

PRELIMINARY/FINAL PLAT

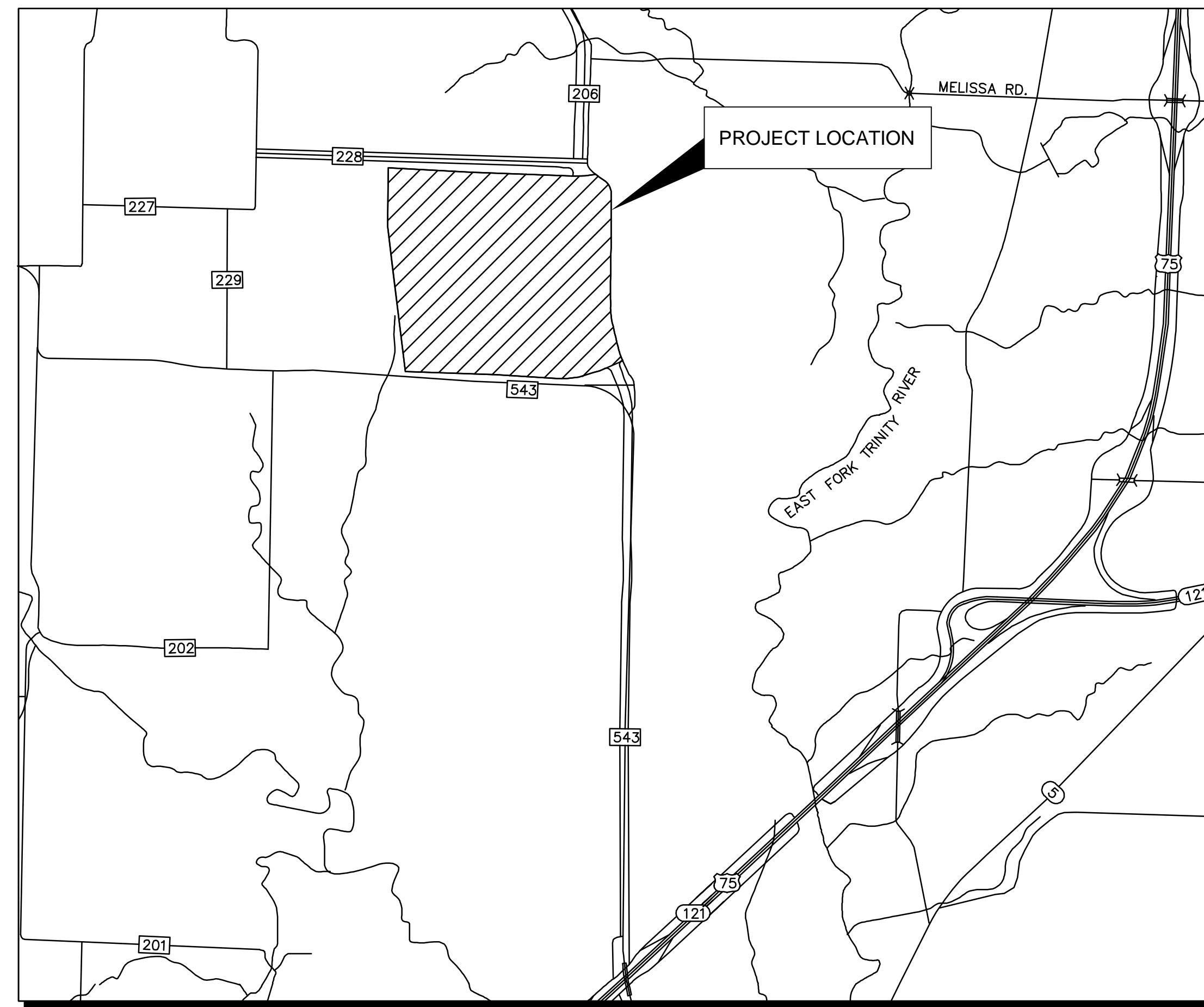
TRINITY FALLS PLANNING UNIT #1

MCKINNEY ETJ, COLLIN COUNTY, TEXAS



PLAN SUBMITTAL/REVIEW LOG

FIRST SUBMITTAL TO CITY OF MCKINNEY	02/11/2013
SECOND SUBMITTAL TO CITY OF MCKINNEY- PLANNING DEPARTMENT	02/25/2013
SECOND SUBMITTAL TO CITY OF MCKINNEY- ENGINEERING DEPARTMENT	03/13/2013



LOCATION MAP

MARCH 2013

SHEET INDEX

SHEET NO.	DESCRIPTION	DATE	REVISION
G-1	COVER SHEET	03/13/2013	
G-2	MATCHLINE EXHIBIT	03/13/2013	
P-1	PRELIMINARY PLAT	03/13/2013	
P-2	PRELIMINARY PLAT	03/13/2013	
P-3	PRELIMINARY PLAT	03/13/2013	
P-4	PRELIMINARY PLAT	03/13/2013	

ENGINEER

Kimley-Horn and Associates, Inc.
STATE OF TEXAS REGISTRATION NO. F-928
5750 GENESIS COURT, SUITE 200
FRISCO, TX 75034
TEL. 972.335.3580
CONTACT: PAUL D. MCCracken, P.E.

OWNER/DEVELOPER

CH-B TRINITY FALLS, L.P.
Castle Hill Partners
1111 West 11th St.
Austin, TX 78703
CONTACT: Gary Mefford
(512) 381-6136

RECEIVED

By Kathy Wright at 8:44 am, Mar 15, 2013

Paper Copies Received March 14, 2013

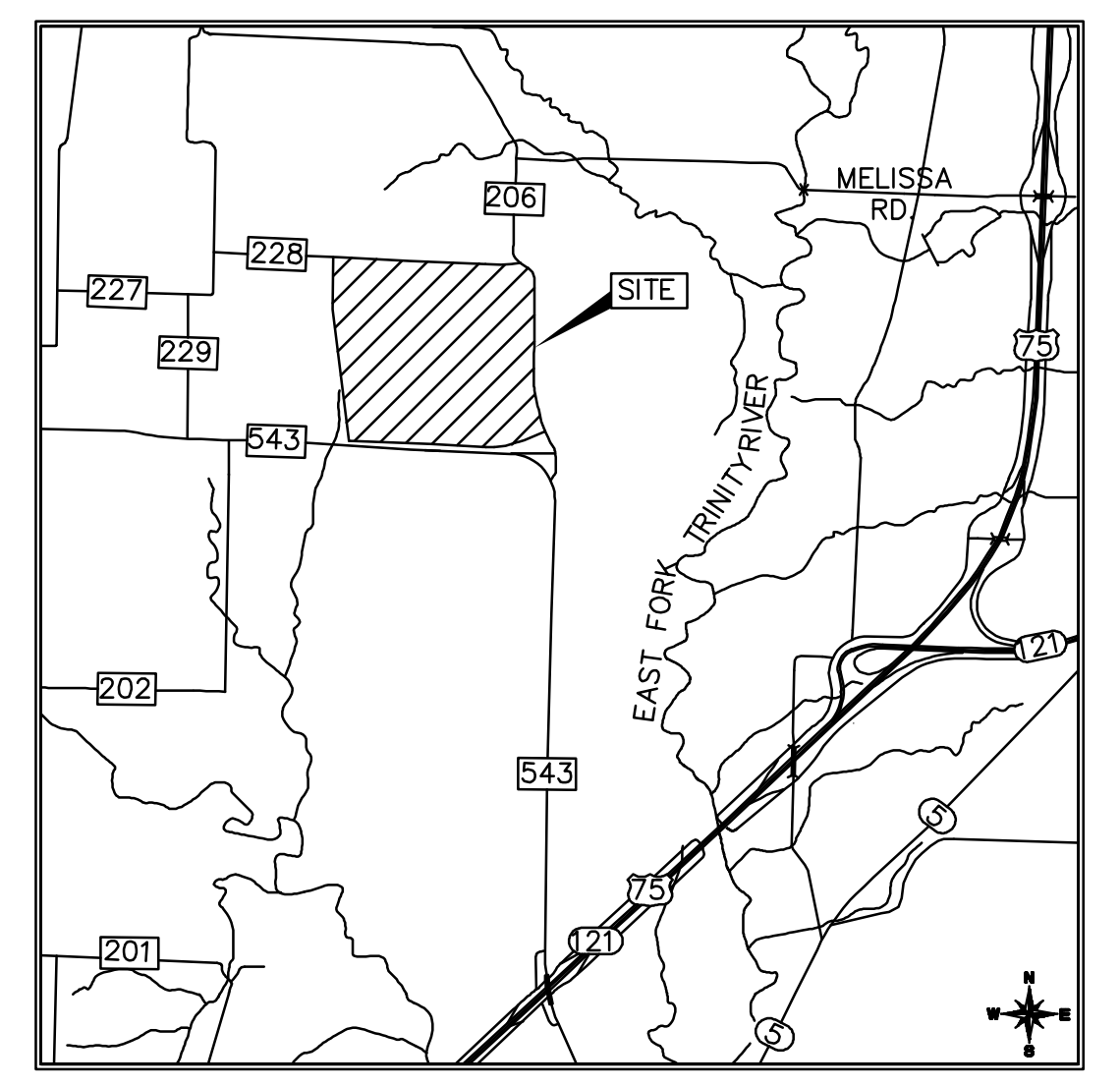
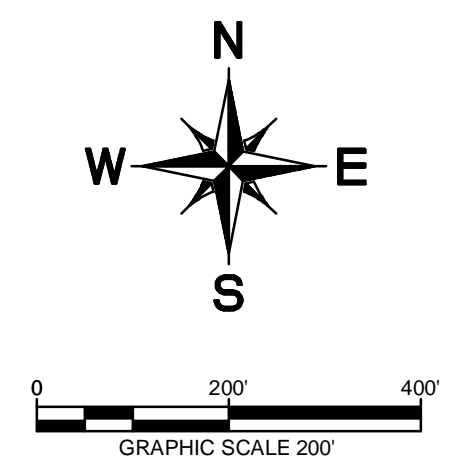
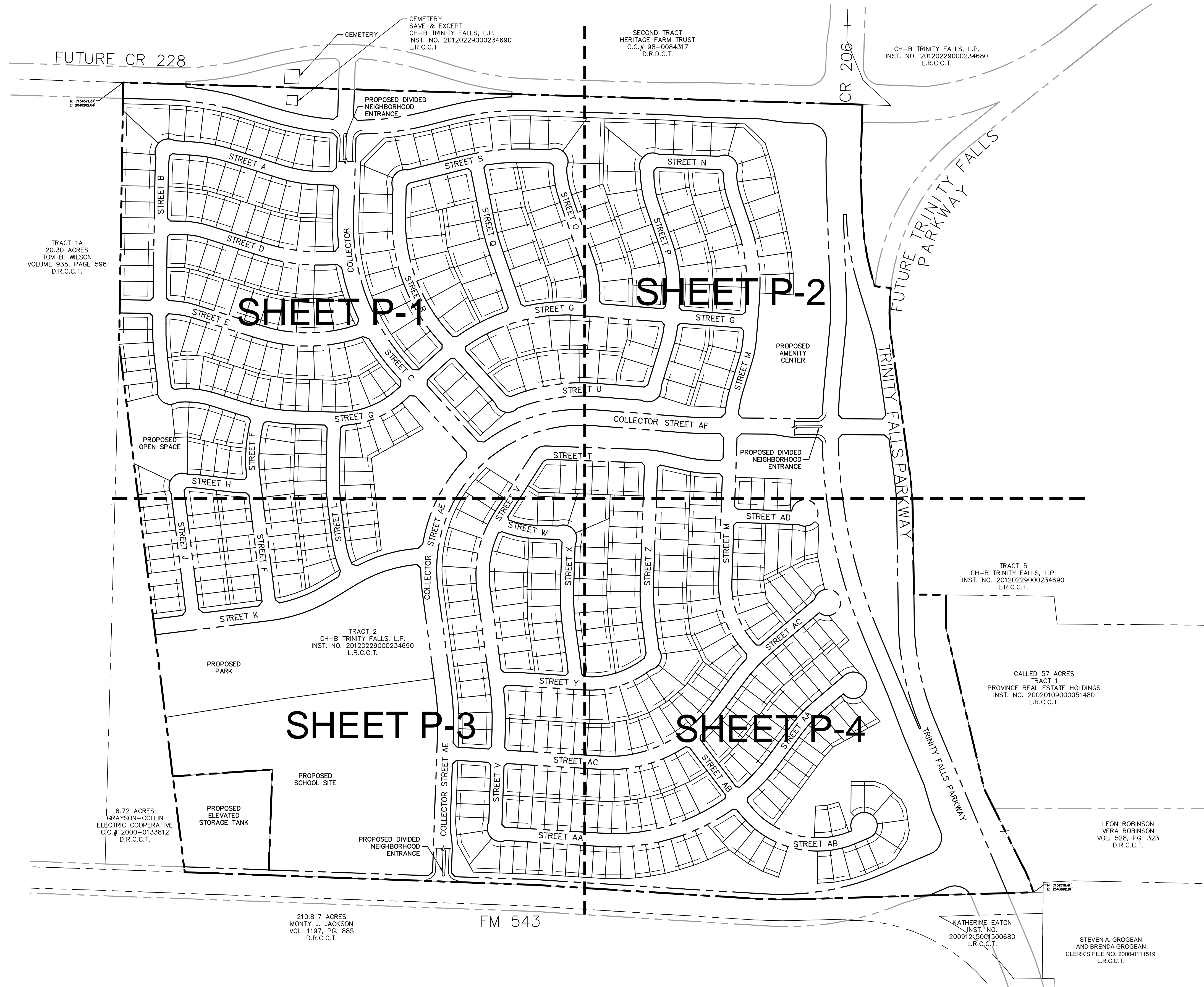
NOTE: ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PLOTTED BY: MANUELA MORA, 11/20/13 10:45 AM
 DWGNAME: K:\P\0310005000-TRINITY FALLS\DWG\PLANS\G1\COVER SHEET PLAT.DWG (G1-Cover Sheet)
 LAST SAVED: 03/20/2013 10:51 AM
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KHA NO. 06815001
 PRELIMINARY FINAL PLAT

PLOTTED BY: MARCUS MARRA, 11/28/13 10:45 AM (G-2 MATCHLINE EXHIBIT)
 DWG NAME: K:\P\01\00000000\TRINITY FALLS\DWG\PU1\PRELIMINARY\PLANS\LEES\PRELIMINARY PLAT.DWG
 LAST SAVED: 3/13/2013 10:45 AM
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VICINITY MAP
SCALE: 1"=3000'

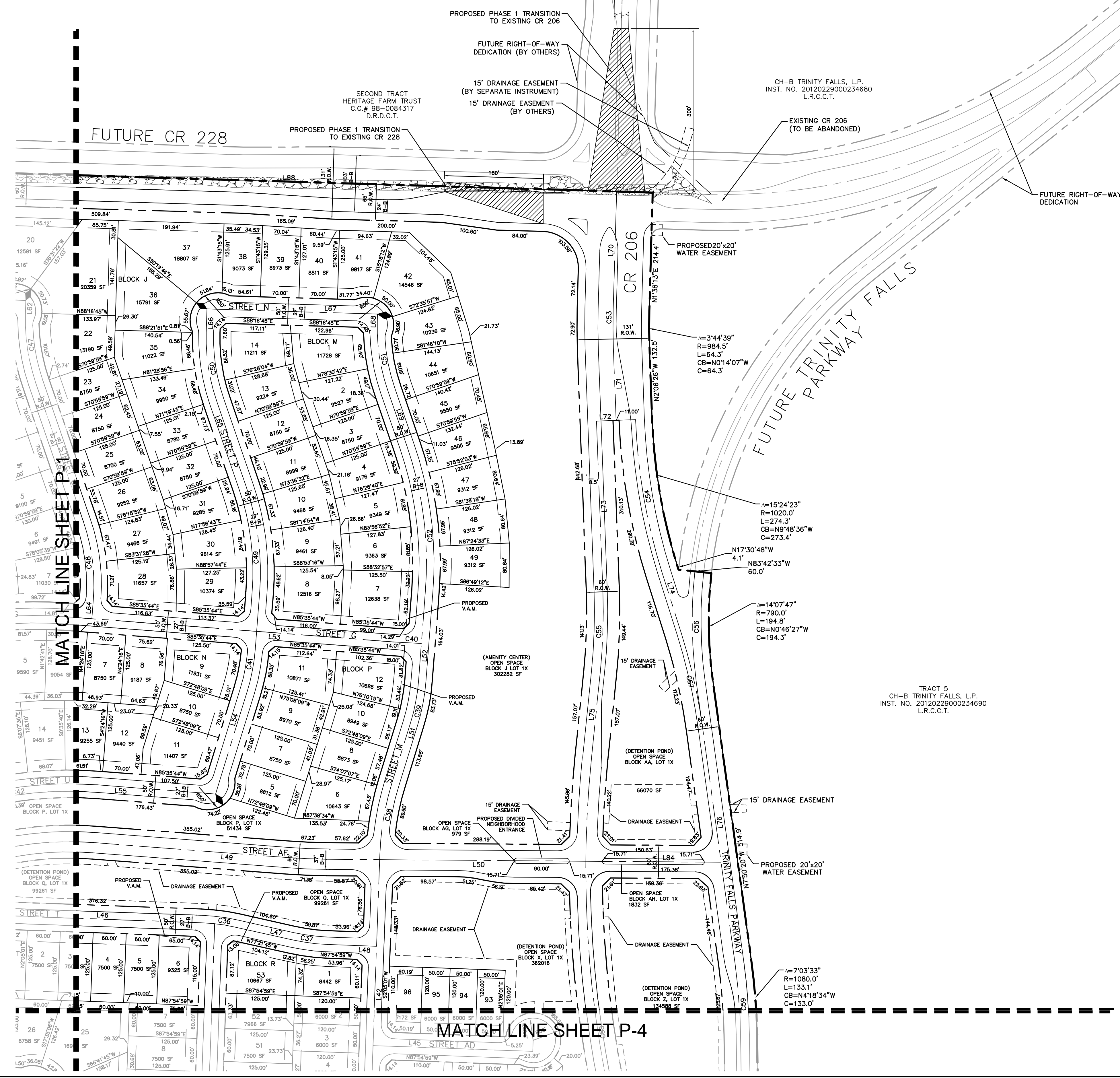
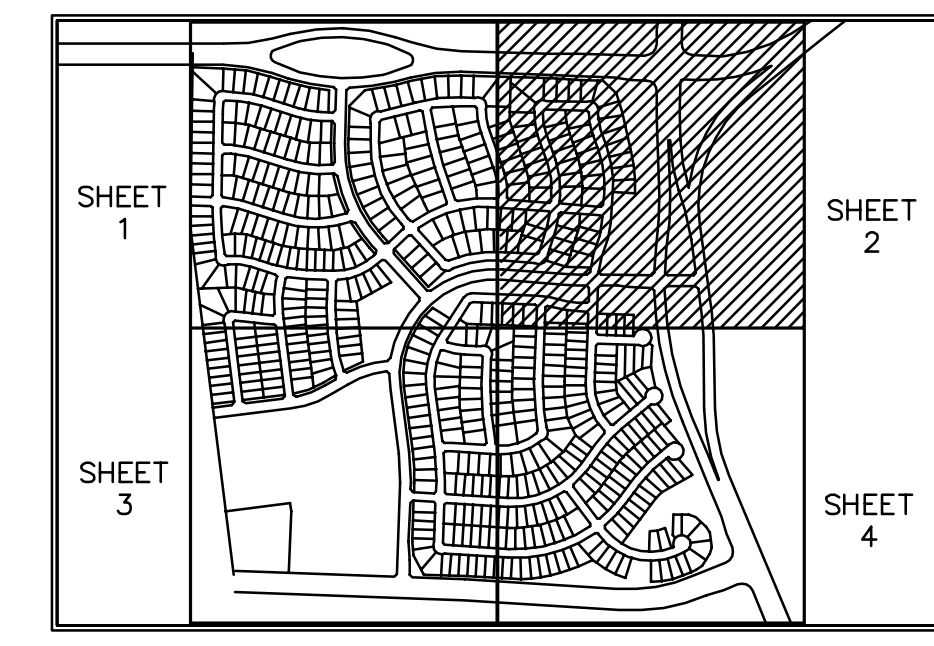
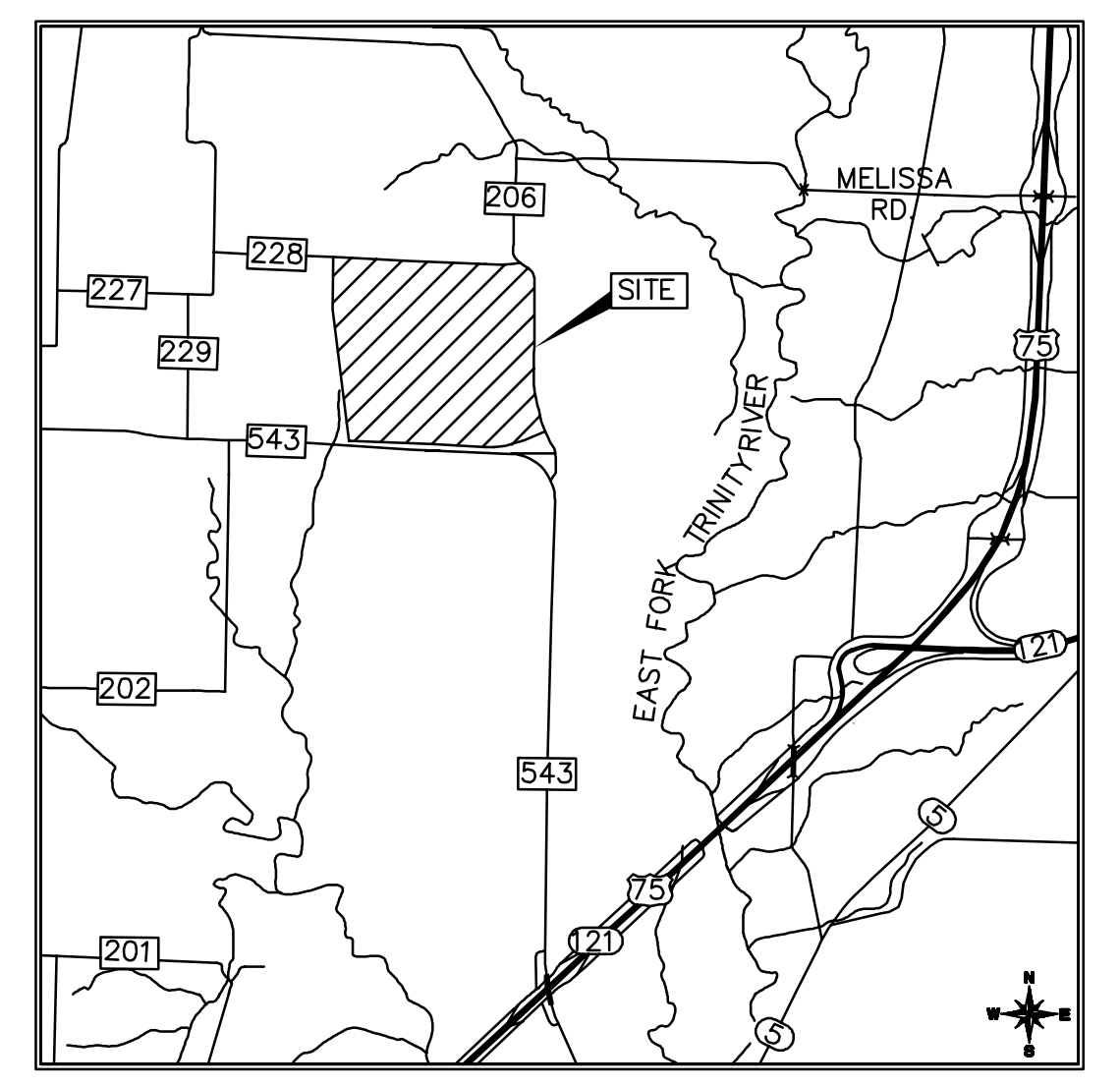
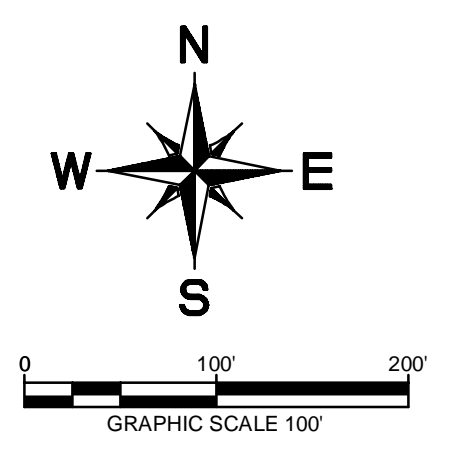
MATCHLINE EXHIBIT
FOR
TRINITY FALLS
PLANNING UNIT #1
 525 RESIDENTIAL LOTS / 17 OPEN SPACES
 BEING 187.86 ACRES
 OF UNPLATTED PROPERTY OUT OF THE
 JOHN EMBERTSON SURVEY, ABSTRACT NO. 294
 COLLIN COUNTY, TEXAS
CITY OF MCKINNEY PROJECT NO. 13-034PF

OWNER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Contact: Gary Melfford (512) 381-6136	DEVELOPER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Contact: Gary Melfford (512) 381-6136	ENGINEER/PLANNER: Kimley-Horn and Associates 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Paul McCracken, P.E.
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RECEIVED
 By Kathy Wright at 8:44 am, Mar 15, 2013

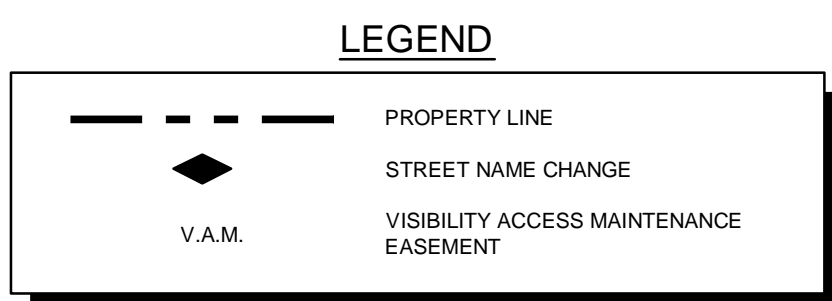
DESIGNED PDM	DRAWN MM	CHECKED BAB	SCALE AS SHOWN	DATE MARCH 2013	KHA PROJECT NO. 068150007	G-2
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PLATTED BY: MAURICIO MARRA, P.L.L.C. 3/15/13 8:44 AM
 DWG NAME: K:\PROJECTS\2012\29000234690\TRINITY FALLS\PLANS\PRELIMINARY\PLAT.DWG (P.2 Preliminary) [RM]
 LAST SAVED: 3/15/2013 8:44 AM
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LINE	LENGTH	BEARING
L42	596.85	S2°05'00.96"W
L46	390.54	N87°54'59.04"W
L47	104.80	S77°21'44.80"E
L48	88.96	N87°54'59.04"W
L49	355.02	N85°35'44.48"W
L50	470.78	N89°33'59.68"W
L51	113.65	N17°15'52.72"E
L52	164.03	N4°24'15.52"E
L53	599.81	N85°35'44.48"W
L54	194.44	N17°15'52.72"E
L55	214.19	N85°35'44.48"W
L64	35.37	N4°24'15.52"E
L65	163.67	N19°00'00.50"W
L66	42.60	S14°15'23.72"W
L67	309.91	S88°16'44.77"E
L68	13.95	S14°15'23.72"W
L69	107.74	N19°00'00.50"W
L70	214.45	S13°81'21.71"W
L71	132.55	S2°06'26.25"E
L72	71.00	N87°53'37.88"E
L73	310.13	S2°06'26.25"E
L74	116.70	S17°30'48.08"E
L75	157.07	S5°49'13.98"W
L76	514.87	S7°50'20.23"E
L84	245.70	S89°33'59.68"E
L88	1190.13	S88°16'44.77"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C36	350.00'	64.47'	N82°38'22"W	64.38'	10°33'14"	32.33'
C37	350.00'	64.47'	S82°38'22"E	64.38'	10°33'14"	32.33'
C38	500.00'	131.89'	S9°38'26"W	131.51'	15°06'50"	66.33'
C39	350.00'	78.15'	N10°48'03"E	77.99'	12°47'35"	39.24'
C40	1000.00'	50.02'	S87°01'43"E	50.02'	2°51'58"	25.02'
C41	350.00'	78.15'	N10°48'03"E	77.99'	12°47'35"	39.24'
C48	350.00'	142.97'	N71°7'52"W	141.98'	23°24'16"	72.50'
C49	480.00'	196.07'	N71°7'52"W	194.71'	23°24'16"	99.42'
C50	350.00'	126.58'	S8°38'23"E	125.89'	20°43'16"	63.99'
C51	350.00'	126.58'	S8°38'23"E	125.89'	20°43'16"	63.99'
C52	650.00'	265.52'	N71°7'52"W	263.67'	23°24'16"	134.63'
C53	1050.00'	88.62'	S01°4'07"E	88.62'	3°44'39"	34.32'
C54	1050.00'	282.32'	S9°48'38"E	281.47'	15°24'20"	142.02'
C55	1050.00'	145.29'	N1°51'24"E	145.17'	7°55'40"	72.76'
C56	820.00'	202.22'	S0°46'27"E	201.71'	14°07'47"	101.63'
C57	1050.00'	177.29'	N12°40'34"W	177.08'	9°40'28"	88.86'
C58	2000.00'	1000.81'	S8°30'54"W	990.40'	28°40'16"	511.11'
C59	1050.00'	129.37'	N4°18'34"W	129.29'	7°03'33"	64.77'



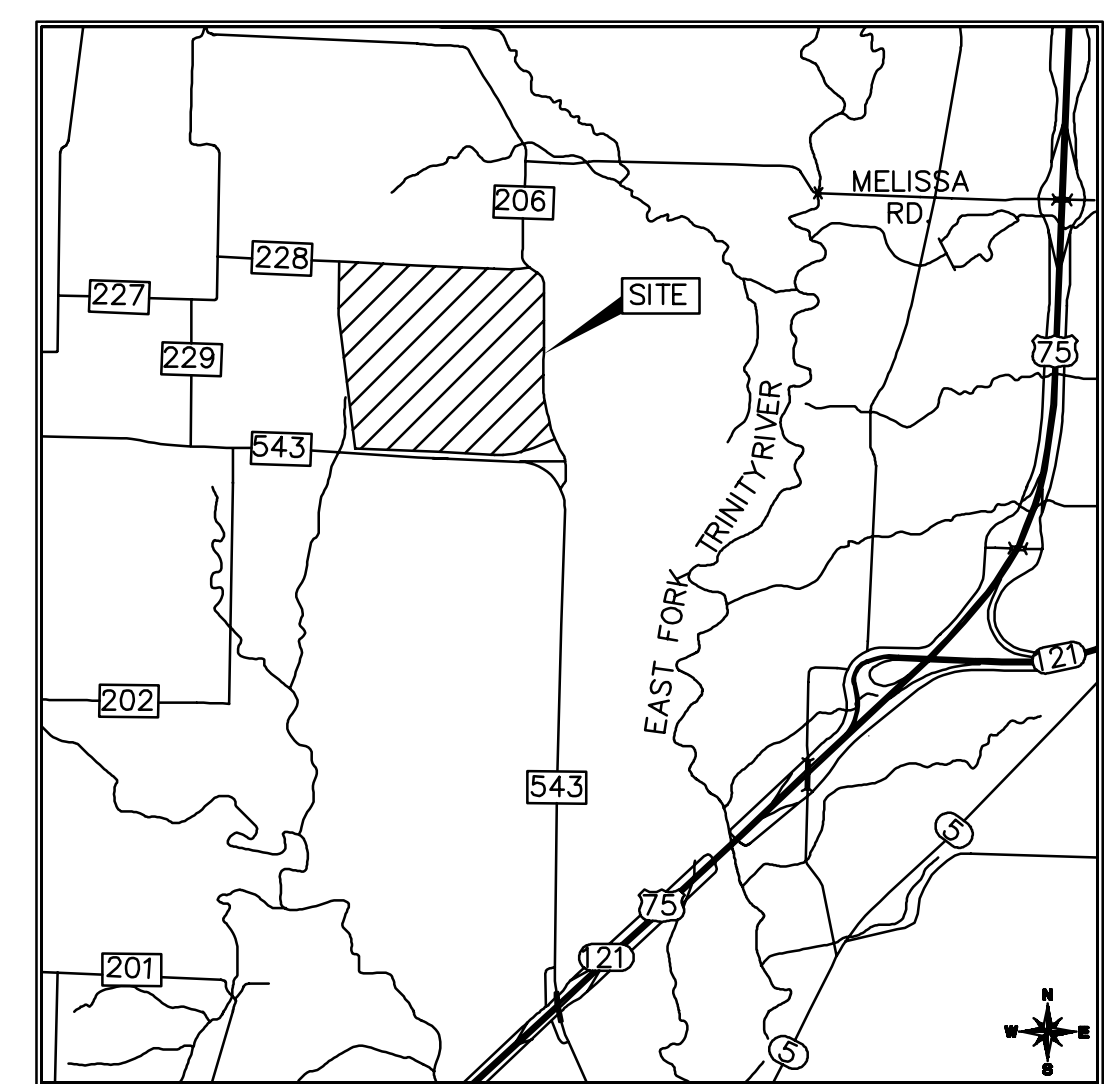
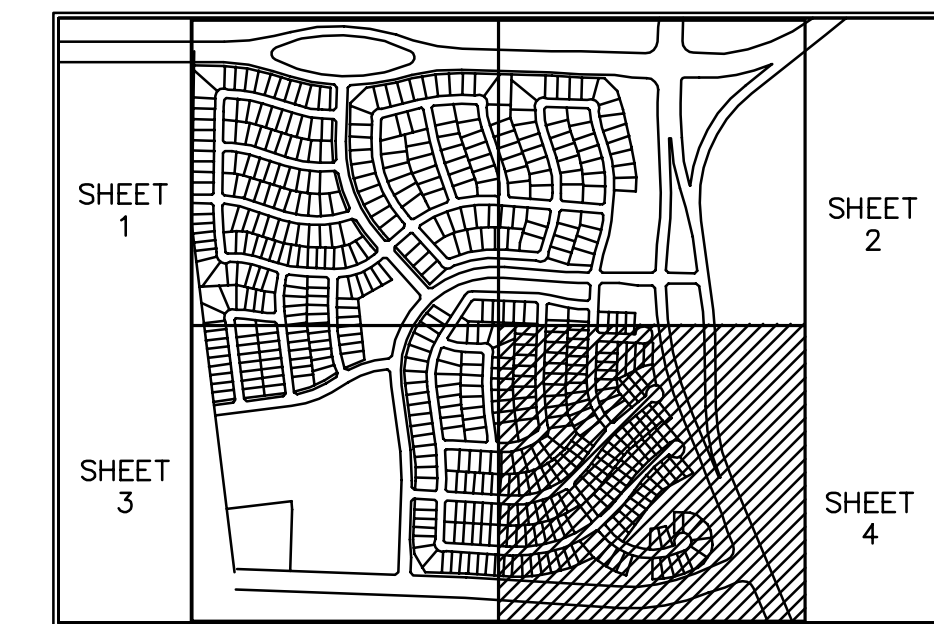
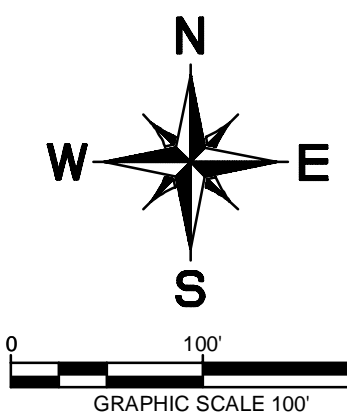
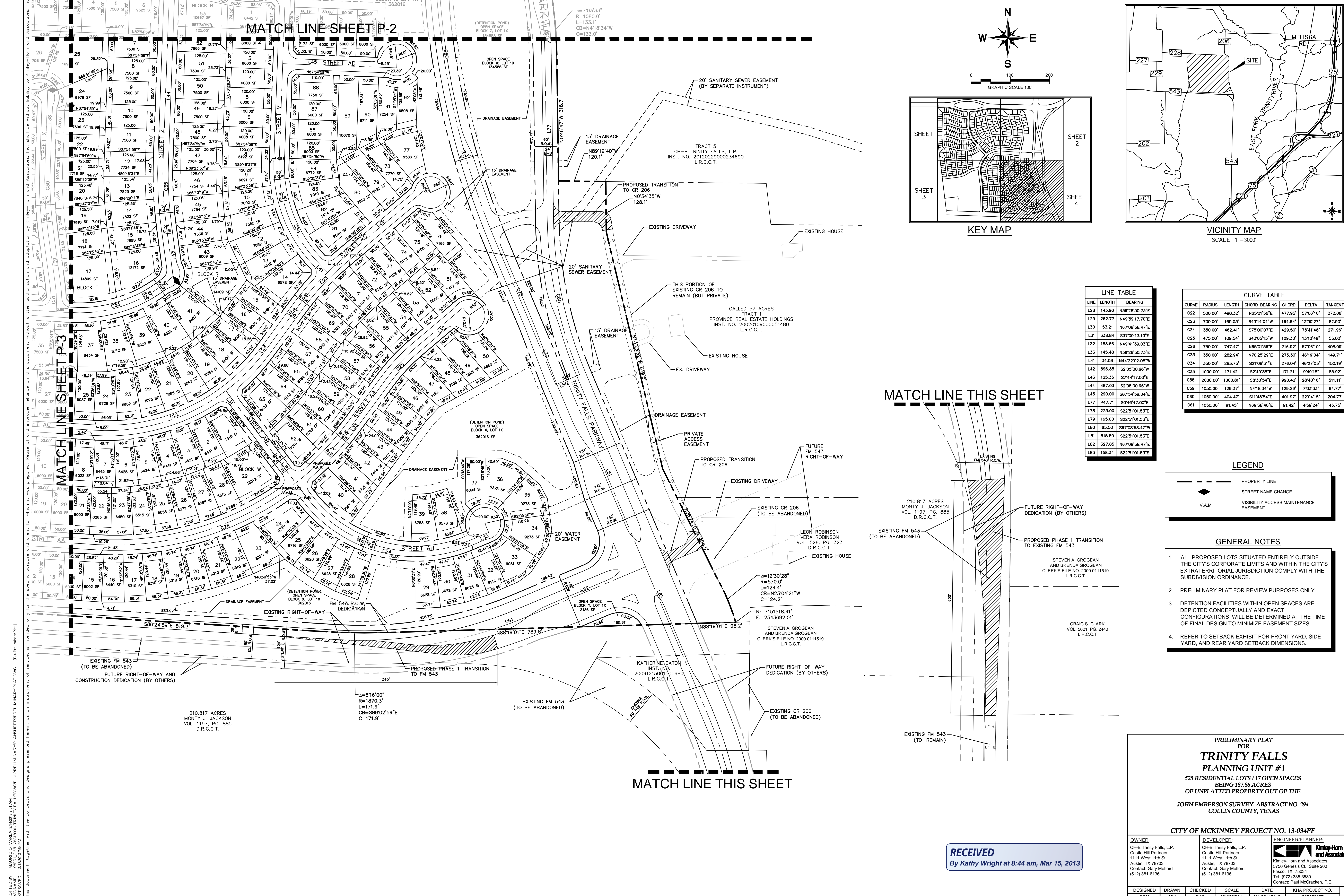
- GENERAL NOTES
- ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.
 - PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.
 - DETECTION FACILITIES WITHIN OPEN SPACES ARE DEPICTED CONCEPTUALLY AND EXACT CONFIGURATIONS WILL BE DETERMINED AT THE TIME OF FINAL DESIGN TO MINIMIZE EASEMENT SIZES.
 - REFER TO SETBACK EXHIBIT FOR FRONT YARD, SIDE YARD, AND REAR YARD SETBACK DIMENSIONS.

PRELIMINARY PLAT FOR TRINITY FALLS PLANNING UNIT #1
 525 RESIDENTIAL LOTS / 17 OPEN SPACES BEING 187.86 ACRES OF UNPLATTED PROPERTY OUT OF THE JOHN EMBERTSON SURVEY, ABSTRACT NO. 294 COLLIN COUNTY, TEXAS
 CITY OF MCKINNEY PROJECT NO. 13-034PF

OWNER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Contact: Gary Melford (512) 381-6136	DEVELOPER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Contact: Gary Melford (512) 381-6136	ENGINEER/PLANNER: Kinney-Horn and Associates, Inc. 5750 Genesee Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-8890 Contact: Paul McCracken, P.E.
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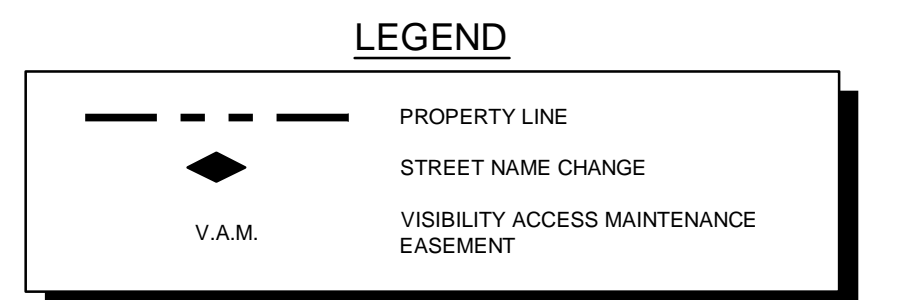
DESIGNED: PDM	DRAWN: MM	CHECKED: BAB	SCALE: AS SHOWN	DATE: MARCH 2013	KHA PROJECT NO: 088150007	P-2
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RECEIVED
 By Kathy Wright at 8:44 am, Mar 15, 2013



LINE	LENGTH	BEARING
L28	143.96	N36°28'50.73"E
L29	262.77	N49°59'17.70"E
L30	53.21	N67°08'58.47"E
L31	338.84	S37°09'13.10"E
L32	158.66	N49°41'39.03"E
L33	145.48	N36°28'50.73"E
L41	34.08	N44°22'02.08"W
L42	596.85	S2°05'00.96"W
L43	125.35	S7°44'17.00"E
L44	467.03	S2°05'00.96"W
L45	290.00	S87°54'59.04"E
L77	417.71	S0°46'47.00"E
L78	225.00	S22°51'01.53"E
L79	165.00	S22°51'01.53"E
L80	65.50	S87°08'58.47"W
L81	515.50	S22°51'01.53"E
L82	327.85	N67°08'58.47"E
L83	158.34	S22°51'01.53"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C22	500.00	498.32	N65°01'56"E	477.95'	57°06'10"	272.06'
C23	700.00	165.03	S43°14'04"W	164.84'	13°30'27"	82.90'
C24	350.00	462.41	S75°00'07"E	428.50'	75°41'48"	271.96'
C25	475.00	109.54	S43°05'15"W	109.30'	13°12'48"	55.02'
C26	750.00	747.47	N65°01'56"E	716.92'	57°06'10"	408.09'
C33	350.00	282.94	N70°25'29"E	275.30'	46°19'04"	149.71'
C34	350.00	283.75	S21°08'31"E	276.04'	46°27'03"	150.19'
C35	1000.00	171.42	S24°38'36"E	171.21'	9°49'18"	85.92'
C58	2000.00	1000.81	S8°30'54"E	990.40'	28°40'16"	511.11'
C59	1050.00	129.37	N41°58'34"W	129.28'	7°03'33"	64.77'
C60	1050.00	404.47	S11°48'54"E	401.97'	22°04'15"	204.77'
C61	1050.00	91.45	N69°38'04"E	91.42'	4°59'24"	45.75'



- GENERAL NOTES**
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PRELIMINARY PLAT FOR TRINITY FALLS PLANNING UNIT #1
 525 RESIDENTIAL LOTS / 17 OPEN SPACES BEING 187.86 ACRES OF UNPLATTED PROPERTY OUT OF THE JOHN EMBERSON SURVEY, ABSTRACT NO. 294 COLLIN COUNTY, TEXAS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.
PDM	MM	BAB	AS SHOWN	MARCH 2013	088150007

RECEIVED
 By Kathy Wright at 8:44 am, Mar 15, 2013

PLATTED BY: KIMBERLY HORN AND ASSOCIATES, INC. DATE: 3/15/2013
 DWM:KHA
 K:\PROJECTS\2013\TRINITY FALLS\PLANS\PRELIMINARY\PLAT.DWG (P-4 Preliminary) (P-4 Preliminary)
 LAST SAVED: 3/15/2013 10:54 AM
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