

PRELIMINARY-FINAL REPLAT FOR TRINITY FALLS PLANNING UNIT #3 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS CITY PROJECT NO. 15-263PF



PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	09/28/2015
2ND SUBMITTAL TO CITY	10/12/2015
3RD SUBMITTAL TO CITY	12/01/2015
4TH SUBMITTAL TO CITY	12/18/2015
5TH SUBMITTAL TO CITY	01/26/2016
6TH SUBMITTAL TO CITY	02/02/2016
7TH SUBMITTAL TO CITY	02/10/2016
8TH SUBMITTAL TO CITY	02/16/2016

ENGINEER



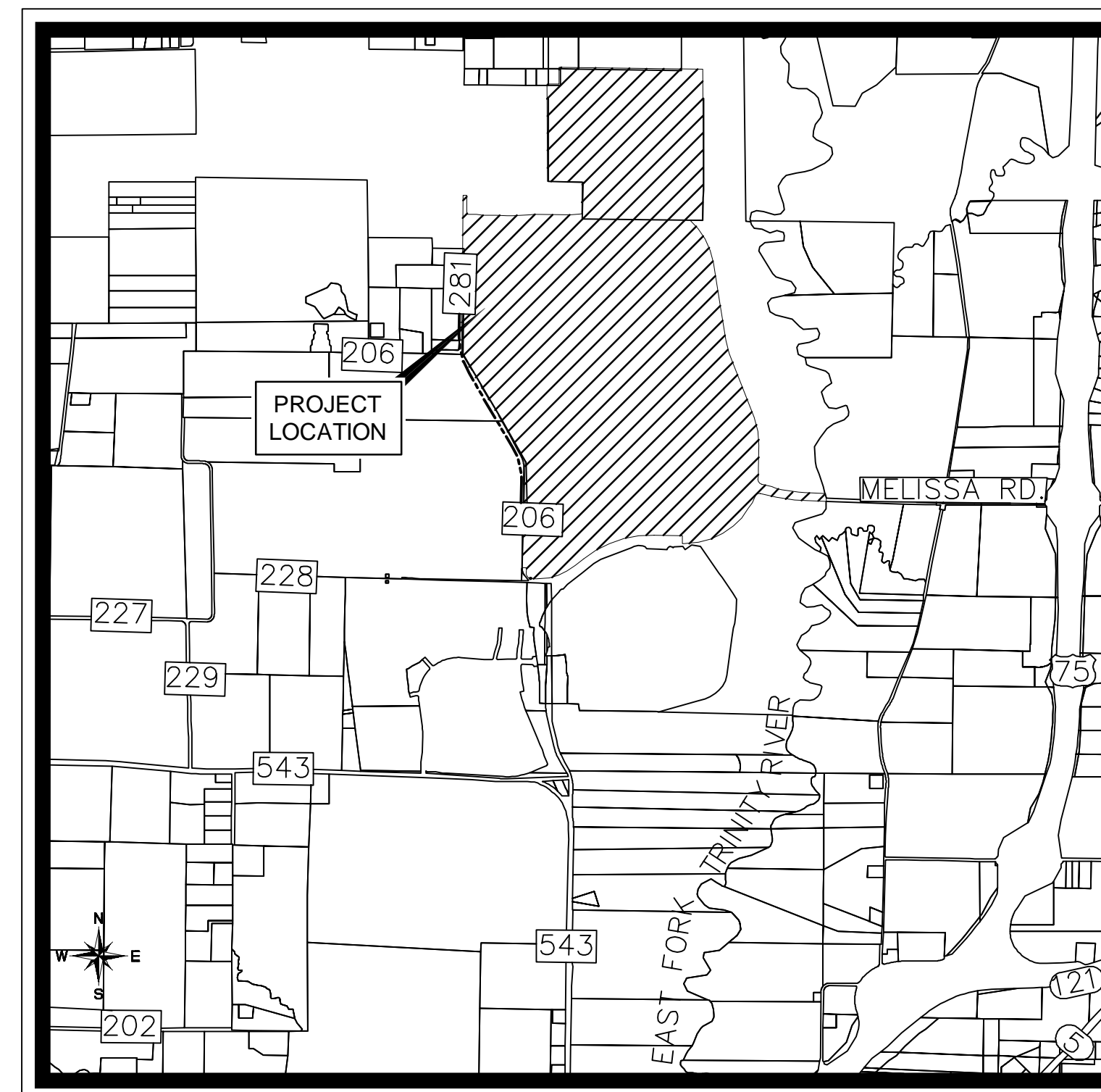
5750 GENESIS COURT SUITE 200
FRISCO, TEXAS 75034
PH. (972) 335-3580
CONTACT: RUSSELL L. KENNEDY, P.E.

MUNICIPAL UTILITY DISTRICT

MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY
1111 WEST 11TH ST.
AUSTIN, TX 78703
CONTACT: LEISHA EHLERT
(512) 381-6136

OWNER/DEVELOPER

CH-B TRINITY FALLS, L.P.
1111 WEST 11TH ST.
AUSTIN, TX 78703
CONTACT: GARY MEFFORD
(512) 381-6136



VICINITY MAP
NTS

SHEET INDEX

SHEET NO.	DESCRIPTION
G-1	COVER SHEET
G-2	PLAT SHEET INDEX
P-1	PRELIMINARY-FINAL REPLAT
P-2	PRELIMINARY-FINAL REPLAT
P-3	PRELIMINARY-FINAL REPLAT
P-4	PRELIMINARY-FINAL REPLAT
P-5	PRELIMINARY-FINAL REPLAT
P-6	PRELIMINARY-FINAL REPLAT
P-7	PRELIMINARY-FINAL REPLAT
P-8	PRELIMINARY-FINAL REPLAT
P-9	PRELIMINARY-FINAL REPLAT

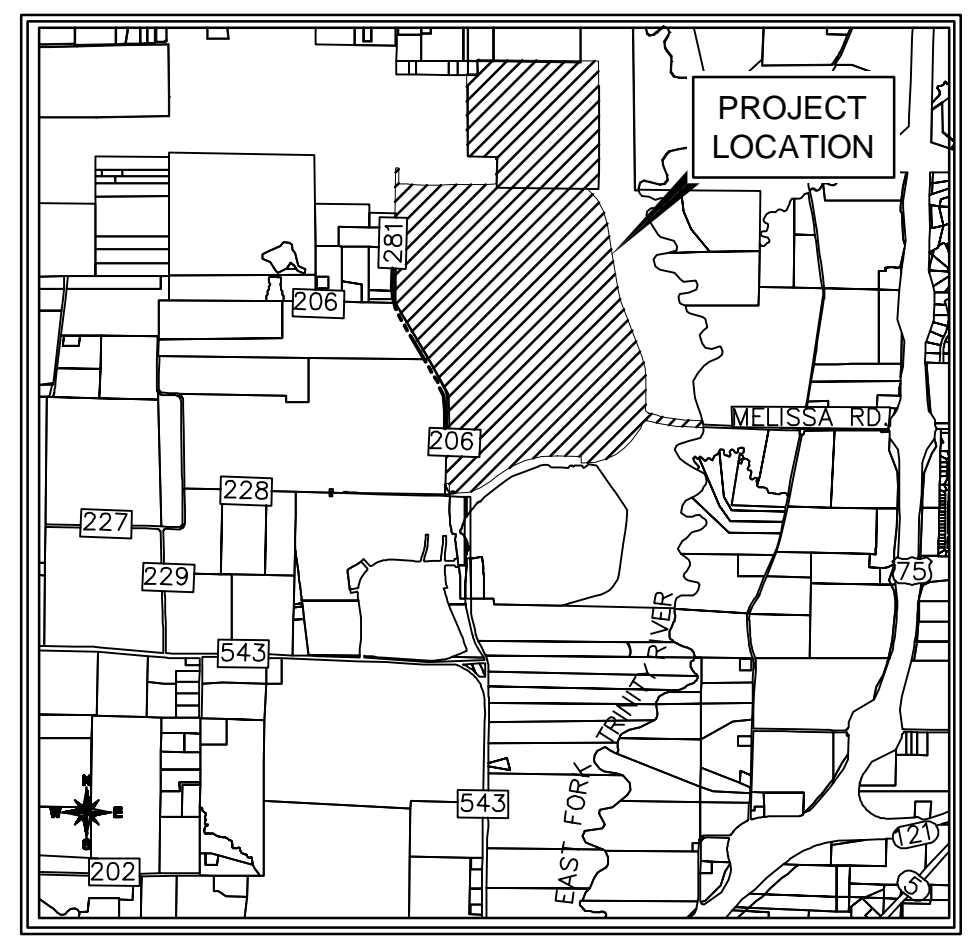
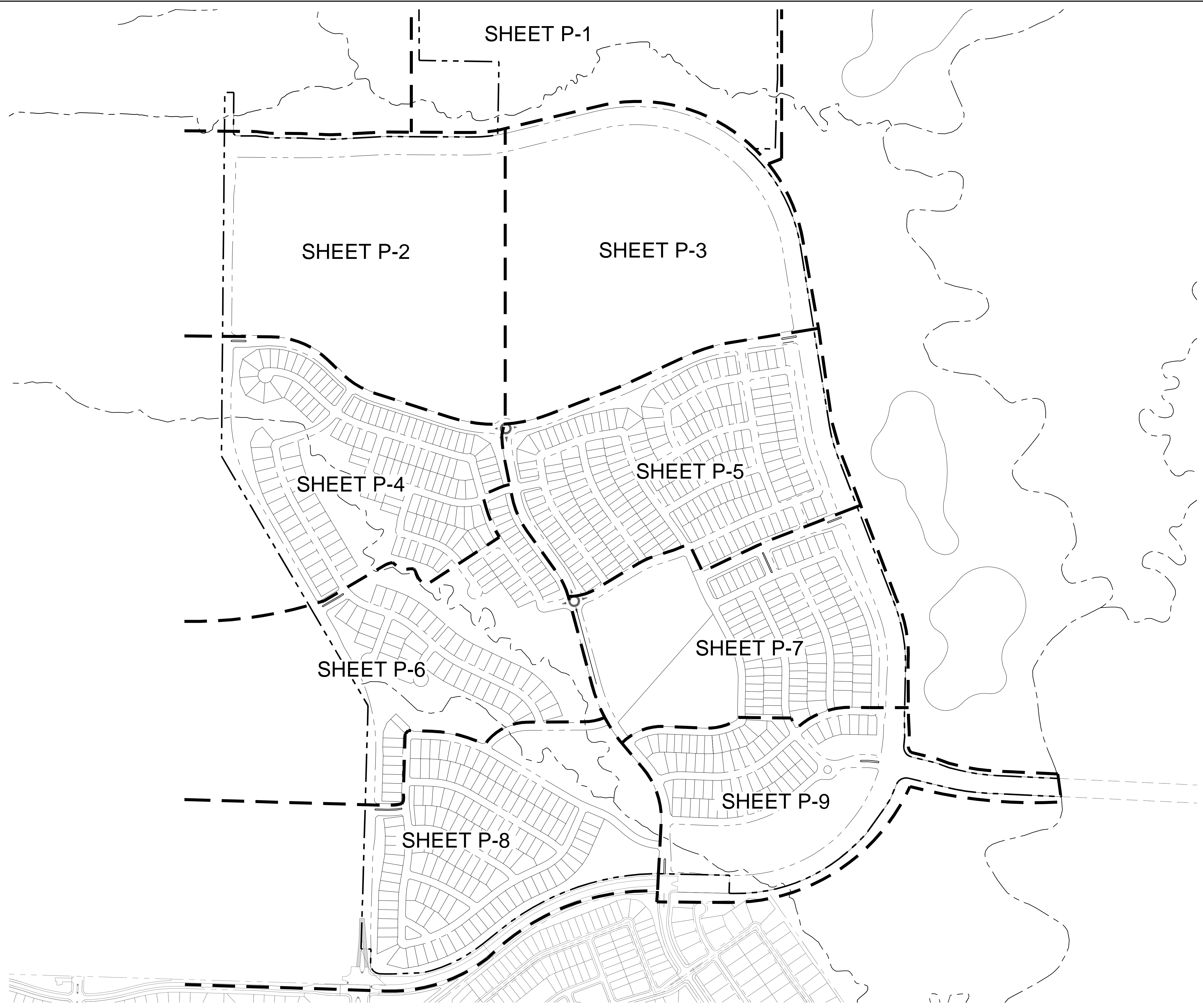
FEBRUARY 2016

PRELIMINARY-FINAL REPLAT FOR REVIEW PURPOSES ONLY

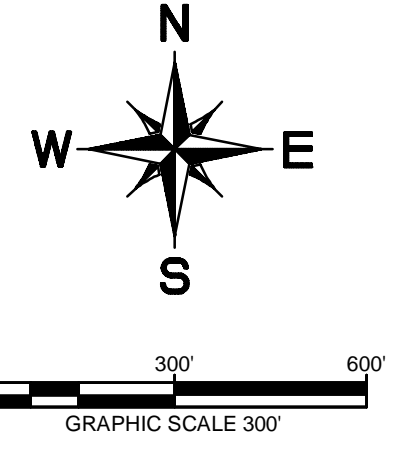


NOTE: ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE

PLOTTED BY: WILKINSON, KORY 2/20/2014 9:05 AM
 DWG NAME: KIRRLCV104081000-TRINITY FALLS NORTH ADDITION SHEET INDEX PLAT DWG (SHEET INDEX)
 PLOT SAVED: 2/20/2014 9:05 AM
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VICINITY MAP



- NOTE:
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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

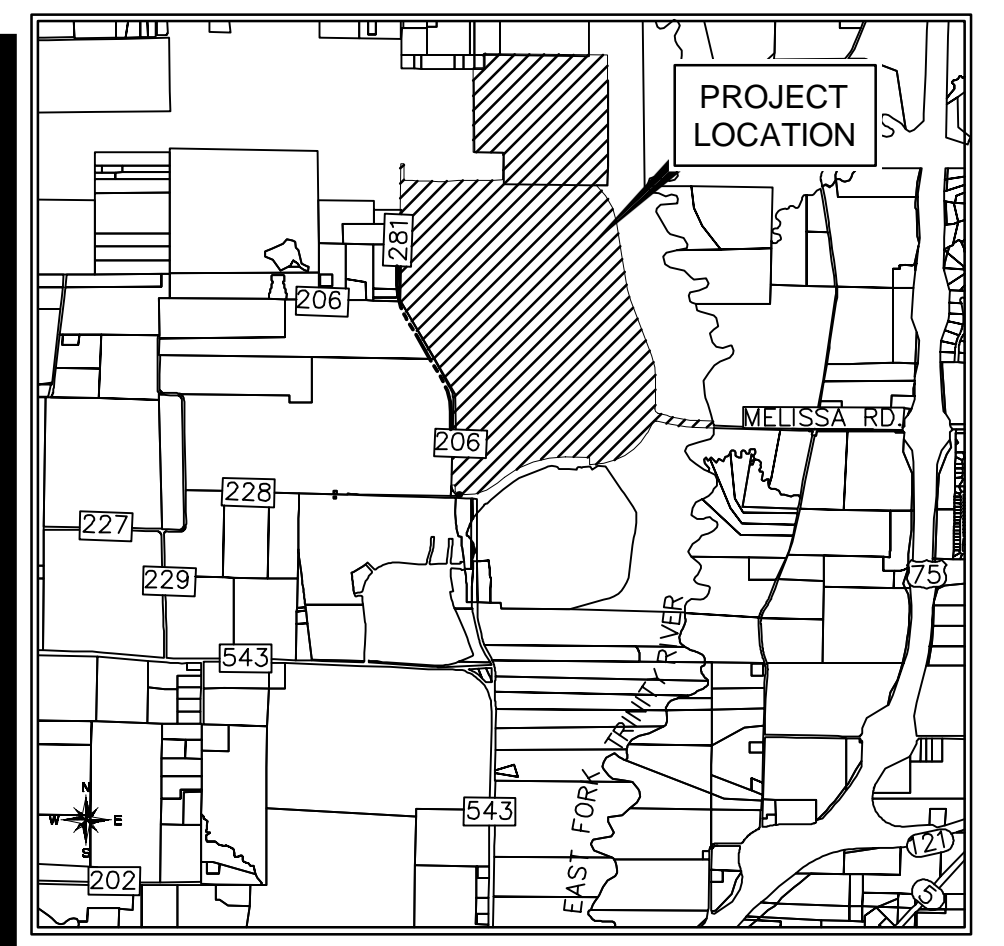
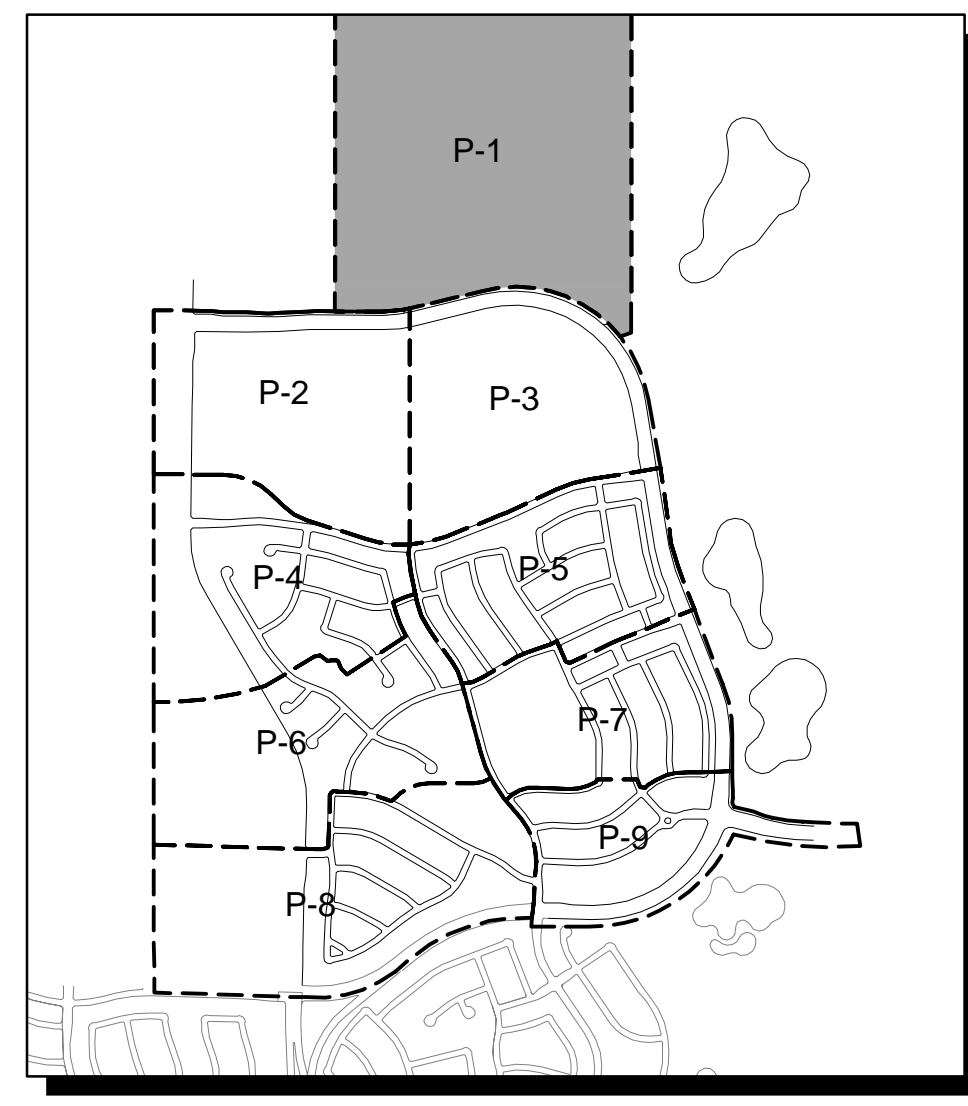
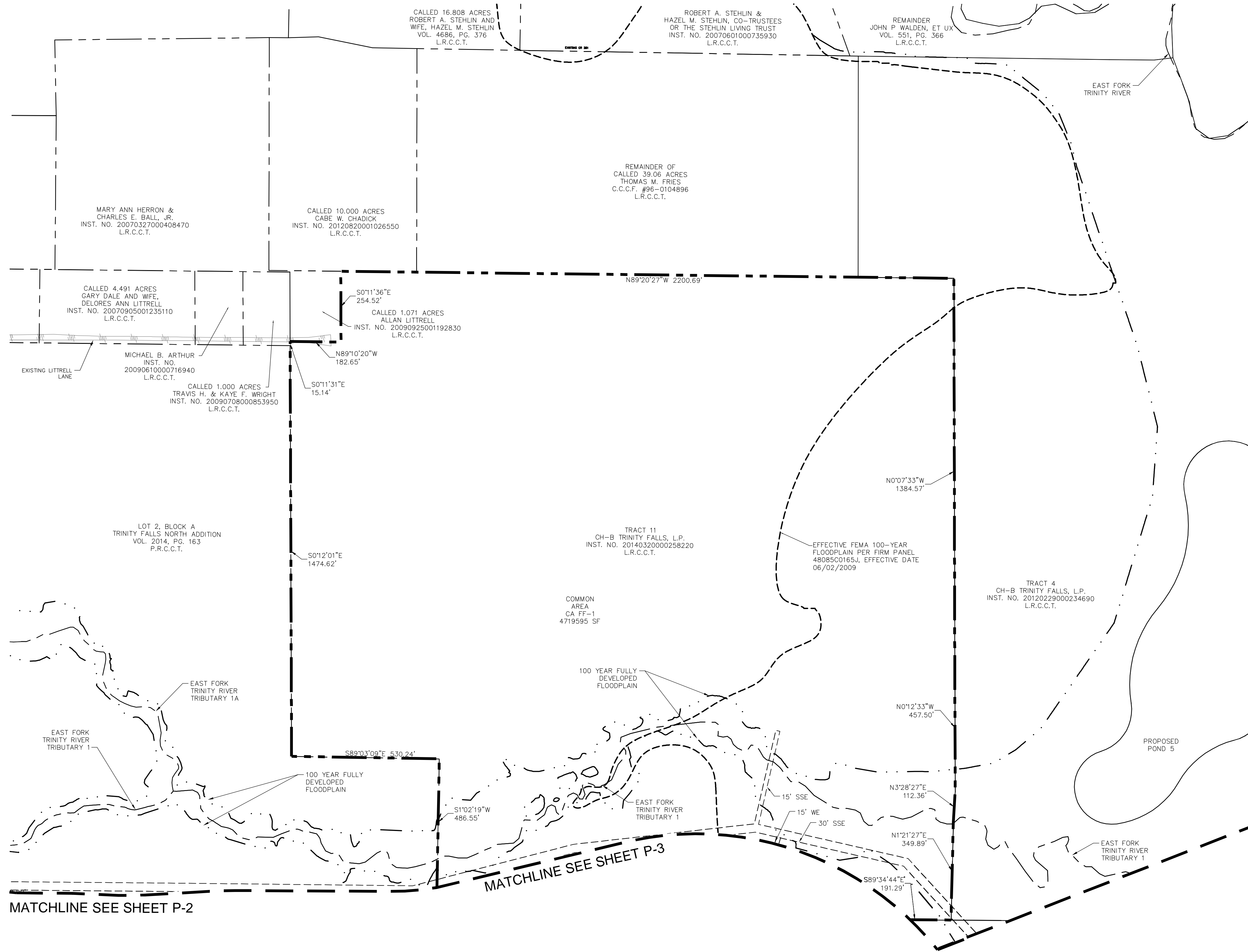
CITY PROJECT NUMBER: 15-263PF

PLAT SHEET INDEX
 FOR
TRINITY FALLS PLANNING UNIT #3
 754 RESIDENTIAL LOTS / 40 COMMON AREAS / 2 LOTS
 559.98 ACRES
 BEING A REPLAT OF LOT 1 AND 2, BLOCK A OF THE
 TRINITY FALLS NORTH ADDITION
 ACCORDING TO THE PLAT RECORDED IN VOLUME 2014 PG 167, PLAT RECORDS
 COLLIN COUNTY, TEXAS,
 AND BEING ALL OF A 108 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CH-B TRINITY FALLS LP FILE NUMBER
 201403200002620, DEED RECORDS, COLLIN COUNTY, TEXAS
 AND SITUATED IN THE
 JOHN EMBERSON SURVEY, ABSTRACT NO. 294,
 THOMAS BRUCE SURVEY, ABSTRACT NO. 103, AND THE
 THOMAS LINDSEY SURVEY, ABSTRACT NO. 521
 IN THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

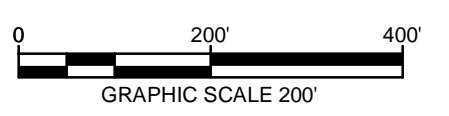
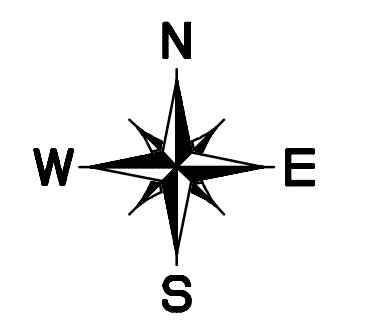
OWNER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St Austin, TX 78703 Tel: (512) 381-6136 Contact: Leisha Ehler	DEVELOPER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St Austin, TX 78703 Tel: (512) 381-6136 Contact: Gary Mefford	ENGINEER/SURVEYOR: 5750 Genesis Ct. Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: RUSSELL L. KENNEDY, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
DRB	JDW	RLK	AS SHOWN	FEBRUARY	068150034

PLOTTED BY: W:\MASON\KORBY_2014\FEB14\2014_P1.DWG (PLAT 03)
 DWG NAME: K:\PROJECTS\2014\TRINITY FALLS\2014_P1.PRELIMINARY\PLAT.DWG
 LAST SAVED: 2/10/2014 10:24:24 AM
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VICINITY MAP



FLOODPLAIN NOTES

1. THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2 - TRINITY FALLS FULLY DEVELOPED FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 01/24/2014.

LEGEND

	PROPERTY LINE
	100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
	STREET NAME CHANGE
	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED WATER EASEMENT
	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-FINAL REPEAT FOR REVIEW PURPOSES ONLY.
3. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

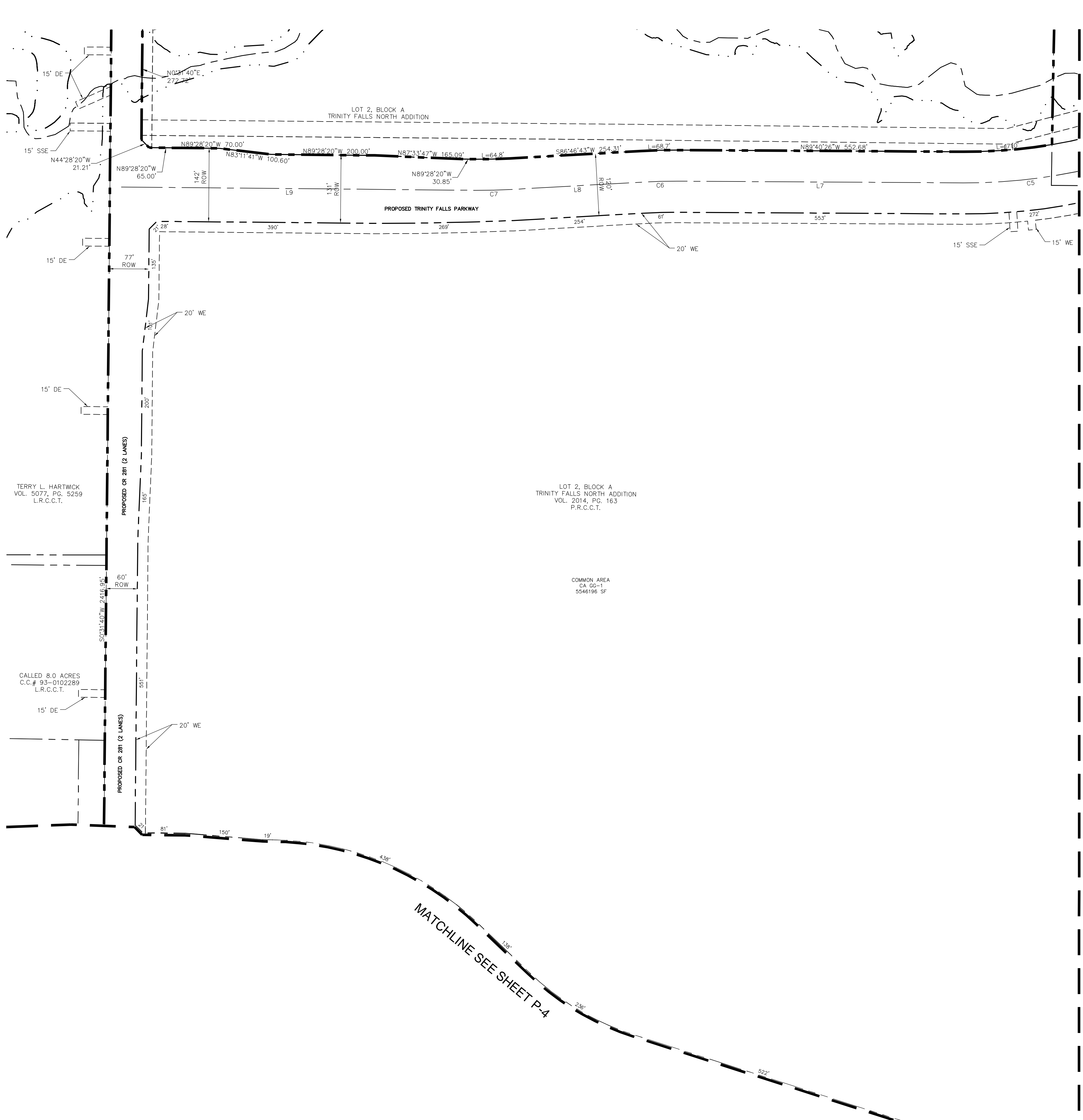
CITY PROJECT NUMBER: 15-263PF

PRELIMINARY-FINAL REPEAT
 FOR
TRINITY FALLS PLANNING UNIT #3
 754 RESIDENTIAL LOTS / 40 COMMON AREAS / 2 LOTS
 599.98 ACRES
 BEING A REPEAT OF LOT 1 AND 2, BLOCK A OF THE TRINITY FALLS NORTH ADDITION
 ACCORDING TO THE PLAT RECORDED IN VOLUME 2014 PG 167, PLAT RECORDS COLLIN COUNTY, TEXAS,
 AND BEING ALL OF A 108 ACRES TRACT OF LAND DESCRIBED IN A DEED TO CH-B TRINITY FALLS, L.P. FILE NUMBER 20140320000258220, DEED RECORDS, COLLIN COUNTY, TEXAS
 AND SITUATED IN THE JOHN EMBERTSON SURVEY, ABSTRACT NO. 294, THOMAS BRUCE SURVEY, ABSTRACT NO. 103, AND THE THOMAS LINDSEY SURVEY, ABSTRACT NO. 521
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Tel: (512) 381-6136 Contact: Leisha Ehler	DEVELOPER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Tel: (512) 381-6136 Contact: Gary Mefford	ENGINEER/SURVEYOR: Kimley-Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: RUSSELL L. KENNEDY, P.E.
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DESIGNED DRB	DRAWN KDW	CHECKED RLK	SCALE AS SHOWN	DATE FEBRUARY	KH PROJECT NO. 068150034	P-1
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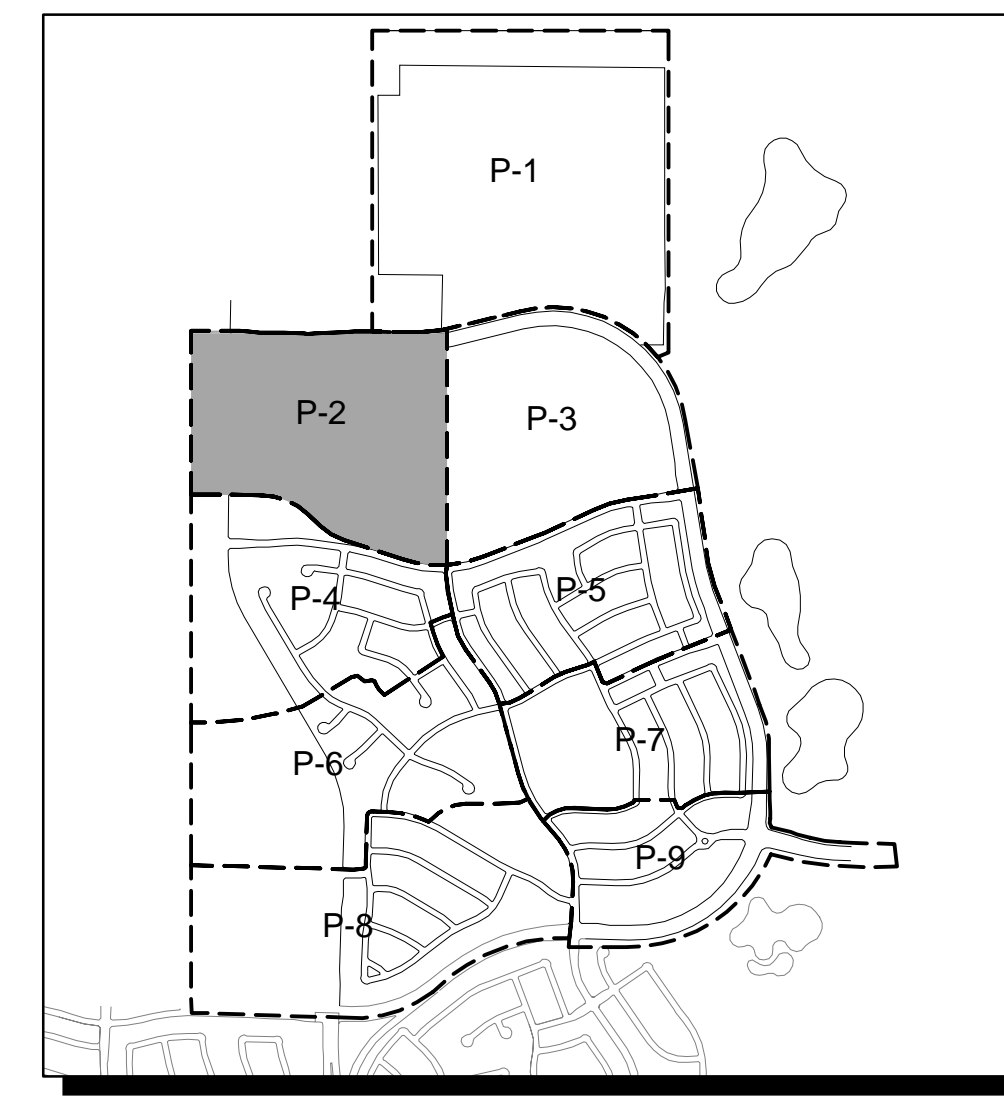
PLotted by: WINNIE W. KIMLEY-HORN & ASSOCIATES, INC. DATE: 02/14/2014 TIME: 10:58 AM
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 LAST SAVED: 2/14/2014 10:58 AM
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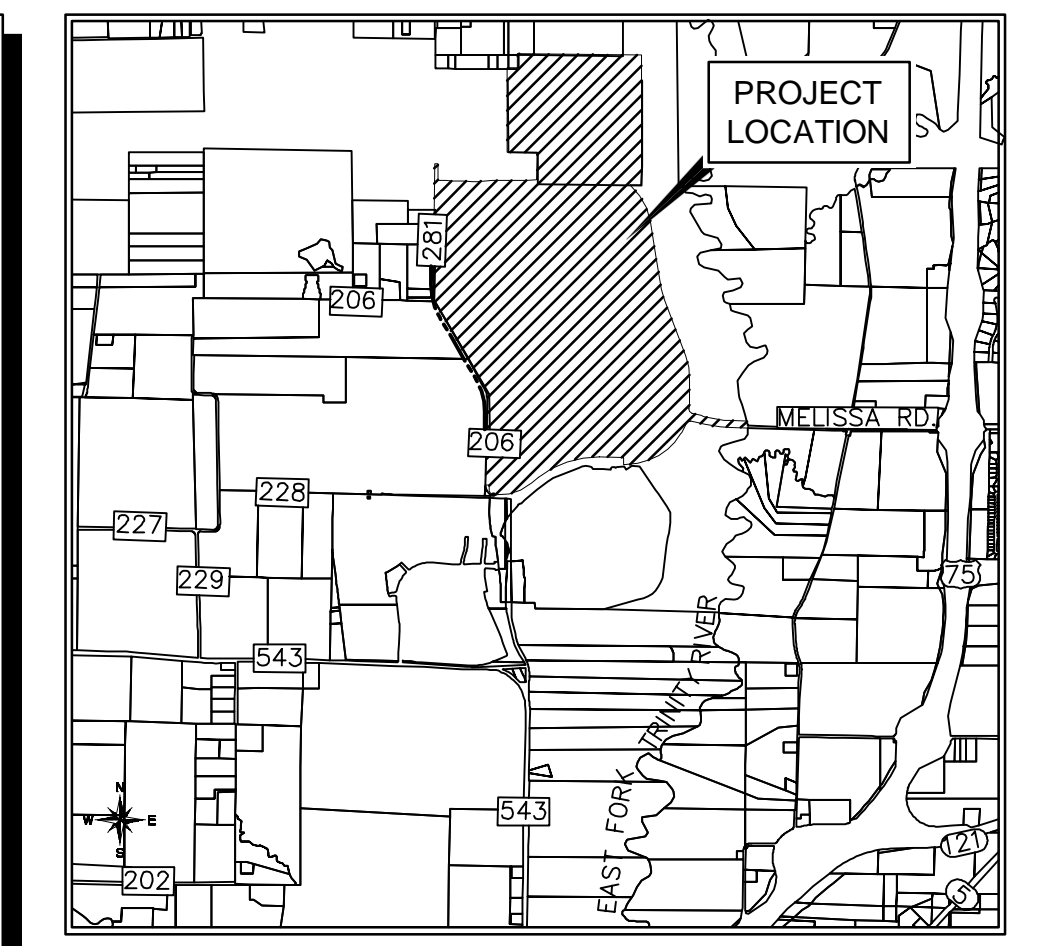
MATCHLINE SEE SHEET P-1

MATCHLINE SEE SHEET P-3

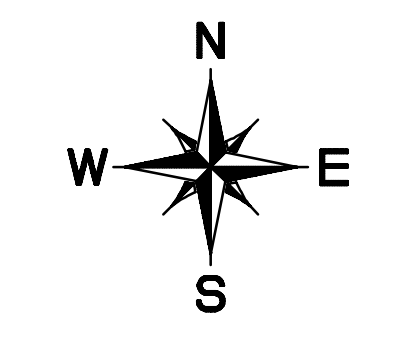
MATCHLINE SEE SHEET P-4



KEY MAP



VICINITY MAP



0 100' 200'
GRAPHIC SCALE 100'

LINE TABLE		
LINE	LENGTH	BEARING
L7	552.68	N89°40'26.47"W
L8	254.31	S86°46'42.56"W
L9	683.85	N89°28'19.54"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C5	1050.00'	257.71'	S83°17'41"W	257.06'	14°03'45"	129.51'
C6	1050.00'	65.01'	S88°33'08"W	65.00'	3°32'51"	32.52'
C7	1050.00'	68.71'	S88°39'12"W	68.70'	3°44'58"	34.37'

FLOODPLAIN NOTES

1. THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2 - TRINITY FALLS FULLY DEVELOPED FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 01/24/2014.

LEGEND

	PROPERTY LINE
	100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
	STREET NAME CHANGE
	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED WATER EASEMENT
	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.
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CITY PROJECT NUMBER: 15-263PF

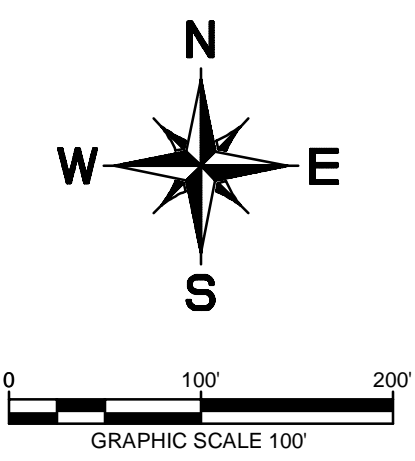
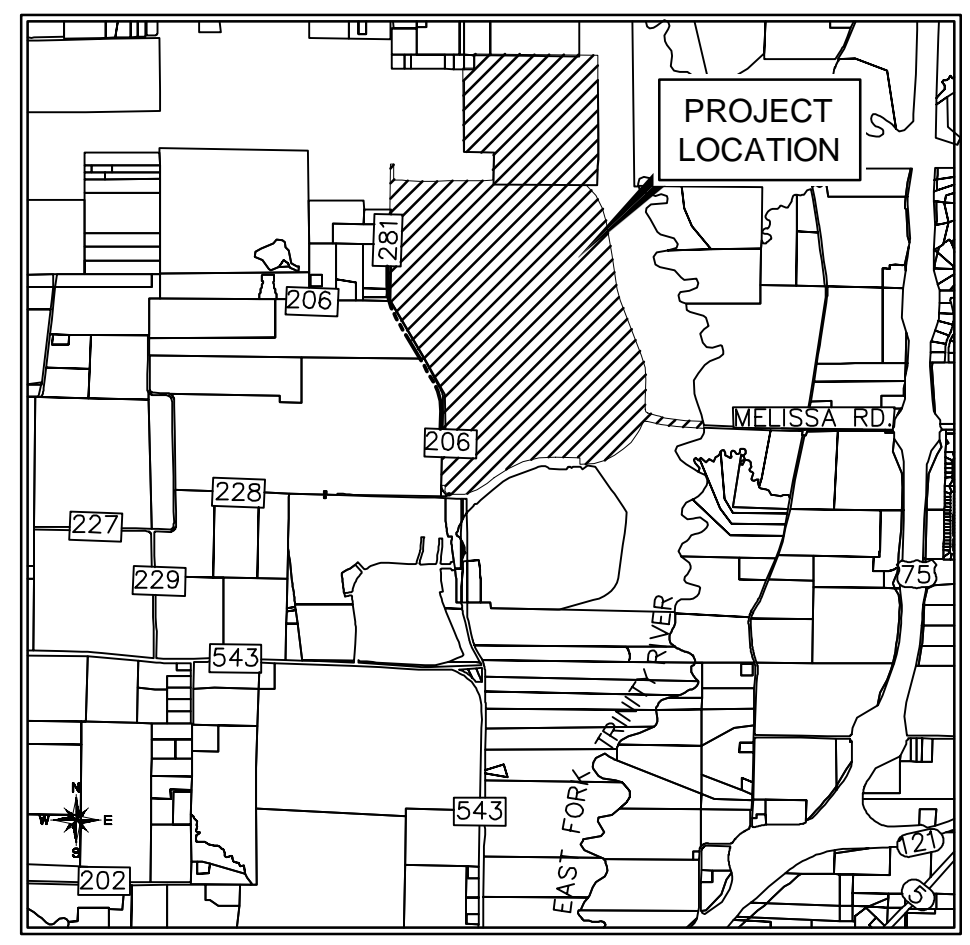
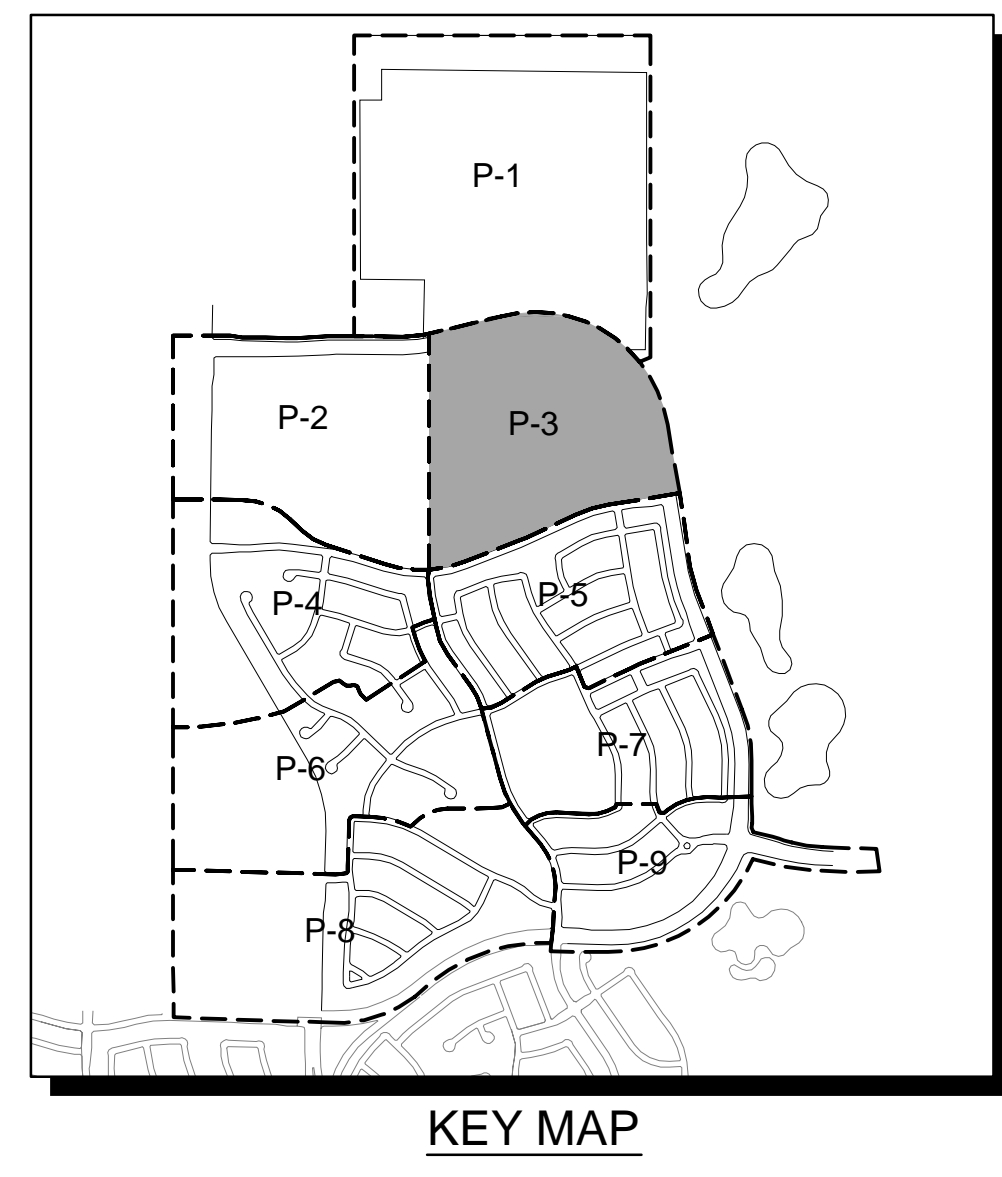
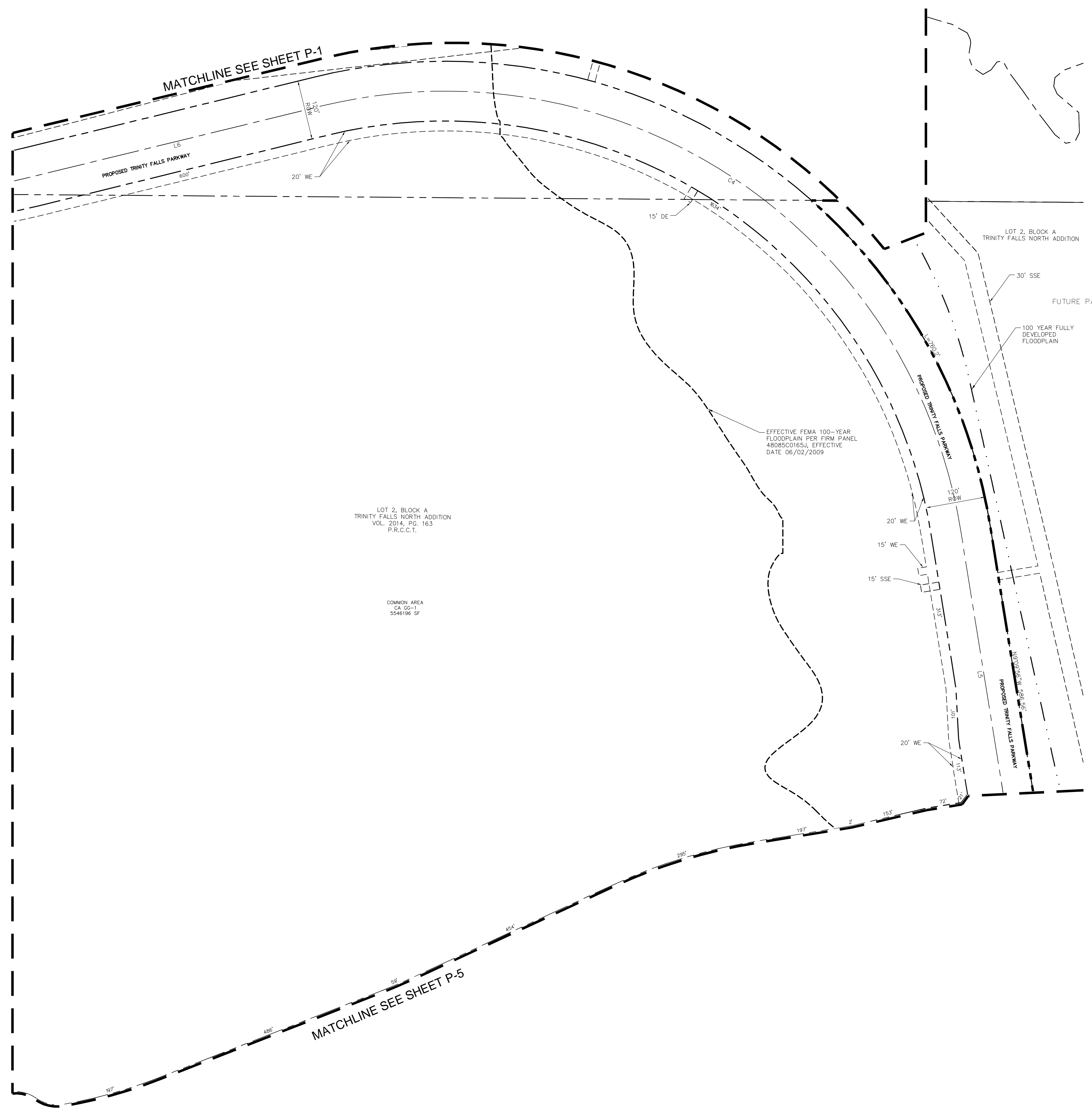
PRELIMINARY-FINAL REPLAT
FOR
TRINITY FALLS PLANNING UNIT #3
754 RESIDENTIAL LOTS / 40 COMMON AREAS / 2 LOTS
599.98 ACRES
BEING A REPLAT OF LOT 1 AND 3, BLOCK A OF THE TRINITY FALLS NORTH ADDITION
ACCORDING TO THE PLAT RECORDED IN VOLUME 2014 PG 167, PLAT RECORDS COLLIN COUNTY, TEXAS,
AND BEING ALL OF A 108 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CH8 TRINITY FALLS LP FILE NUMBER 20140320000258220, DEED RECORDS, COLLIN COUNTY, TEXAS
AND SITUATED IN THE
JOHN EMBERTSON SURVEY, ABSTRACT NO. 294,
THOMAS BRUCE SURVEY, ABSTRACT NO. 103, AND THE THOMAS LINDSEY SURVEY, ABSTRACT NO. 521
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Tel: (512) 381-6136 Contact: Leisha Ehler	DEVELOPER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Tel: (512) 381-6136 Contact: Gary Mefford	ENGINEER/SURVEYOR: Kimley-Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: RUSSELL L. KENNEDY, P.E.
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DESIGNED: DRB	DRAWN: KDW	CHECKED: RLK	SCALE: AS SHOWN	DATE: FEBRUARY	KH PROJECT NO.: 068150034	P-2
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PLOTTED BY: WILKINSON, KORY 2/10/2014 9:07 AM
 DWG NAME: K:\R1_CIVIL\0681000 - TRINITY FALLS\DWG\PLANS\PRELIMINARY\PLAT.DWG - PLAT (0)
 PLOT DATE: 2/10/2014 9:07 AM
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MATCHLINE SEE SHEET P-2



LINE TABLE		
LINE	LENGTH	BEARING
L5	586.56	N9°09'56.47"W
L6	600.26	S76°15'48.05"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C4	1050.00'	1733.10'	N56°27'04"W	1542.96'	94°34'15"	1137.30'

FLOODPLAIN NOTES

- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2 - TRINITY FALLS FULLY DEVELOPED FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 01/24/2014.

LEGEND

	PROPERTY LINE
	100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
	STREET NAME CHANGE
	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED WATER EASEMENT
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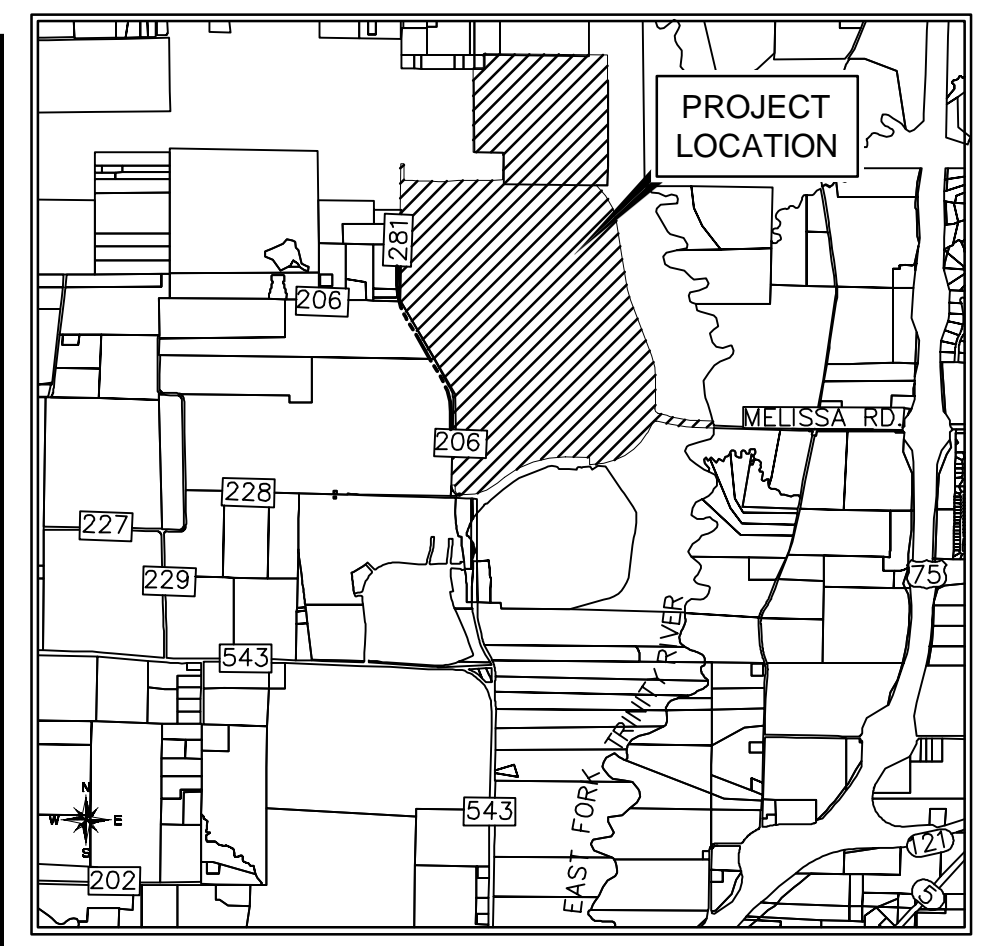
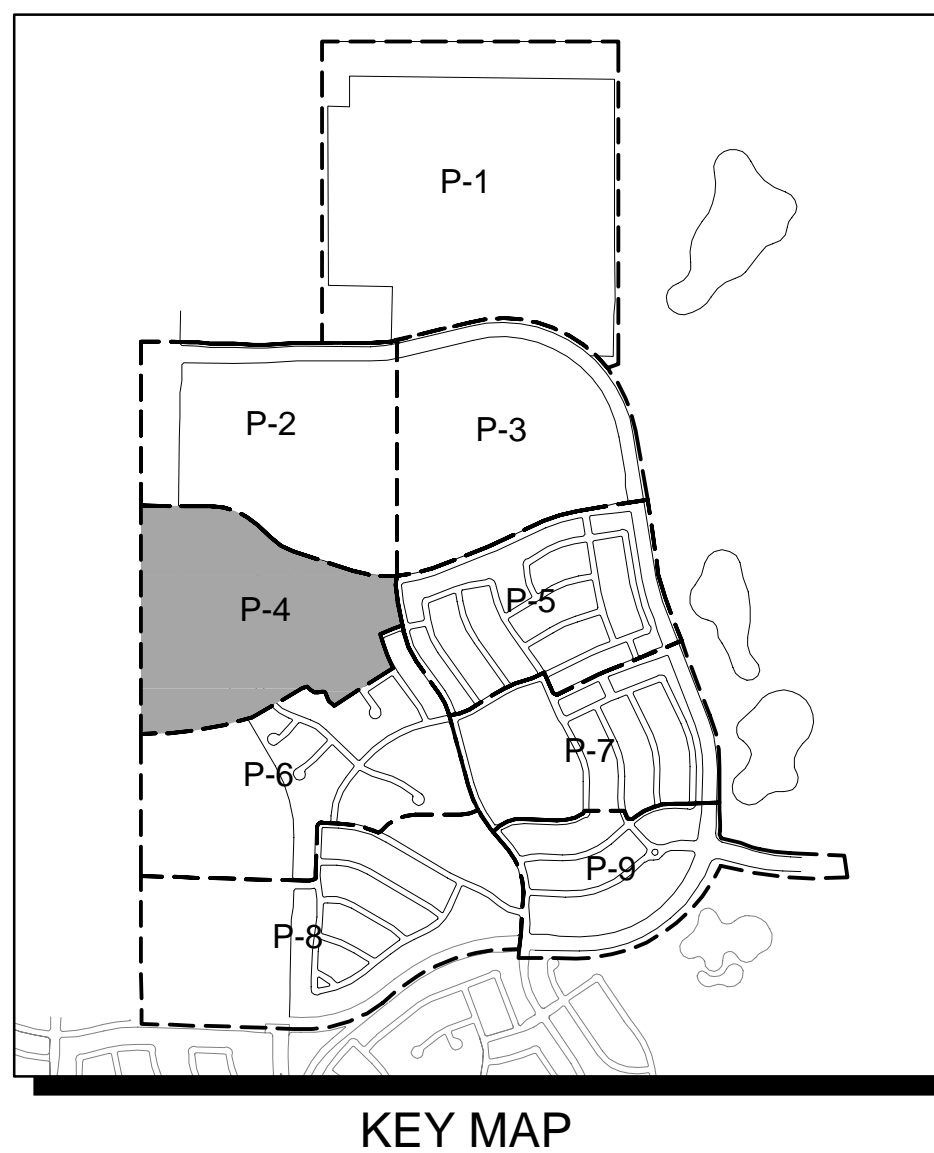
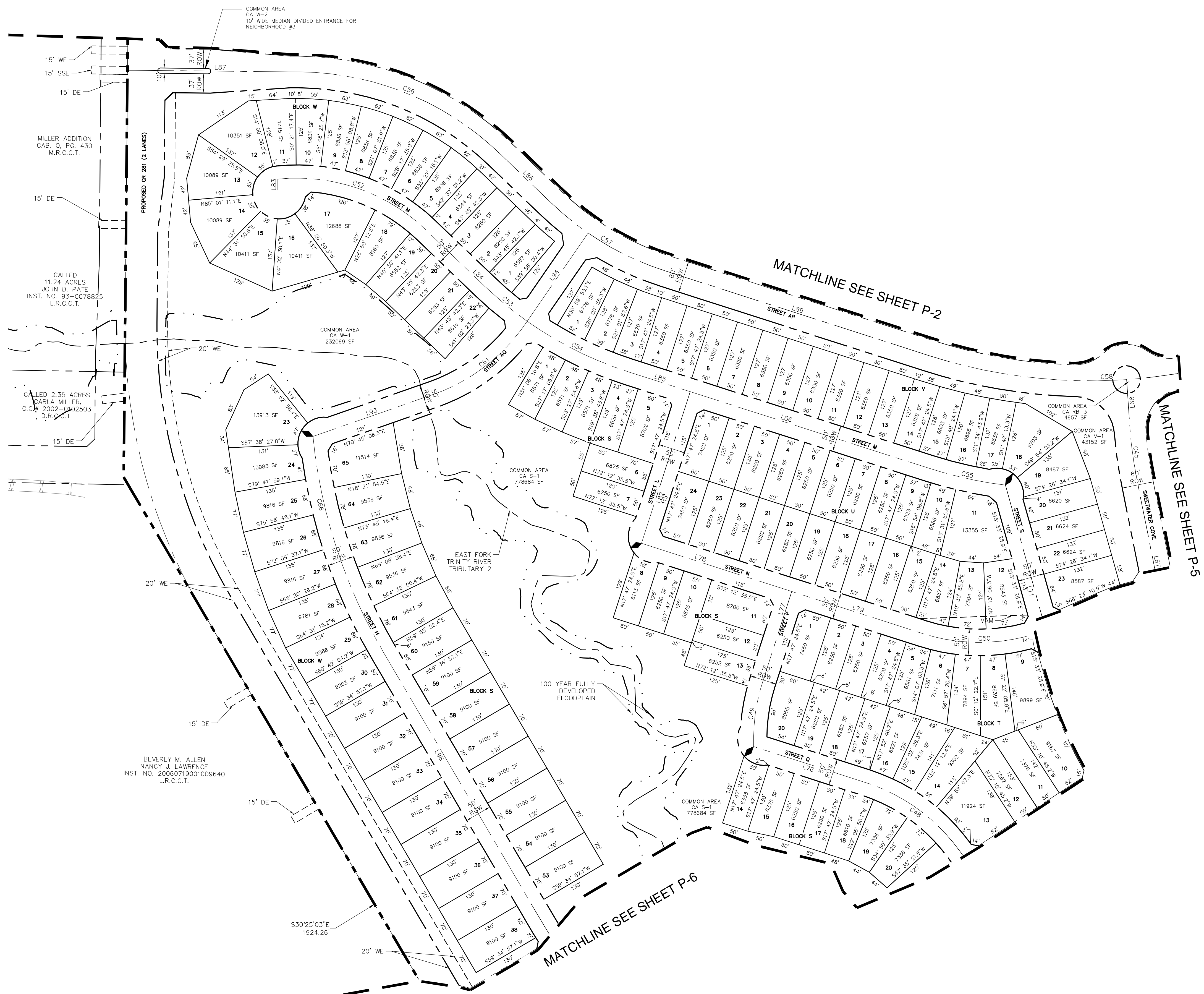
CITY PROJECT NUMBER: 15-263PF

PRELIMINARY-FINAL REPLAT FOR
TRINITY FALLS PLANNING UNIT #3
 754 RESIDENTIAL LOTS / 40 COMMON AREAS / 2 LOTS
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 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

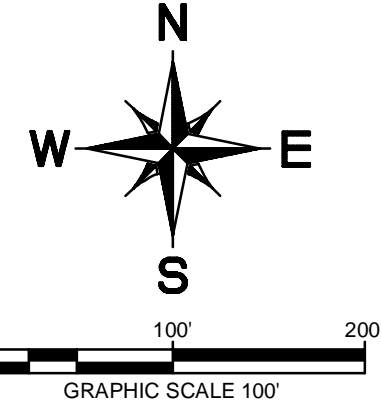
OWNER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St Austin, TX 78703 Tel: (512) 381-6136 Contact: Leisha Ehler	DEVELOPER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St Austin, TX 78703 Tel: (512) 381-6136 Contact: Gary Mefford	ENGINEER/SURVEYOR: Kimley-Horn 5750 Genesis 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	KH PROJECT NO.
DRB	KDW	RLK	AS SHOWN	FEBRUARY	068150034

PLOTTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 02/24/2014
 DWG NAME: K:\PROJECTS\15-263PF\15-263PF-P1-PRELIMINARY\15-263PF-P1-PRELIMINARY.PLT
 LAST SAVED: 2/24/2014 10:28:24 AM
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VICINITY MAP



LINE	LENGTH	BEARING
L67	266.02	N11°8'04.32"W
L68	86.49	N3°53'11.26"W
L71	316.97	N15°33'25.91"W
L76	221.17	N72°12'35.54"W
L77	180.00	N17°47'24.46"E
L78	297.08	S72°12'35.54"E
L79	259.36	S72°12'35.54"E
L82	300.00	S17°47'24.46"W
L83	20.55	N0°00'00.00"E
L84	153.93	S46°14'17.74"E
L85	122.46	S72°12'35.54"E
L86	471.83	S72°12'35.54"E
L87	325.03	S89°28'19.54"E
L88	137.83	S46°14'17.74"E
L89	521.70	S72°12'35.54"E
L93	240.00	N70°45'08.35"E
L94	201.88	N34°37'57.29"E
L98	600.00	N30°25'02.90"W

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C45	800.00'	103.53'	N7°35'38"W	103.46'	7°24'53"	51.84'
C48	350.00'	222.42'	N54°00'16"W	218.70'	36°24'39"	115.11'
C49	350.00'	122.48'	N7°45'53"E	121.86'	20°03'04"	61.88'
C50	350.00'	236.39'	N88°26'28"E	231.93'	38°41'53"	122.90'
C52	350.00'	304.10'	S71°07'45"E	294.62'	49°46'55"	162.40'
C53	700.00'	103.49'	S50°28'25"E	103.39'	8°28'14"	51.84'
C54	700.00'	213.82'	S63°27'34"E	212.99'	17°30'04"	107.75'
C55	800.00'	148.41'	S77°31'27"E	148.19'	10°37'44"	74.42'
C56	550.00'	415.02'	S67°51'19"E	405.24'	43°14'02"	217.95'
C57	550.00'	249.31'	S59°13'27"E	247.18'	25°58'18"	126.83'
C58	1000.00'	682.27'	N88°14'40"E	669.12'	39°05'29"	355.02'
C61	350.81'	228.40'	N52°04'45"E	224.38'	37°18'09"	118.41'
C66	1000.00'	430.22'	N18°05'33"W	426.91'	24°38'59"	218.49'

LEGEND

- PROPERTY LINE
- - - 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
- ◆ STREET NAME CHANGE
- VAM PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
- DE PROPOSED DRAINAGE EASEMENT
- WE PROPOSED WATER EASEMENT
- SE PROPOSED SANITARY SEWER EASEMENT

- 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.
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CITY PROJECT NUMBER: 15-263PF

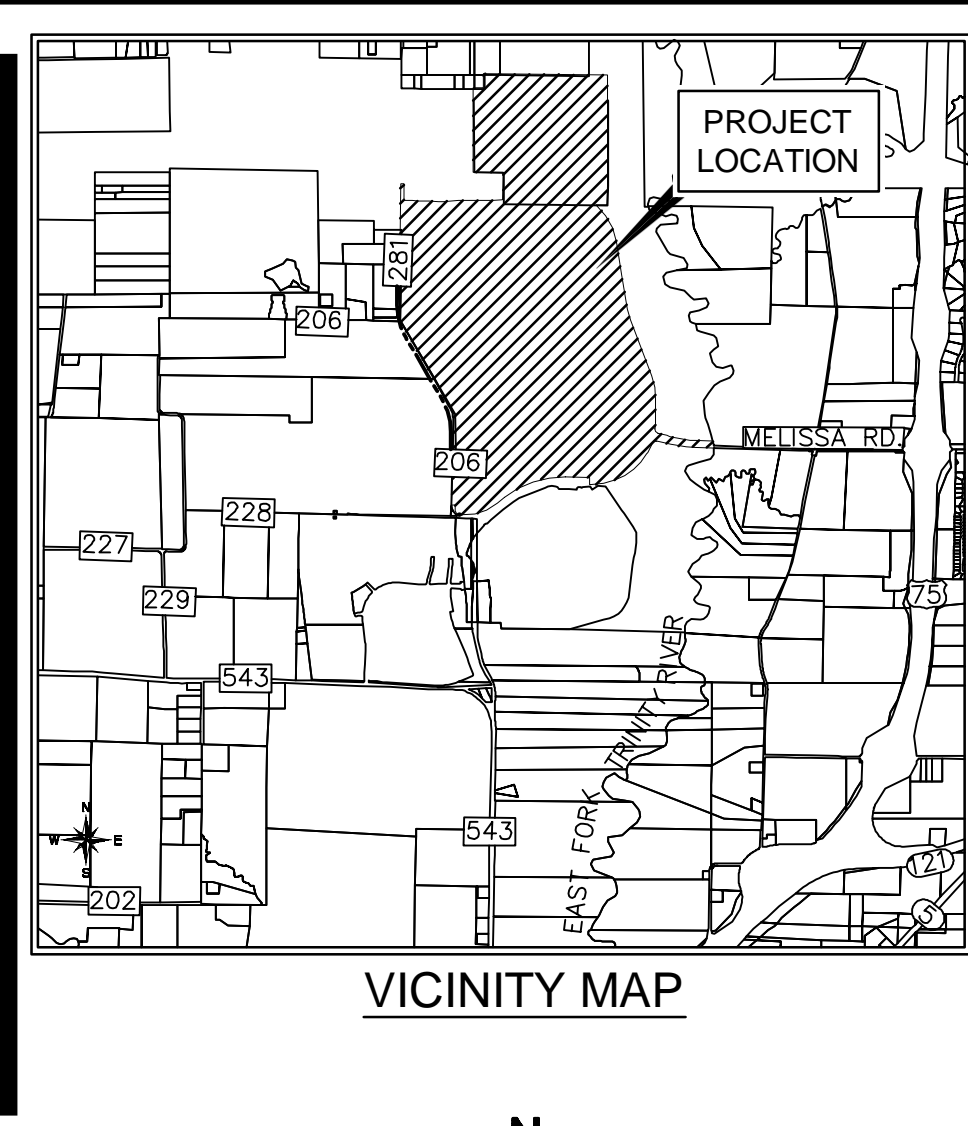
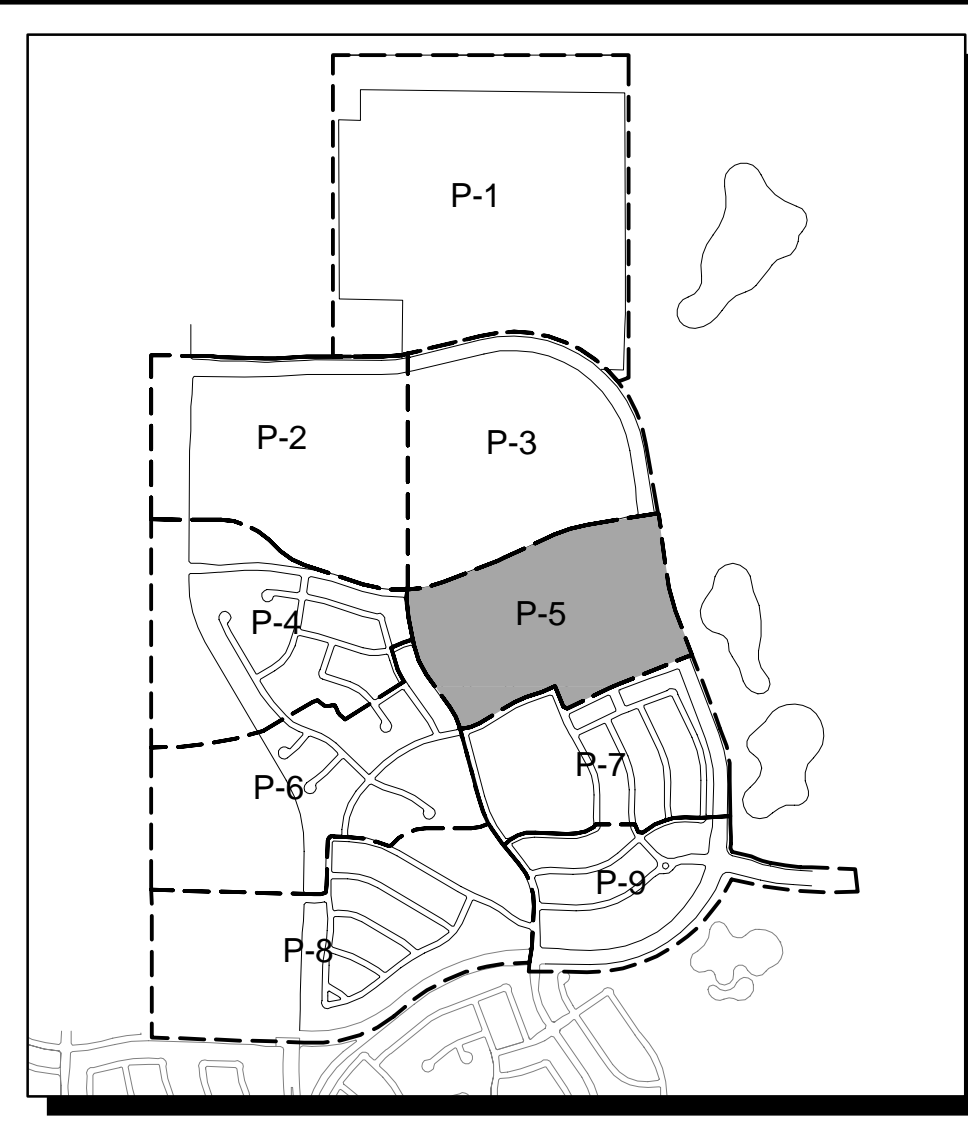
PRELIMINARY-FINAL REPLAT FOR TRINITY FALLS PLANNING UNIT #3 754 RESIDENTIAL LOTS / 40 COMMON AREAS / 2 LOTS 599.98 ACRES BEING A REPLAT OF LOT 1 AND 2, BLOCK A OF THE TRINITY FALLS NORTH ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 2014 PG 167, PLAT RECORDS COLLIN COUNTY, TEXAS. AND BEING ALL OF A 1.08 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHB TRINITY FALLS L.P. FILE NUMBER 20140320000258220, DEED RECORDS, COLLIN COUNTY, TEXAS AND SITUATED IN THE JOHN EMBERTSON SURVEY, ABSTRACT NO. 294, THOMAS BRUCE SURVEY, ABSTRACT NO. 103, AND THE THOMAS LINDSEY SURVEY, ABSTRACT NO. 521 WITHIN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: CH-B Trinity Falls, L.P., Castle Hill Partners, 1111 West 11th St., Austin, TX 78703, Tel: (512) 381-6136, Contact: Leisha Elhart

DEVELOPER: CH-B Trinity Falls, L.P., Castle Hill Partners, 1111 West 11th St., Austin, TX 78703, Tel: (512) 381-6136, Contact: Gary Mefford

ENGINEER/SURVEYOR: Kimley-Horn, 5750 Genesis Ct., Suite 200, Frisco, TX 75034, Tel: (972) 335-3580, Contact: Russel L. Kennedy, P.E.

DESIGNED: DRB	DRAWN: KDW	CHECKED: RLK	SCALE: AS SHOWN	DATE: FEBRUARY	KH PROJECT NO: 068150034	P-4
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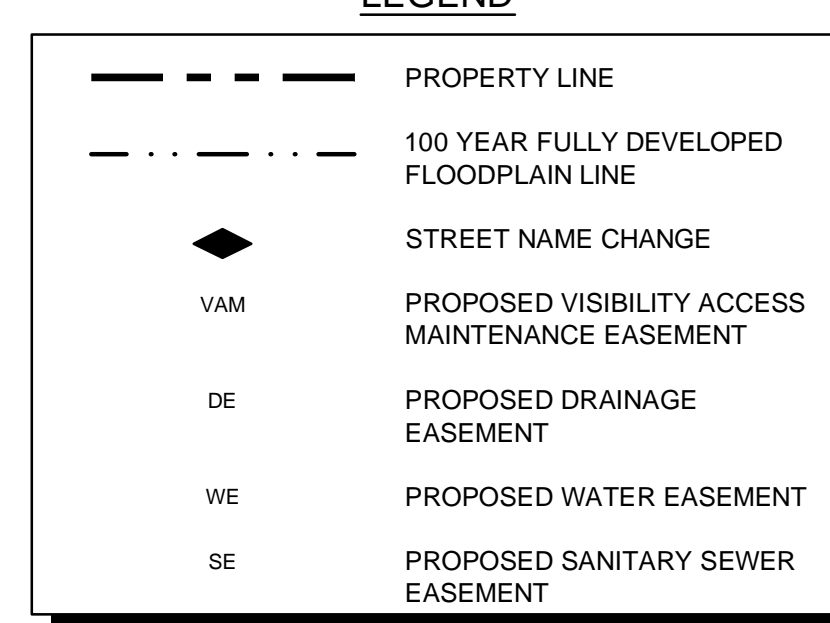
LINE TABLE		
LINE	LENGTH	BEARING
L4	618.38	N9°09'56.47\"W
L33	210.00	S21°03'13.96\"E
L35	332.91	S35°47'56.24\"E
L39	200.67	N21°03'13.96\"W
L40	431.38	N9°09'56.47\"W
L41	231.91	N21°03'13.96\"W
L42	673.12	N9°09'56.47\"W
L43	427.99	S80°50'03.53\"W
L44	214.41	S59°12'03.76\"W
L45	94.02	S4°37'01.02\"E
L46	58.19	S30°47'56.24\"E
L47	138.80	S80°50'03.53\"W
L48	478.22	S59°12'03.76\"W
L49	225.36	S72°16'35.07\"W
L50	271.08	S59°12'03.76\"W
L54	455.61	N64°14'34.02\"E
L55	442.92	N68°56'46.04\"E
L56	275.15	N68°41'55.68\"E
L57	187.54	N80°32'40.97\"E
L58	105.86	S9°27'19.03\"E
L59	400.82	S35°47'56.24\"E
L61	160.09	N9°27'19.03\"W
L62	561.24	N35°47'56.24\"W
L81	228.57	N78°41'55.68\"E
L90	485.51	N68°41'55.68\"E
L91	454.43	N65°12'06.99\"E
L92	509.59	N80°50'03.53\"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C3	1050.00'	217.86'	N15°06'35\"W	217.47'	11°53'17\"	109.32'
C22	1000.00'	459.78'	S22°37'38\"E	455.74'	26°20'37\"	234.03'
C23	600.00'	134.17'	S29°23'33\"E	133.90'	12°48'46\"	67.37'
C27	1000.00'	207.49'	N15°06'35\"W	207.12'	11°53'17\"	104.12'
C28	1000.00'	207.49'	N15°06'35\"W	207.12'	11°53'17\"	104.12'
C29	600.00'	226.54'	S70°01'04\"W	225.20'	21°38'00\"	114.64'
C30	350.00'	159.94'	S17°42'29\"E	158.55'	26°10'55\"	81.39'
C31	600.00'	226.54'	S70°01'04\"W	225.20'	21°38'00\"	114.64'
C32	1000.00'	228.21'	S65°44'19\"W	227.71'	13°04'31\"	114.60'
C35	1000.00'	82.09'	N66°35'40\"E	82.07'	4°42'12\"	41.07'
C36	600.00'	124.05'	N74°37'18\"E	123.83'	11°50'45\"	62.25'
C37	800.00'	367.83'	S22°37'38\"E	364.60'	26°20'37\"	187.22'
C38	350.00'	35.50'	S32°53'35\"E	35.49'	5°48'43\"	17.77'
C39	600.00'	275.87'	N22°37'38\"W	273.45'	26°20'37\"	140.42'
C59	1000.00'	61.03'	N66°57'01\"E	61.02'	3°29'49\"	30.53'
C60	1050.00'	286.48'	N73°01'05\"E	285.59'	15°37'57\"	144.13'

FLOODPLAIN NOTES

1. THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2 - TRINITY FALLS FULLY DEVELOPED FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 01/24/2014.

- 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 REPEAT FOR REVIEW PURPOSES ONLY.
 3. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 4. ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.



CITY PROJECT NUMBER: 15-263PF

PRELIMINARY-FINAL REPEAT FOR TRINITY FALLS PLANNING UNIT #3
 754 RESIDENTIAL LOTS / 40 COMMON AREAS / 2 LOTS 599.98 ACRES
 BEING A REPEAT OF LOT 1 AND 2, BLOCK A OF THE TRINITY FALLS NORTH ADDITION
 ACCORDING TO THE PLAT RECORDED IN VOLUME 2014 PG 167, PLAT RECORDS COLLIN COUNTY, TEXAS
 AND BEING ALL OF A 108 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHB TRINITY FALLS LP FILE NUMBER 20140320000258220, DEED RECORDS, COLLIN COUNTY, TEXAS
 AND SITUATED IN THE JOHN EMBERTSON SURVEY, ABSTRACT NO. 294, THOMAS BRUCE SURVEY, ABSTRACT NO. 103, AND THE THOMAS LINDSEY SURVEY, ABSTRACT NO. 521 WITHIN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

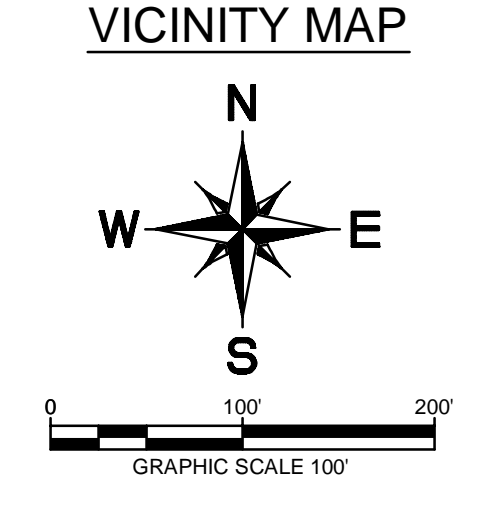
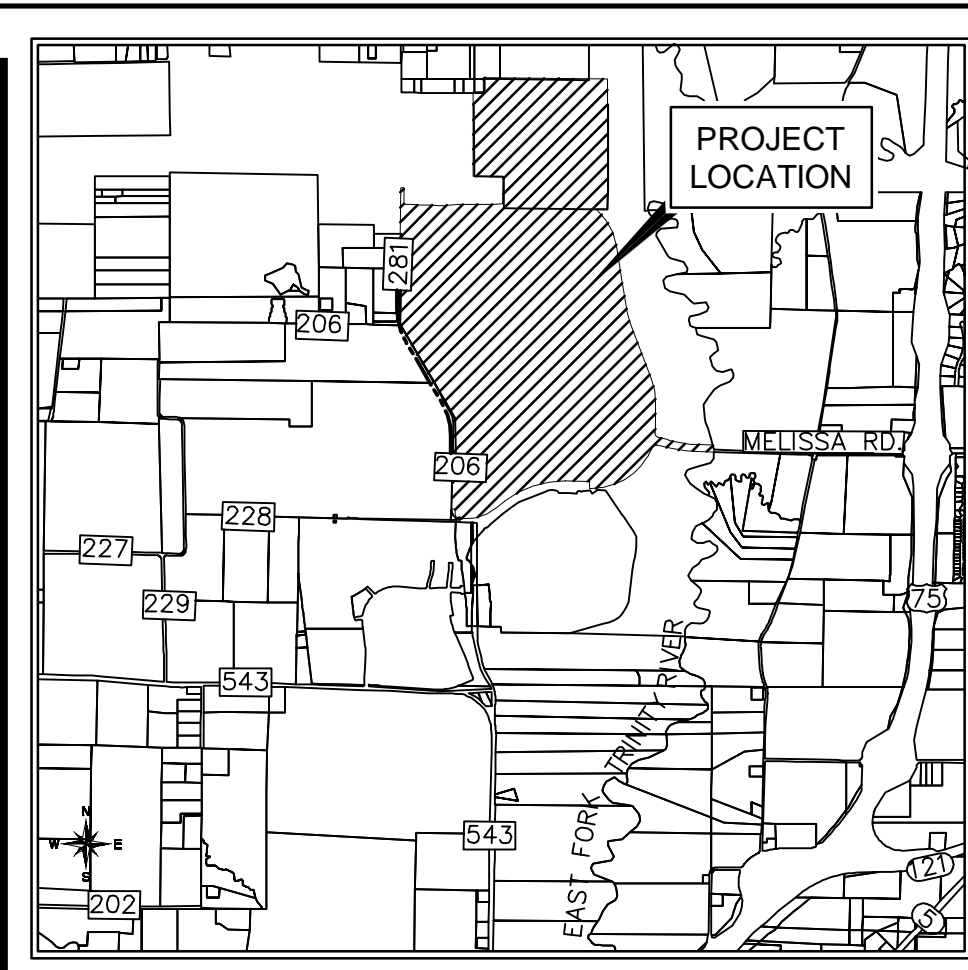
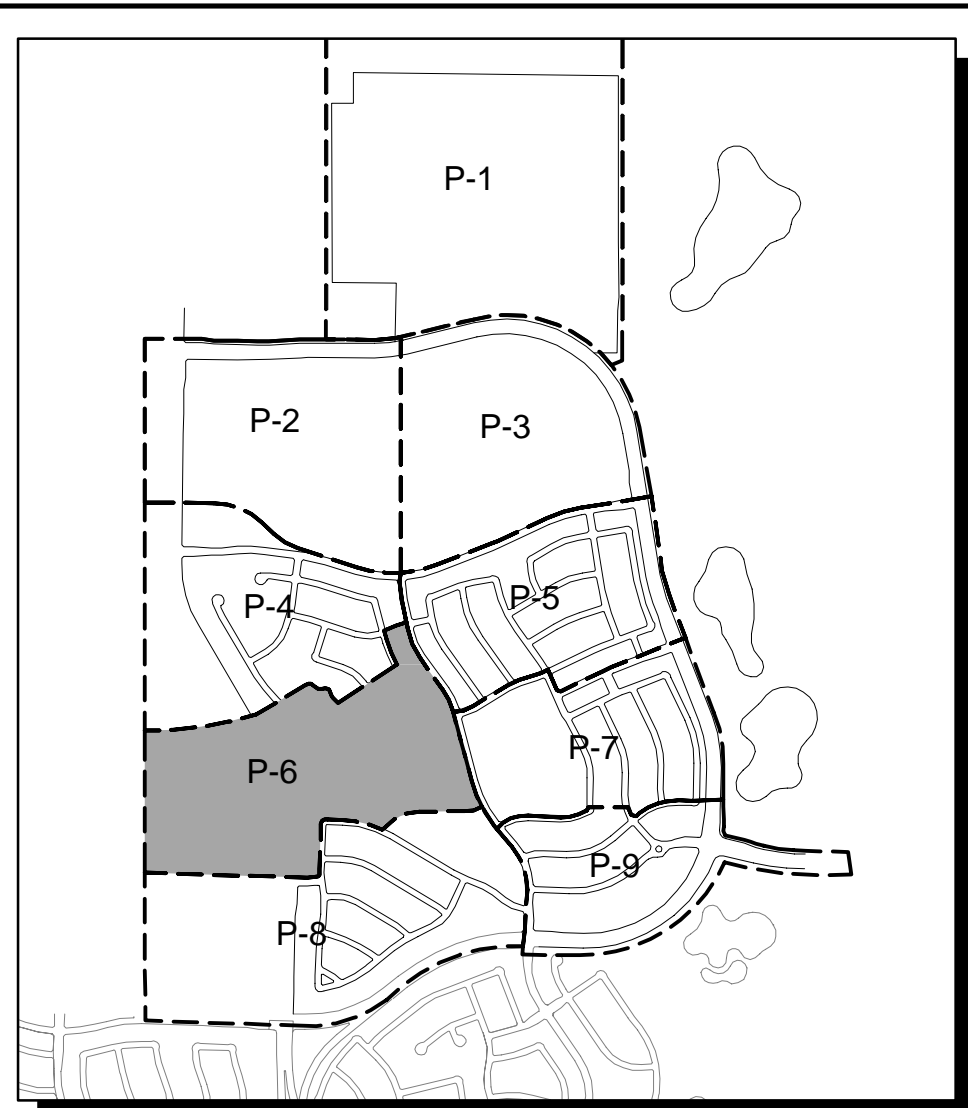
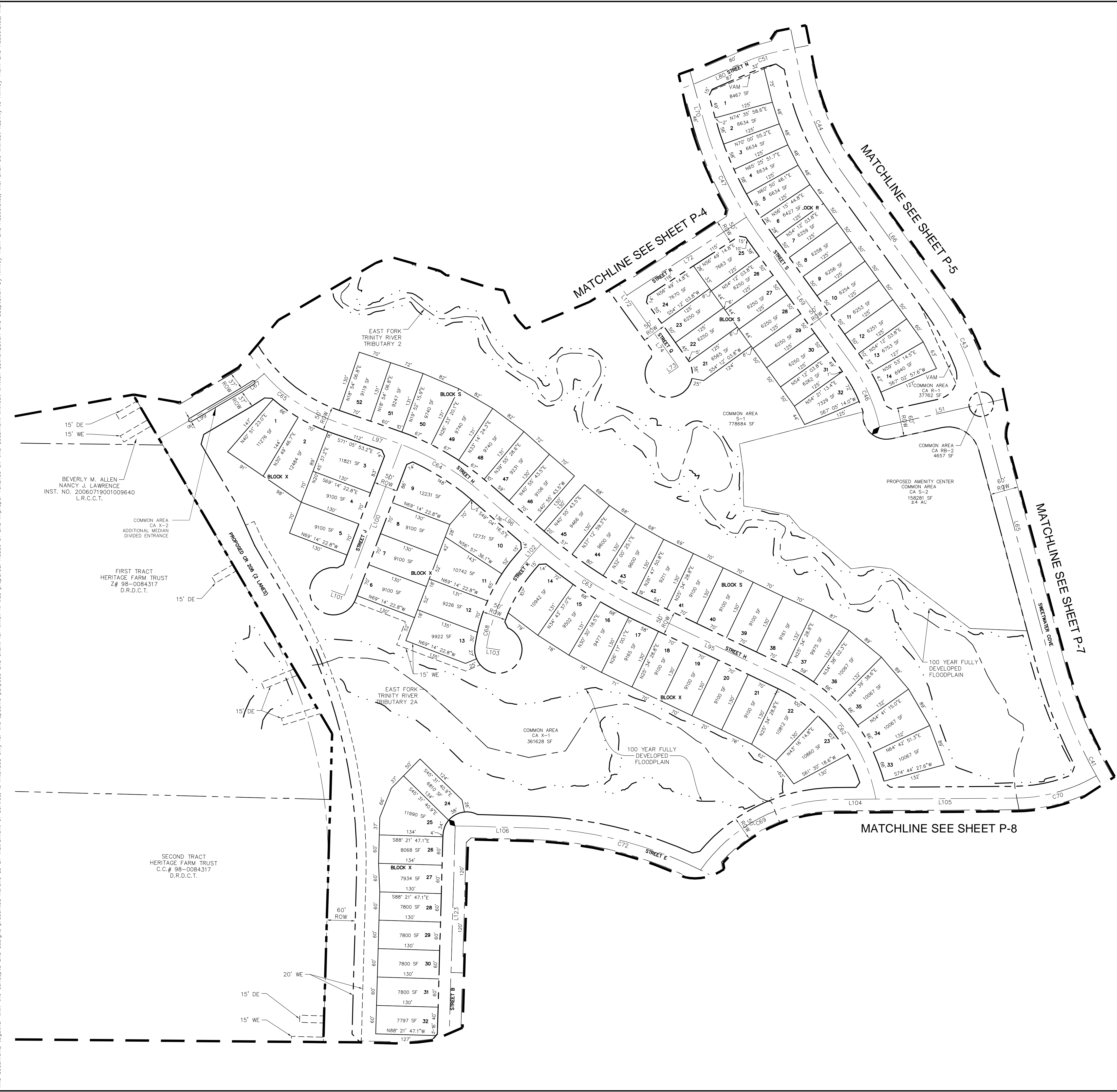
OWNER:
 CHB Trinity Falls, L.P.
 Castle Hill Partners
 1111 West 11th St.
 Austin, TX 78703
 Tel: (512) 381-6136
 Contact: Leisha Ehler

DEVELOPER:
 CHB Trinity Falls, L.P.
 Castle Hill Partners
 1111 West 11th St.
 Austin, TX 78703
 Tel: (512) 381-6136
 Contact: Gary Mefford

ENGINEER/SURVEYOR:
Kimley-Horn
 5750 Geremia Ct., Suite 200
 Frisco, TX 75034
 Tel: (972) 335-3880
 Contact: RUSSELL L. KENNEDY, P.E.

DESIGNED DRB	DRAWN KDW	CHECKED RLK	SCALE AS SHOWN	DATE FEBRUARY	KH PROJECT NO. 088150034
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LINE	LENGTH	BEARING
L51	264.75	N77°27'25.25"E
L65	603.36	N14°59'25.87"W
L66	335.14	N35°47'56.24"W
L69	343.73	N35°47'42.31"W
L70	49.26	N15°33'25.91"W
L72	301.62	N56°49'14.76"E
L73	24.86	N54°12'03.76"E
L74	146.11	N35°47'56.24"W
L80	118.35	N66°34'30.92"E
L95	340.32	N64°25'31.16"W
L96	177.42	N49°04'16.45"W
L97	129.85	N71°05'53.24"W
L99	200.90	N59°34'57.10"E
L100	340.65	S20°45'37.22"W
L101	29.90	N69°14'22.78"W
L102	49.84	N40°55'43.55"E
L103	29.28	N81°31'54.24"W
L104	86.01	N89°36'08.82"E
L105	292.74	N89°36'08.82"E
L106	125.05	S88°21'47.13"E
L123	385.88	S1°38'12.87"W
L172	77.10	N35°47'56.24"W

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C41	1003.00'	443.70'	N27°39'49"W	440.09'	25°20'47"	225.54'
C43	550.00'	199.75'	N25°23'41"W	198.65'	20°48'30"	100.99'
C44	550.00'	235.16'	N23°33'00"W	233.37'	24°29'52"	119.41'
C46	350.00'	145.38'	N23°53'57"W	144.34'	23°47'58"	73.75'
C47	750.00'	259.06'	N25°27'10"W	257.78'	19°47'28"	130.84'
C51	350.00'	75.21'	N72°32'33"E	75.07'	12°18'45"	37.75'
C62	350.00'	332.30'	N37°13'33"W	319.96'	54°23'57"	179.87'
C63	900.00'	241.18'	N56°44'54"W	240.46'	15°21'15"	121.32'
C64	550.00'	211.44'	N60°05'05"W	210.14'	22°01'37"	107.04'
C65	350.00'	248.50'	N50°45'28"W	243.32'	40°40'51"	129.75'
C67	350.00'	60.45'	N54°38'05"E	60.38'	9°53'45"	30.30'
C68	350.00'	201.91'	N24°24'07"E	199.13'	33°03'14"	103.85'
C69	350.00'	333.51'	N62°18'14"E	321.04'	54°35'49"	180.64'
C70	350.00'	180.90'	N74°47'45"E	178.89'	29°36'48"	92.52'
C72	850.00'	429.74'	S73°52'46"E	425.17'	28°58'02"	219.57'

- FLOODPLAIN NOTES**
- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2 - TRINITY FALLS FULLY DEVELOPED FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 01/24/2014.

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LEGEND

---	PROPERTY LINE
- - - - -	100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
◆	STREET NAME CHANGE
VAM	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
DE	PROPOSED DRAINAGE EASEMENT
WE	PROPOSED WATER EASEMENT
SE	PROPOSED SANITARY SEWER EASEMENT

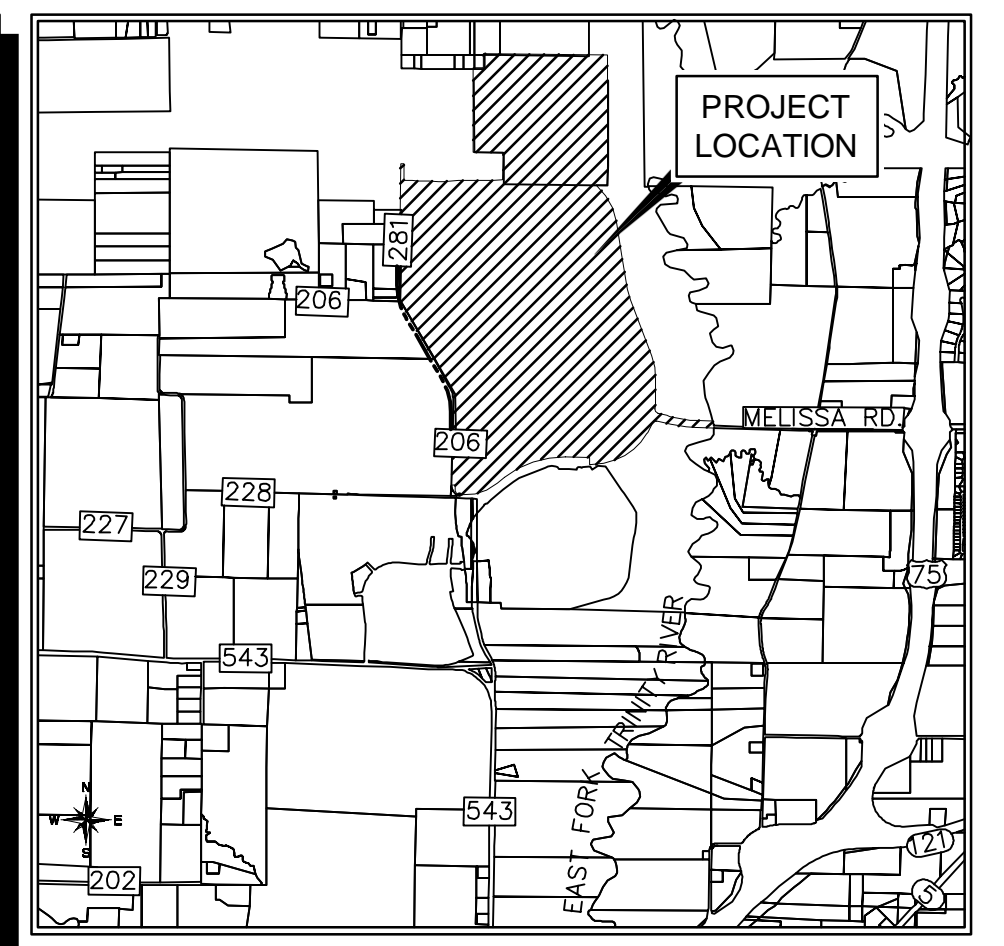
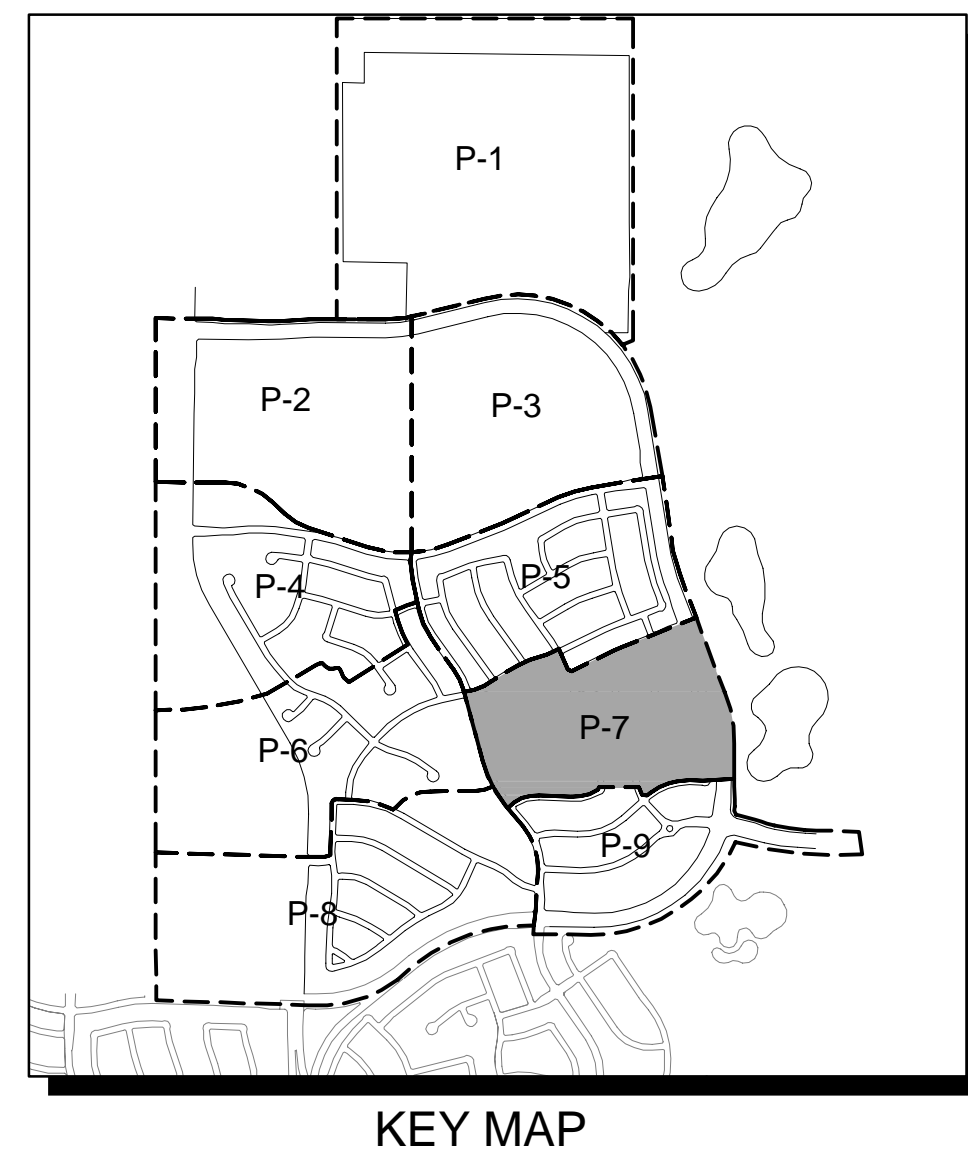
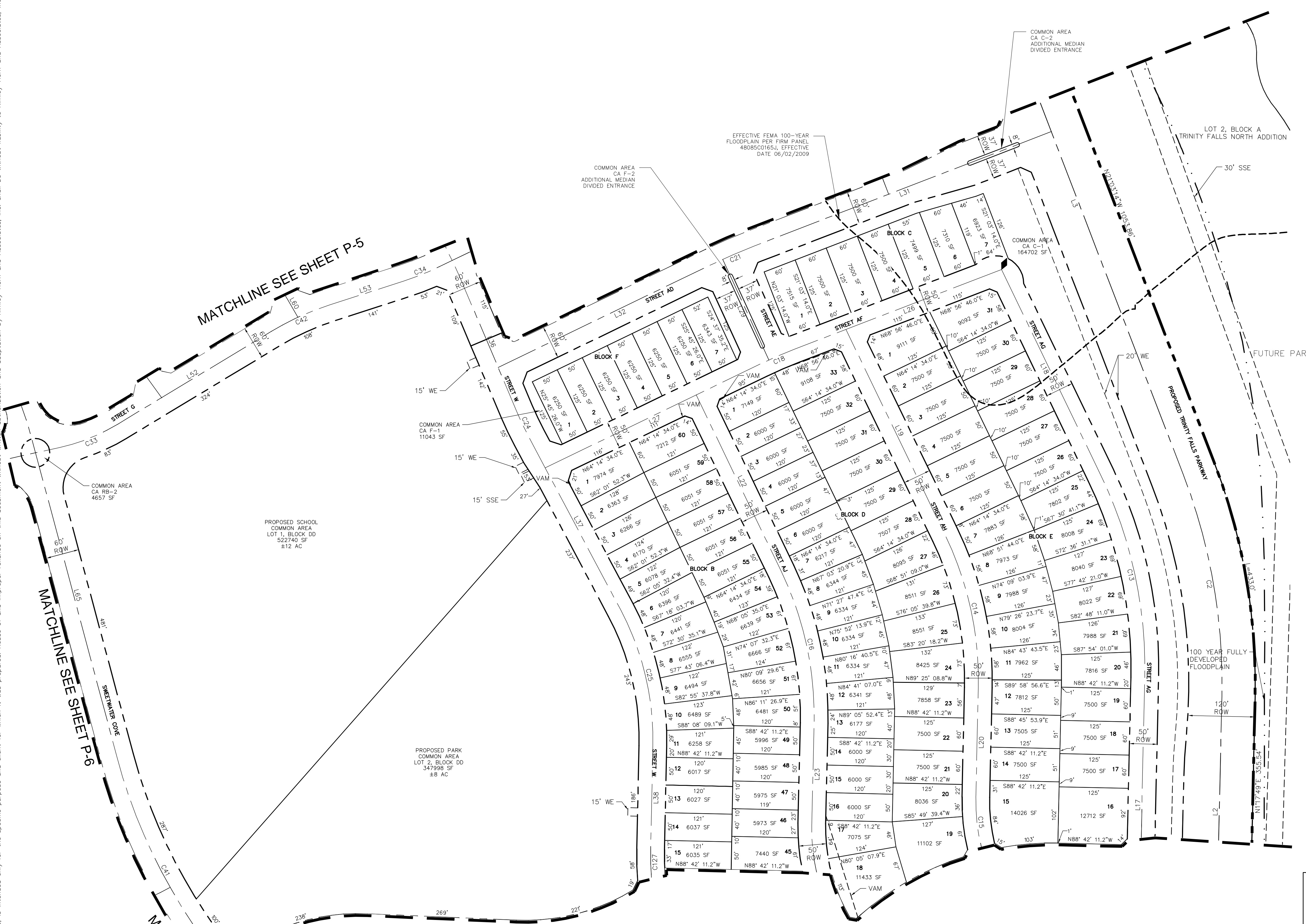
CITY PROJECT NUMBER: 15-263PF

PRELIMINARY-FINAL REPLAT FOR TRINITY FALLS PLANNING UNIT #3
 754 RESIDENTIAL LOTS / 40 COMMON AREAS / 2 LOTS
 599.98 ACRES
 BEING A REPLAT OF LOT 1 AND 2, BLOCK A OF THE TRINITY FALLS NORTH ADDITION
 ACCORDING TO THE PLAT RECORDED IN VOLUME 2014 PG 167, PLAT RECORDS COLLIN COUNTY, TEXAS,
 AND BEING ALL OF A 108 ACRE TRACT OF LAND DESCRIBED IN DEED TO CHB TRINITY FALLS L.P. FILE NUMBER 20140320000258220, DEED RECORDS, COLLIN COUNTY, TEXAS
 AND SITUATED IN THE JOHN EMBERTSON SURVEY, ABSTRACT NO. 294, THOMAS BRUCE SURVEY, ABSTRACT NO. 103, AND THE THOMAS LINDSEY SURVEY, ABSTRACT NO. 521
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

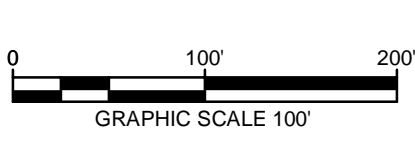
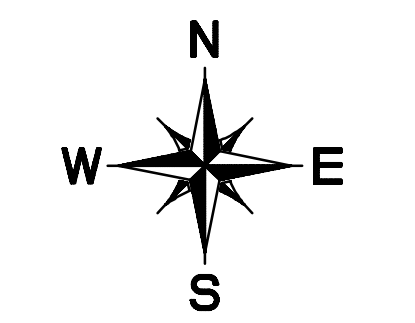
OWNER: CHB Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Tel: (512) 381-6136 Contact: Leisha Ehler	DEVELOPER: CHB Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Tel: (512) 381-6136 Contact: Gary Mefford	ENGINEER/SURVEYOR: Kimley-Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: RUSSELL L. KENNEDY, P.E.
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DESIGNED: DRB	DRAWN: KDW	CHECKED: RLK	SCALE: AS SHOWN	DATE: FEBRUARY	KH PROJECT NO: 068150034	P-6
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PLATTED BY: WILKINSON, KERRY, 2/28/2014 9:59 AM
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VICINITY MAP



LINE TABLE		
LINE	LENGTH	BEARING
L2	416.79	N11°7'48.76"E
L3	1053.86	N21°03'13.96"W
L17	327.13	N11°7'48.76"E
L18	412.54	N25°45'25.98"W
L19	413.16	S25°45'25.98"E
L20	197.99	S11°7'48.76"W
L22	353.09	S25°45'25.98"E
L23	184.48	S11°7'48.76"W
L26	401.05	S68°56'46.04"W
L27	432.35	S64°14'34.02"W
L29	200.00	N24°37'35.23"W
L31	574.30	S68°56'46.04"W
L32	430.29	S64°14'34.02"W
L36	268.15	S27°59'10.42"E
L37	351.85	S27°58'07.73"E
L38	186.41	S11°7'48.76"W
L52	324.03	N58°53'03.68"E
L53	141.36	N72°06'16.07"E
L60	36.72	S29°59'13.17"E
L65	603.36	N14°59'25.87"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	1050.00'	409.60'	N9°52'43"W	407.01'	22°21'03"	207.44'
C13	800.00'	377.75'	N12°13'49"W	374.25'	27°03'15"	192.46'
C14	600.00'	283.31'	S12°13'49"E	280.69'	27°03'15"	144.35'
C15	350.00'	92.60'	S6°16'58"E	92.33'	15°09'35"	46.57'
C16	600.00'	283.31'	S12°13'49"E	280.69'	27°03'15"	144.35'
C18	800.00'	65.67'	S66°35'40"W	65.65'	4°42'12"	32.85'
C21	1000.00'	82.09'	S66°35'40"W	82.07'	4°42'12"	41.07'
C24	600.00'	52.18'	S25°28'39"E	52.16'	4°58'57"	26.11'
C25	500.00'	255.39'	S13°20'09"E	252.62'	29°15'56"	130.55'
C33	350.00'	113.45'	N68°10'14"E	112.96'	18°34'22"	57.23'
C34	500.00'	68.61'	N68°10'25"E	68.55'	7°51'42"	34.36'
C41	1003.00'	443.70'	N27°39'49"W	440.09'	25°20'47"	225.54'
C42	500.00'	115.37'	N65°29'40"E	115.11'	13°13'12"	57.94'
C127	500.00'	80.53'	S3°19'01"E	80.44'	9°13'39"	40.35'

LEGEND	
---	PROPERTY LINE
---	100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
◆	STREET NAME CHANGE
VAM	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
DE	PROPOSED DRAINAGE EASEMENT
WE	PROPOSED WATER EASEMENT
SE	PROPOSED SANITARY SEWER EASEMENT

FLOODPLAIN NOTES

1. THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2 - TRINITY FALLS FULLY DEVELOPED FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 01/24/2014.

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.
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4. ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

CITY PROJECT NUMBER: 15-263PF

PRELIMINARY-FINAL REPLAY
 FOR
TRINITY FALLS PLANNING UNIT #3
 754 RESIDENTIAL LOTS / 40 COMMON AREAS / 2 LOTS
 599.98 ACRES
 BEING A REPLAY OF LOT 1 AND 3, BLOCK A OF THE TRINITY FALLS NORTH ADDITION
 ACCORDING TO THE PLAT RECORDED IN VOLUME 2014 PG 167, PLAT RECORDS COLLIN COUNTY, TEXAS.
 AND BEING ALL OF A 108 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CH8 TRINITY FALLS LP FILE NUMBER 2014032000258220, DEED RECORDS, COLLIN COUNTY, TEXAS
 AND SITUATED IN THE
 JOHN EMBERTSON SURVEY, ABSTRACT NO. 294,
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 THOMAS LINDSEY SURVEY, ABSTRACT NO. 521
 IN THE
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

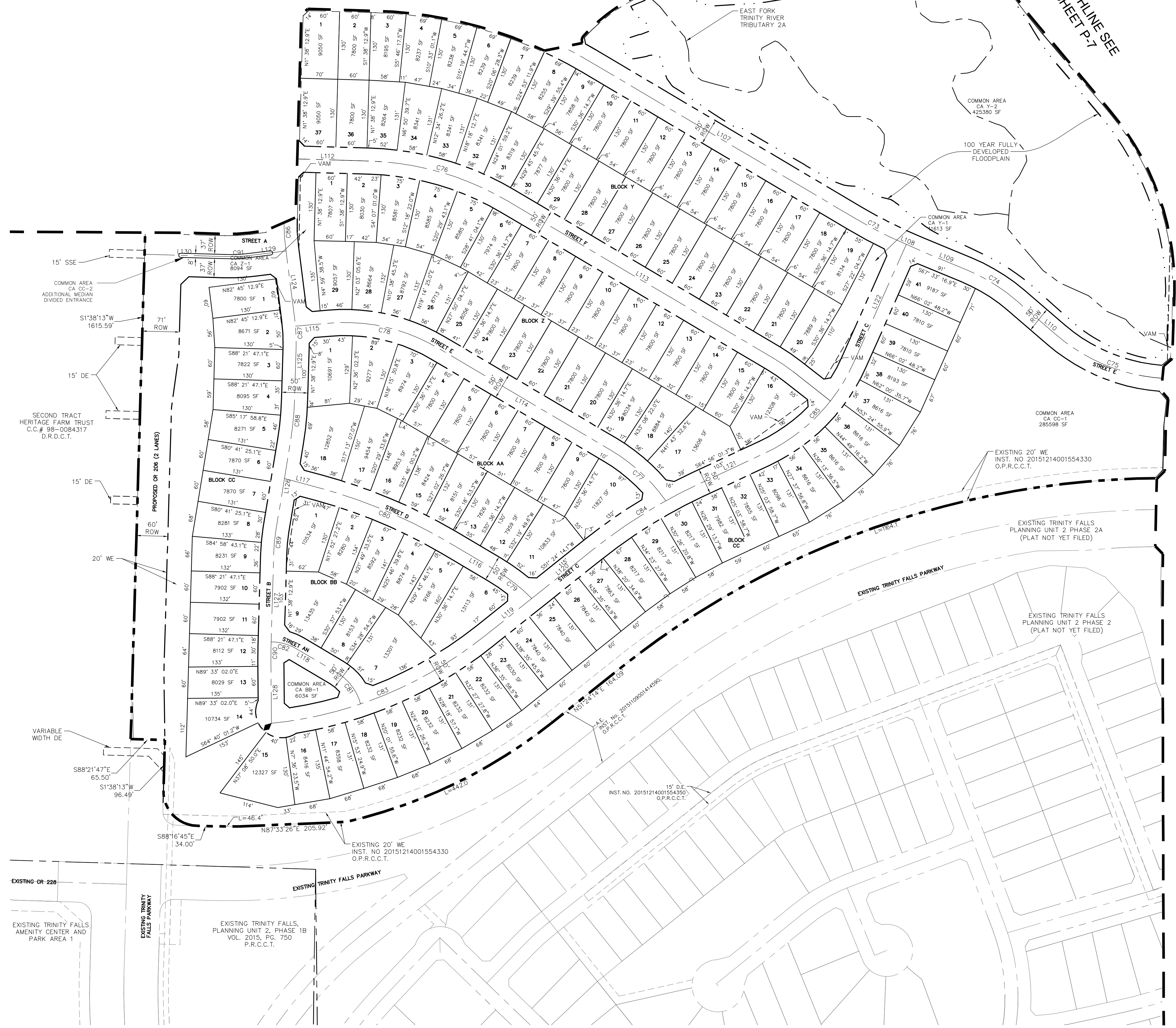
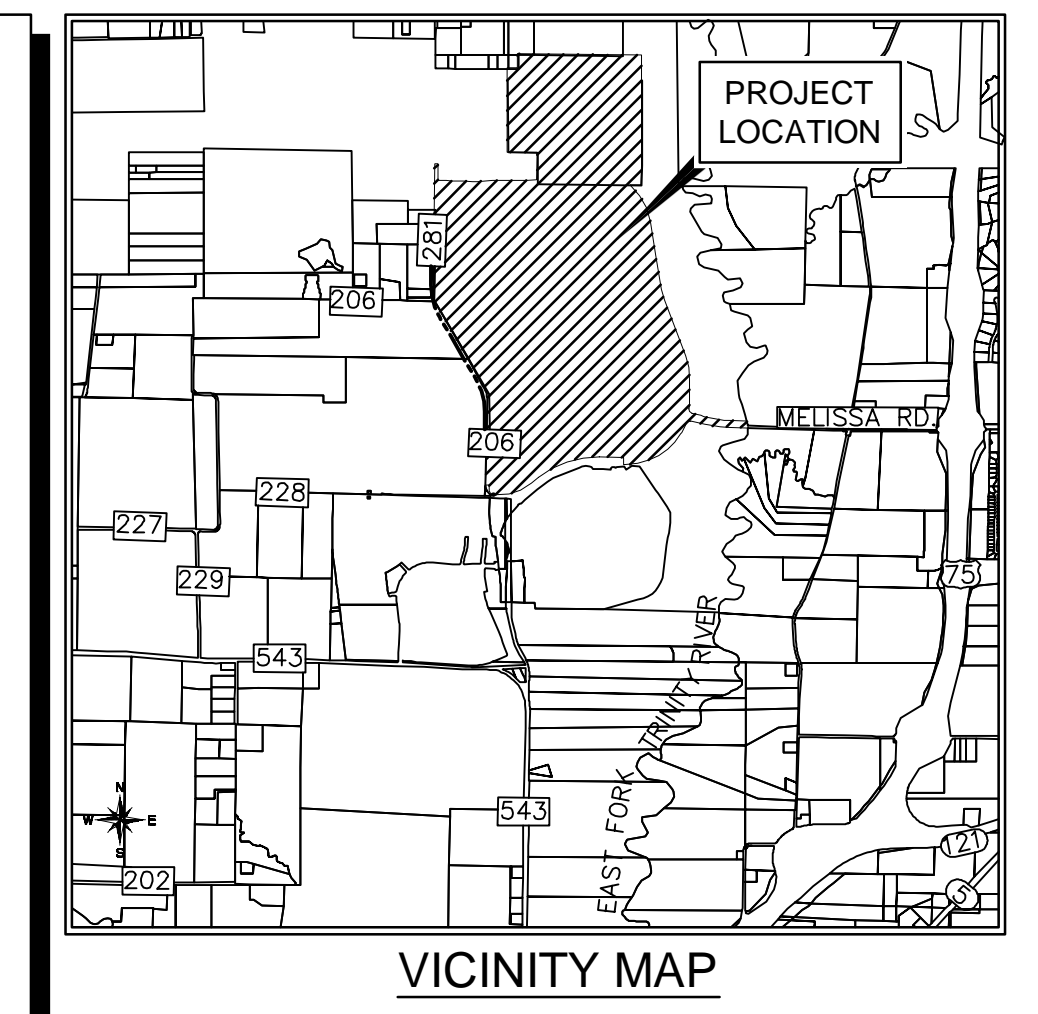
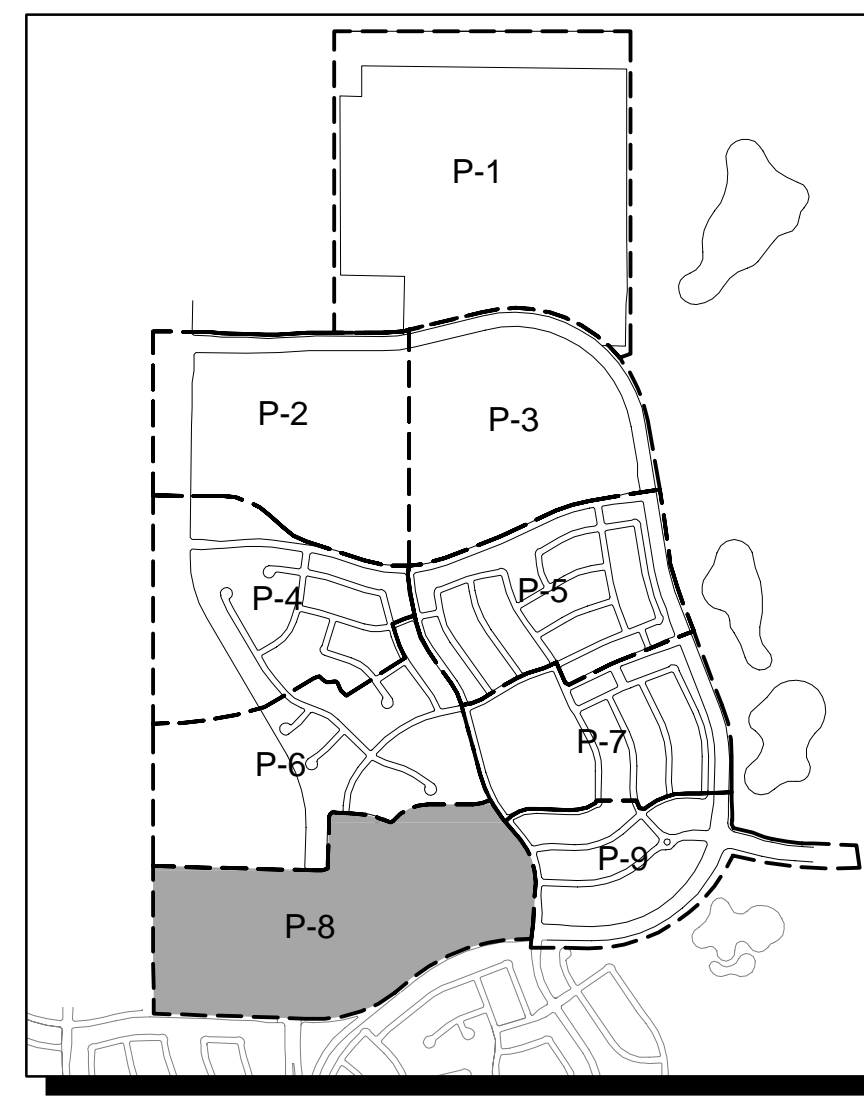
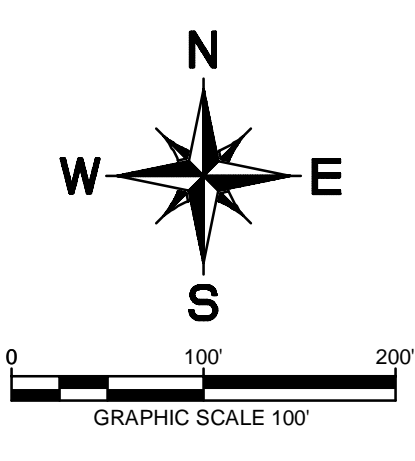
OWNER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Tel: (512) 381-6136 Contact: Leisha Elhart	DEVELOPER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Tel: (512) 381-6136 Contact: Gary Mefford	ENGINEER/SURVEYOR: Kimley-Horn 5750 Genesis Ct, Suite 200 Frisco, TX 75034 Tel: (972) 335-3880 Contact: Gary Mefford
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DESIGNED DRB	DRAWN KDW	CHECKED RLK	SCALE AS SHOWN	DATE FEBRUARY	KH PROJECT NO. 068150034	P-7
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PLOTTED BY: WILSON, KORY; PLOTDATE: 04/14/2015
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 LAST SAVED: 2/10/2015 10:28:28 AM
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MATCHLINE SEE SHEET P-6

MATCHLINE SEE SHEET P-7



MATCHLINE SEE SHEET P-9

LINE TABLE		
LINE	LENGTH	BEARING
L107	591.54	S59°23'45.26"E
L108	73.54	S66°00'05.51"E
L109	88.00	S67°33'16.90"E
L110	101.73	S49°18'47.85"E
L112	160.47	S88°21'47.13"E
L113	590.93	S59°23'45.26"E
L114	382.97	N59°23'45.26"W
L115	64.41	S85°00'21.54"W
L116	102.65	N59°23'45.26"W
L117	68.99	N74°52'39.93"W
L118	88.20	N59°22'06.94"W
L119	127.13	N51°24'14.14"E
L120	140.11	N51°24'14.14"E
L121	140.51	N64°56'01.33"E
L122	246.52	N23°57'11.75"E
L124	139.90	S7°14'47.11"E
L125	100.00	S1°38'12.87"W
L126	172.22	S9°18'34.88"W
L127	174.83	S1°38'12.87"W
L128	119.70	S0°26'58.02"E
L129	64.86	N82°45'12.89"E
L130	152.40	S88°21'47.13"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C73	950.00'	73.73'	S61°37'09"E	73.71'	4°26'48"	36.88'
C74	350.00'	111.43'	S58°26'02"E	110.96'	18°14'29"	56.19'
C75	350.00'	247.51'	S69°34'21"E	242.39'	40°31'07"	129.19'
C76	550.00'	278.07'	S73°52'46"E	275.11'	28°58'02"	142.07'
C77	350.00'	145.59'	N47°28'46"W	144.54'	23°49'58"	73.86'
C78	350.00'	217.46'	N77°11'42"W	213.98'	35°35'53"	112.37'
C79	350.00'	89.30'	N52°05'12"W	89.06'	14°37'07"	44.89'
C80	1000.00'	270.21'	N67°08'13"W	269.39'	15°28'55"	135.93'
C81	100.00'	77.40'	N37°11'45"W	75.48'	44°20'44"	40.75'
C82	100.00'	52.10'	N74°17'44"W	51.52'	29°51'14"	26.66'
C83	780.00'	445.92'	N67°46'54"E	439.87'	32°45'20"	229.24'
C84	1000.00'	236.14'	N58°10'08"E	235.59'	13°31'47"	118.62'
C85	350.00'	250.34'	N44°26'37"E	245.03'	40°58'50"	130.79'
C86	350.00'	54.27'	S2°48'17"E	54.21'	8°53'00"	27.19'
C87	350.00'	54.27'	S2°48'17"E	54.21'	8°53'00"	27.19'
C88	600.00'	80.35'	S5°28'24"W	80.29'	7°40'22"	40.23'
C89	350.00'	46.87'	S5°28'24"W	46.84'	7°40'22"	23.47'
C90	800.00'	29.13'	S0°35'37"W	29.13'	2°05'11"	14.57'
C91	350.00'	54.27'	N87°11'43"E	54.21'	8°53'00"	27.19'

- FLOODPLAIN NOTES**
- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2 - TRINITY FALLS FULLY DEVELOPED FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 01/24/2014.

LEGEND

	PROPERTY LINE
	100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
	STREET NAME CHANGE
	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED WATER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT

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 REPLAT FOR REVIEW PURPOSES ONLY.
- ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
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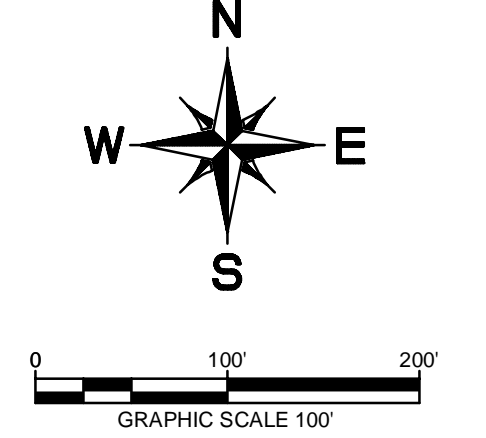
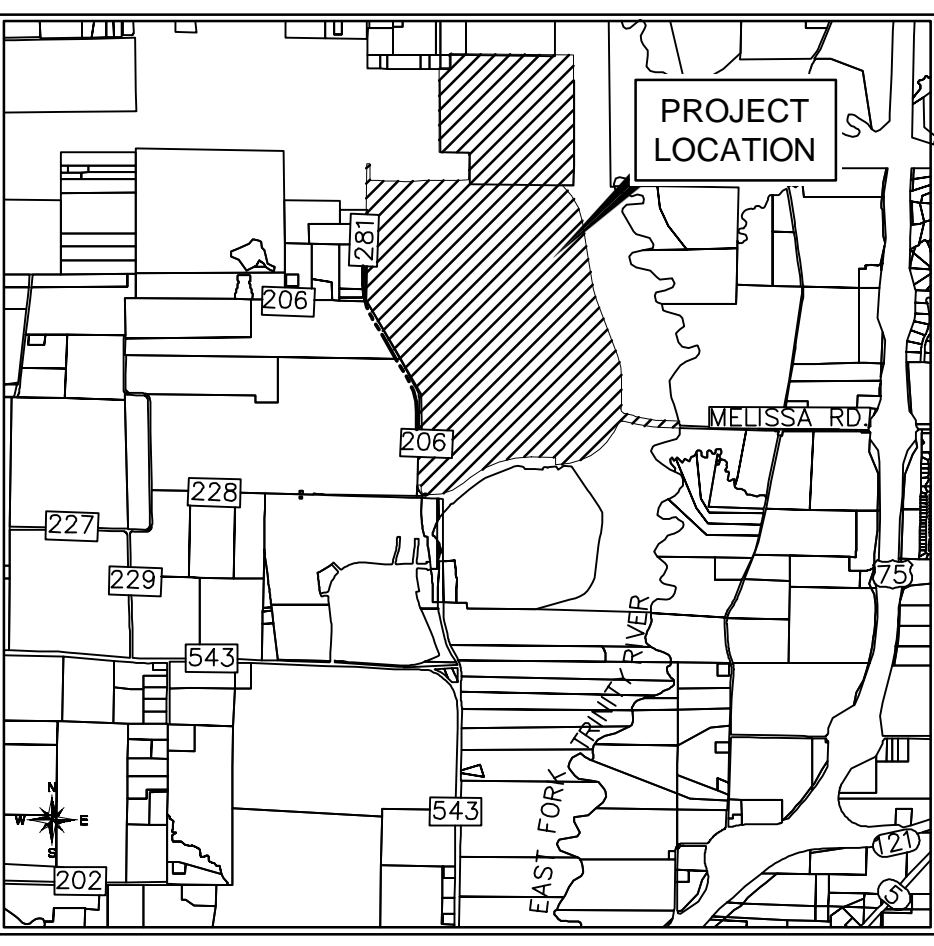
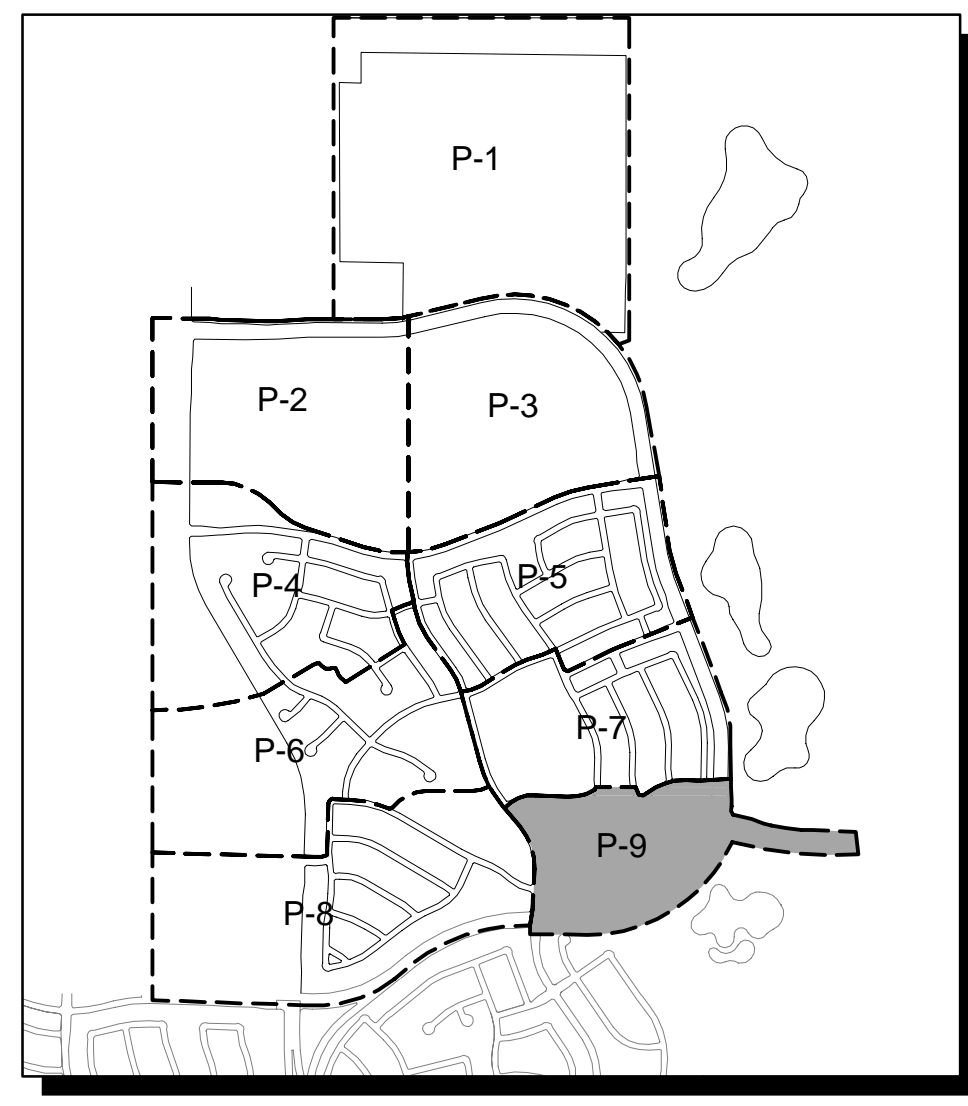
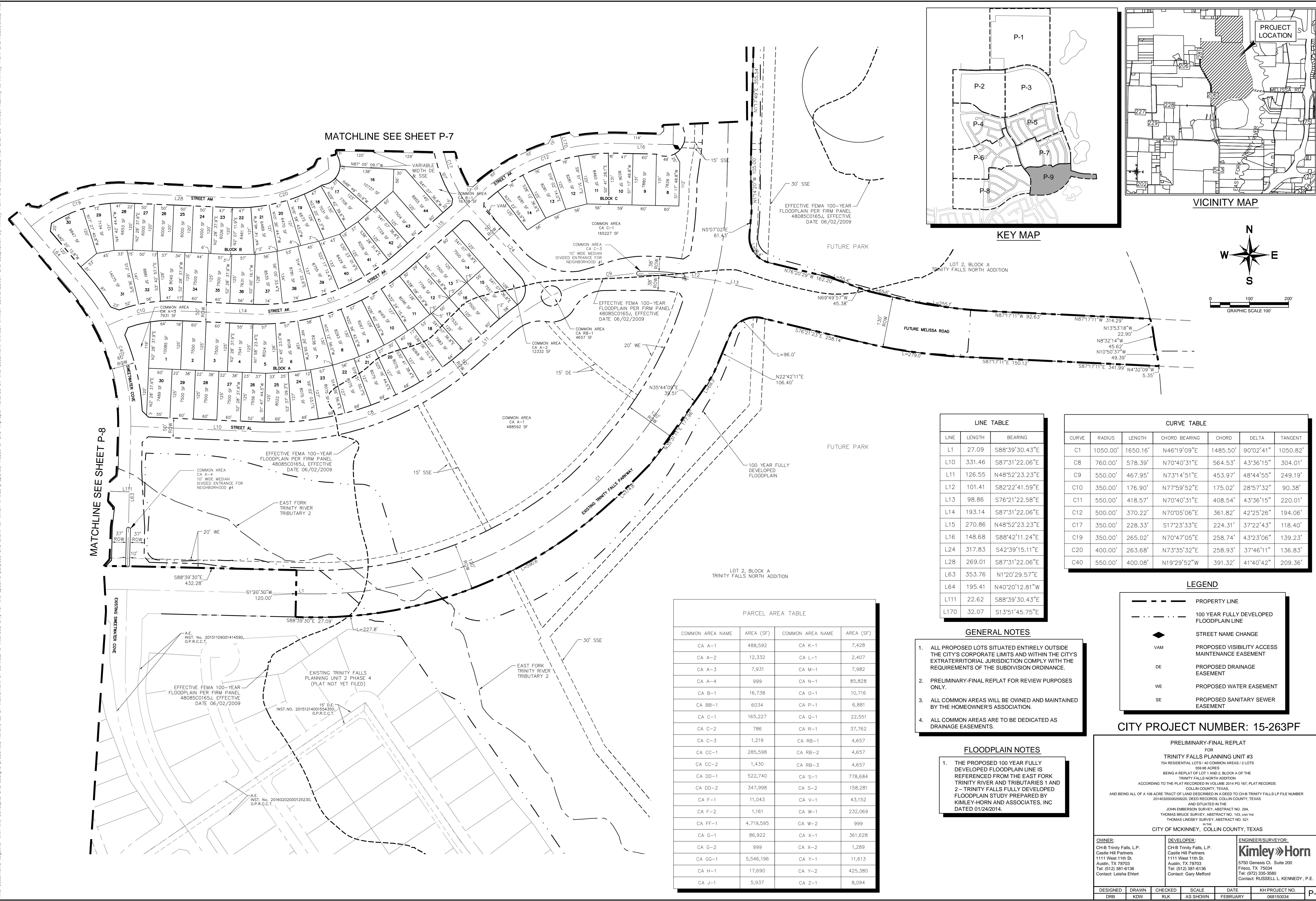
CITY PROJECT NUMBER: 15-263PF

PRELIMINARY-FINAL REPLAT FOR TRINITY FALLS PLANNING UNIT #3 754 RESIDENTIAL LOTS / 40 COMMON AREAS / 2 LOTS 599.98 ACRES BEING A REPLAT OF LOT 1 AND 2, BLOCK A OF THE TRINITY FALLS NORTH ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 2014 PG 167, PLAT RECORDS COLLIN COUNTY, TEXAS, AND BEING ALL OF A 1.08 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GH8 TRINITY FALLS LP FILE NUMBER 20140320000258220, DEED RECORDS, COLLIN COUNTY, TEXAS AND SITUATED IN THE JOHN EMBERTSON SURVEY, ABSTRACT NO. 294, THOMAS BRUCE SURVEY, ABSTRACT NO. 103, AND THE THOMAS LINDSEY SURVEY, ABSTRACT NO. 521 WITHIN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: GH8 Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Tel: (512) 381-6136 Contact: Leisha Elhart	DEVELOPER: CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Tel: (512) 381-6136 Contact: Gary Mefford	ENGINEER/SURVEYOR: Kimley-Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3880 Contact: RUSSELL L. KENNEDY, P.E.
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DESIGNED DRB	DRAWN KDW	CHECKED RLK	SCALE AS SHOWN	DATE FEBRUARY	KH PROJECT NO. 068150034	P-8
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PLOTTED BY: WINNIE WISBY 2/20/24 10:41 AM
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 LAST SAVED: 2/20/24 10:41 AM
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MATCHLINE SEE SHEET P-7

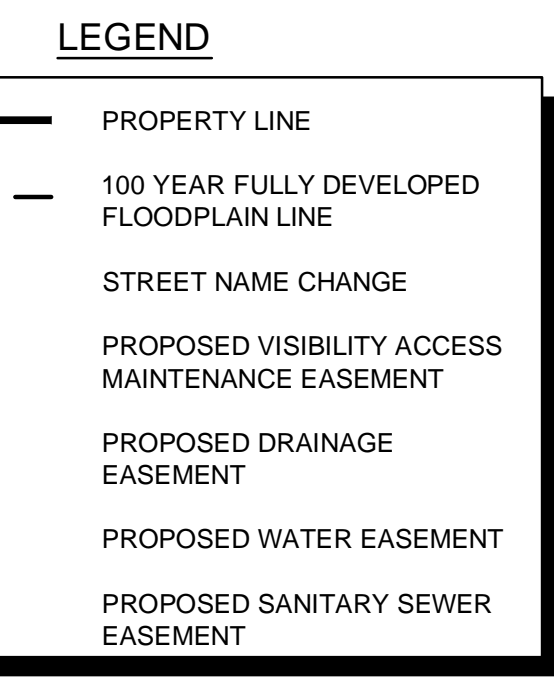
MATCHLINE SEE SHEET P-8

LINE TABLE

LINE	LENGTH	BEARING
L1	27.09	S88°39'30.43"E
L10	331.46	S87°31'22.06"E
L11	126.55	N48°52'23.23"E
L12	101.41	S82°22'41.59"E
L13	98.86	S76°21'22.58"E
L14	193.14	S87°31'22.06"E
L15	270.86	N48°52'23.23"E
L16	148.68	S88°42'11.24"E
L24	317.83	S42°39'15.11"E
L28	269.01	S87°31'22.06"E
L63	353.76	N1°20'29.57"E
L64	195.41	N40°20'12.81"W
L111	22.62	S88°39'30.43"E
L170	32.07	S13°51'45.75"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1050.00'	1650.16'	N46°19'09"E	1485.50'	90°02'41"	1050.82'
C8	760.00'	578.39'	N70°40'31"E	564.53'	43°36'15"	304.01'
C9	550.00'	467.95'	N73°14'51"E	453.97'	48°44'55"	249.19'
C10	350.00'	176.90'	N77°59'52"E	175.02'	28°57'32"	90.38'
C11	550.00'	418.57'	N70°40'31"E	408.54'	43°36'15"	220.01'
C12	500.00'	370.22'	N70°05'06"E	361.82'	42°25'26"	194.06'
C17	350.00'	228.33'	S17°23'33"E	224.31'	37°22'43"	118.40'
C19	350.00'	265.02'	N70°47'05"E	258.74'	43°23'06"	139.23'
C20	400.00'	263.68'	N73°35'32"E	258.93'	37°46'11"	136.83'
C40	550.00'	400.08'	N19°29'52"W	391.32'	41°40'42"	209.36'



GENERAL NOTES

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FLOODPLAIN NOTES

- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE EAST FORK TRINITY RIVER AND TRIBUTARIES 1 AND 2 - TRINITY FALLS FULLY DEVELOPED FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 01/24/2014.

PARCEL AREA TABLE

COMMON AREA NAME	AREA (SF)	COMMON AREA NAME	AREA (SF)
CA A-1	488,592	CA K-1	7,428
CA A-2	12,332	CA L-1	2,407
CA A-3	7,931	CA M-1	7,982
CA A-4	999	CA N-1	85,828
CA B-1	16,738	CA O-1	10,716
CA BB-1	6034	CA P-1	6,881
CA C-1	165,227	CA Q-1	22,551
CA C-2	786	CA R-1	37,762
CA C-3	1,219	CA RB-1	4,657
CA CC-1	285,598	CA RB-2	4,657
CA CC-2	1,430	CA RB-3	4,657
CA DD-1	522,740	CA S-1	778,684
CA DD-2	347,998	CA S-2	158,281
CA F-1	11,043	CA V-1	43,152
CA F-2	1,161	CA W-1	232,069
CA FF-1	4,719,595	CA W-2	999
CA G-1	86,922	CA X-1	361,628
CA G-2	999	CA X-2	1,289
CA GG-1	5,546,196	CA Y-1	11,613
CA H-1	17,690	CA Y-2	425,380
CA J-1	5,937	CA Z-1	8,094

CITY PROJECT NUMBER: 15-263PF

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