

PRELIMINARY-FINAL PLAT

FOR

TRINITY FALLS PLANNING UNIT 4

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

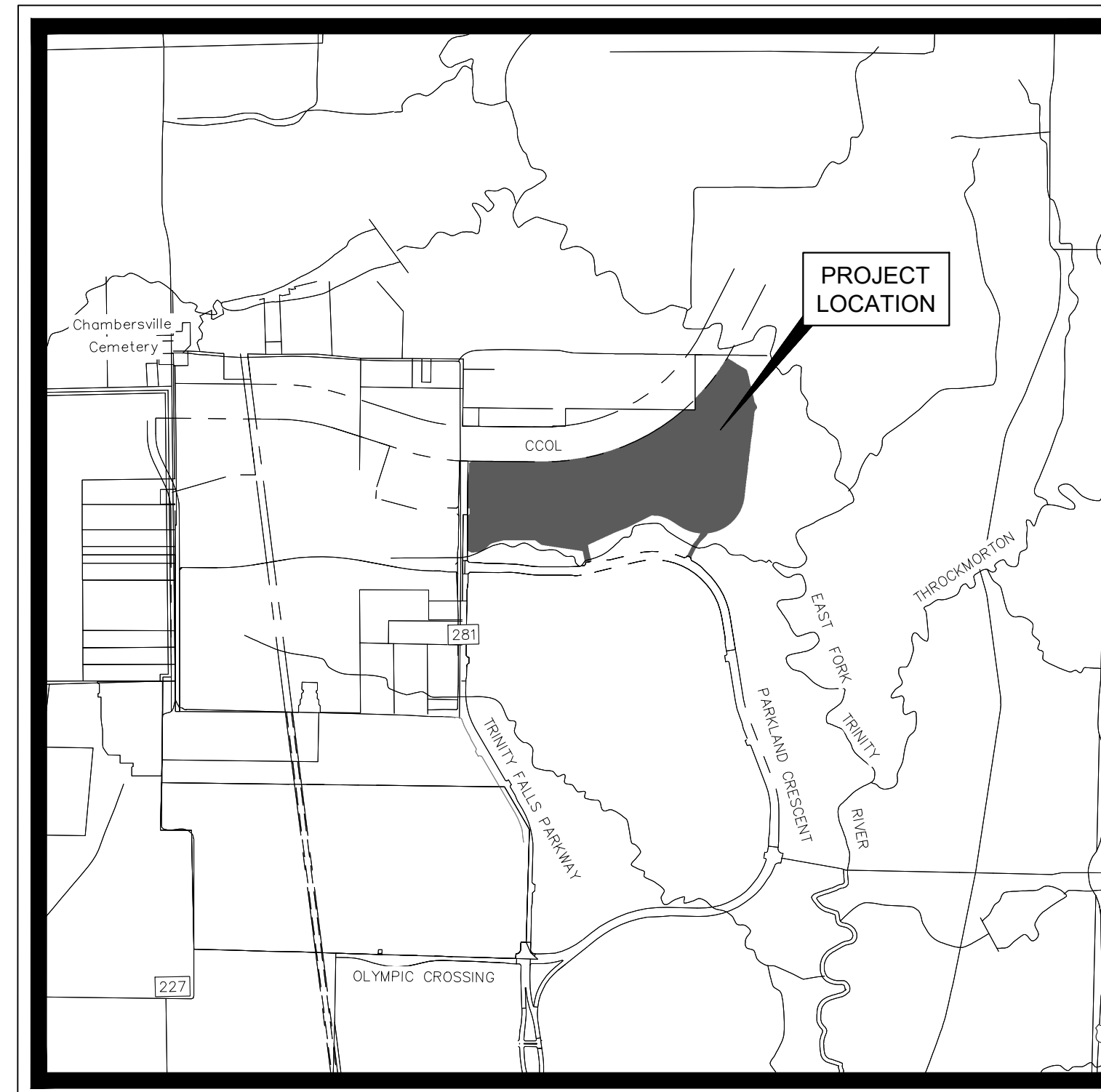
MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY
 1980 POST OAK BLVD., SUITE 1380
 HOUSTON, TX 77056
 TEL: (713) 960-9977
 CONTACT: RUSSELL THOMSEN

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'

MAY 2022

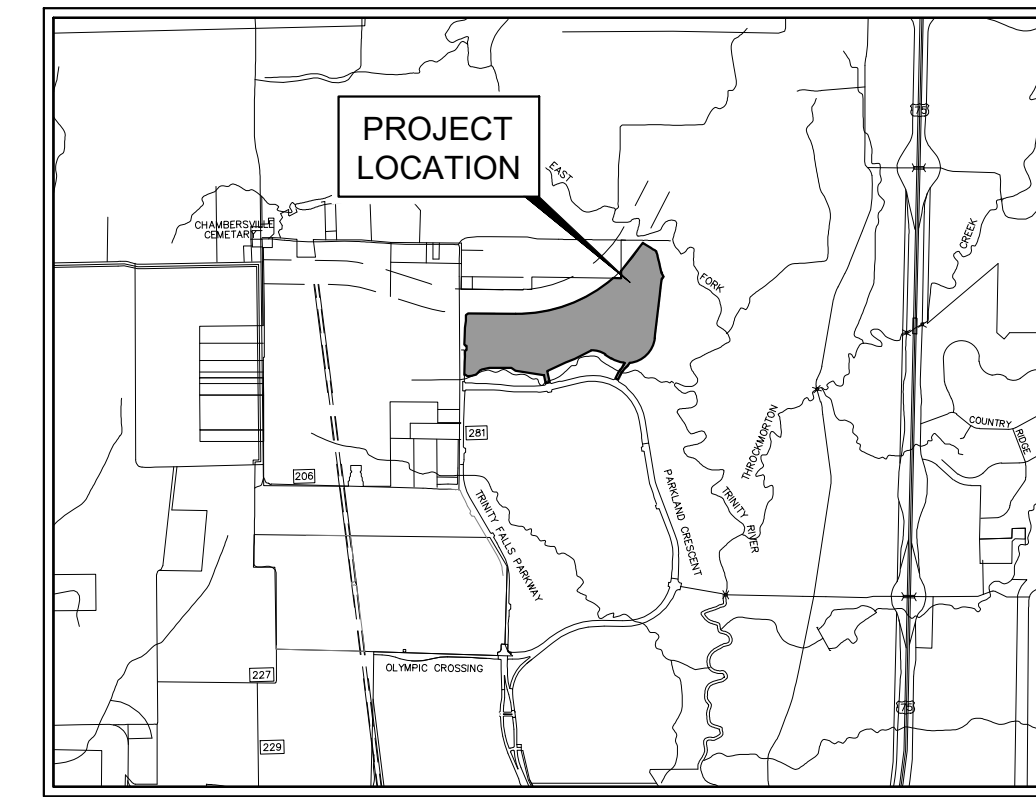
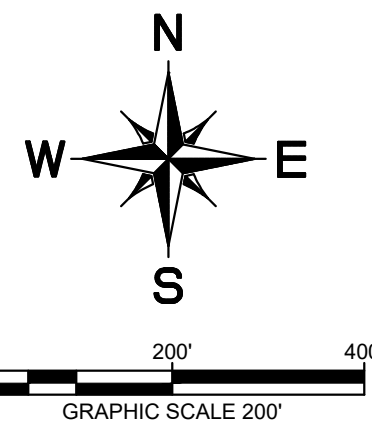
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

SHEET INDEX

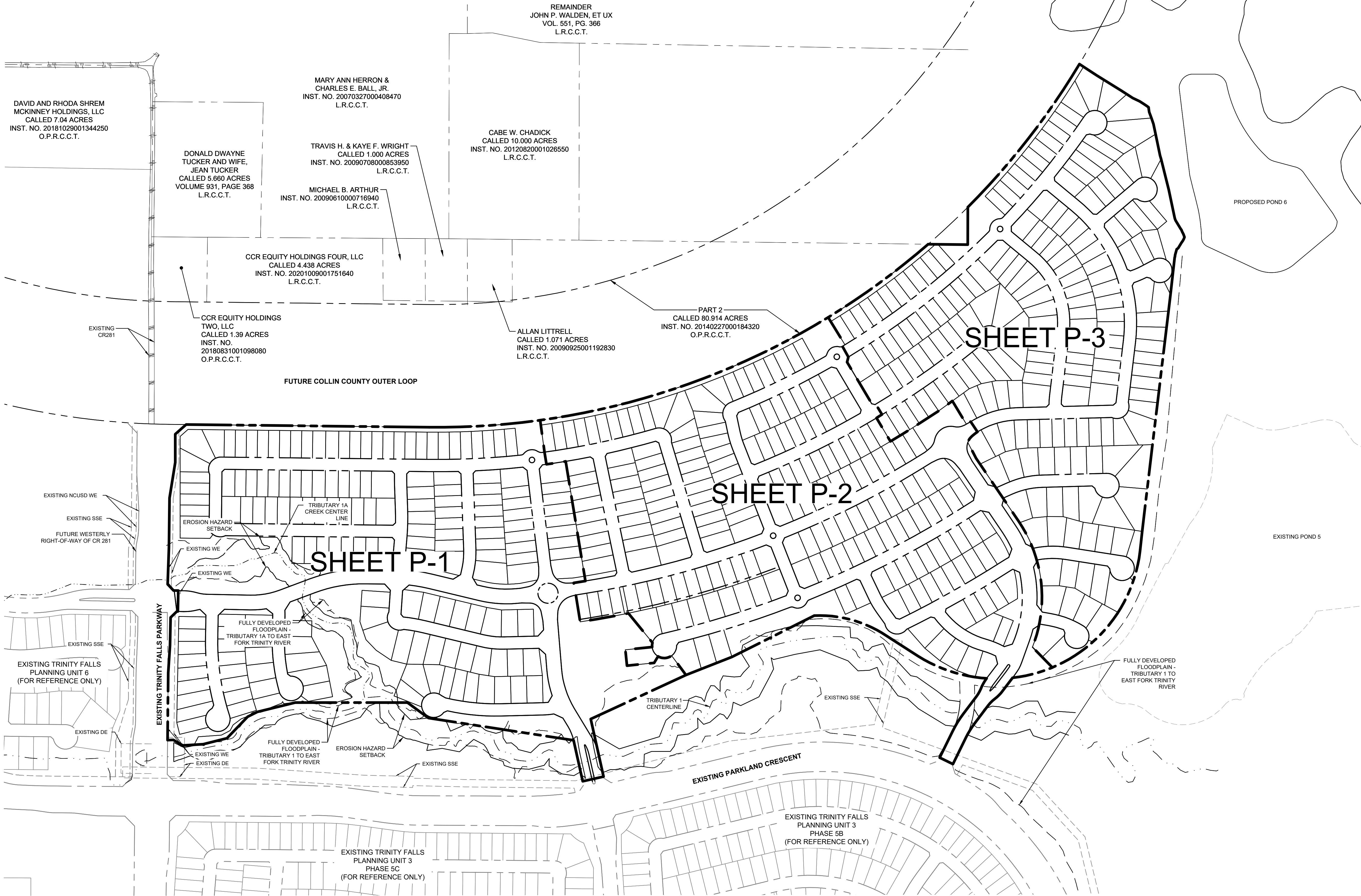
Sheet Number	Sheet Title
C-1	COVER SHEET PLAT
C-2	PRELIMINARY PLAT SHEET INDEX
P-1	PRELIMINARY PLAT
P-2	PRELIMINARY PLAT
P-3	PRELIMINARY PLAT
N-1	NEIGHBORHOOD EXHIBIT

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

REGISTERED BY: BANKS, JEFFREY S. DATE: 04/14/14
 DRAWN BY: KJBR CIVIL/06/05/00 TRINITY FALLS PLANNING UNIT 4 PRELIMINARY PLAT (COVER SHEET)
 LAST SAVED: 02/20/22 4:58 PM
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VICINITY MAP
SCALE: 1" = 4,000'



- NOTE:
1. PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY.
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PRELIMINARY FINAL PLAT
FOR
TRINITY FALLS PLANNING UNIT 4

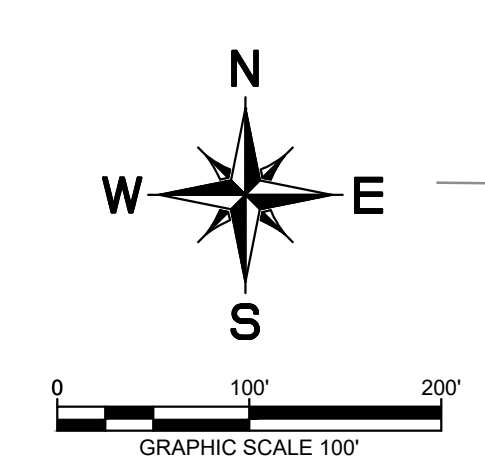
568 RESIDENTIAL LOTS / 30 OPEN SPACES/
BEING 133.08 ACRES
OUT OF THE
J. EMBERSON SURVEY, ABSTRACT NO. 294
IN THE
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

OWNER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dittthardt	DEVELOPER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dittthardt	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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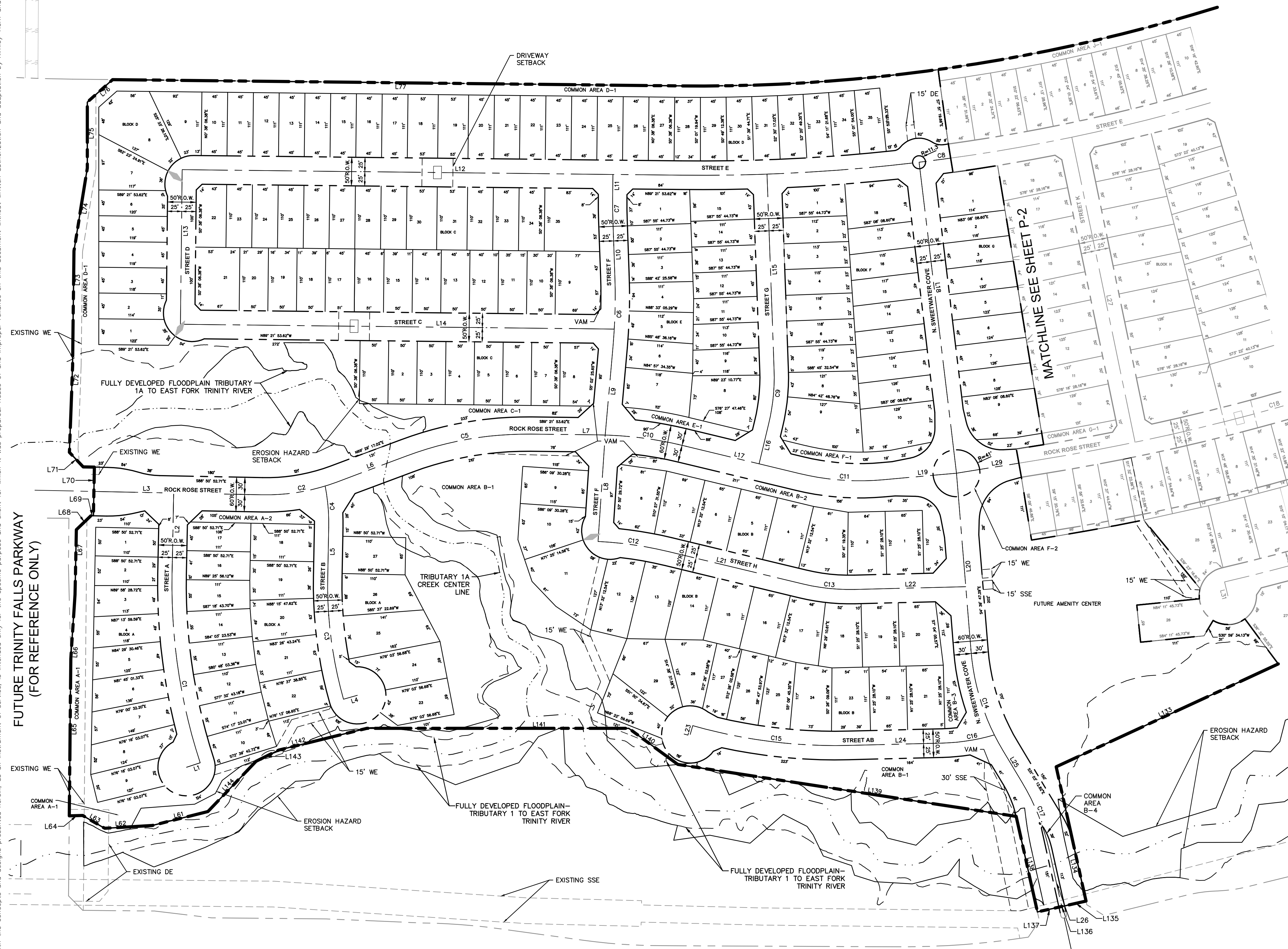
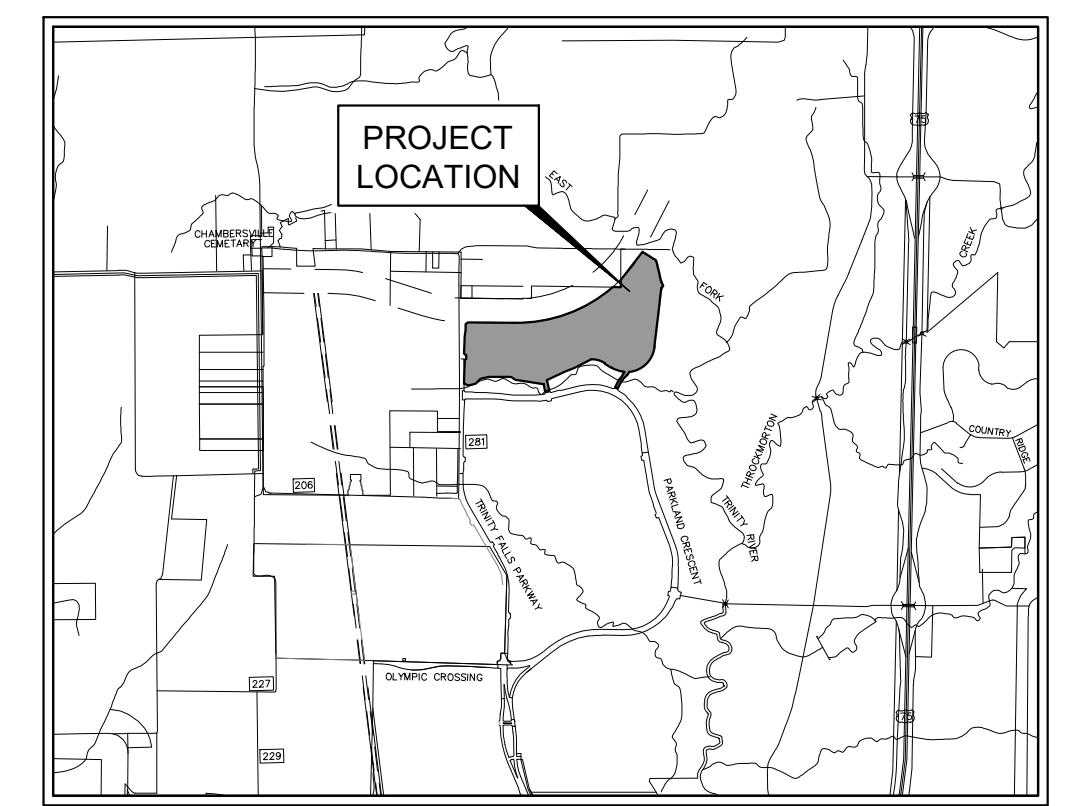
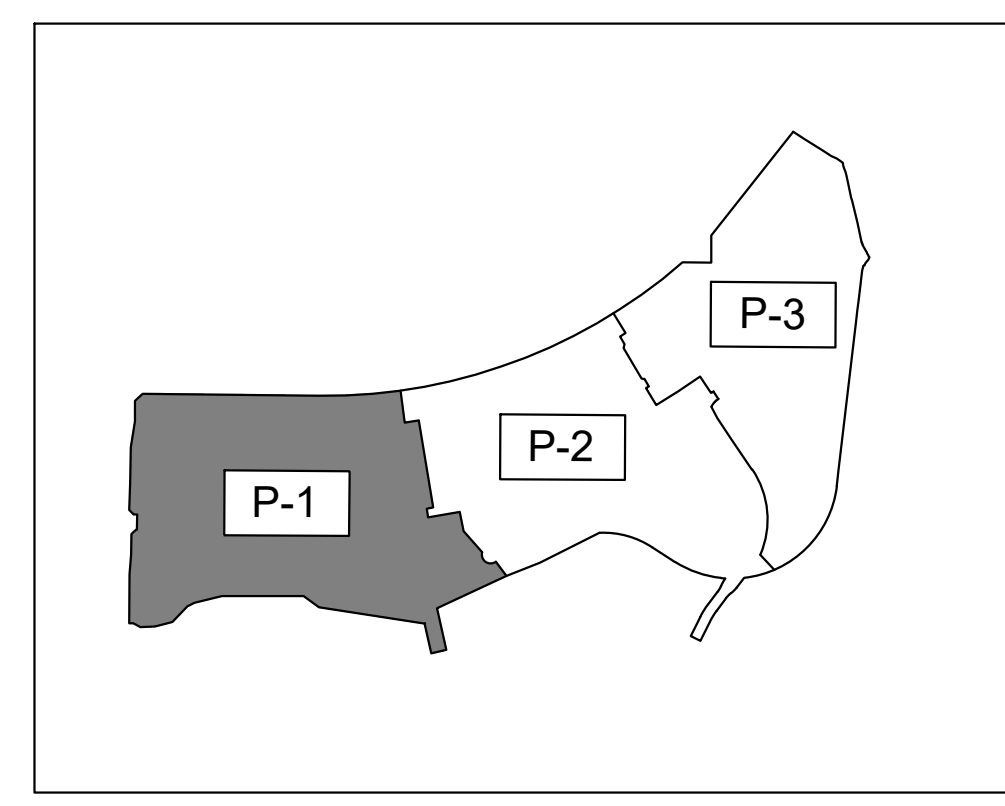
DESIGNED WJS	DRAWN JNR	CHECKED JDW	SCALE AS SHOWN	DATE MAY 2022	KH PROJECT NO. 068150286	C-2
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PLANNED BY: BANSHEE, JET, SCARLETT, GATRY
 DRAWN BY: KJRU, CIVIL, 06/05/2020 - TRINITY FALLS PLANNING UNIT 4 PRELIMINARY PLAT SHEET INDEX.DWG (Sheet Index)
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PLATTED BY: BANKS, BIRN, SCHNEIDER & ASSOCIATES, INC. (BANKS) DATE: 05/11/2022
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. (KH) DATE: 05/11/2022
 LAST NAME: KIMLEY-HORN AND ASSOCIATES, INC. (KH) DATE: 05/11/2022
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FUTURE COLLIN COUNTY OUTER LOOP



KEY MAP
NTS

VICINITY MAP
SCALE: 1" = 4,000'

LINE	LENGTH	BEARING
L1	25.00	S71°56'30.40"W
L2	141.03	S1°09'07.29"W
L3	294.37	S88°50'52.71"E
L4	25.00	S74°08'04.59"W
L5	86.03	S1°09'07.29"W
L6	130.99	N69°29'17.02"E
L7	116.89	S89°21'53.62"E
L8	186.33	S3°50'29.72"W
L9	155.20	S5°02'25.65"W
L10	95.75	S2°04'15.27"E
L11	42.94	S0°38'06.38"W
L12	871.26	N89°21'53.62"W
L13	270.00	S0°38'06.38"W
L14	757.91	N89°21'53.62"W

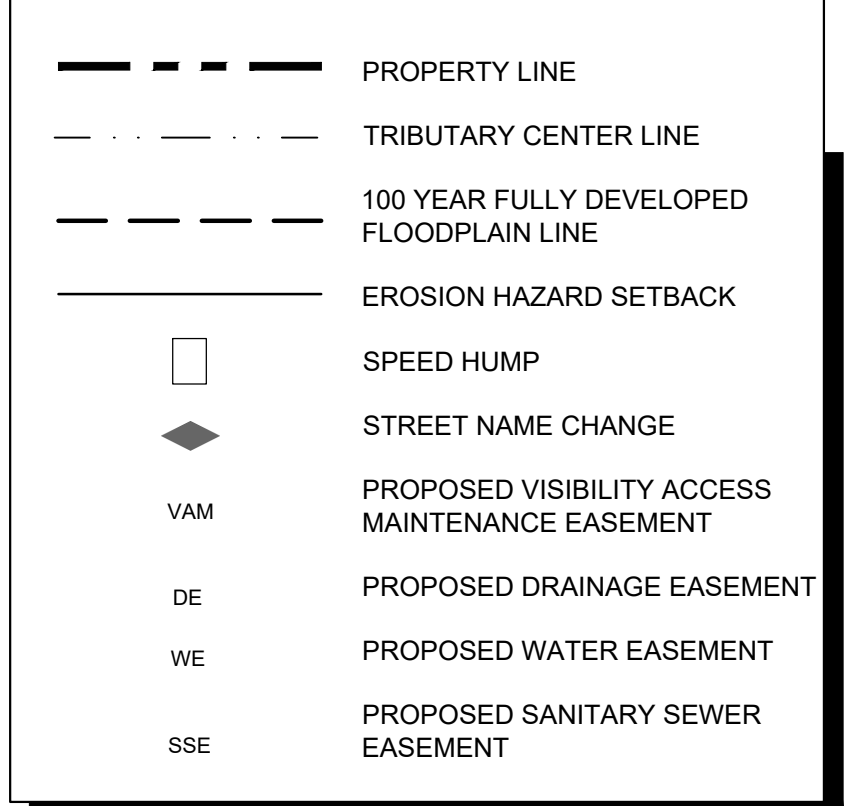
LINE	LENGTH	BEARING
L15	341.96	S2°04'15.27"E
L16	71.63	S13°32'12.54"W
L17	211.20	S76°27'47.46"E
L18	547.00	N6°51'51.40"W
L19	129.35	N84°55'21.37"E
L20	312.03	S4°39'47.29"E
L21	241.56	S76°27'47.46"E
L22	193.98	N88°34'31.90"E
L23	16.00	N15°55'30.36"E
L24	164.42	N88°34'31.90"E
L25	63.89	S31°03'12.82"E
L26	202.34	N12°31'52.24"W
L29	149.72	S80°50'13.14"W

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1000.00'	335.28'	N8°27'11"W	333.71'	19°12'37"	169.23'
C2	350.00'	132.34'	N80°19'12"E	131.55'	21°39'50"	66.97'
C3	728.00'	216.22'	S7°21'24"E	215.43'	17°01'03"	108.91'
C4	350.00'	73.10'	N4°49'51"W	72.96'	11°57'57"	36.68'
C5	600.00'	221.45'	S80°03'42"W	220.20'	21°08'49"	112.00'
C6	1000.00'	124.12'	N1°29'05"E	124.04'	7°06'41"	62.14'
C7	800.00'	37.78'	S0°43'04"E	37.78'	2°42'22"	18.90'
C8	3186.00'	959.64'	N82°00'22"E	956.02'	17°15'28"	483.48'
C9	350.00'	95.34'	N5°43'59"E	95.05'	15°36'28"	47.97'
C10	660.00'	148.62'	N82°54'51"W	148.30'	12°54'06"	74.62'
C11	450.00'	146.20'	S85°46'13"E	145.55'	18°36'51"	73.75'
C12	664.00'	124.24'	N81°49'25"W	124.06'	10°43'15"	62.30'
C13	350.00'	91.39'	S83°56'38"E	91.13'	14°57'41"	45.96'
C14	400.00'	184.24'	S17°51'30"E	182.62'	26°23'26"	93.78'
C15	908.00'	274.95'	S82°44'59"E	273.90'	17°20'58"	138.53'
C16	350.00'	92.16'	N81°01'55"E	91.90'	15°05'14"	46.35'
C17	400.00'	129.31'	N21°47'33"W	128.75'	18°31'21"	65.22'

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.
- COMMON AREAS TO BE OWNED AND MAINTAINED BY EITHER MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY OR THE TRINITY FALLS MASTER COMMUNITY, INC., THE HOMEOWNERS ASSOCIATION.
- ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

LEGEND



FLOODPLAIN NOTES

- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE WAS DELINEATED IN THE FULLY DEVELOPED FLOODPLAIN STUDY - TRINITY FALLS FOR TRIBUTARY 1 TO EAST FORK TRINITY RIVER (EFTR), DATED AUGUST 15, 2020.
- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE WAS DELINEATED IN THE FULLY DEVELOPED FLOODPLAIN STUDY - TRINITY FALLS FOR TRIBUTARY 1A TO EAST FORK TRINITY RIVER (EFTR), PENDING APPROVAL.

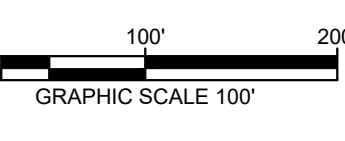
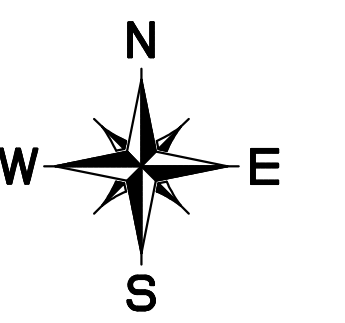
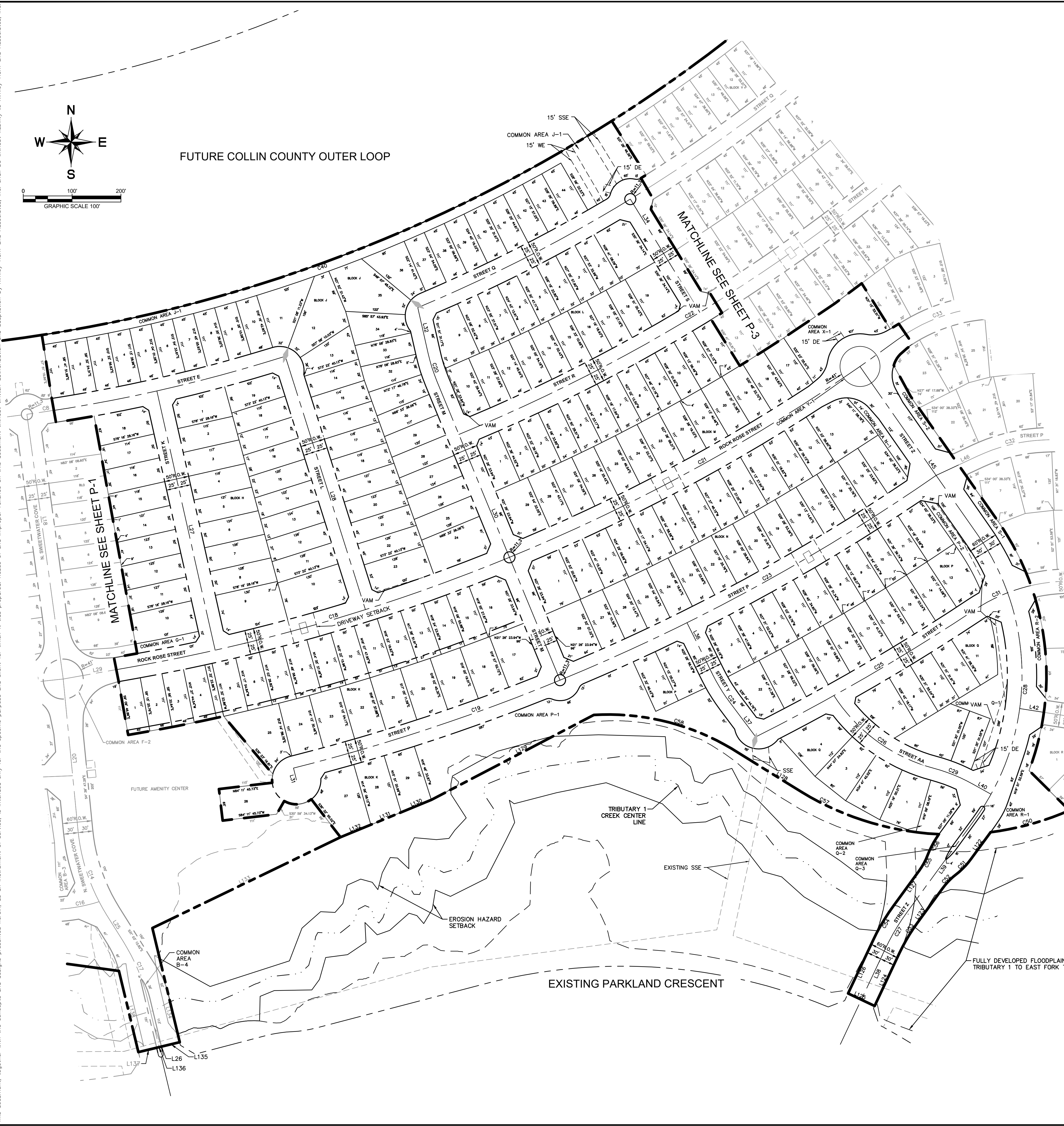
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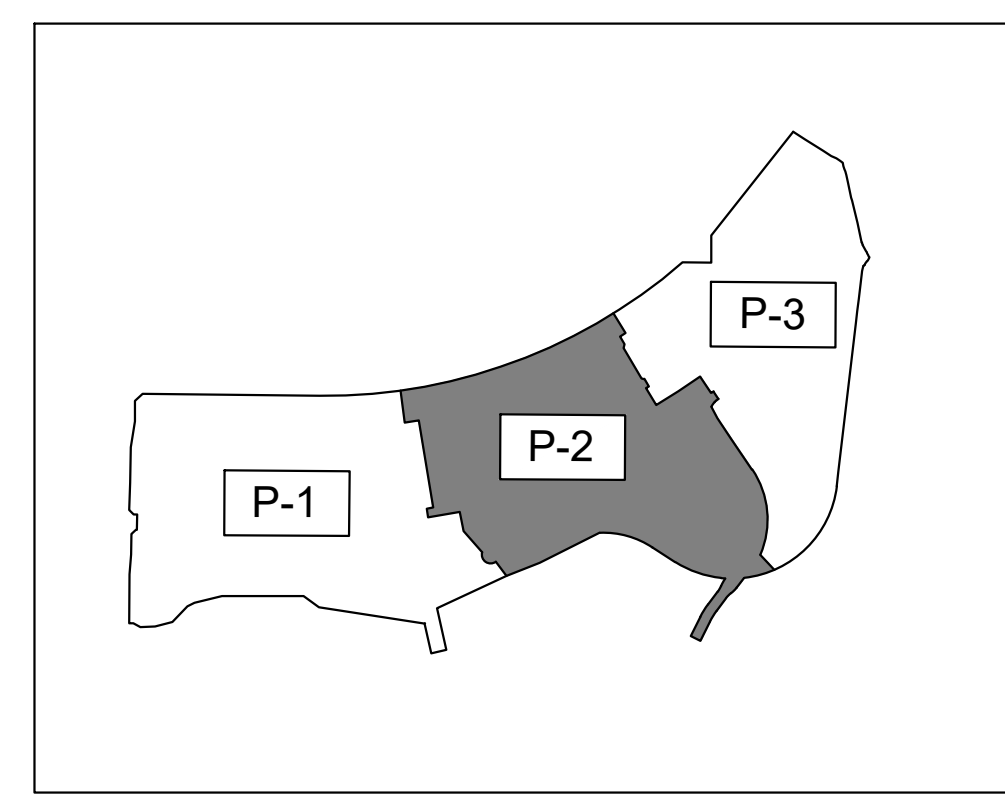
OWNER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Diltzhardt	DEVELOPER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Diltzhardt	ENGINEER/SURVEYOR: Kimley-Horn 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
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DESIGNED: WJS	DRAWN: JNR	CHECKED: JDW	SCALE: AS SHOWN	DATE: MAY 2022	KH PROJECT NO.: 068150286	P-1
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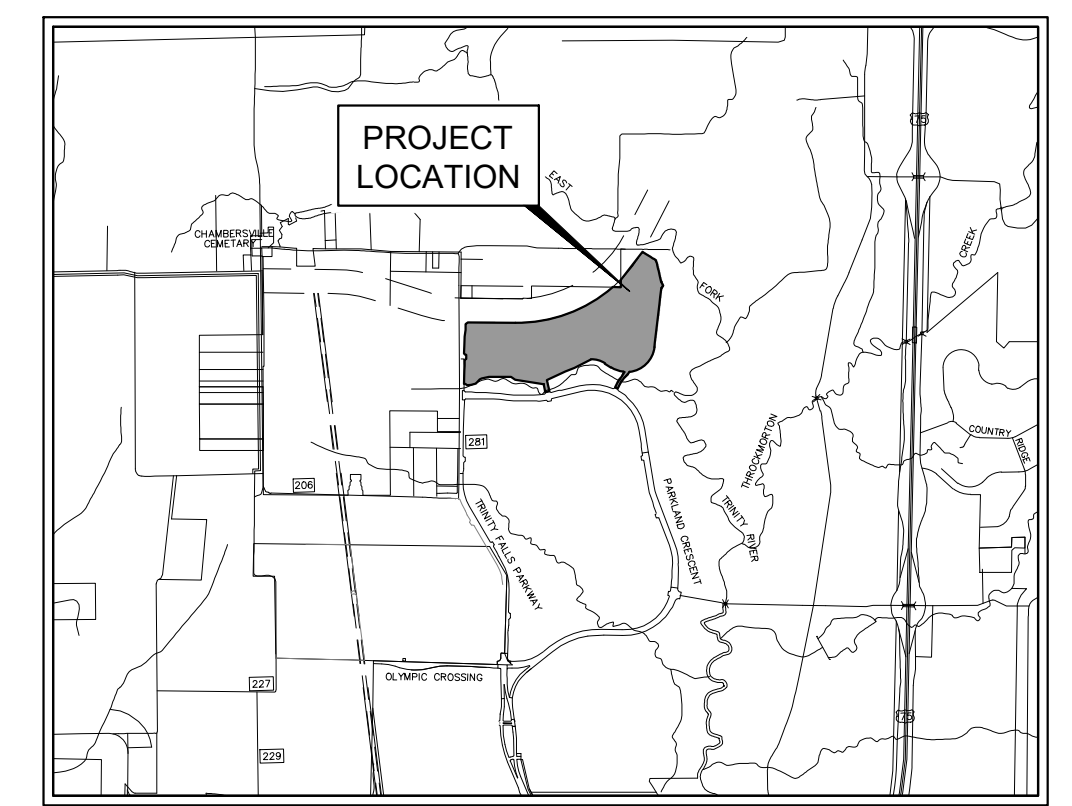
PREPARED BY: BANKS, BEE, SCOTT & ASSOCIATES, INC. (BANKS, BEE, SCOTT & ASSOCIATES, INC.)
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. (KIMLEY-HORN AND ASSOCIATES, INC.)
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KIMLEY-HORN AND ASSOCIATES, INC.)
 DATE: 05/20/2022
 PROJECT NO.: 2020-02-001



FUTURE COLLIN COUNTY OUTER LOOP



KEY MAP
NTS



VICINITY MAP
SCALE: 1" = 4,000'

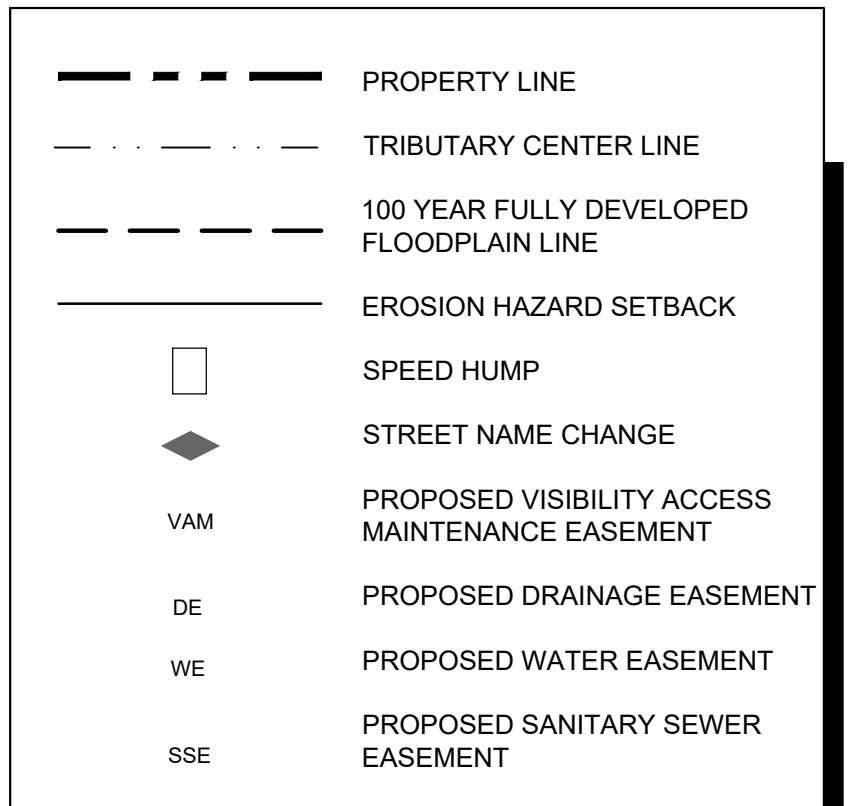
LINE	LENGTH	BEARING
L27	543.99	S11°43'31.84"E
L28	544.00	S16°37'19.87"E
L30	662.24	N21°26'23.94"W
L31	25.00	N13°12'31.71"W
L32	96.90	S11°51'31.17"E
L34	272.00	S30°36'34.14"E
L36	119.84	N25°26'56.18"W
L37	90.03	S35°54'44.76"E
L38	216.18	S26°07'34.49"W
L39	236.73	N37°05'11.28"E
L40	42.24	S59°53'21.90"E
L42	88.46	S80°11'55.04"E

LINE	LENGTH	BEARING
L45	421.58	S34°00'38.33"E
L122	67.81	N37°05'11.28"E
L123	88.76	N37°05'11.28"E
L124	120.20	N26°07'34.49"E
L125	60.00	S63°52'25.51"E
L126	120.20	S26°07'34.49"W
L127	88.76	S37°05'11.28"W
L128	152.22	S57°15'25.55"E
L129	375.26	N63°19'14.40"E
L130	66.94	N68°35'07.73"E
L131	66.94	N68°35'07.73"E
L132	67.29	N68°35'07.73"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C18	3730.00'	799.28'	N74°41'53"E	797.75'	12°16'39"	401.18'
C19	4002.00'	574.97'	N72°40'31"E	574.48'	8°13'54"	287.98'
C20	350.00'	58.53'	S16°38'58"E	58.46'	9°34'53"	29.33'
C21	3750.00'	910.34'	N61°37'48"E	908.11'	13°54'33"	457.42'
C22	3478.00'	1122.66'	N59°18'46"E	1117.79'	18°29'40"	566.25'
C23	4022.00'	876.08'	S62°20'42"W	874.35'	12°28'49"	439.78'
C24	350.00'	63.92'	S30°40'50"E	63.83'	10°27'49"	32.05'
C25	4294.00'	518.71'	N60°47'40"E	518.40'	6°55'17"	259.67'
C26	350.00'	258.55'	S52°58'20"E	252.72'	42°19'33"	135.50'
C27	450.00'	86.08'	S31°36'23"W	85.95'	10°57'37"	43.17'
C28	500.00'	620.44'	N1°32'16"E	581.39'	71°05'50"	357.29'
C29	350.00'	87.02'	N67°00'44"W	86.80'	14°14'44"	43.74'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C31	350.00'	253.84'	S78°06'38"W	248.31'	41°33'12"	132.79'
C40	3050.00'	2213.10'	S69°50'53"W	2164.87'	41°34'27"	1157.80'
C50	588.89'	167.94'	N75°26'49"E	167.37'	16°20'23"	84.54'
C51	161.50'	44.86'	N45°02'39"E	44.72'	15°54'56"	22.58'
C52	138.50'	38.47'	N45°02'39"E	38.35'	15°54'56"	19.36'
C53	370.00'	70.78'	N31°36'23"E	70.67'	10°57'37"	35.50'
C54	430.00'	82.26'	S31°36'23"W	82.13'	10°57'37"	41.25'
C55	138.50'	36.67'	S29°30'04"W	36.56'	15°10'14"	18.44'
C56	191.50'	48.79'	S29°12'55"W	48.66'	14°35'55"	24.53'
C57	598.07'	273.86'	S70°55'17"E	271.47'	26°14'09"	139.37'
C58	493.80'	311.78'	S74°18'46"E	306.63'	36°10'32"	161.28'

LEGEND



GENERAL NOTES

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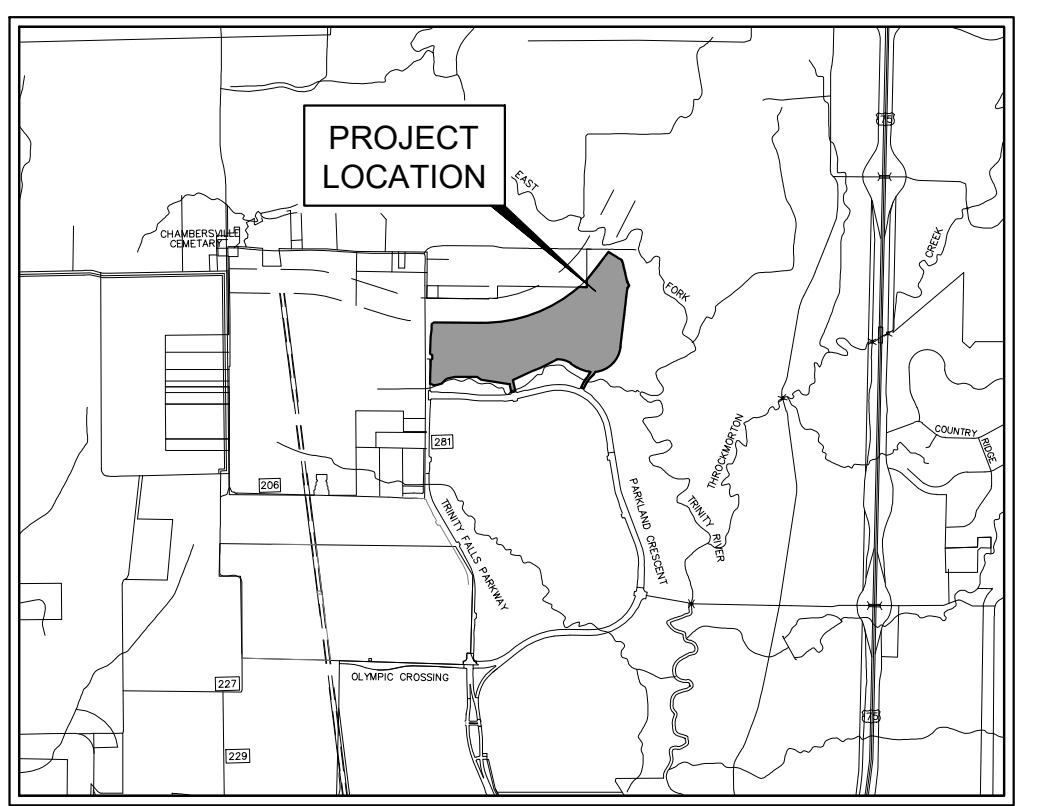
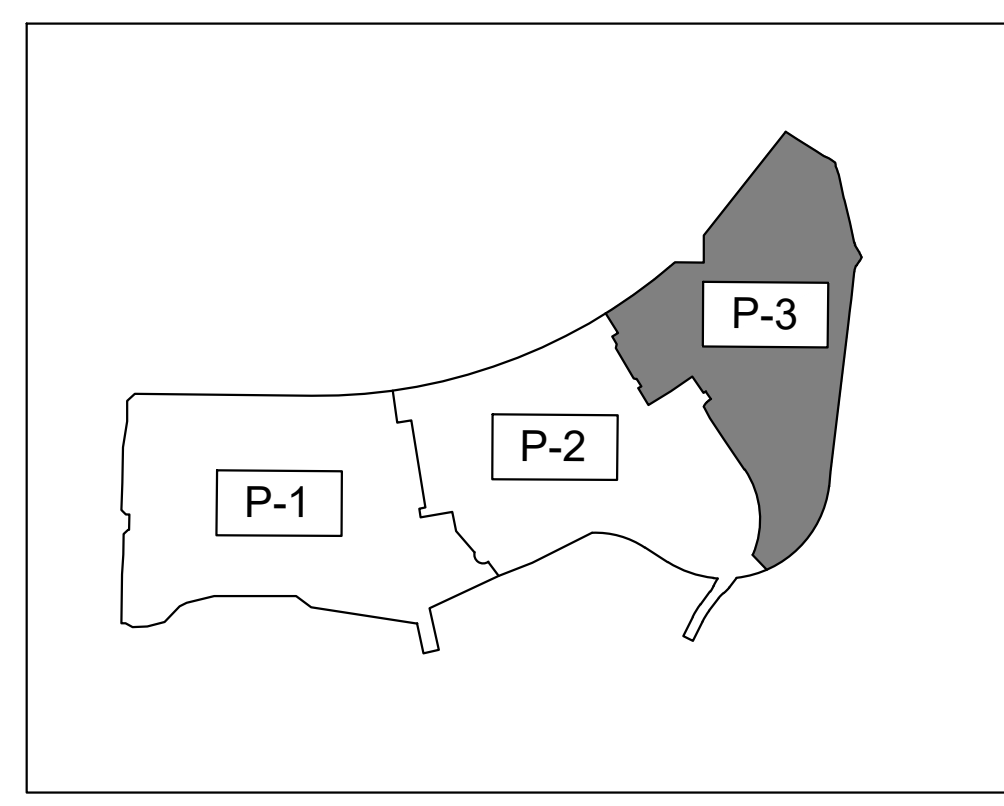
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DESIGNED: WJS	DRAWN: JNR	CHECKED: JDW	SCALE: AS SHOWN	DATE: MAY 2022	KH PROJECT NO.: 068150286	P-2
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PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/14/2022
 DWG NAME: K:\PROJECTS\2022\22-050\22-050-000-TRINITY FALLS\DWG\PLANS\PRELIM\PLAT\DWG\Sheet3.dwg
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LINE TABLE

LINE	LENGTH	BEARING
L33	25.00	S55°57'06.75"E
L35	25.00	S39°56'03.91"E
L41	25.00	S31°31'03.73"W
L43	234.41	S81°06'45.81"E
L44	25.00	N8°53'14.19"E
L46	95.02	S65°59'21.67"W
L47	263.07	S88°28'41.17"W
L48	25.00	N1°31'18.83"W
L49	423.52	N88°28'41.17"E
L50	17.57	S1°31'18.83"E
L51	257.38	N6°46'41.61"E
L52	118.98	N50°25'29.32"W
L53	286.51	N6°46'41.61"E
L54	22.40	N73°15'35.80"E
L55	56.51	N62°13'02.93"E

LINE TABLE

LINE	LENGTH	BEARING
L56	25.00	N27°46'57.07"W
L57	250.00	N49°39'50.48"E
L58	25.00	N40°20'09.52"W
L59	163.49	N50°25'29.32"W
L60	22.06	N44°53'29.97"W
L78	161.35	N89°20'27.48"W
L79	152.61	S0°05'19.44"W
L80	63.90	N56°44'34.64"W
L81	117.87	N58°18'27.36"W
L82	55.90	N57°12'54.92"W
L83	30.94	N64°05'49.12"W
L84	19.91	N57°45'53.42"W
L85	14.41	N55°43'05.38"W
L86	9.62	N54°04'16.20"W
L87	10.80	N5°33'30.40"W

LINE TABLE

LINE	LENGTH	BEARING
L88	8.97	N8°26'35.57"W
L89	16.92	N21°11'43.62"W
L90	13.98	N19°13'42.40"W
L91	20.67	N18°54'23.86"W
L92	41.87	N11°49'14.37"W
L93	88.73	N11°51'27.79"W
L94	15.26	N16°41'18.64"W
L95	129.37	N13°53'08.09"W
L97	40.55	N31°06'31.88"W
L98	4.95	N36°54'17.28"W
L99	7.63	N21°21'24.76"W
L100	11.37	N26°58'33.83"W
L101	13.00	N20°27'09.37"W
L102	16.21	N30°42'30.43"E
L104	9.59	N31°31'50.70"E

LINE TABLE

LINE	LENGTH	BEARING
L105	23.40	N15°37'59.58"E
L106	8.40	N6°40'03.86"E
L107	2.76	N22°15'22.41"E
L108	152.22	N6°27'03.17"E
L109	67.81	N6°49'47.86"E
L110	66.37	N6°49'45.89"E
L111	57.61	N6°49'09.62"E
L114	50.00	N6°49'09.62"E
L115	50.00	N6°49'09.62"E
L116	50.00	N6°57'35.04"E
L117	71.68	N6°51'14.10"E
L118	100.14	N6°43'01.51"E
L119	182.14	N6°48'47.44"E
L120	174.14	N6°49'48.13"E
L121	82.88	N6°01'17.83"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C30	350.00'	132.66'	N69°20'26"W	131.86'	21°42'59"	67.13'
C32	350.00'	137.38'	S77°14'01"W	136.50'	22°29'19"	69.58'
C33	350.00'	206.49'	S71°34'36"W	203.51'	33°48'10"	106.35'
C34	350.00'	50.70'	S2°37'41"W	50.66'	8°18'00"	25.40'
C35	350.00'	349.43'	N21°49'24"W	335.10'	57°12'11"	190.84'
C36	622.00'	620.99'	N21°49'24"W	595.52'	57°12'11"	339.15'
C37	350.00'	67.45'	N67°44'19"E	67.35'	11°02'33"	33.83'
C38	3206.00'	1913.97'	N51°09'03"E	1885.68'	34°12'20"	986.46'
C39	350.00'	33.80'	S47°39'30"E	33.79'	5°31'59"	16.91'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C41	3050.10'	741.27'	N37°56'47"E	739.45'	13°55'29"	372.47'
C42	73.28'	14.49'	N17°31'16"W	14.46'	11°19'34"	7.27'
C43	66.34'	25.43'	N28°40'22"E	25.27'	21°57'45"	12.87'
C44	24.25'	8.08'	N50°50'53"E	8.05'	19°06'12"	4.08'
C45	588.88'	123.70'	N12°57'57"E	123.47'	12°02'08"	62.08'
C46	588.88'	123.70'	N12°57'57"E	123.47'	12°02'08"	62.08'
C47	588.88'	141.58'	N25°52'17"E	141.24'	13°46'32"	71.14'
C48	588.89'	158.16'	N40°26'40"E	157.69'	15°23'18"	79.56'
C49	588.89'	196.61'	N57°43'07"E	195.69'	19°07'43"	99.23'

LEGEND

- PROPERTY LINE
- TRIBUTARY CENTER LINE
- 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
- EROSION HAZARD SETBACK
- SPEED HUMP
- 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 PLAT FOR REVIEW PURPOSES ONLY.
 - COMMON AREAS TO BE OWNED AND MAINTAINED BY EITHER MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY OR THE TRINITY FALLS MASTER COMMUNITY, INC., THE HOMEOWNERS ASSOCIATION.
 - ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

- FLOODPLAIN NOTES**
- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE WAS DELINEATED IN THE FULLY DEVELOPED FLOODPLAIN STUDY - TRINITY FALLS FOR TRIBUTARY 1 TO EAST FORK TRINITY RIVER (EFTR), DATED AUGUST 15, 2020.
 - THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE WAS DELINEATED IN THE FULLY DEVELOPED FLOODPLAIN STUDY - TRINITY FALLS FOR TRIBUTARY 1A TO EAST FORK TRINITY RIVER (EFTR), PENDING APPROVAL.

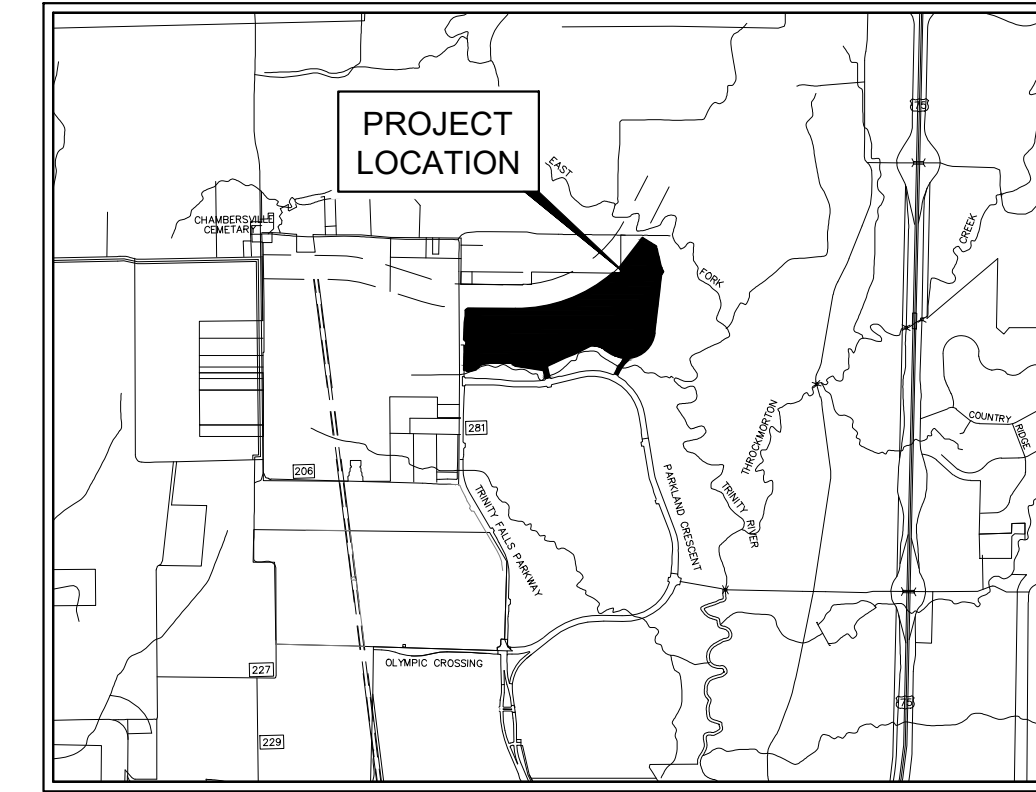
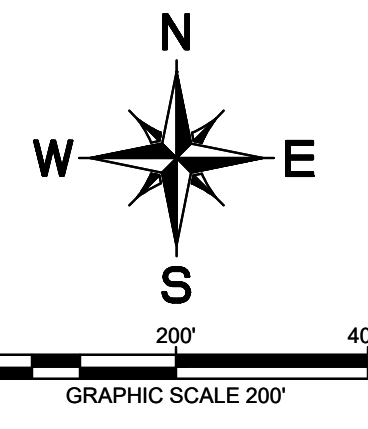
PRELIMINARY FINAL PLAT
FOR
TRINITY FALLS PLANNING UNIT 4

568 RESIDENTIAL LOTS / 30 OPEN SPACES/
BEING 133.08 ACRES
OUT OF THE
J. EMBERSON SURVEY, ABSTRACT NO. 294
IN THE
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

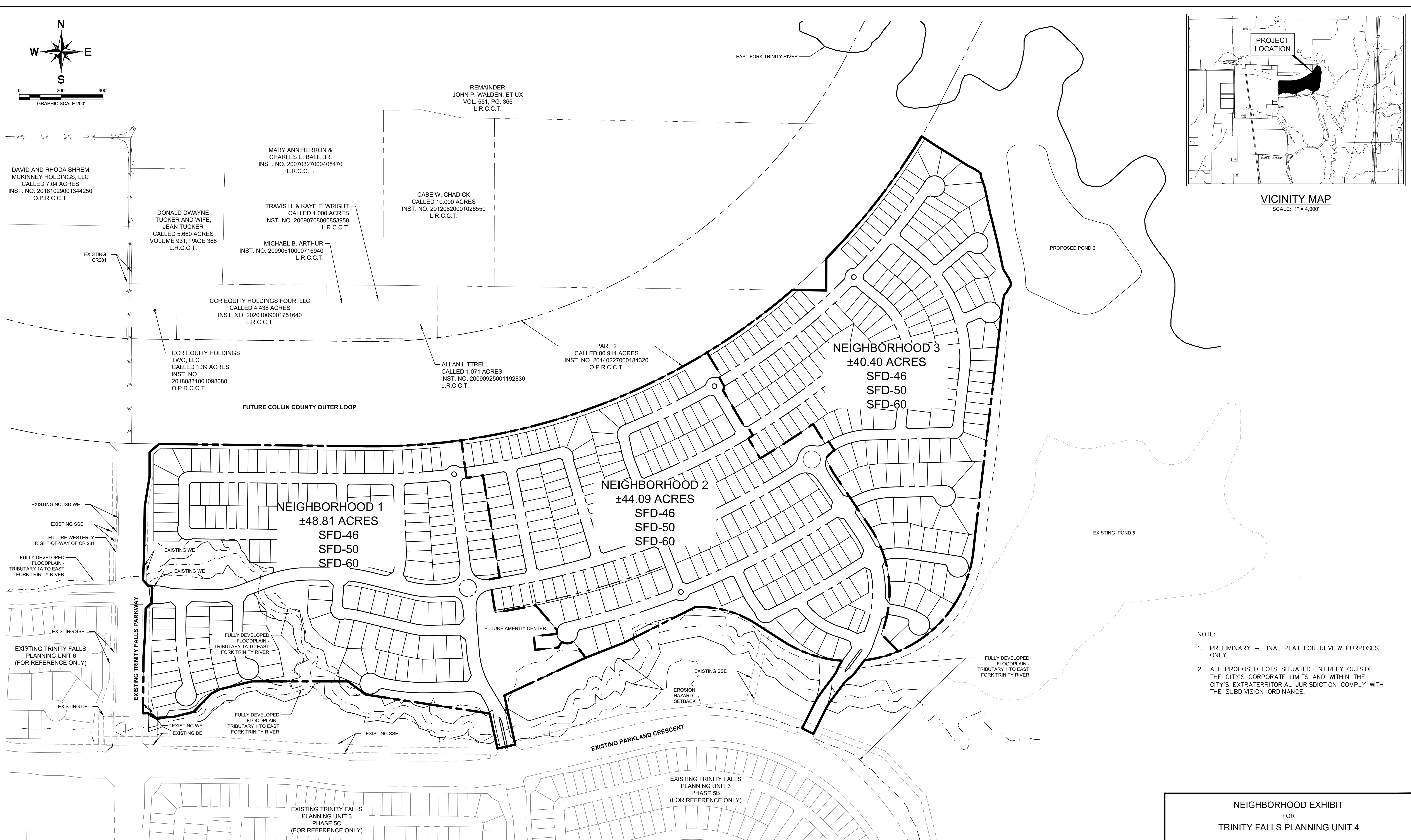
OWNER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Diltzhart	DEVELOPER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Diltzhart	ENGINEER/SURVEYOR: Kimley-Horn 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
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DESIGNED: WJS	DRAWN: JNR	CHECKED: JDW	SCALE: AS SHOWN	DATE: MAY 2022	KH PROJECT NO.: 068150286
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P-3



VICINITY MAP
SCALE: 1" = 4,000'



- NOTE:
1. PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY.
 2. ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE.

NEIGHBORHOOD EXHIBIT
FOR
TRINITY FALLS PLANNING UNIT 4

568 RESIDENTIAL LOTS / 30 OPEN SPACES/
BEING 133.08 ACRES
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OWNER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt	DEVELOPER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt	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 WJS	DRAWN JNR	CHECKED JDW	SCALE AS SHOWN	DATE MAY 2022	KH PROJECT NO. 068150286	N-1
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PLANNED BY: BANKS, JEFFREY S. 5/20/22 4:49 PM
 DRAWN BY: KJRU CIVIL/06/05/2000 - TRINITY FALLS/DWG/PLANS/HELENS/L_NEBHOOD04/EXHIBIT.DWG (Neighborhood)
 LAST SAVED: 5/20/22 4:49 PM
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