

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

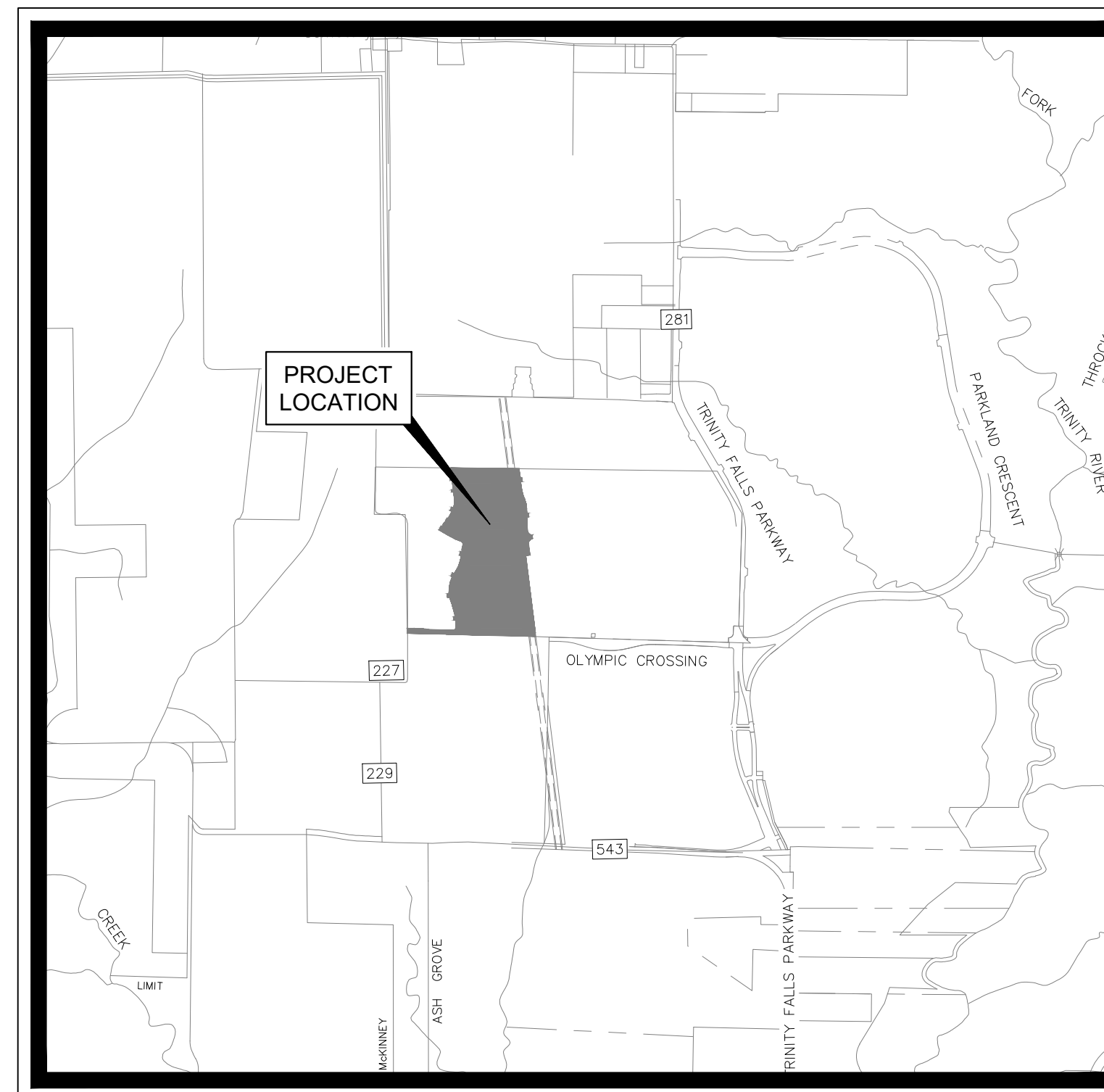
MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY
 1980 POST OAK BLVD., SUITE 1380
 HOUSTON, TX 77056
 TEL: (713) 960-9977
 CONTACT: IAN MCDUFFEE

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'

MARCH 2021

PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

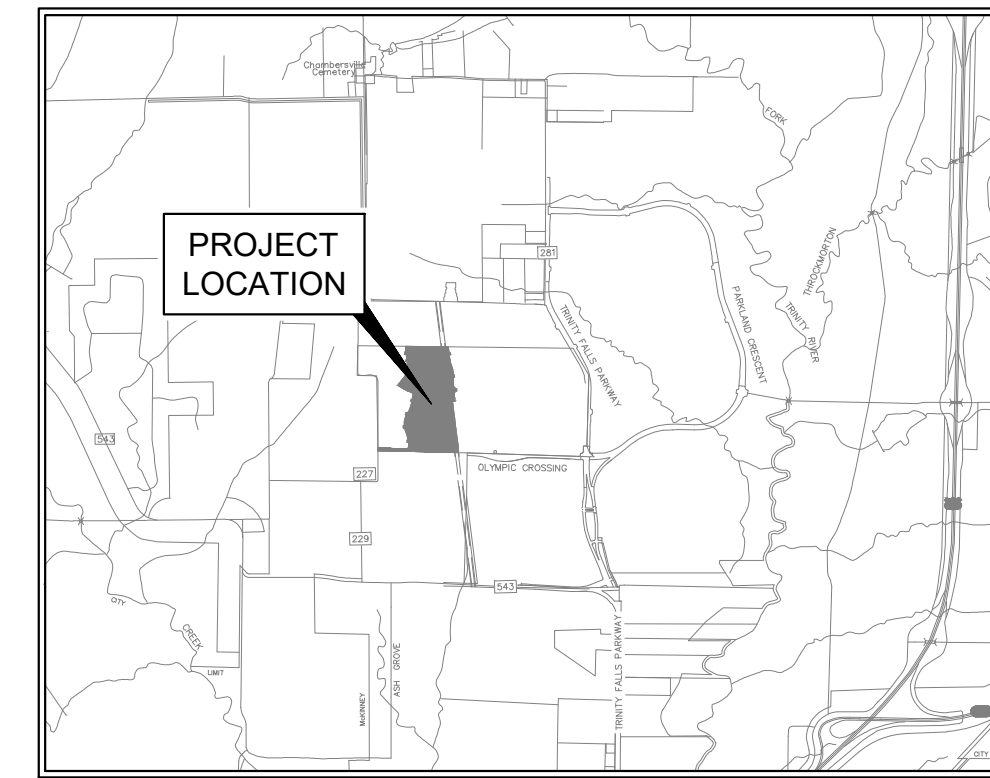
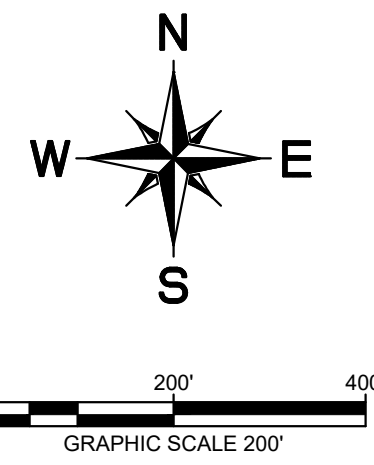
SHEET INDEX

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P-2	PRELIMINARY PLAT
N-1	NEIGHBORHOOD EXHIBIT

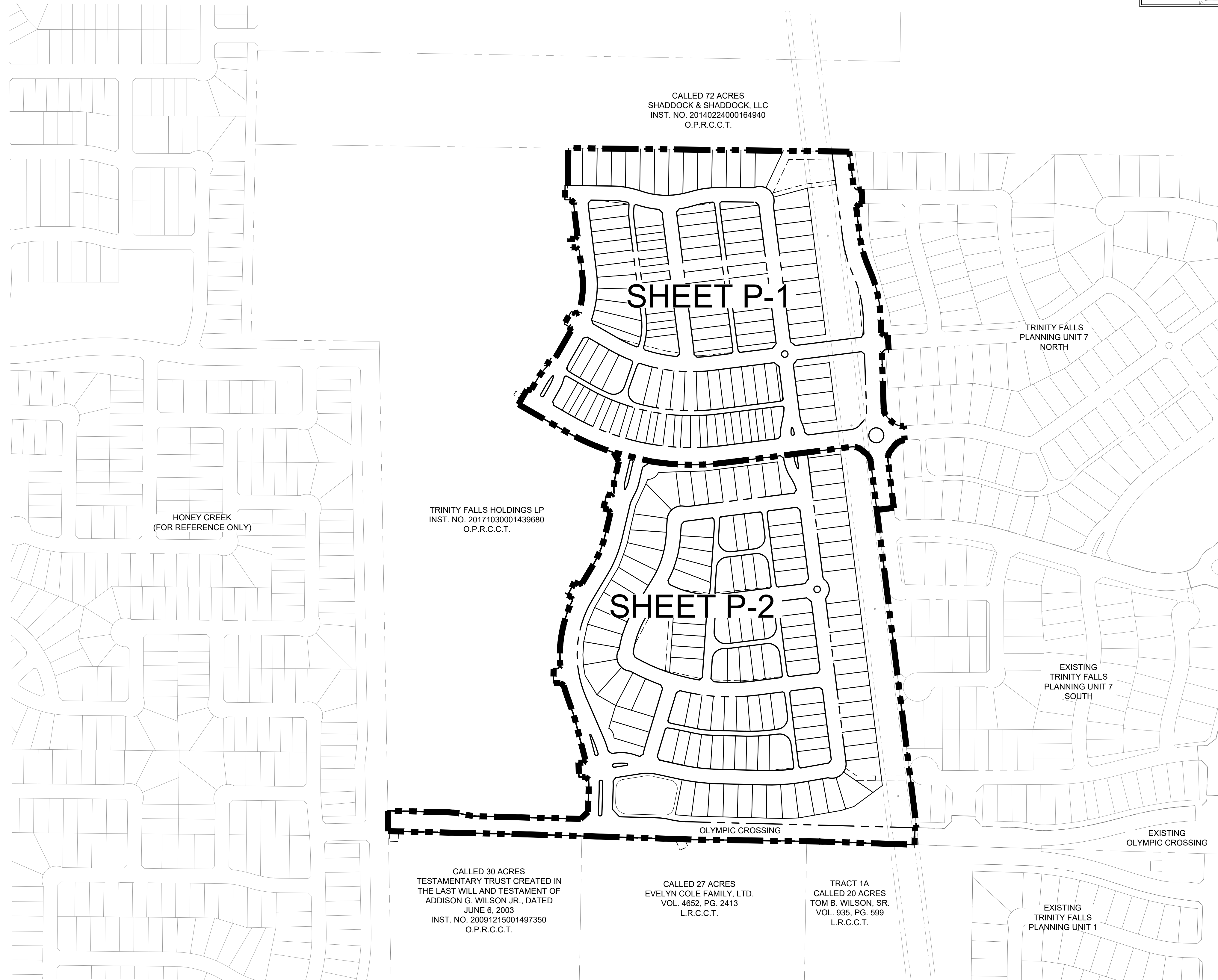
NOTE: ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE

PLOTTED BY: KJL/AR, DATE: 03/10/21, TIME: 10:54 AM
 DRAWING: KJL/AR, CIVIL/06/2000, TRINITY FALLS PLANNING UNIT 8 EAST, PRELIMINARY PLANS SHEET COVER SHEET - PLAT DWG (C) COVER SHEET
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TRINITY FALLS PLANNING UNIT 8 - EAST
 KHA PROJECT NO. 068150225
 PRELIMINARY-FINAL PLAT
 C-1



VICINITY MAP
NTS



- NOTE:
1. PRELIMINARY - FINAL PLAT FOR REVIEW PURPOSES ONLY.
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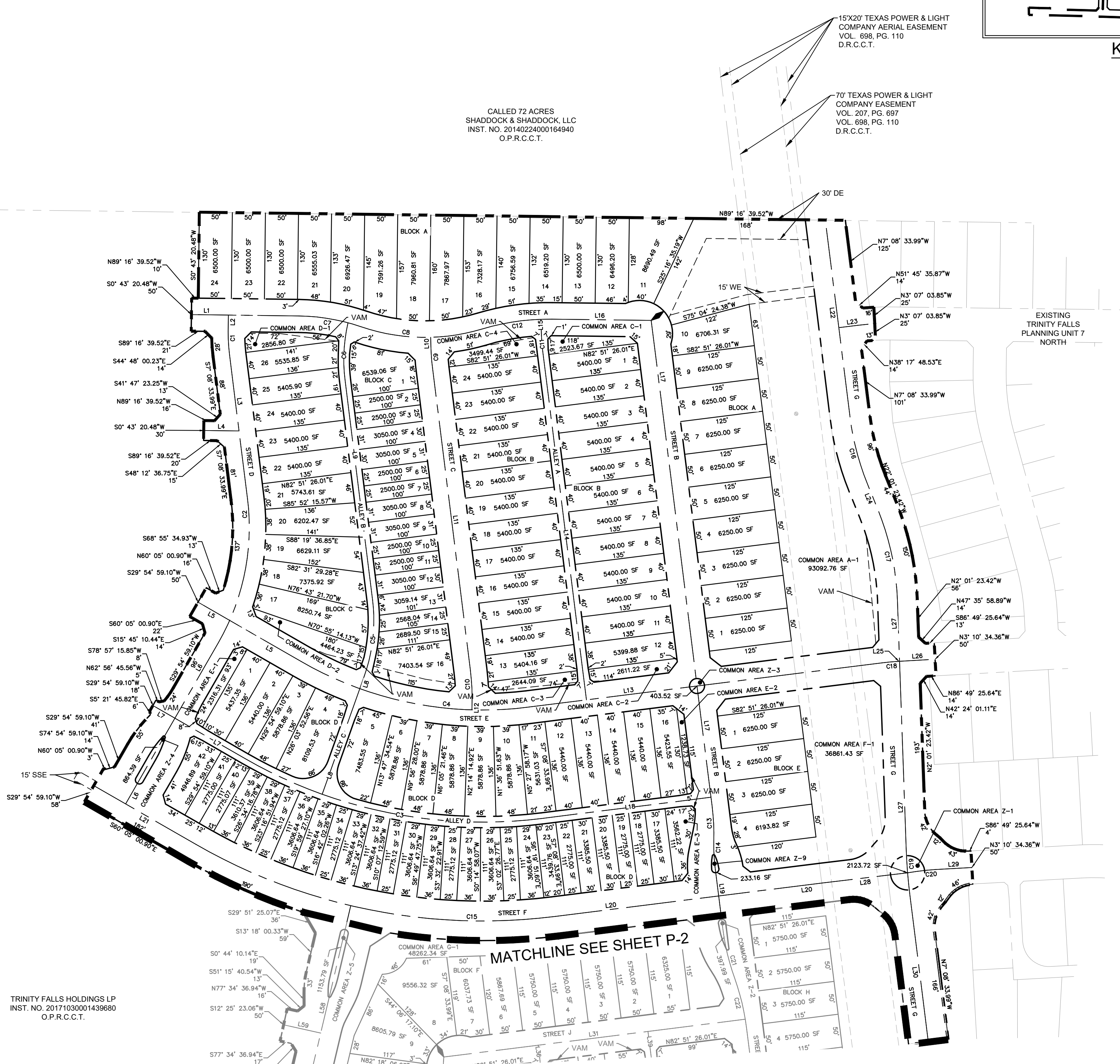
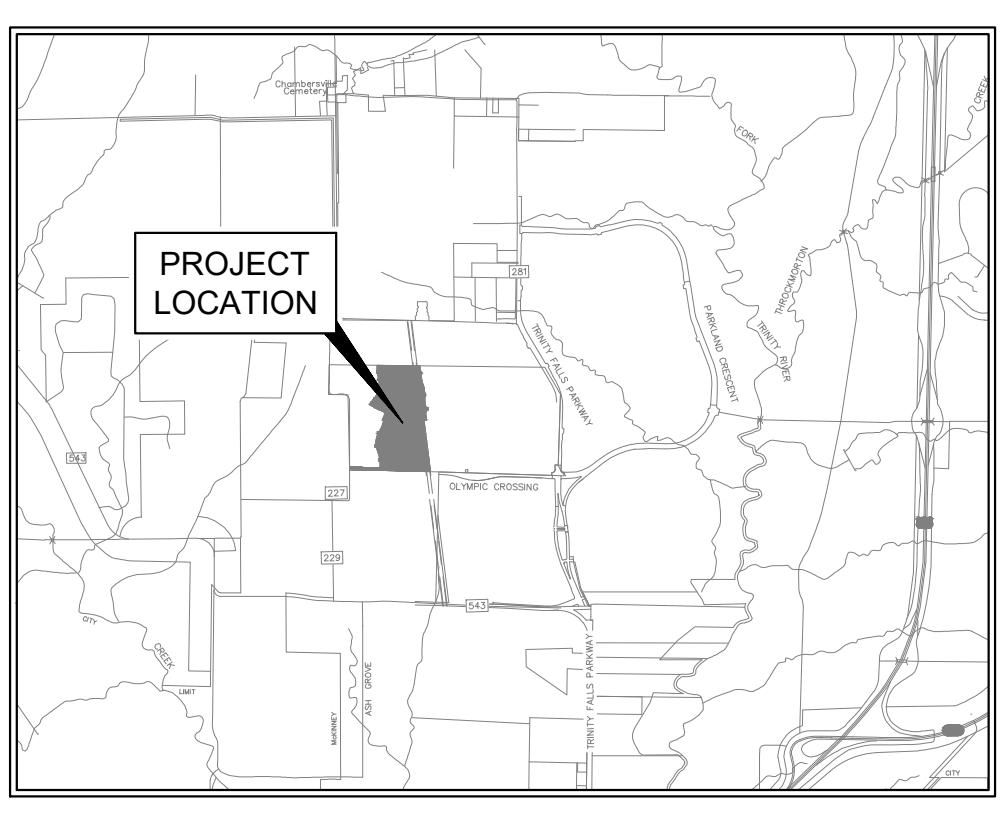
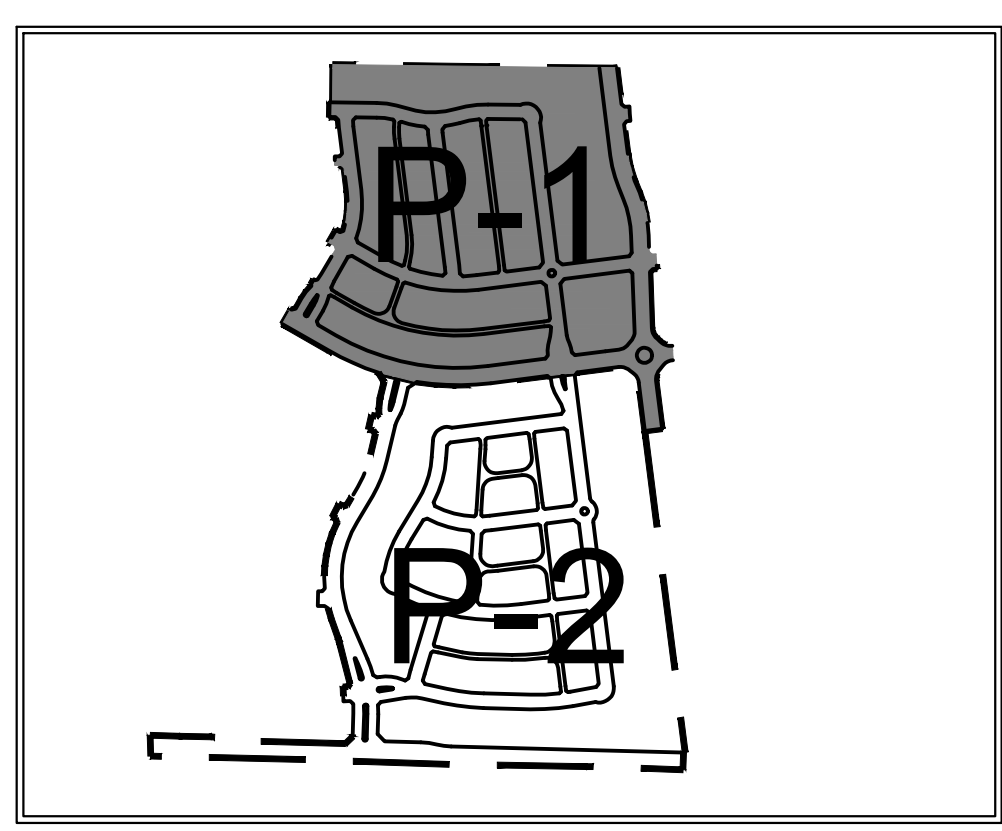
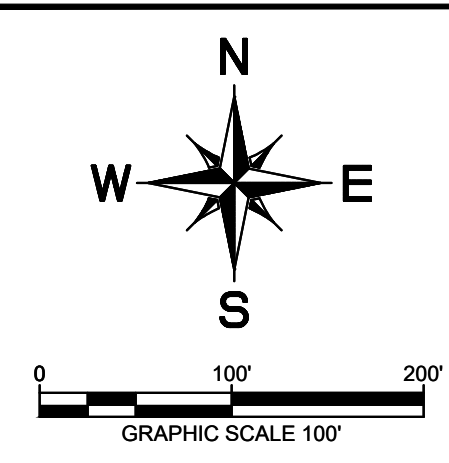
CITY PROJECT NUMBER: XXXXXXXXX

PRELIMINARY - FINAL PLAT SHEET INDEX
FOR
TRINITY FALLS PLANNING UNIT 8 EAST
241 RESIDENTIAL LOTS / 25 OPEN SPACES
BEING 60.53 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 MARCH 2021	KH PROJECT NO. 068150225	C-2
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PLOTTED BY: RUSSELL ASHLEY 2/24/21 4:54 PM
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LINE	LENGTH	BEARING
L1	162.53	S89°16'39.52"E
L2	25.00	S0°43'20.48"W
L3	219.60	S7°08'33.99"E
L4	53.40	S89°16'39.52"E
L5	180.11	N6°05'00.90"W
L6	281.42	S29°54'59.10"W
L7	161.26	N6°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	740.26	S7°08'33.99"E
L18	257.59	N82°51'26.01"E
L19	94.50	S7°08'33.99"E
L20	407.59	N82°51'26.01"E
L21	178.32	N6°05'00.90"W
L22	287.65	N7°08'33.99"W
L23	30.00	N82°51'26.01"E
L24	44.36	N22°01'23.42"W
L25	2.07	N86°49'25.64"E
L26	43.77	N86°49'25.64"E
L27	374.68	N2°01'23.42"W
L28	130.73	S83°13'16.41"W
L29	54.69	N86°49'25.64"E
L30	223.91	N7°08'33.99"W

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'
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'	53.52'	N2°45'45"W	53.46'	8°45'38"	26.81'
C14	250.00'	38.23'	S2°45'45"E	38.19'	8°45'38"	19.15'
C15	869.00'	562.07'	S78°36'47"E	552.33'	37°03'33"	291.26'
C16	400.00'	103.88'	N14°34'59"W	103.59'	14°52'49"	52.24'
C17	400.00'	139.63'	N12°01'23"W	138.92'	20°00'00"	70.53'
C18	350.00'	24.23'	S84°50'26"W	24.23'	3°58'00"	12.12'
C19	800.00'	71.48'	S4°34'59"E	71.46'	5°07'11"	35.77'
C20	350.00'	42.87'	S83°18'53"W	42.84'	7°01'05"	21.46'

- 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

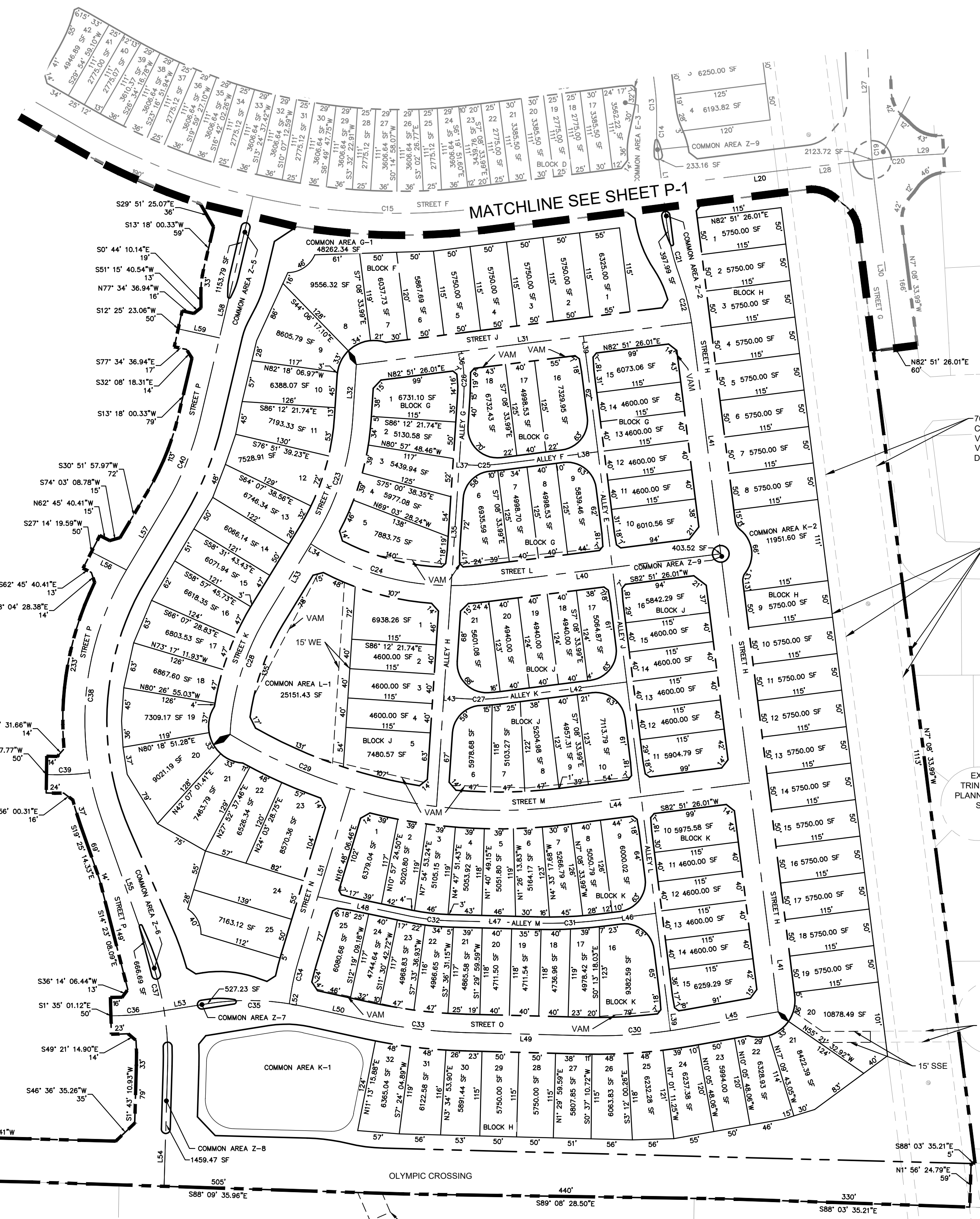
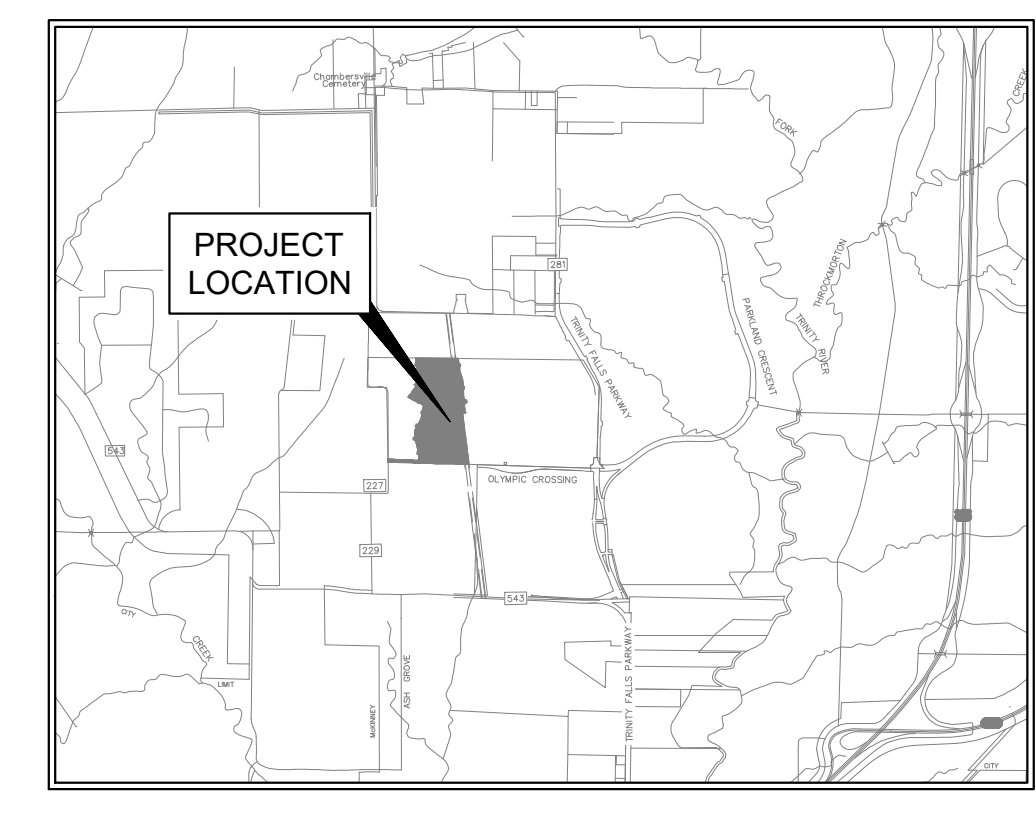
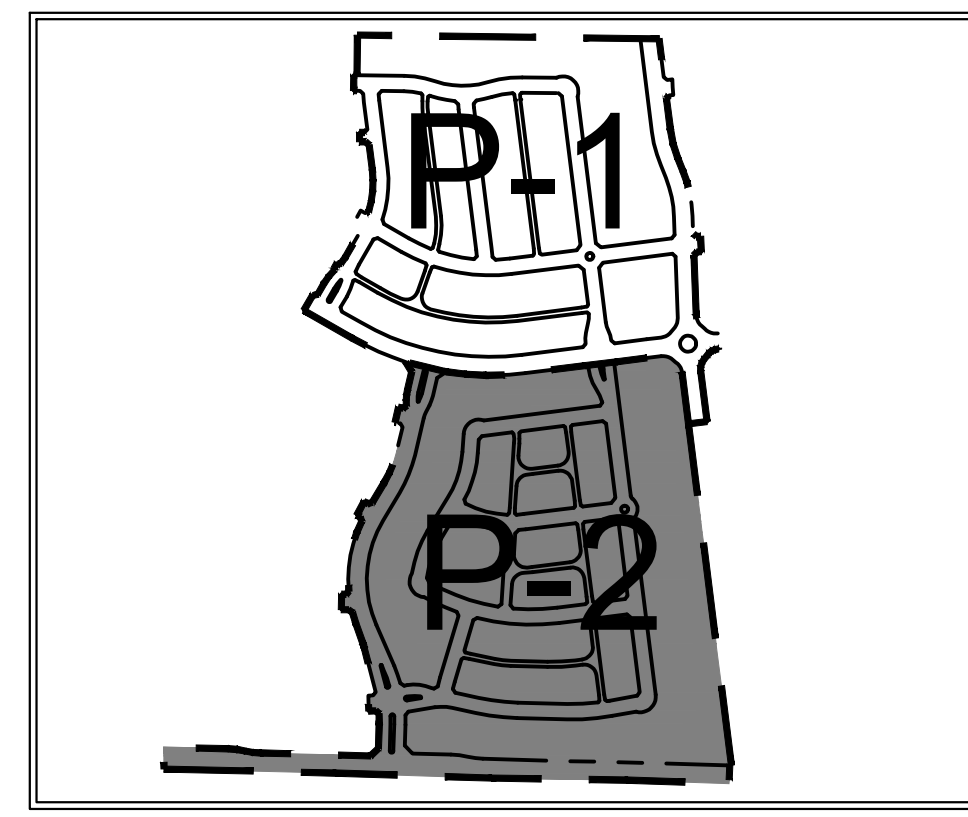
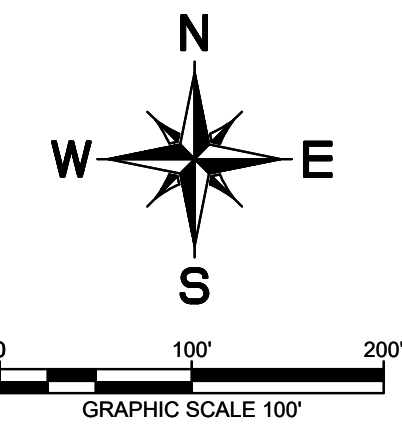
---	PROPERTY LINE
◆	STREET NAME CHANGE
VAM	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
DE	PROPOSED DRAINAGE EASEMENT
WE	PROPOSED WATER EASEMENT
SSE	PROPOSED SANITARY SEWER EASEMENT

CITY PROJECT NUMBER: XXXXXXXX

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DESIGNED: LBC	DRAWN: JJC	CHECKED: JDW
SCALE: AS SHOWN	DATE: MARCH 2021	KH PROJECT NO: 068150225

PREPARED BY: RUSSELL ASHLEY, L.S. 14474
 DRAWN BY: KJRI CIVIL/06/25/2020
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LINE TABLE		
LINE	LENGTH	BEARING
L31	459.35	N82°51'26.01"E
L32	73.75	N3°47'38.26"E
L33	124.99	S31°28'16.57"W
L34	9.99	N58°31'43.43"W
L35	558.32	N3°47'38.26"E
L36	14.10	N7°08'33.99"W
L37	10.27	N86°12'21.74"W
L38	131.71	S82°51'26.01"W
L39	951.65	S7°08'33.99"E
L40	325.31	S82°51'26.01"W
L41	931.07	S7°08'33.99"E
L42	172.50	S82°51'26.01"W
L43	30.08	N86°12'21.74"W
L44	255.14	S82°51'26.01"W
L45	124.48	N79°54'11.94"E
L46	71.29	S82°51'26.01"W
L47	118.79	S88°30'00.41"E
L48	129.03	N78°11'53.54"W
L49	161.23	N88°30'00.41"W
L50	92.24	S77°40'50.82"E
L51	243.47	N16°48'06.46"E
L52	14.68	S9°11'18.71"W
L53	76.91	N80°55'54.19"E
L54	163.86	N1°43'10.93"E
L55	202.47	S19°25'14.33"E
L56	53.62	N62°45'40.41"W
L57	105.29	N30°51'57.97"E
L58	312.85	N13°18'00.33"E
L59	57.42	S77°34'36.94"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT	
C21	350.00'	77.29'	S13°28'10"E	77.14'	12°39'11"	38.80'
C22	350.00'	77.29'	N13°28'10"W	77.14'	12°39'11"	38.80'
C23	350.00'	169.07'	N17°37'57"E	167.43'	27°40'38"	86.22'
C24	350.00'	235.88'	S77°50'09"E	231.44'	38°36'51"	122.62'
C25	250.00'	47.72'	N88°19'32"E	47.65'	10°56'12"	23.93'
C26	250.00'	47.72'	N1°40'28"W	47.65'	10°56'12"	23.93'
C27	250.00'	47.72'	N88°19'32"E	47.65'	10°56'12"	23.93'
C28	350.00'	172.45'	S17°21'21"W	170.71'	28°13'51"	88.01'
C29	700.00'	472.48'	S77°48'23"E	463.56'	38°40'23"	245.64'
C30	700.00'	141.68'	N85°42'06"E	141.44'	11°35'48"	71.08'
C31	600.00'	90.51'	N87°10'43"E	90.42'	8°38'34"	45.34'
C32	300.00'	53.94'	S83°20'57"E	53.87'	10°18'07"	27.04'
C33	700.00'	132.18'	S83°05'26"E	131.99'	10°49'10"	66.29'
C34	350.00'	46.51'	S12°59'43"W	46.47'	7°36'48"	23.29'
C35	350.00'	130.65'	N88°22'28"W	129.89'	21°23'15"	66.09'
C36	350.00'	55.72'	N85°29'34"E	55.66'	9°07'19"	27.92'
C37	400.00'	147.59'	N8°51'02"W	146.75'	21°08'25"	74.64'
C38	400.00'	351.07'	S5°43'22"W	339.91'	50°17'12"	187.74'
C39	350.00'	58.52'	N87°39'47"E	58.46'	9°34'50"	29.33'
C40	400.00'	122.63'	N22°04'59"E	122.15'	17°33'58"	61.80'

LEGEND	
	PROPERTY LINE
	STREET NAME CHANGE
	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED WATER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT

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DESIGNED LBC	DRAWN JJC	CHECKED JDW	SCALE AS SHOWN	DATE MARCH 2021	KH PROJECT NO. 068150225	P-2
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PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 22020155-AM
 DATE: 03/15/21
 DRAWN BY: JJC
 CHECKED BY: JDW
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

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. 855, PGS. 598
 L.R.C.C.T.

