

PRELIMINARY-FINAL PLAT

FOR

TRINITY FALLS PLANNING UNIT 7

PHASE 8

CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS



ENGINEER



6160 WARREN PARKWAY SUITE 210
FRISCO, TEXAS 75034
PH. (972) 335-3580
CONTACT: JACKSON D. WOODRUFF, P.E.

STATE OF TEXAS
REGISTRATION NO. F-928

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'

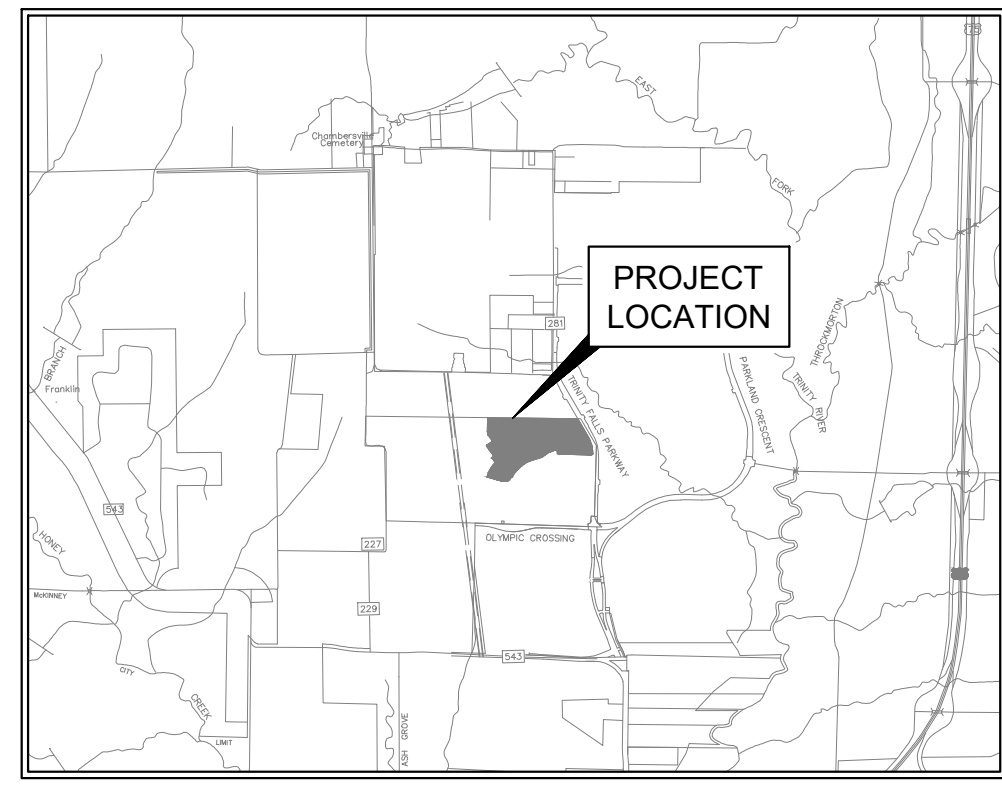
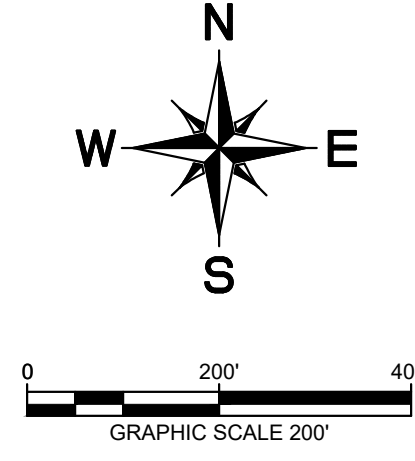
SHEET INDEX

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

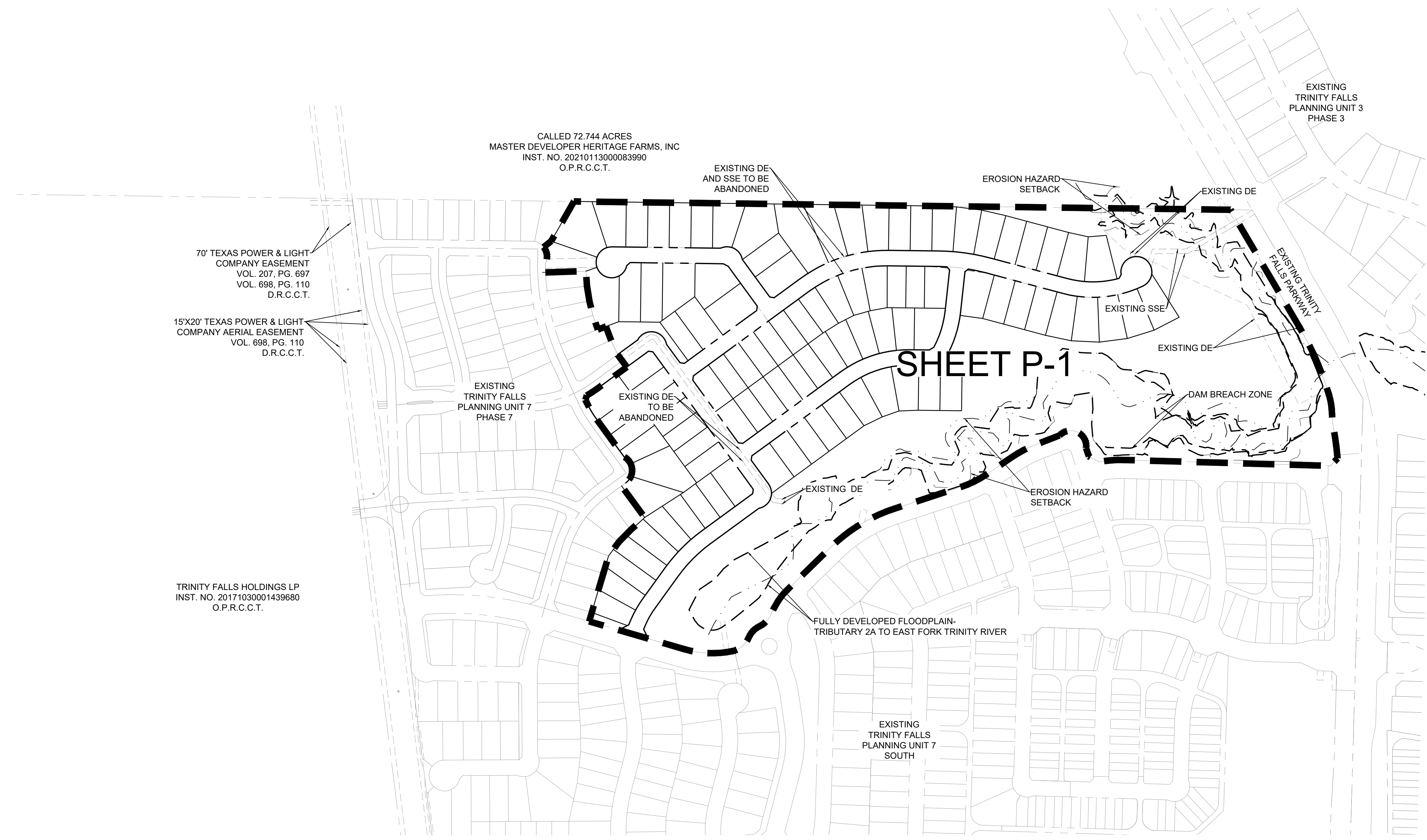
NOVEMBER 2021

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



VICINITY MAP
NTS



SHEET P-1

NOTES

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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.

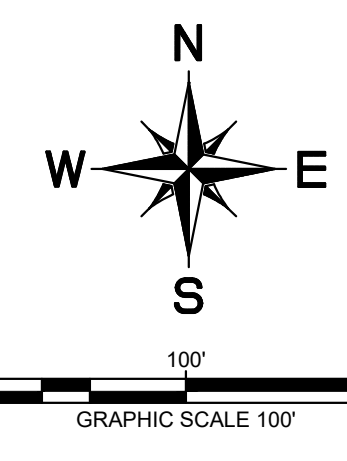
PRELIMINARY - FINAL PLAT SHEET INDEX
FOR
TRINITY FALLS PLANNING UNIT 7 PHASE 8
100 RESIDENTIAL LOTS / 4 OPEN SPACES
BEING 52.96 ACRES
OUT OF THE
J. EMBERSON SURVEY, ABSTRACT NO. 294
IN THE
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

OWNER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Diltzhardt	DEVELOPER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 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.
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DESIGNED LBC	DRAWN WJS	CHECKED JDW	SCALE AS SHOWN	DATE NOVEMBER 2021	KH PROJECT NO. 068150224	C-2
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REVISIONS: 01/20/2021 10:34 AM
 DRAWN BY: WJS
 CHECKED BY: JDW
 DESIGNED BY: LBC
 DATE: 11/20/2021 10:34 AM
 LAST SAVED: 11/20/2021 10:34 AM
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PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 20210113000083990
 DATE: 11/15/2021
 DRAWN BY: J. W. JONES
 CHECKED BY: J. W. JONES
 SCALE: AS SHOWN
 DATE: NOVEMBER 2021
 PROJECT NO.: 068150224
 P.1



PROPERTY BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L16	198.60	S45°39'59.65"W
L17	227.71	S71°52'52.68"W
L18	101.86	S55°52'52.68"W
L19	82.23	S68°53'01.22"W
L20	28.01	N18°16'44.77"W
L21	37.05	N60°26'45.47"W
L22	666.20	N88°21'47.13"W
L23	33.60	S43°51'58.52"W
L24	441.49	S30°25'02.90"E
L25	2120.54	S89°16'39.52"E
L26	30.78	N51°37'45.78"E
L27	25.79	N0°50'55.59"W
L28	48.33	N3°54'07.30"W
L29	48.35	N9°12'14.96"W

PROPERTY BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L30	48.37	N13°36'50.35"W
L31	48.37	N19°14'14.39"W
L32	27.74	S69°13'56.48"W
L33	47.28	N20°39'59.10"W
L34	51.03	N24°37'43.92"W
L35	50.00	N36°09'29.32"W
L36	14.70	N18°02'50.81"E
L37	150.51	N36°09'29.32"W
L38	16.96	N53°50'30.68"E
L39	60.18	N48°39'16.52"E
L40	54.84	N44°19'57.41"E
L41	56.09	N36°05'37.65"E
L42	58.29	N16°40'54.36"E

PROPERTY BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C8	320.00'	155.92'	N87°41'06"W	154.39'	27°55'05"	79.54'
C9	73.50'	7.59'	S75°23'51"W	7.59'	5°55'01"	3.80'
C10	73.50'	63.68'	S47°37'03"W	61.71'	49°38'34"	34.00'
C11	72.00'	52.33'	S43°37'07"W	51.19'	41°38'42"	27.38'
C12	73.50'	51.20'	S44°29'04"W	50.17'	39°54'48"	26.69'
C13	380.00'	50.04'	S28°18'02"W	50.01'	7°32'43"	25.06'
C14	201.50'	47.81'	S38°52'12"W	47.69'	13°35'36"	24.02'
C15	525.00'	240.20'	S58°46'26"W	238.12'	26°12'53"	122.24'
C16	325.00'	90.76'	S63°52'53"W	90.46'	16°00'00"	45.68'
C17	375.00'	85.10'	S62°22'57"W	84.92'	13°00'09"	42.73'

PROPERTY BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C18	50.00'	126.12'	N64°41'52"W	95.25'	144°31'16"	156.30'
C19	380.00'	82.07'	S85°26'59"W	81.91'	12°22'28"	41.20'
C20	984.87'	10.42'	S4°56'47"E	10.42'	0°36'23"	5.21'
C21	978.65'	91.13'	S7°54'51"E	91.10'	5°20'08"	45.60'
C22	264.00'	43.02'	S5°54'48"E	42.97'	9°20'13"	21.56'
C23	236.00'	63.90'	S9°00'04"E	63.70'	15°30'45"	32.14'
C24	990.00'	236.03'	S23°35'15"E	235.47'	13°39'36"	118.58'
C27	50.00'	54.11'	N7°21'58"W	51.51'	62°00'33"	30.05'
C28	325.00'	65.40'	N30°23'37"W	65.29'	11°31'45"	32.81'
C29	50.00'	101.09'	N4°04'45"W	84.73'	115°50'31"	79.77'

APPROVED

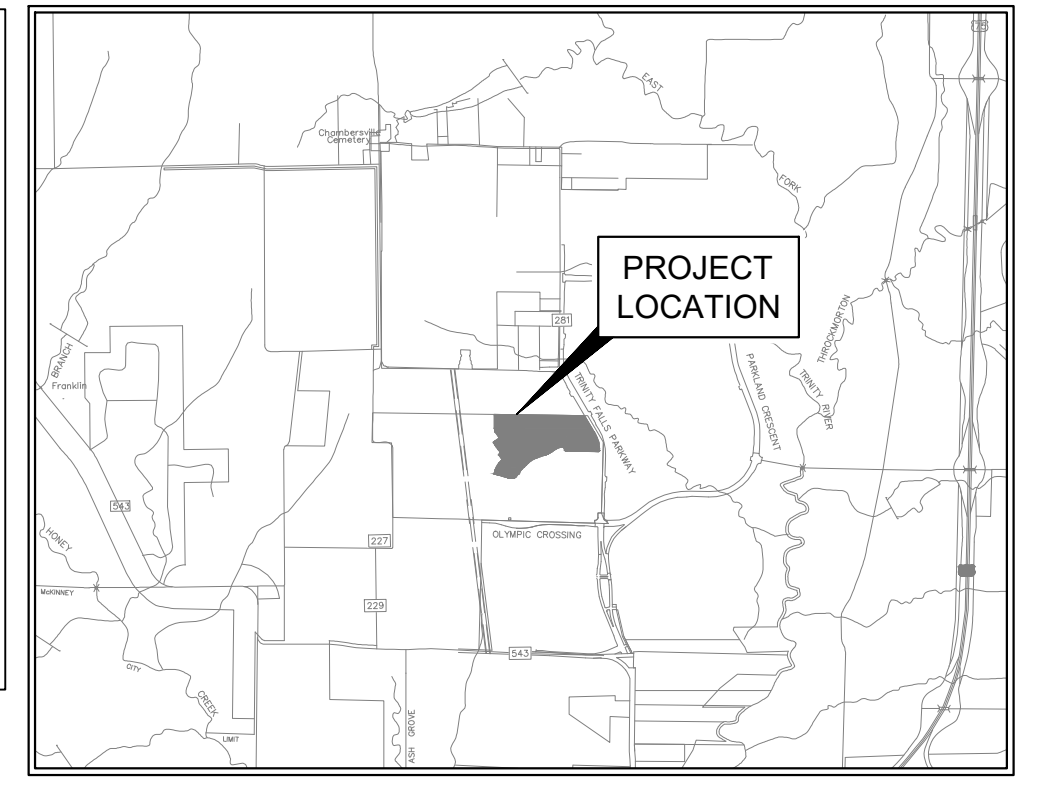
PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

DATE

ATTEST

PLANNING AND ZONING COMMISSION CHAIRMAN
CITY OF MCKINNEY, TEXAS

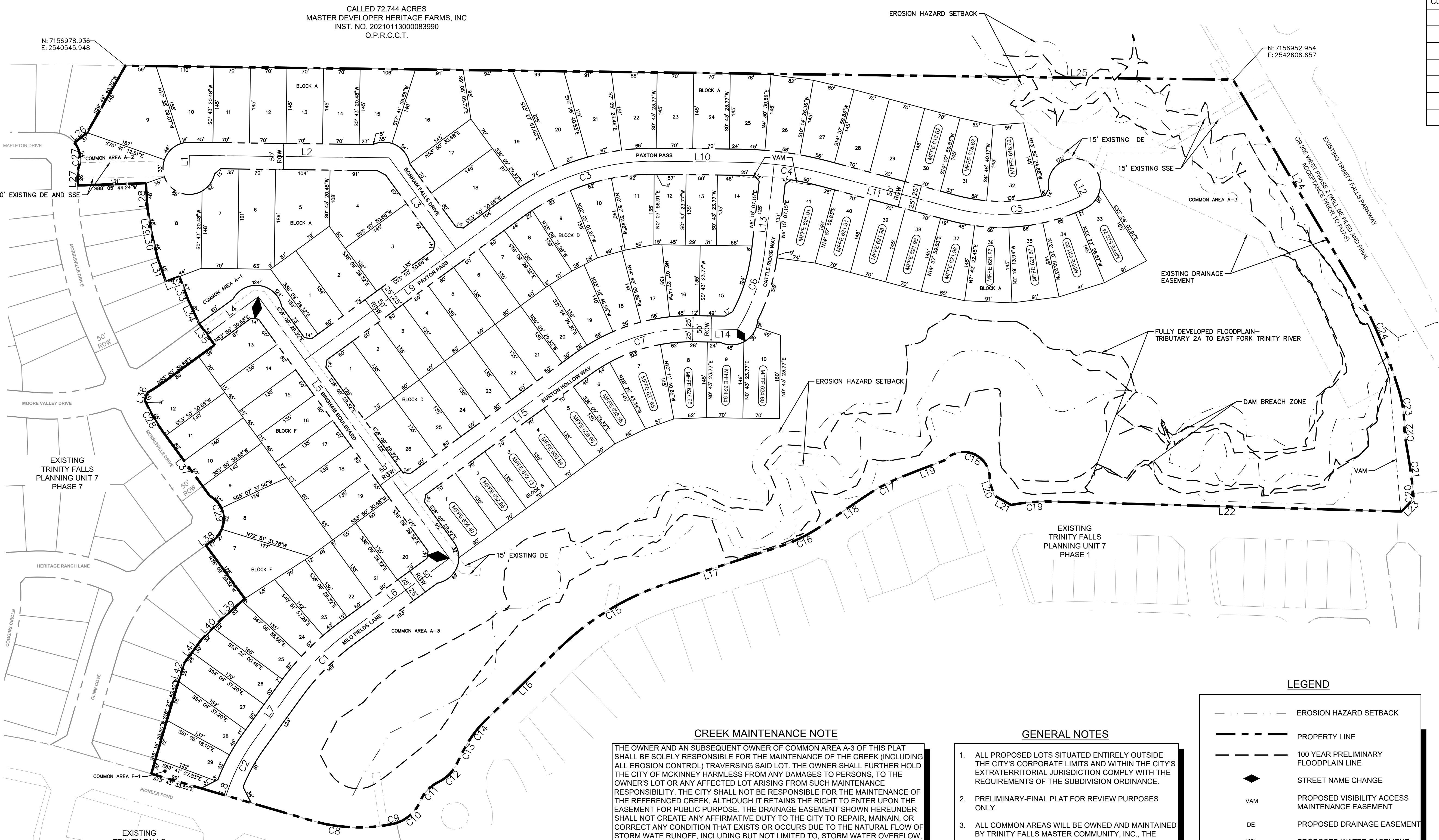
DATE



VICINITY MAP
NTS

STREET ALIGNMENT CURVE TABLE						
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'	247.90'	N84°40'33"E	242.75'	40°34'54"	129.40'
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'

STREET ALIGNMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N0°43'20.45"E
L2	382.93	S89°16'39.52"E
L3	217.07	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	255.27	N75°02'00.17"W
L12	25.00	S25°36'53.83"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



CREEK MAINTENANCE NOTE

THE OWNER AND AN SUBSEQUENT OWNER OF COMMON AREA A-3 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 THE 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 PURPOSE. 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.

- 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

---	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

FLOODPLAIN NOTES

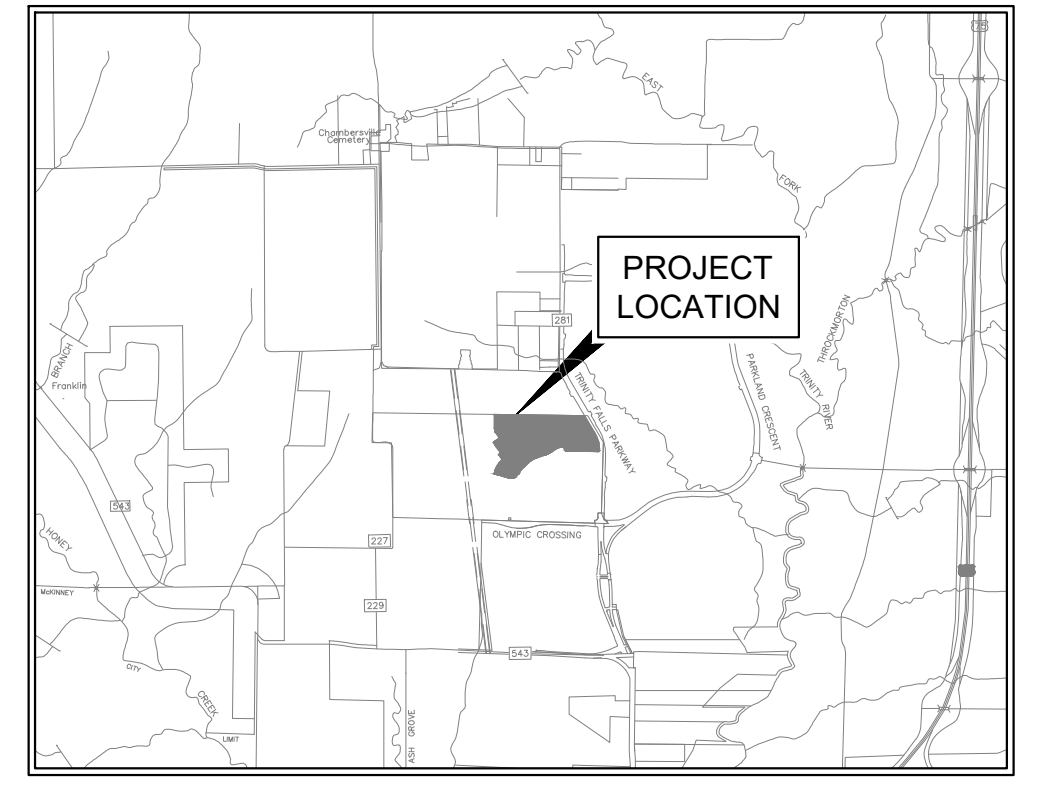
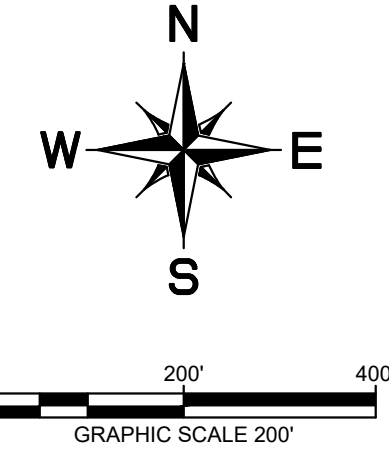
- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE WAS DELINEATED IN THE FULLY DEVELOPED FLOODPLAIN STUDY - TRINITY FALLS FOR TRIBUTARY 2A TO EAST FORK TRINITY RIVER (EFTR), DATED AUGUST 15, 2020.

PRELIMINARY PLAT FOR TRINITY FALLS PLANNING UNIT 7 PHASE 8

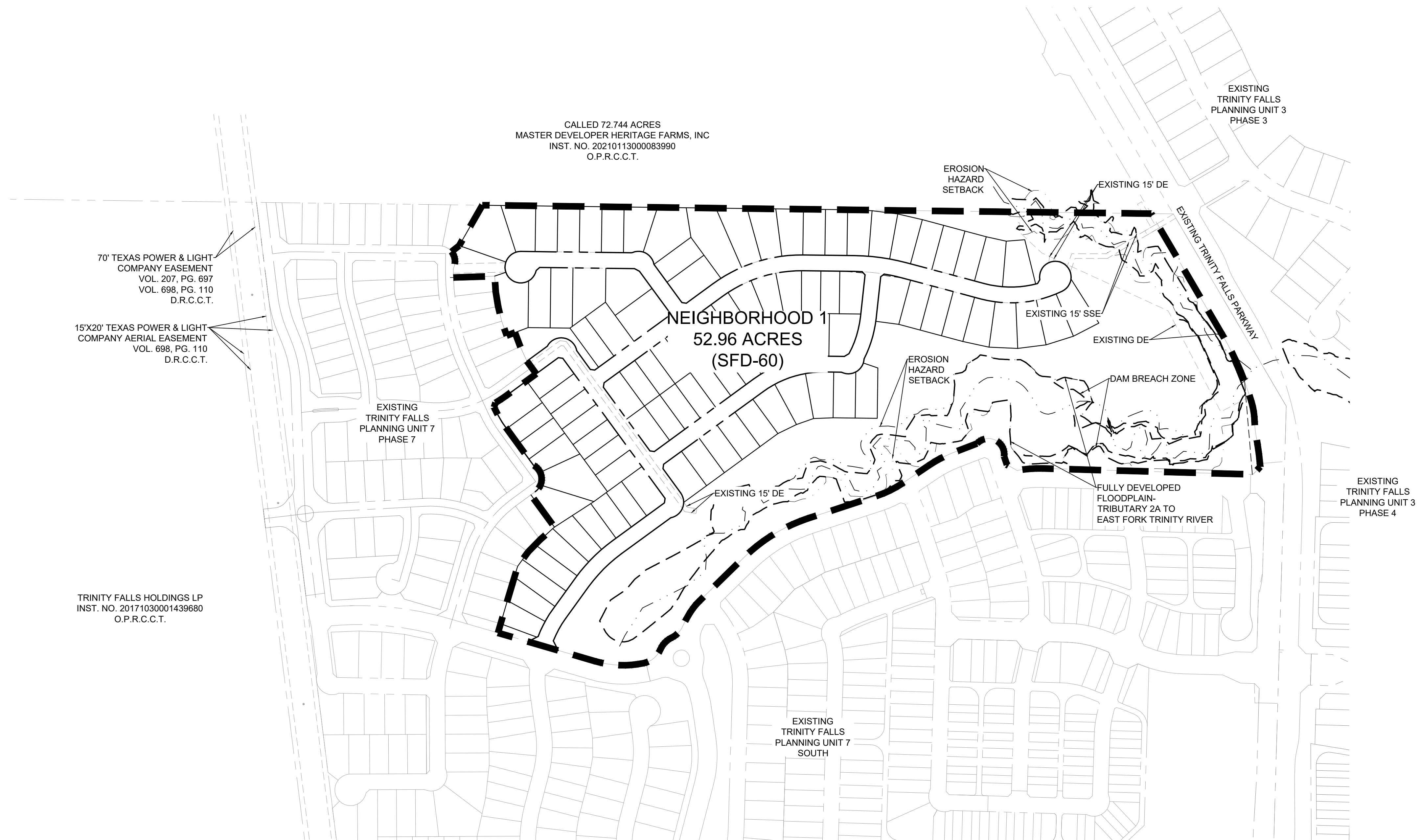
100 RESIDENTIAL LOTS / 4 OPEN SPACES BEING 52.96 ACRES
OUT OF THE J. EMBERSON SURVEY, ABSTRACT NO. 294
IN THE CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

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 6180 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: NOVEMBER 2021	KH PROJECT NO.: 068150224
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VICINITY MAP
NTS



Trinity Falls Planning Unit 7 Phase 8

LOT TYPES	SFD-60
Neighborhood 1	
Block A	41
Block B	10
Block D	26
Block F	23

NOTES

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NEIGHBORHOOD EXHIBIT
 FOR
TRINITY FALLS PLANNING UNIT 7 PHASE 8
 100 RESIDENTIAL LOTS / 4 OPEN SPACES
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 J. EMBERSON SURVEY, ABSTRACT NO. 294
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
LBC	WJS	JDW	AS SHOWN	NOVEMBER 2021	068150224

REVISIONS: NONE BY 11/23/2021 4:50 PM
 DRAWN BY: WJS
 CHECKED BY: JDW
 LAST SAVED: 11/23/2021 3:56 PM
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