

PRELIMINARY-FINAL PLAT

FOR

TRINITY FALLS PLANNING UNIT 8 EAST

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

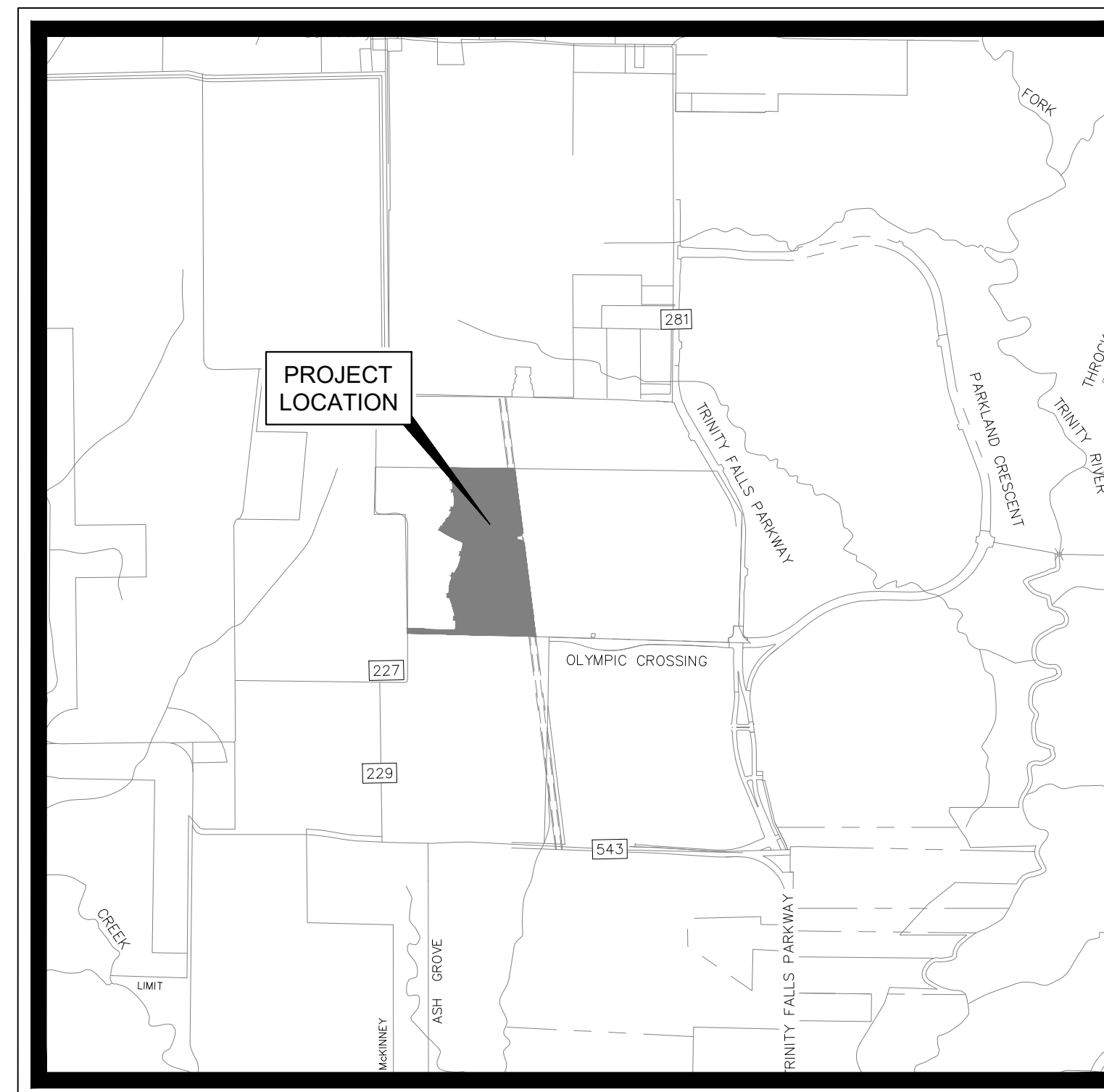
MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY
 1980 POST OAK BLVD., SUITE 1380
 HOUSTON, TX 77056
 TEL: (713) 960-9977
 CONTACT: RUSSELL THOMSEN

OWNER/DEVELOPER

TRINITY FALLS 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'

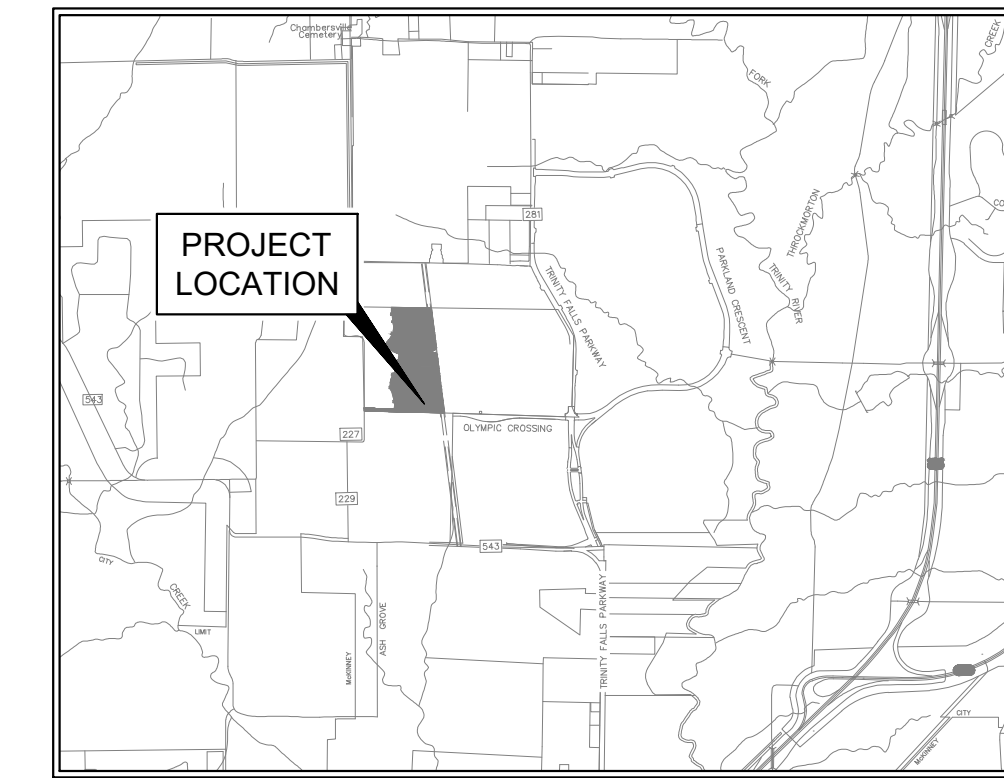
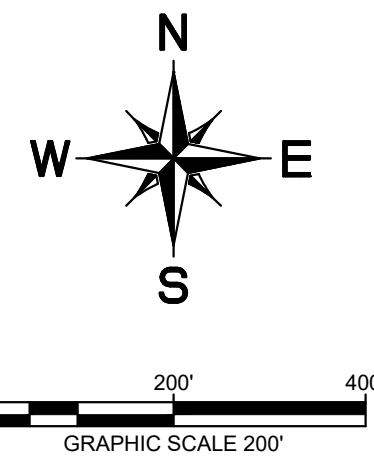
APRIL 2021

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

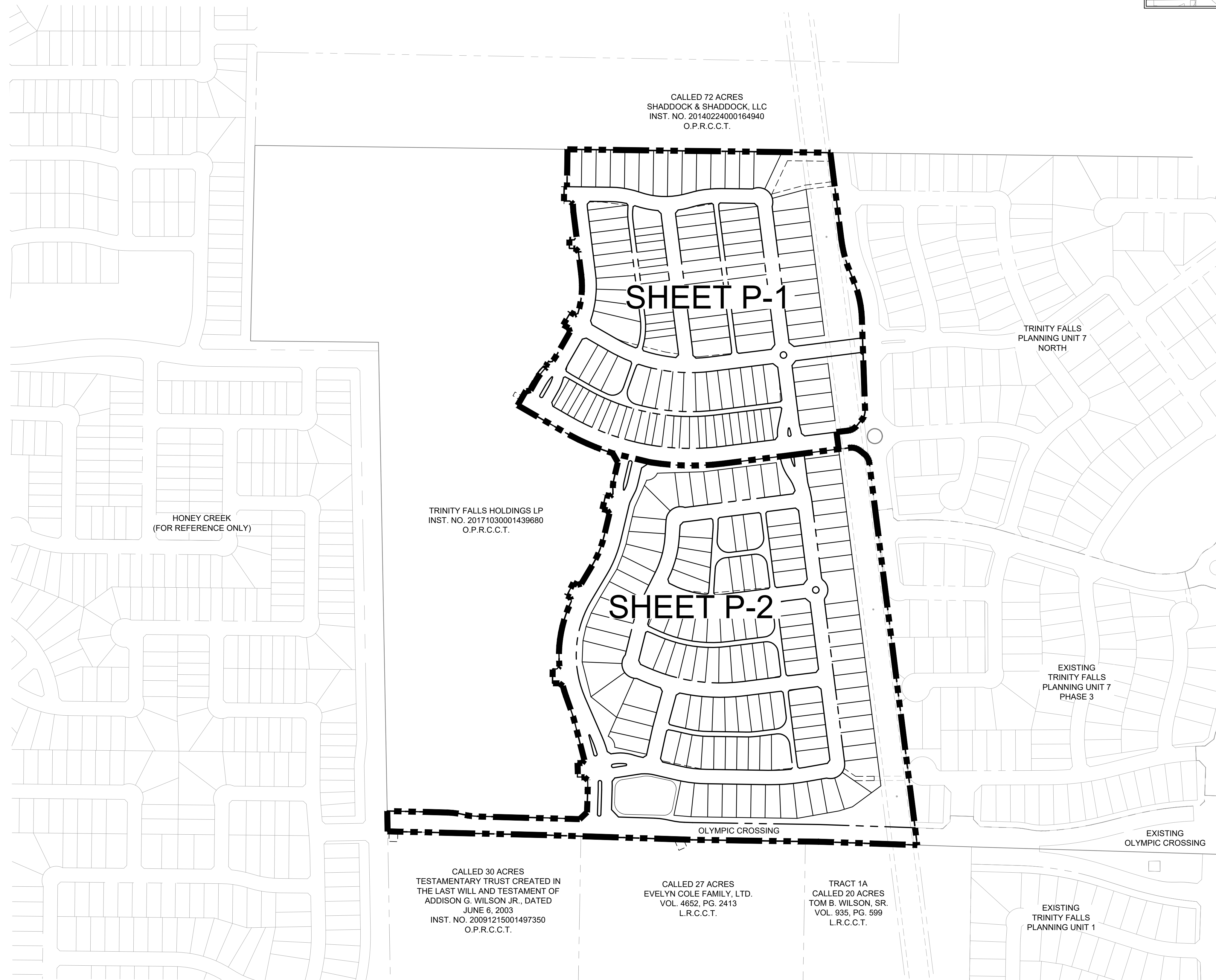
SHEET INDEX

Sheet Number	Sheet Title
C-1	COVER SHEET
C-2	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



VICINITY MAP
NTS



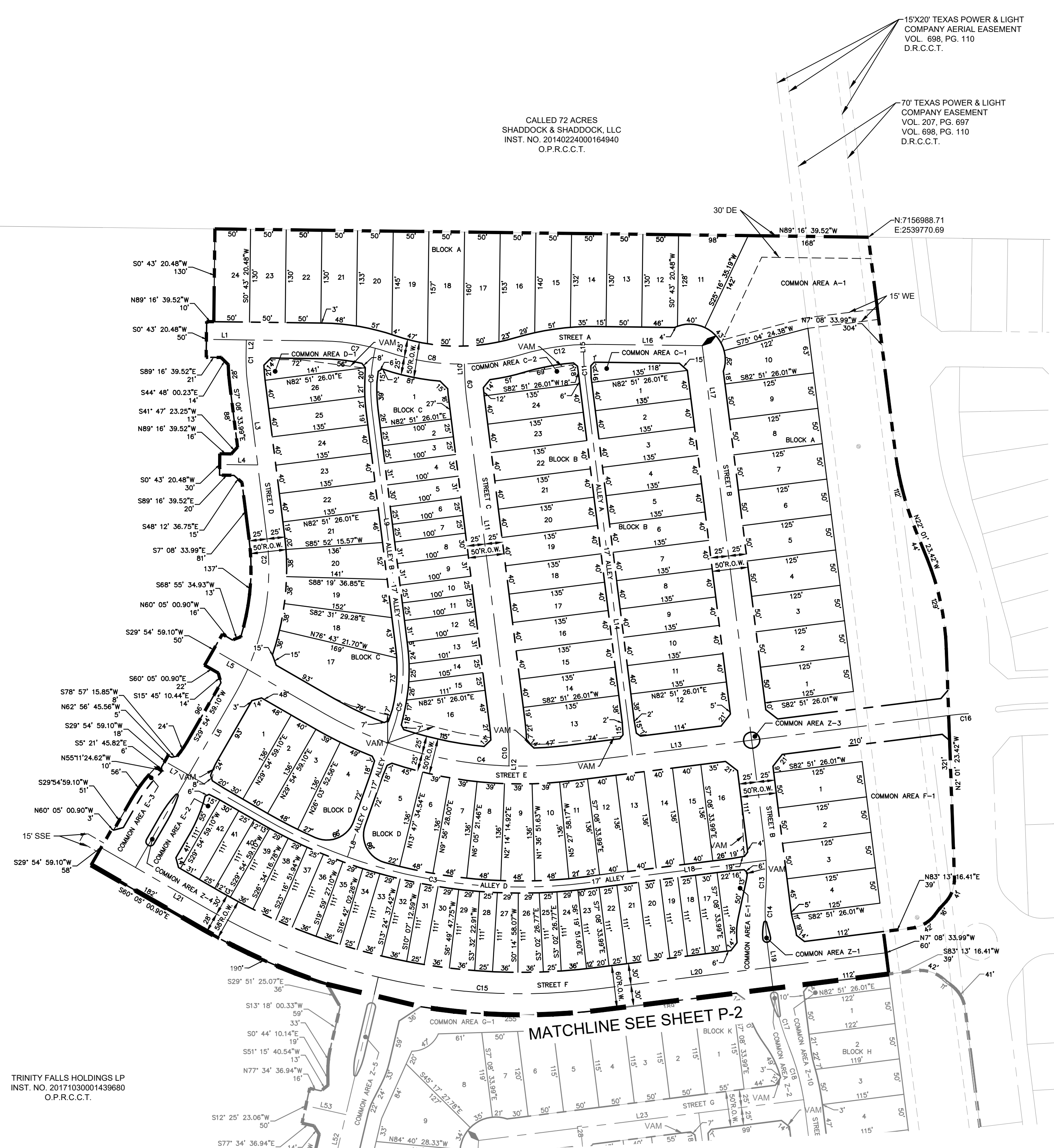
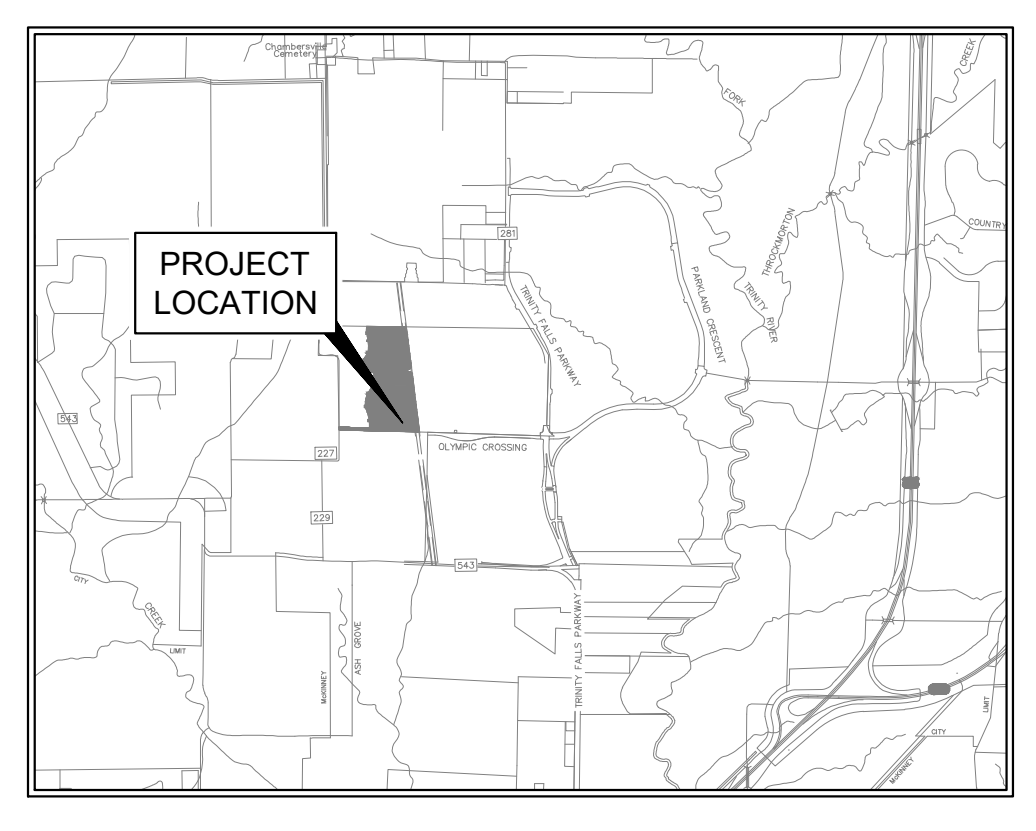
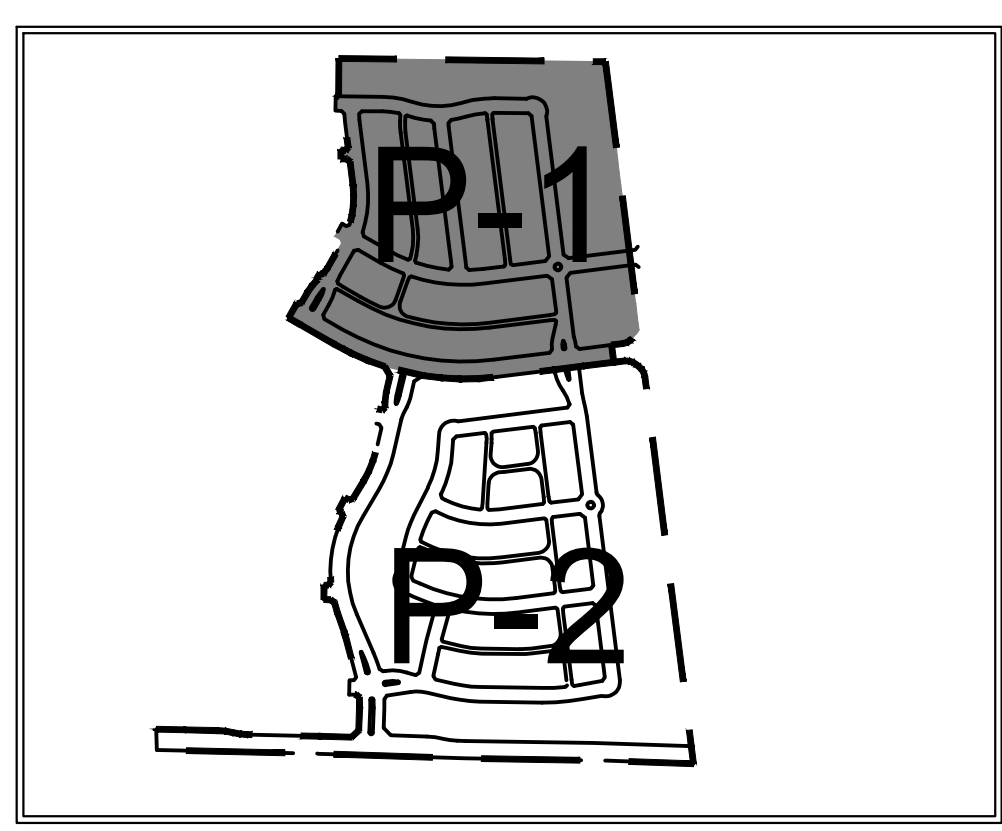
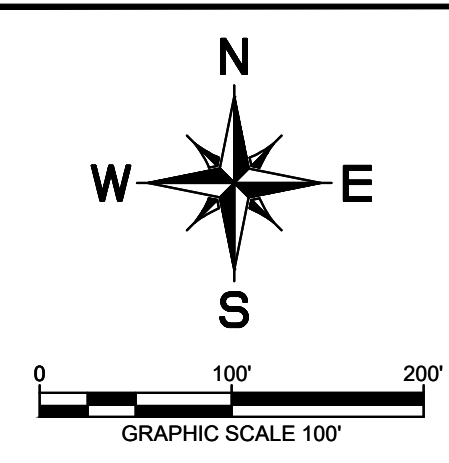
- NOTE:
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PRELIMINARY - FINAL PLAT SHEET INDEX
FOR
TRINITY FALLS PLANNING UNIT 8 EAST
246 RESIDENTIAL LOTS / 21 OPEN SPACES
BEING 58.48 ACRES
OUT OF THE
J. EMBERSON SURVEY, ABSTRACT NO. 294
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
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DESIGNED LBC	DRAWN JJC	CHECKED JDW	SCALE AS SHOWN	DATE APRIL 2021	KH PROJECT NO. 068150225	C-2
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PLOTTED BY: RUSSELL ASHLEY, 10:46:51 AM
 DRAWN NAME: KJRB CIVIL08051500 - TRINITY FALLS PLANNING UNIT 8 EAST SHEET INDEX
 LAST SAVED: 4/20/2021 6:07 PM
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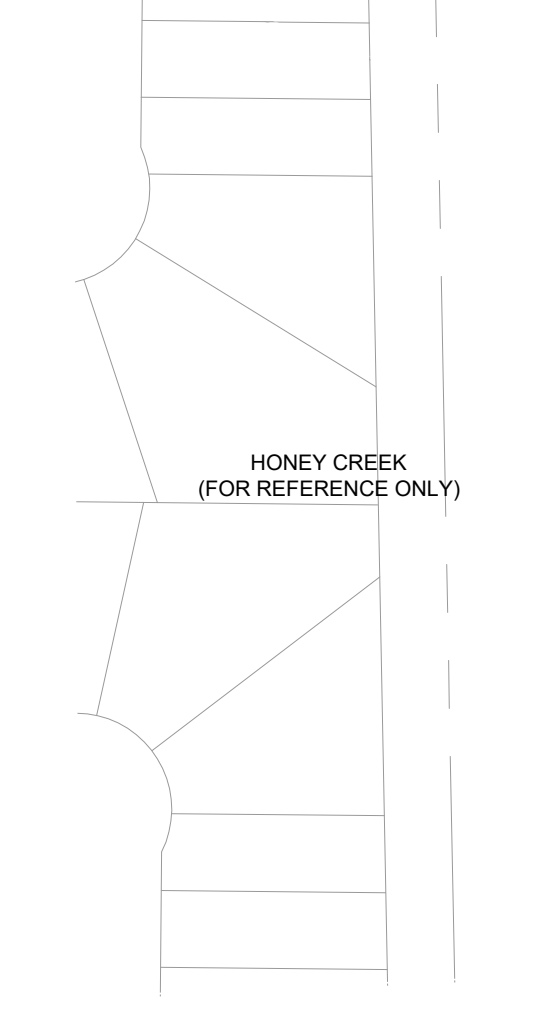
CALLED 72 ACRES
SHADDOCK & SHADDOCK, LLC
INST. NO. 20140224000164940
O.P.R.C.C.T.

15'X20' TEXAS POWER & LIGHT
COMPANY AERIAL EASEMENT
VOL. 698, PG. 110
D.R.C.C.T.

70' TEXAS POWER & LIGHT
COMPANY EASEMENT
VOL. 207, PG. 697
VOL. 698, PG. 110
D.R.C.C.T.

LINE TABLE		
LINE	LENGTH	BEARING
L1	152.53	S89°16'39.52"E
L2	25.00	S0°43'20.48"W
L3	219.60	S7°08'33.99"E
L4	43.40	S89°16'39.52"E
L5	170.11	N60°05'00.90"W
L6	281.42	S29°54'59.10"W
L7	155.87	N60°05'00.90"W
L8	189.87	S19°34'21.20"W
L9	334.31	S7°08'33.99"E
L10	14.15	N1°36'04.69"W
L11	458.73	S7°08'33.99"E
L12	6.36	S1°42'00.72"W
L13	539.72	N82°51'26.01"E
L14	531.86	S7°08'33.99"E
L15	25.00	N1°54'32.14"W
L16	150.03	S89°16'39.52"E
L17	701.86	S7°08'33.99"E
L18	256.71	N82°51'26.01"E
L19	60.36	S7°08'33.99"E
L20	407.59	N82°51'26.01"E
L21	178.32	N60°05'00.90"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	250.00'	34.32'	S3°12'37"E	34.29'	7°51'54"	17.19'
C2	350.00'	226.38'	N11°23'13"E	222.46'	37°03'33"	117.31'
C3	719.50'	465.38'	S78°36'47"E	457.31'	37°03'33"	241.15'
C4	550.00'	355.74'	S78°36'47"E	349.57'	37°03'33"	184.34'
C5	250.00'	116.57'	N6°12'54"E	115.51'	26°42'55"	59.36'
C6	250.00'	88.01'	S2°56'32"W	87.55'	20°10'12"	44.46'
C7	300.00'	95.27'	N80°10'49"W	94.87'	18°11'42"	48.04'
C8	300.00'	186.77'	S88°55'04"E	183.77'	35°40'13"	96.52'
C9	350.00'	33.85'	S4°22'19"E	33.84'	5°32'29"	16.94'
C10	350.00'	54.02'	N2°43'17"W	53.97'	8°50'35"	27.06'
C11	250.00'	22.84'	S4°31'33"E	22.83'	5°14'02"	11.43'
C12	350.00'	106.75'	S81°59'05"W	106.34'	17°28'31"	53.79'
C13	350.00'	69.02'	N1°29'36"W	68.91'	11°17'55"	34.62'
C14	350.00'	69.02'	S1°29'36"E	68.91'	11°17'55"	34.62'
C15	869.00'	562.07'	S78°36'47"E	552.33'	37°03'33"	291.26'
C16	350.00'	24.23'	S84°50'26"W	24.23'	3°58'00"	12.12'



TRINITY FALLS HOLDINGS LP
INST. NO. 20171030001439680
O.P.R.C.C.T.

MATCHLINE SEE SHEET P-2

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

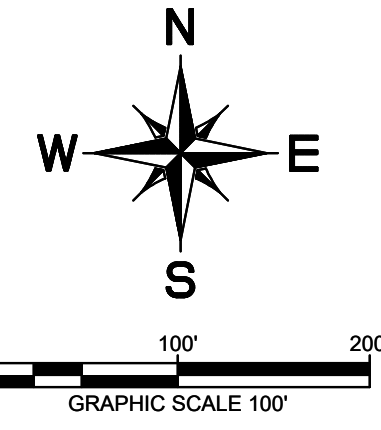
- — — — — PROPERTY LINE
- ◆ STREET NAME CHANGE
- VAM PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
- DE PROPOSED DRAINAGE EASEMENT
- WE PROPOSED WATER EASEMENT
- SSE PROPOSED SANITARY SEWER EASEMENT

PRELIMINARY PLAT
FOR
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246 RESIDENTIAL LOTS / 21 OPEN SPACES
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DESIGNED LBC	DRAWN JJC	CHECKED JDW	SCALE AS SHOWN	DATE APRIL 2021	KH PROJECT NO. 068150225	P-1
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PREPARED BY: RUSSELL W. KIMLEY-HORN, INC. (P.L.L.C.)
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC.
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC.
 DATE: 04/20/21
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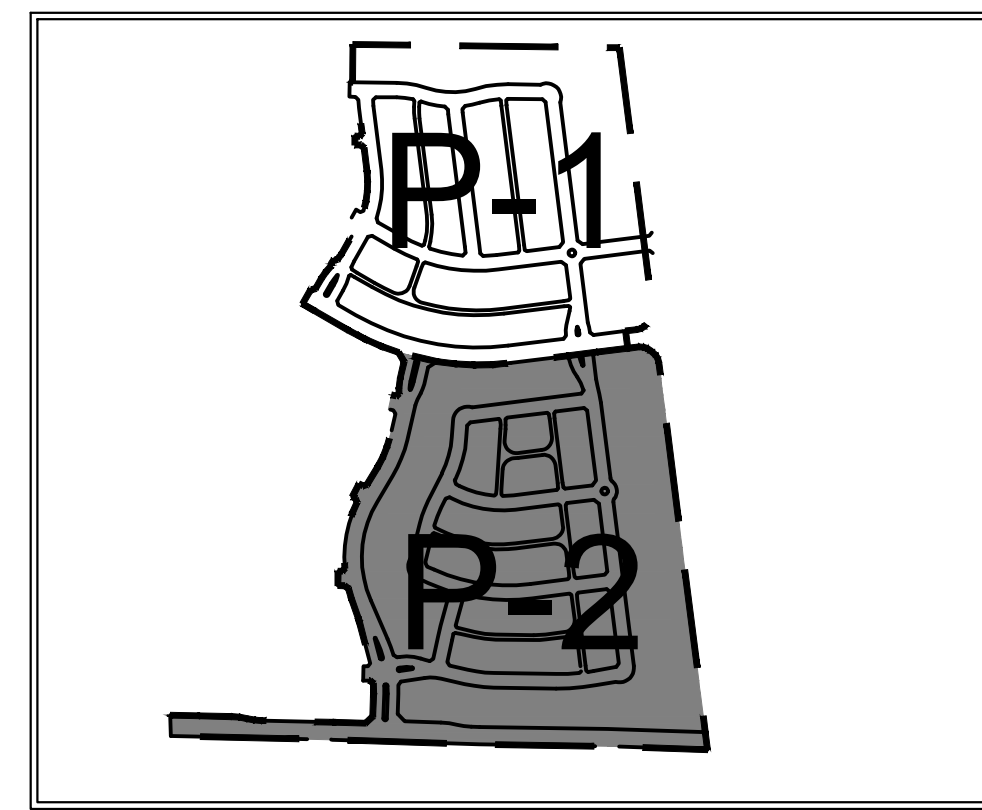


GENERAL NOTES

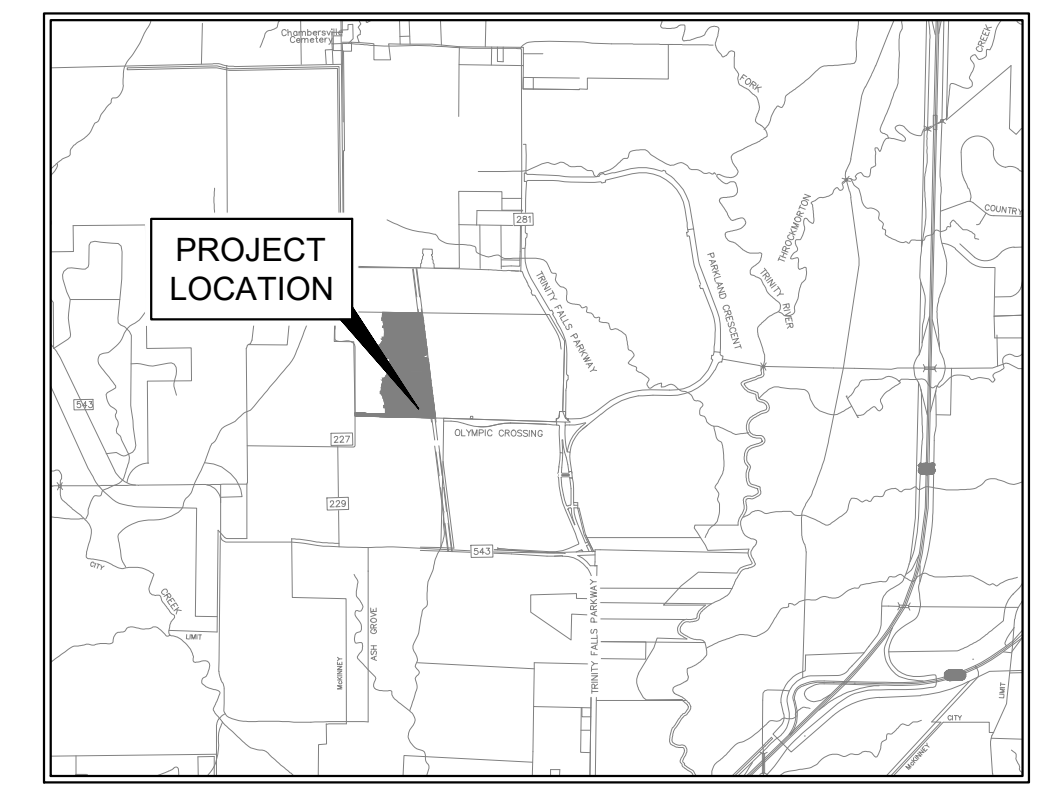
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4. ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

LEGEND

- PROPERTY LINE
- ◆ STREET NAME CHANGE
- VAM PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
- DE PROPOSED DRAINAGE EASEMENT
- WE PROPOSED WATER EASEMENT
- SSE PROPOSED SANITARY SEWER EASEMENT



KEY MAP
NTS



VICINITY MAP
NTS



LINE TABLE		
LINE	LENGTH	BEARING
L22	931.07	S7°08'33.99"E
L23	459.35	N82°51'26.01"E
L24	626.93	S7°08'33.99"E
L25	131.71	S82°51'26.01"W
L26	10.27	N86°12'21.74"W
L27	255.56	N3°47'38.26"E
L28	14.10	N7°08'33.99"W
L29	73.75	N3°47'38.26"E
L30	106.42	S26°33'19.25"W
L31	47.89	N63°26'40.75"W
L32	312.93	S82°51'26.01"W
L33	178.59	N82°51'26.01"E
L34	73.63	N66°04'34.54"W
L35	157.51	S13°57'21.41"W
L36	57.37	N66°02'38.59"W
L37	292.28	S82°51'26.01"W
L38	324.25	S7°08'33.99"E
L39	114.29	N82°51'26.01"E
L40	130.58	S89°08'28.50"E
L41	94.61	S76°56'43.00"E
L42	146.87	N15°05'02.70"E
L43	112.67	N12°18'51.92"E
L44	113.27	N79°54'11.94"E
L45	214.55	S89°08'28.50"E
L46	94.76	S76°56'43.00"E
L47	63.72	N80°55'54.19"E
L48	163.86	N1°43'10.93"E
L49	202.47	S19°25'14.33"E
L50	43.62	N62°45'40.41"W
L51	105.29	N30°51'57.97"E
L52	312.85	N13°18'00.33"E
L53	47.42	S77°34'36.94"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C17	350.00'	91.08'	S14°35'51"E	90.82'	14°54'34"	45.80'
C18	350.00'	91.08'	N14°35'51"W	90.82'	14°54'34"	45.80'
C19	250.00'	47.72'	N88°19'32"E	47.65'	10°56'12"	23.93'
C20	250.00'	47.72'	N1°40'28"W	47.65'	10°56'12"	23.93'
C21	350.00'	139.04'	N15°10'29"E	138.13'	22°45'41"	70.45'
C22	350.00'	205.85'	S80°17'37"E	202.90'	33°41'53"	106.00'
C23	450.00'	244.00'	S81°36'34"E	241.02'	31°03'59"	125.08'
C24	350.00'	76.97'	S20°15'20"W	76.81'	12°35'58"	38.64'
C25	650.00'	352.80'	S81°35'36"E	348.49'	31°05'55"	180.86'
C26	300.00'	41.90'	N86°51'29"E	41.86'	8°00'05"	20.98'
C27	350.00'	74.50'	S83°02'36"E	74.36'	12°11'46"	37.39'
C28	800.00'	38.67'	N13°41'57"E	38.67'	2°46'11"	19.34'
C29	700.00'	133.85'	N85°22'52"E	133.64'	10°57'20"	67.13'
C30	450.00'	95.79'	S83°02'36"E	95.61'	12°11'46"	48.08'
C31	350.00'	135.14'	N88°00'24"W	134.30'	22°07'23"	68.42'
C32	350.00'	53.84'	N85°20'18"E	53.78'	8°48'47"	26.97'
C33	400.00'	147.59'	N8°51'02"W	146.75'	21°08'25"	74.64'
C34	400.00'	351.07'	S5°43'22"W	339.91'	50°17'12"	187.74'
C35	350.00'	48.52'	N86°50'40"E	48.48'	7°56'36"	24.30'
C36	400.00'	122.63'	N22°04'59"E	122.15'	17°33'58"	61.80'

PRELIMINARY PLAT
FOR
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DESIGNED: LBC	DRAWN: JJC	CHECKED: JDW	SCALE: AS SHOWN	DATE: APRIL 2021	KH PROJECT NO.: 068150225	P-2
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PLATTED BY: EVELYN COLE, L.S. 46261, C.S. 674
 DRAWN BY: KJRI CIVIL/6815080 - TRINITY FALLS PLANNING UNIT 8 EAST PRELIMINARY PLAT
 LAST REVISED: 4/20/2021 6:29 PM
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CALLED 30 ACRES
 TESTAMENTARY TRUST CREATED
 IN THE LAST WILL AND
 TESTAMENT OF ADDISON G.
 WILSON JR., DATED JUNE 8, 2003
 INST. NO. 20091215001497350
 O.P.R.C.C.T.

CALLED 27 ACRES
 EVELYN COLE FAMILY, LTD.
 VOL. 4652, PG. 2413
 L.R.C.C.T.

TRACT 1A
 CALLED 20 ACRES
 TOM B. WILSON, SR.
 VOL. 655, PGS. 598
 L.R.C.C.T.

Plotted By: Parks, Allison Date: April 19, 2021 11:24:31am File Path: \\kimley-horn.com\TX-DAL2\DAL\PA\0815000-Trinity Falls\04_CAD\PU-8\PlanSheets\SD Landscape Exhibits\UP 101_Town Homes.dwg
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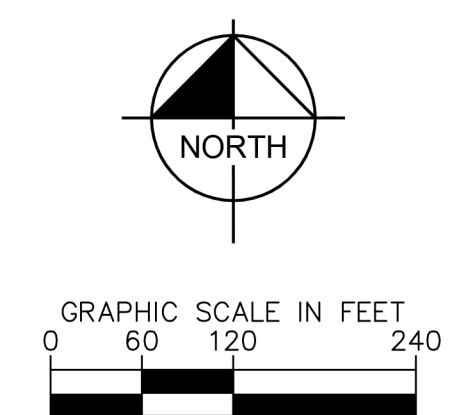
CITY OF MCKINNEY LANDSCAPE REQUIREMENTS

LOT TREE REQUIREMENTS	REQUIRED	PROVIDED
WHERE LOTS ARE FACING THE STREET - TWO TREES ARE REQUIRED PER LOT	*84 CANOPY TREES	42 CANOPY TREES
42 LOTS X 2 TREES = 84 TREES		

*42 OF THE REQUIRED 84 TOWN HOME LOT TREES ARE TO BE PLACED BY BUILDER AND NOT SHOWN ON THIS PLAN.

LEGEND

	TOWN HOME CANOPY TREES
	CODE REQUIRED TREES



No.	REVISIONS	DATE	BY

Kimley»Horn
 13455 NOEL ROAD TMO GALLERIA OFFICE TOWER
 SUITE 1000 DALLAS, TX 75251
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT	064642413
DATE	APRIL 2021
SCALE	AS SHOWN
DESIGNED BY	KWS
DRAWN BY	KWS
CHECKED BY	ELD

**TOWN HOME
 CANOPY TREE EXHIBIT**

**TRINITY FALLS
 PLANNING UNIT 8 EAST
 CITY OF MCKINNEY ETJ,
 COLLIN COUNTY, TEXAS**

SHEET NUMBER
EX-1