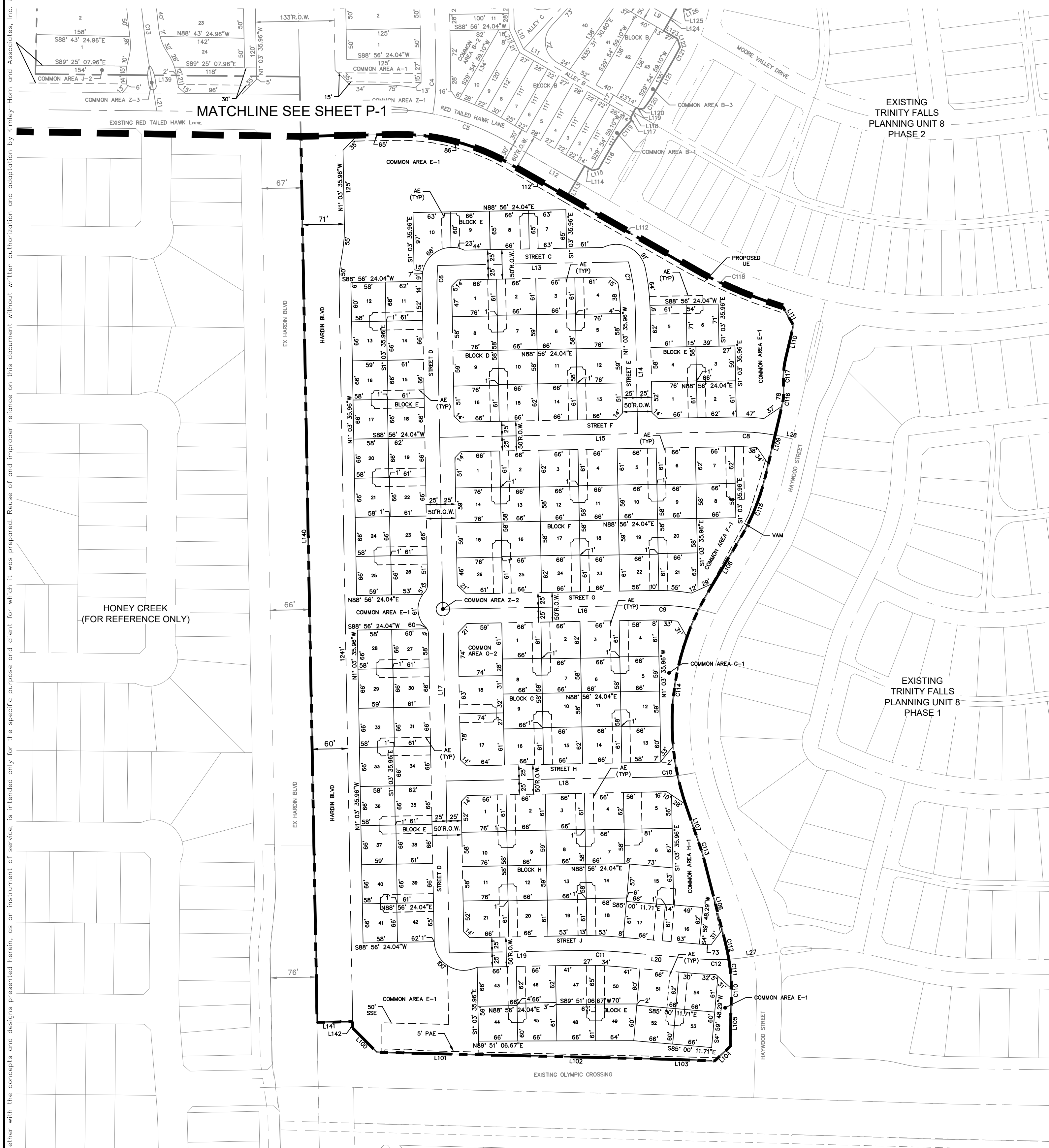
DATE _____



KEY MAP
NTS



VICINITY MAP
NTS



STREET ALIGNMENT LINE TABLE

LINE	LENGTH	BEARING
L13	321.72	N88°56'24.04"E
L14	206.98	N1°03'35.96"W
L15	497.00	N88°56'24.04"E
L16	355.00	N88°56'24.04"E
L17	1120.00	N1°03'35.96"W
L18	355.00	N88°56'24.04"E
L19	219.68	N88°56'24.04"E
L20	137.47	N85°00'11.71"W
L26	11.71	S76°41'59.67"E
L27	8.57	N80°57'03.01"E

STREET ALIGNMENT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C6	350.00'	40.09'	S2°13'16"W	40.06'	6°33'43"	20.06'
C7	350.00'	83.82'	N7°55'15"W	83.62'	13°43'19"	42.11'
C8	350.00'	87.72'	N83°52'48"W	87.49'	14°21'36"	44.09'
C9	350.00'	107.92'	N82°13'37"W	107.49'	17°39'58"	54.39'
C10	350.00'	66.03'	N83°32'09"E	65.93'	10°48'31"	33.11'
C11	600.00'	63.43'	N88°01'54"W	63.40'	6°03'24"	31.74'
C12	350.00'	85.80'	N87°58'26"E	85.59'	14°02'45"	43.12'

PROPERTY BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
L100	57.77	S44°52'15.84"E
L101	213.80	S88°38'35.96"E
L102	245.09	S88°38'35.96"E
L103	111.36	S88°09'35.96"E
L104	35.32	N46°46'47.49"E
L105	78.77	N1°43'10.93"E
L106	141.68	N14°23'08.09"W
L107	69.71	N19°25'14.33"W
L108	105.29	N30°51'57.97"E
L109	122.92	N13°18'00.33"E
L110	58.21	N13°18'00.33"E
L111	36.41	N29°57'45.09"W
L112	215.90	N60°05'00.90"W
L140	1595.82	S1°03'35.96"E
L141	60.00	N88°55'07.53"E
L142	10.71	S1°05'55.71"E

PROPERTY BOUNDARY CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C110	357.50'	33.21'	N0°56'29"W	33.20'	5°19'19"	16.62'
C111	357.50'	34.09'	N6°20'02"W	34.07'	5°27'47"	17.06'
C112	399.34'	43.07'	N12°20'08"W	43.05'	6°10'47"	21.56'
C113	144.86'	13.18'	N16°54'23"W	13.18'	5°12'50"	6.60'
C114	430.00'	377.40'	N5°43'22"E	365.40'	50°17'12"	201.82'
C115	370.00'	113.44'	N22°04'59"E	112.99'	17°33'58"	57.17'
C116	88.50'	21.68'	N6°16'55"E	21.63'	14°02'10"	10.89'
C117	136.50'	33.44'	N6°16'55"E	33.36'	14°02'10"	16.80'
C118	897.46'	193.73'	N66°15'25"W	193.35'	12°22'04"	97.24'

CITY PROJECT NUMBER: XXXXXXXX

PRELIMINARY PLAT
 FOR
TRINITY FALLS PU8 WEST
 226 RESIDENTIAL LOTS / 16 OPEN SPACES
 BEING 42.22 ACRES
 OUT OF THE
 J. EMBERSON SURVEY, ABSTRACT NO. 294
 IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER:
Trinity Falls Holding, LP
6900 S Lake Forest Drive
Suite 350
McKinney, TX 75070
Tel: (713) 969-9977
Contact: Robert Dillhardt

DEVELOPER:
Trinity Falls Holding, LP
6900 S Lake Forest Drive,
Suite 350
McKinney, TX 75070
Tel: (713) 969-9977
Contact: Robert Dillhardt

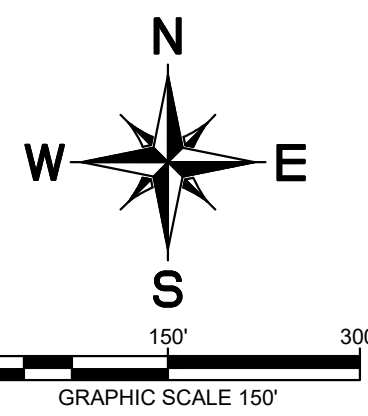
ENGINEER/SURVEYOR:
Kimley»Horn
6180 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: JACKSON D. WOODRUFF,
P.E.

DESIGNED LBC	DRAWN GST	CHECKED JDW	SCALE AS SHOWN	DATE MAY 2022	KH PROJECT NO. 06815025	P-2
-----------------	--------------	----------------	-------------------	------------------	----------------------------	-----

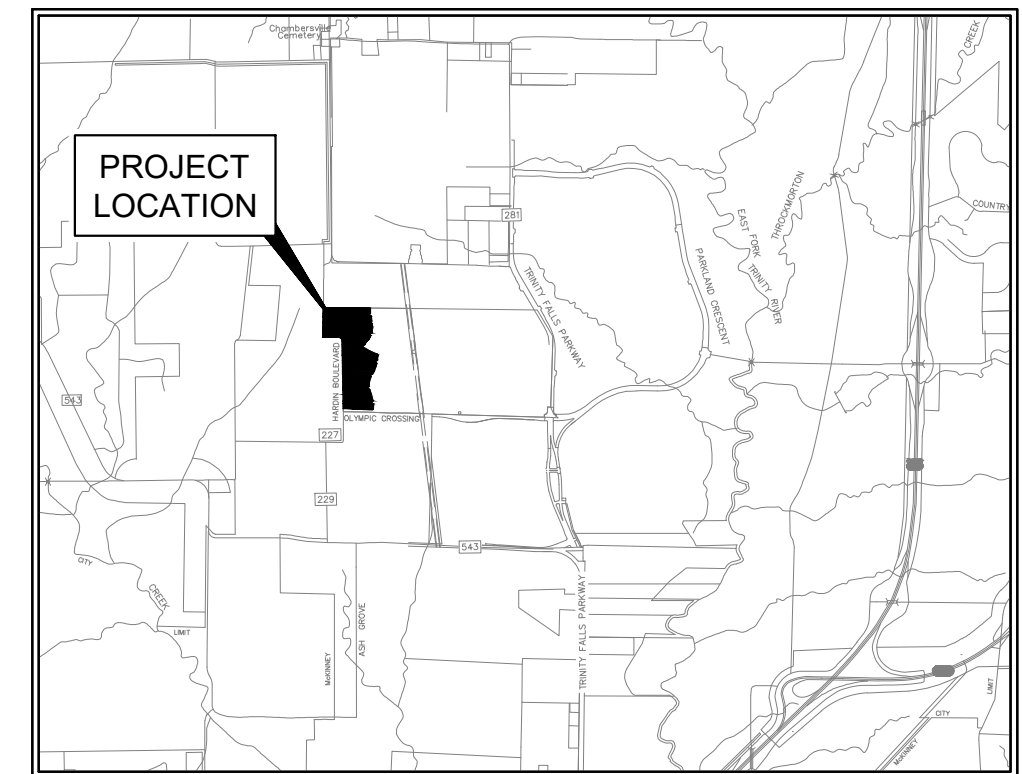
CALLED 26 ACRES
 LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
 INST. NO. 20210415000762870
 O.P.R.C.C.T.

CALLED 27 ACRES
 LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
 INST. NO. 20210415000762910
 O.P.R.C.C.T.

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 22022-0434-PM
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 22022-0434-PM
 LAST REVISED: 02/20/2022 4:54 PM
 This document, together with the concepts and designs presented herein, is an instrument of service, 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.



CALLED 72 ACRES
 MASTER DEVELOPER
 HERITAGE FARMS, INC
 INST. NO. 20210113000083990
 O.P.R.C.C.T.



VICINITY MAP
 NTS

Trinity Falls Planning Unit 8 West				
LOT TYPES	SFD-46	SFD-50	TH-18.5	SFMD-10
Neighborhood 1				
Block A		20		
Block B	4		39	
Block C	4			
Neighborhood 2				
Block D				16
Block E				54
Block F				26
Block G				18
Block H				21
Neighborhood 3				
Block J		24		

- NOTE:
1. PRELIMINARY – FINAL PLAT FOR REVIEW PURPOSES ONLY.
 2. ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.

NEIGHBORHOOD EXHIBIT
 FOR
TRINITY FALLS PU8 WEST
 226 RESIDENTIAL LOTS / 16 OPEN SPACES
 BEING 42.22 ACRES
 OUT OF THE
 J. EMBERSON SURVEY, ABSTRACT NO. 294
 IN THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: Trinity Falls Holding, LP 5900 S Lake Forest Drive Suite 350 McKinney, TX 75070 Tel: (713) 989-9977 Contact: Robert Dillhardt	DEVELOPER: Trinity Falls Holding, LP 5900 S Lake Forest Drive, Suite 350 McKinney, TX 75070 Tel: (713) 989-9977 Contact: Robert Dillhardt	ENGINEER/SURVEYOR: 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
---	--	---

DESIGNED LBC	DRAWN GST	CHECKED JDW	SCALE AS SHOWN	DATE MAY 2022	KH PROJECT NO. 068150295	N-1
-----------------	--------------	----------------	-------------------	------------------	-----------------------------	-----

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 2022-058-NM
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 2022-058-NM
 LAST SAVED: 5/20/2022 10:58 AM
 This document, together with the concepts and designs presented herein, is an instrument of service, 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.