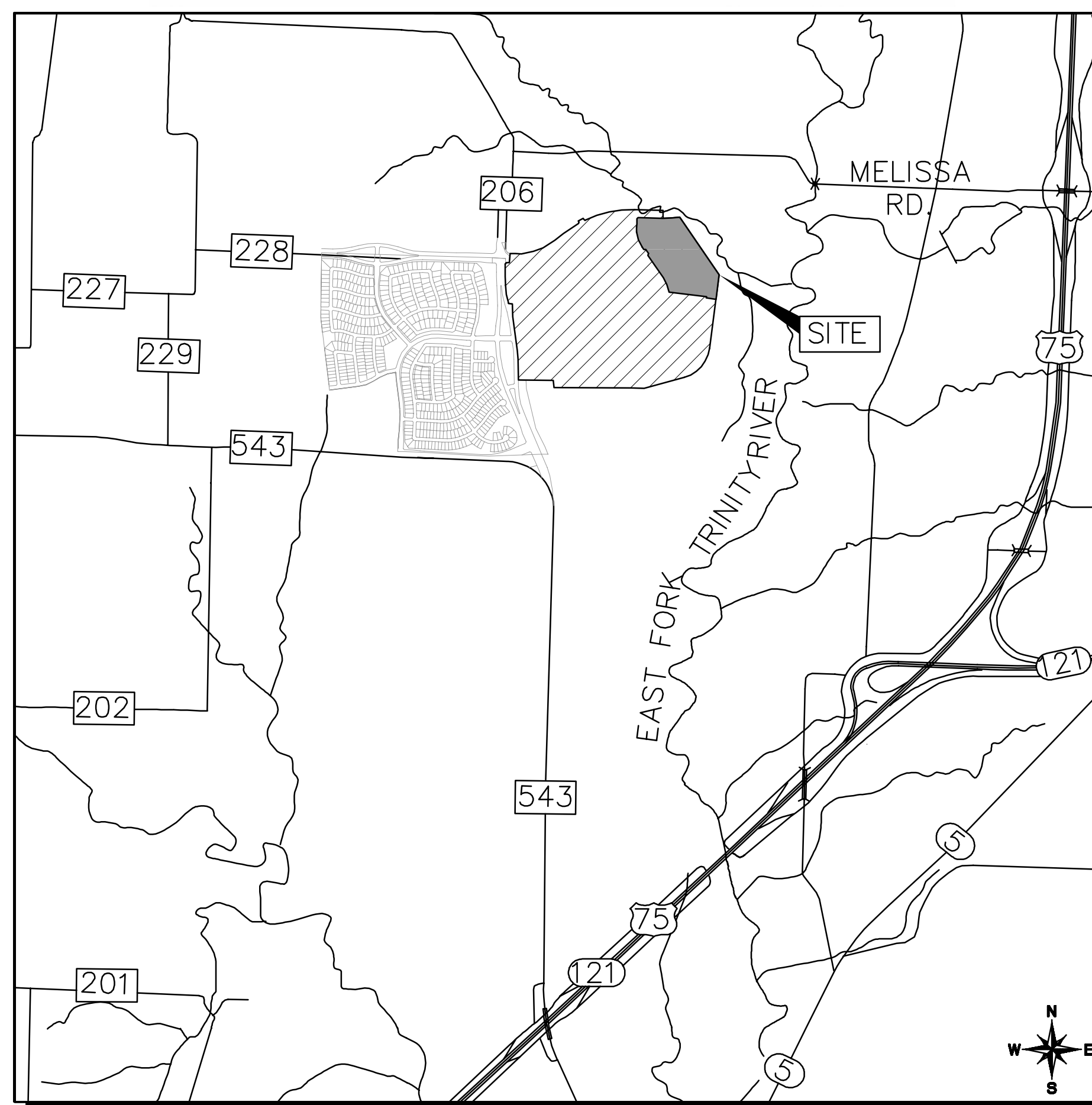


PRELIMINARY/FINAL PLAT TRINITY FALLS PLANNING UNIT #2 PHASE 4 MCKINNEY ETJ, COLLIN COUNTY, TEXAS



PLAN SUBMITTAL/REVIEW LOG

FIRST SUBMITTAL TO CITY OF MCKINNEY	11/10/2014
SECOND SUBMITTAL TO CITY OF MCKINNEY	11/24/2014
THIRD SUBMITTAL TO CITY OF MCKINNEY	11/25/2014



LOCATION MAP

NOVEMBER 2014

SHEET INDEX

SHEET NO.	DESCRIPTION	DATE	REVISION
G-1	COVER SHEET	11/25/2014	
P-1	PRELIMINARY PLAT	11/25/2014	
P-1	PRELIMINARY PLAT	11/25/2014	

ENGINEER
Kimley»Horn

STATE OF TEXAS REGISTRATION NO. F-928
5750 GENESIS COURT, SUITE 200
FRISCO, TX 75034
TEL. 972.335.3580
CONTACT: RUSSELL L. KENNEDY, P.E.

OWNER/DEVELOPER

CH-B TRINITY FALLS, L.P.
1111 West 11th St.
Austin, TX 78703
CONTACT: Leisha Ehler
(512) 381-6131

NOTE: 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 PLAT FOR REVIEW PURPOSES ONLY

PLOTTED BY: K:\SUBPROJECTS\MCKINNEY\11/25/14\141125.PLT
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KHA NO. 068150018
 PRELIMINARY-FINAL PLAT

PLOTTED BY: WOODRUFF, JACKSON 11/25/2014 2:25 PM
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 Dwg Saved: 11/25/2014 2:25 PM
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TRINITY FALLS PARKWAY



STATE PLANE COORDINATES:
 N: 7,155,114.42
 E: 2,545,698.52

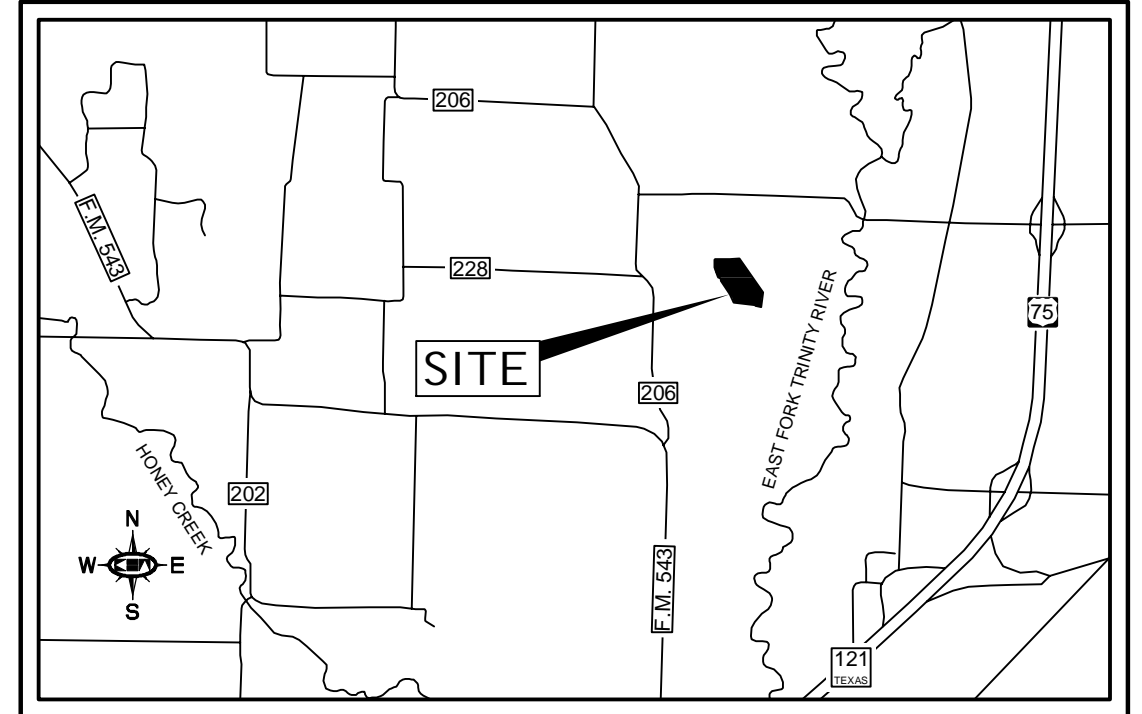
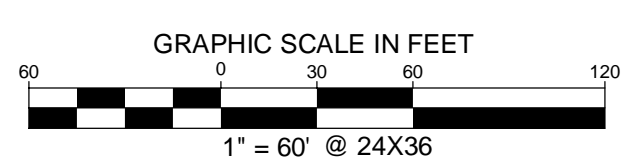
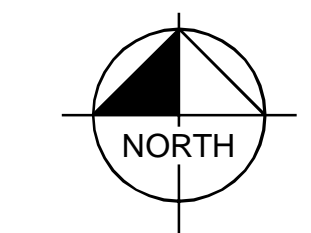
$\Delta = 12^\circ 50' 22''$
 $R = 1131.13'$
 $L = 253.48'$
 $CB = N86^\circ 03' 32'' E$
 $C = 252.95'$

$\Delta = 9^\circ 36' 28''$
 $R = 262.00'$
 $L = 43.93'$
 $CB = N6^\circ 08' 44'' E$
 $C = 43.88'$

$\Delta = 18^\circ 37' 37''$
 $R = 238.00'$
 $L = 77.37'$
 $CB = N73^\circ 09' 09'' E$
 $C = 172.03'$

$\Delta = 26^\circ 44' 27''$
 $R = 570.00'$
 $L = 570.00'$
 $CB = N42^\circ 10' 00'' W$
 $C = 570.00'$

$\Delta = 33^\circ 53' 55''$
 $R = 230.55'$
 $L = 120.27'$
 $CB = N42^\circ 10' 00'' W$
 $C = 230.55'$



VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- ◆ STREET NAME CHANGE
- V.A.M. PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
- D.E. PROPOSED DRAINAGE EASEMENT
- W.E. PROPOSED WATER EASEMENT
- S.E. PROPOSED SANITARY SEWER 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 PLAT FOR REVIEW PURPOSES ONLY.

LINE TABLE

NO.	BEARING	LENGTH
L1	N55°34'49"E	8.00'
L2	S55°34'49"W	8.00'
L3	S50°27'21"E	14.45'
L4	S83°49'32"E	13.01'
L5	N46°46'10"E	55.78'
L6	S64°23'28"W	55.78'
L7	S14°59'08"W	13.01'
L8	N36°29'34"E	14.34'
L9	N79°25'11"W	14.14'
L10	S36°59'23"W	13.17'
L11	N10°34'49"E	14.14'
L12	S79°25'11"E	14.14'
L13	N89°47'56"E	25.00'
L14	S10°34'49"W	21.21'
L15	N55°34'49"E	72.50'
L16	S55°34'49"W	72.50'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°10'59"	725.00'	14.97'	N08°14'36"E	14.97'
C2	255°10'07"	50.00'	222.68'	S62°37'01"E	79.25'
C3	163°44'23"	50.00'	142.89'	S79°25'11"E	98.99'
C4	59°47'08"	350.00'	365.21'	N64°18'45"W	348.87'
C5	34°13'07"	450.00'	268.75'	N17°18'38"W	264.78'
C6	3°16'11"	350.00'	19.97'	S36°03'16"E	19.97'
C7	45°21'07"	700.00'	554.08'	S15°00'48"E	539.73'
C8	180°00'00"	4.50'	14.14'	S34°25'11"E	9.00'

APPROX. LIMITS OF 100-YEAR FLOODPLAIN PER FULLY DEVELOPED FLOODPLAIN STUDY - TRINITY FALLS FOR EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2, DATED 09-19-13.

APPROX. LIMITS OF 100-YEAR FLOODPLAIN PER FULLY DEVELOPED FLOODPLAIN STUDY - TRINITY FALLS FOR EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2, DATED 09-19-13.

PRELIMINARY-FINAL PLAT FOR
TRINITY FALLS
 PLANNING UNIT #2- PHASE 4
 52 RESIDENTIAL LOTS / 3 COMMON AREAS
 BEING 22.054 ACRES
 OF UNPLATTED PROPERTY OUT OF THE JOHN EMBERSON SURVEY, ABSTRACT NO. 294 COLLIN COUNTY, TEXAS
 BLOCK L, LOTS 1-16 BLOCK M, LOTS 1-12 & BLOCK N, LOTS 1-24
 CITY OF MCKINNEY PROJECT NO. - - PF

OWNER: CH-B Trinity Falls, LP, 1111 West 11th St. Austin, TX 78703 Contact: Leisha Ehler (512) 381-6131	DEVELOPER: CH-B Trinity Falls, LP, Castro Hill Partners 1111 West 11th St. Austin, TX 78703 Contact: Leisha Ehler (512) 381-6131	ENGINEER/PLANNER: Kimley-Horn Kimley-Horn and Associates 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	KHA PROJECT NO.
PDM	JW	RLK	AS SHOWN	NOVEMBER 2014	068150018

PLOTTED BY MAURICIO MARLA 11/25/2014 4:00 PM
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 PLOT DATE 11/25/2014 4:00 PM
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BEGINNING at a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the eastern-most northeast corner of Trinity Falls Planning Unit 2 Phase 3, according to the plat thereof recorded in Volume 2014, Page ____, said Plat Records;

THENCE along the northerly line of said Phase 3, the following three (3) courses:

1. North 81°27'57" West, a distance of 147.53 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 1°10'59", a radius of 725.00 feet, a chord bearing and distance of North 8°14'36" East, 14.97 feet;
2. In a northeasterly direction, with said curve to the left, an arc distance of 14.97 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the end of said curve;
3. North 82°38'56" West, a distance of 568.11 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the northwest corner of said Phase 3, and on the easterly line of Trinity Falls Planning Unit 2 Phase 2A, according to the plat thereof recorded in Volume 2014, Page ____, said Plat Records, and at the beginning of a non-tangent curve to the left having a central angle of 23°25'56", a radius of 580.00 feet, a chord bearing and distance of North 22°42'13" West, 235.55 feet;

THENCE along the easterly line of said Phase 2A, the following twelve (12) courses:

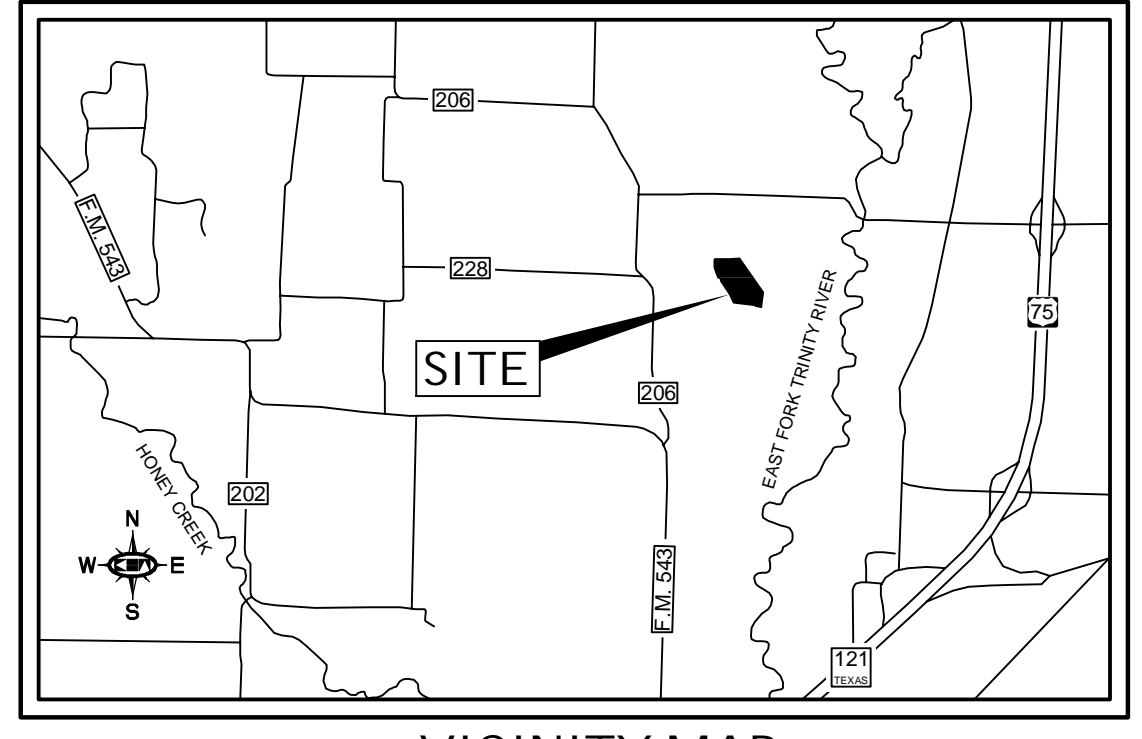
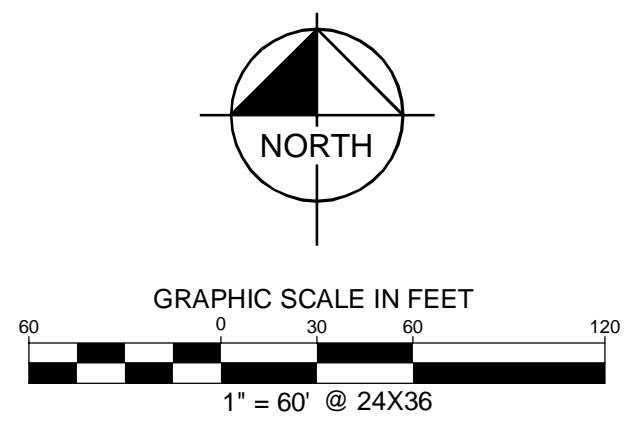
1. In a northwesterly direction, with said curve to the left, an arc distance of 237.20 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the end of said curve;
2. North 34°25'11" West, a distance of 410.94 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;
3. North 10°34'49" East, a distance of 21.21 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;
4. North 55°34'49" East, a distance of 8.00 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;
5. North 34°25'11" West, a distance of 81.00 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;
6. South 55°34'49" West, a distance of 8.00 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;
7. North 79°25'11" West, a distance of 21.21 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;
8. North 34°25'11" West, a distance of 44.00 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 26°44'32", a radius of 520.00 feet, a chord bearing and distance of North 21°02'55" West, 240.51 feet;
9. In a northwesterly direction with said curve to the right, an arc distance of 242.70 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 18°37'37", a radius of 238.00 feet, a chord bearing and distance of North 1°38'09" East, 77.03 feet;
10. In a northeasterly direction, with said curve to the right, an arc distance of 77.37 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the beginning of a reverse curve to the left having a central angle of 9°36'28", a radius of 262.00 feet, a chord bearing and distance of North 6°08'44" East, 43.88 feet;
11. In a northeasterly direction, with said curve to the left, an arc distance of 43.93 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the end of said curve;
12. North 1°20'30" East, a distance of 85.03 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the southerly corner of a corner clip;

THENCE North 46°20'30" East, along said corner clip, a distance of 21.21 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner;

THENCE South 88°39'30" East, along a southerly line of said Phase 2A part of the way, and crossing said Lot part of the way, a distance of 378.19 feet to a 5/8-inch iron rod with a cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 12°50'22", a radius of 1131.13 feet, a chord bearing and distance of North 86°03'32" East, 252.95 feet;

THENCE continuing across said Lot 2, the following three (3) courses:

1. In a northeasterly direction, with said curve to the left, an arc distance of 253.48 feet to a point at the end of said curve;
2. South 34°25'11" East, a distance of 1057.92 feet to a point for corner;
3. South 7°21'04" West, a distance of 377.22 feet to the **POINT OF BEGINNING** and containing 22.054 acres (960,653) square feet of land, more or less.



VICINITY MAP
N.T.S.

GENERAL NOTES

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<p>PRELIMINARY-FINAL PLAT FOR TRINITY FALLS PLANNING UNIT #2- PHASE 4 52 RESIDENTIAL LOTS / 3 COMMON AREAS BEING 22.054 ACRES OF UNPLATTED PROPERTY OUT OF THE JOHN EMBERSON SURVEY, ABSTRACT NO. 294 COLLIN COUNTY, TEXAS</p> <p>BLOCK L, LOTS 1-16 BLOCK M, LOTS 1-12 & BLOCK N, LOTS 1-24</p> <p>CITY OF MCKINNEY PROJECT NO. __-__ PF</p>					
<p>OWNER: CH-B Trinity Falls, L.P. 1111 West 11th St. Austin, TX 78703 Contact: Leisha Ehler (512) 381-6131</p>		<p>DEVELOPER: Castro Hill Partners 1111 West 11th St. Austin, TX 78703 Contact: Leisha Ehler (512) 381-6131</p>		<p>ENGINEER/PLANNER: Kimley-Horn Kimley-Horn and Associates 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Russell L. Kennedy, P.E.</p>	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.
PDM	JW	RLK	AS SHOWN	NOVEMBER 2014	068150018
					P-2

PLOTTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 11/09/2014 10:48 AM
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TRINITY FALLS PARKWAY



TRINITY FALLS
PLANNING UNIT 2
PHASE 2
VOL. 2014, PG. 1
P.R.C.C.T.

TRINITY FALLS
PLANNING UNIT 2
PHASE 2
VOL. 2014, PG. 1
P.R.C.C.T.

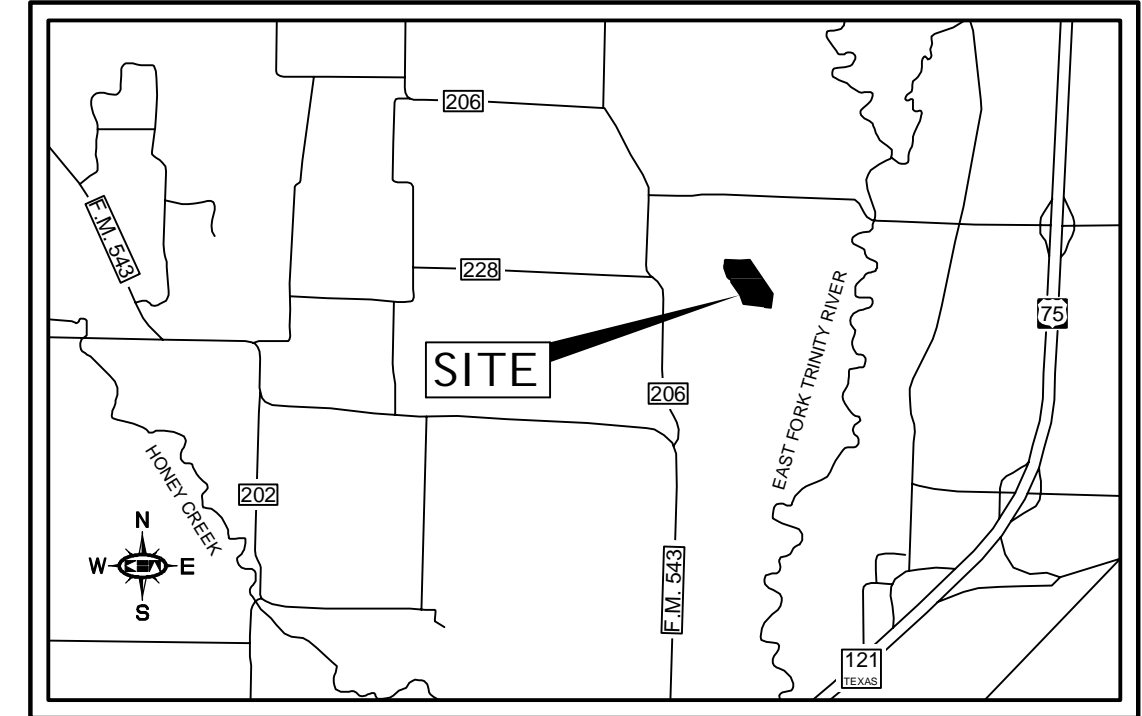
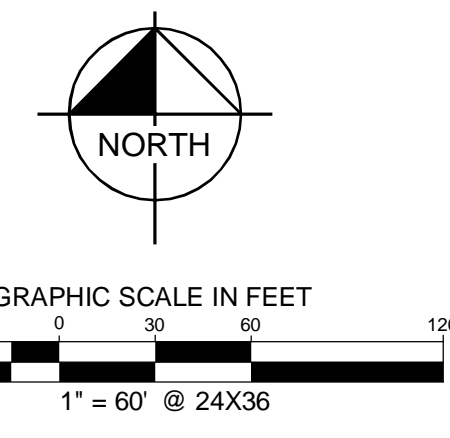
TRINITY FALLS
PLANNING UNIT 2
PHASE 2
VOL. 2014, PG. 1
P.R.C.C.T.

TRINITY FALLS
PLANNING UNIT 2
PHASE 3
VOL. 2014, PG. 1
P.R.C.C.T.

LOT 2, BLOCK A
TRINITY FALLS NORTH ADDITION
INST. NO. 2014-163
P.R.C.C.T.

APPROX. LIMITS OF
100-YEAR FLOODPLAIN
PER FULLY DEVELOPED
FLOODPLAIN STUDY -
TRINITY FALLS FOR EAST
FORK TRINITY RIVER AND
TRIBUTARIES 1 AND 2,
DATED 09-19-13.

APPROX. LIMITS OF
100-YEAR FLOODPLAIN
PER FULLY DEVELOPED
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TRINITY FALLS FOR EAST
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VICINITY MAP
N.T.S.

SETBACK EXHIBIT
FOR
TRINITY FALLS
PLANNING UNIT #2- PHASE 4
52 RESIDENTIAL LOTS / 3 COMMON AREAS
BEING 22.054 ACRES
OF UNPLATTED PROPERTY OUT OF THE
JOHN EMBERSON SURVEY, ABSTRACT NO. 294
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BLOCK L, LOTS 1-16 BLOCK M, LOTS 17-24 & BLOCK N, LOTS 1-24
CITY OF MCKINNEY PROJECT NO. _____ PF

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