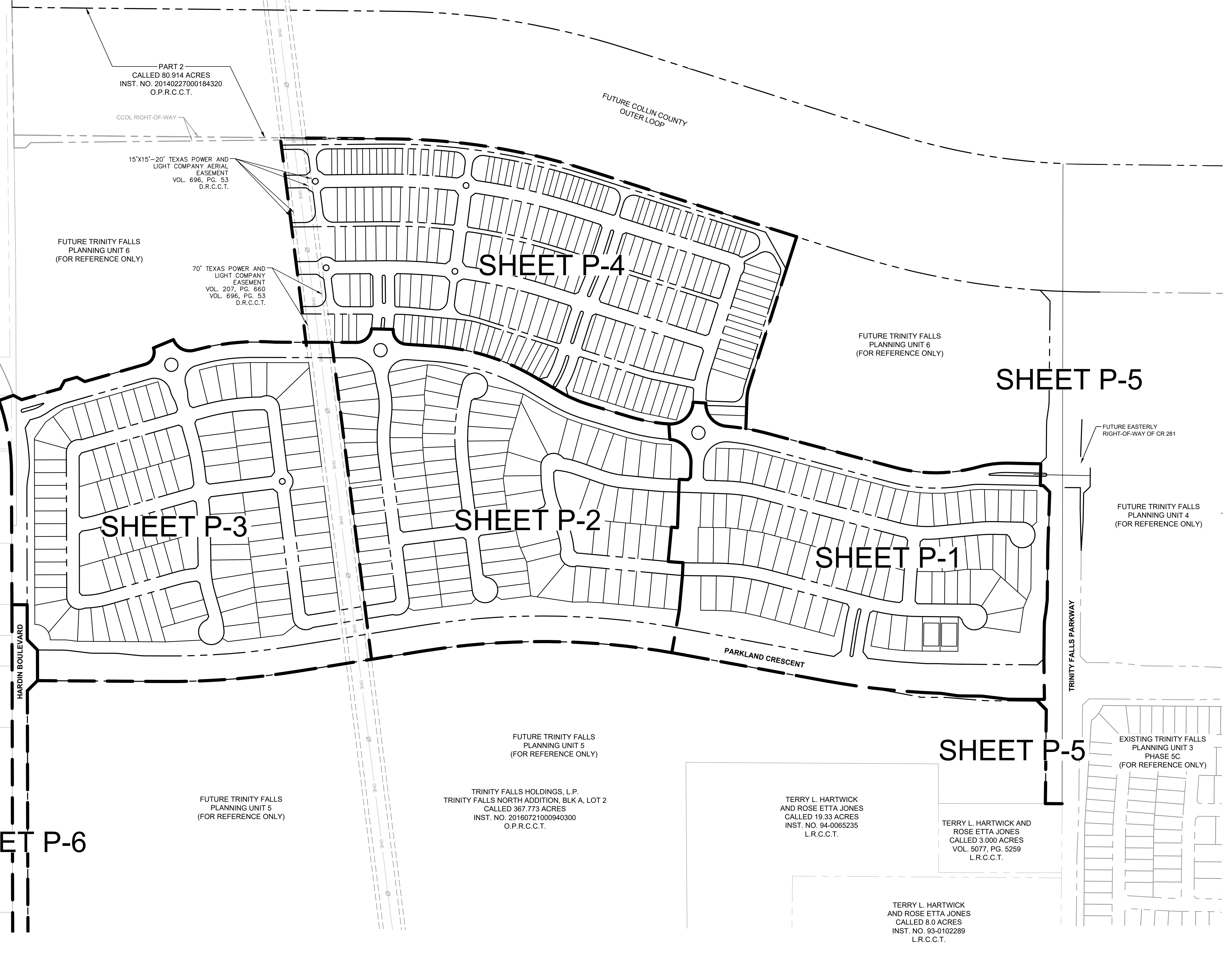


VICINITY MAP  
SCALE: 1" = 4,000'



PART 2  
CALLED 80.914 ACRES  
INST. NO. 20140227000184320  
O.P.R.C.C.T.

COOL RIGHT-OF-WAY

15'X15'-20' TEXAS POWER AND LIGHT COMPANY AERIAL EASEMENT  
VOL. 696, PG. 53  
D.R.C.C.T.

70' TEXAS POWER AND LIGHT COMPANY EASEMENT  
VOL. 207, PG. 680  
VOL. 696, PG. 53  
D.R.C.C.T.

FUTURE TRINITY FALLS PLANNING UNIT 6 (FOR REFERENCE ONLY)

COLLIN LAND, LTD  
TRACT ONE  
CALLED 230.36 ACRES  
INST. NO. 2006-0330000413020  
L.R.C.C.T.

CALLLED 1 ACRE  
REBA J. ANDERSON  
VOL. 1043, PG. 321  
L.R.C.C.T.

REBA J. ANDERSON  
CALLED 10.002 ACRES  
VOL. 1043, PG. 323  
L.R.C.C.T.

DEAN ANDERSON  
CALLED 11.015 ACRES  
VOL. 1043, PG. 333  
L.R.C.C.T.

TNR HOLDINGS, LC  
CALLED 11.015 ACRES  
LESS AND EXCEPT NORTH 3.67 ACRES  
INST. NO. 20181028001336770  
L.R.C.C.T.

RODNEY C. NIXON  
CALLED 3.67 ACRES  
INST. NO. 20070615000818940  
L.R.C.C.T.

RODNEY C. NIXON  
CALLED 3.67 ACRES  
INST. NO. 20070615000818930  
L.R.C.C.T.

T & R NIXON PROPERTIES, LC  
CALLED 11.015 ACRES  
SAVE & EXCEPT SOUTH 3.67 ACRES  
INST. NO. 2018120001499550  
L.R.C.C.T.

FUTURE WESTERLY RIGHT-OF-WAY OF HARDIN BLVD

ALICE F. DRURY  
CALLED 22.030 ACRES  
INST. NO. 2003-00602520  
L.R.C.C.T.

FUTURE TRINITY FALLS PLANNING UNIT 5 (FOR REFERENCE ONLY)

TRACT 1  
BILLY J. DRURY  
CALLED 7.342 ACRES  
INST. NO. 20091215001500790  
L.R.C.C.T.  
PB1-1548-2014

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.

**PRELIMINARY FINAL PLAT**  
FOR  
**TRINITY FALLS PLANNING UNIT 6**

505 RESIDENTIAL LOTS / 35 OPEN SPACES/  
BEING 142.71 ACRES  
OUT OF THE  
J. EMBERSON SURVEY, ABSTRACT NO. 294  
IN THE  
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

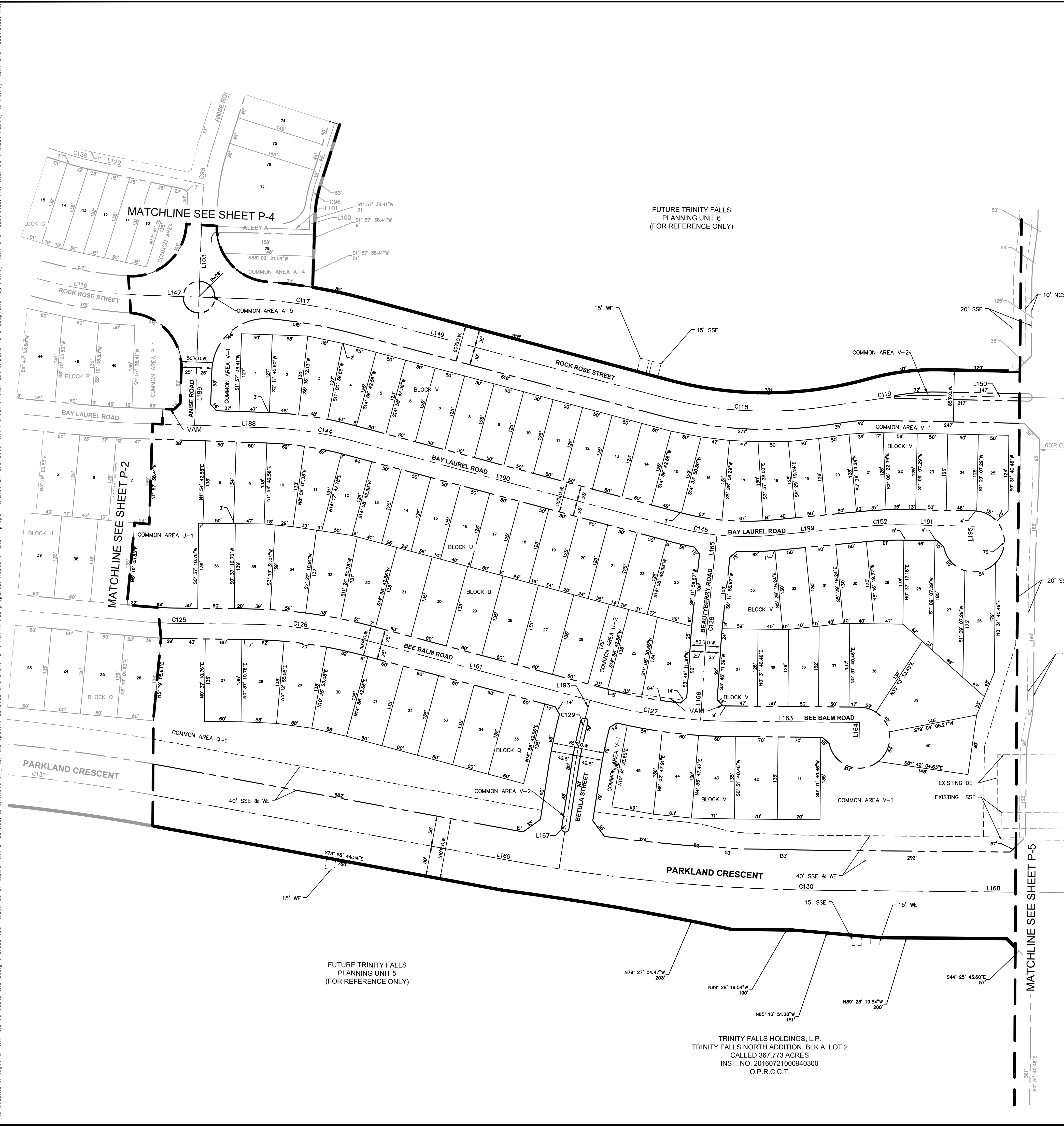
<b>OWNER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dittthardt	<b>DEVELOPER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dittthardt	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
--	--	--

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	C-2
SCT	MLB	JDW	AS SHOWN	JAN. 2022	068150186	

PLATTED BY: JNS/SLC & SAK/H/UNSAFE/141/10/22/2022  
DRAWN NAME: KJRI/CYL/06/05/2000 - TRINITY FALLS PLANNING UNIT 6 SHEET INDEX (DWG) (Sheet Index)  
LAST SAVED: 1/31/2022 10:48 AM

This document, together with the concepts and designs presented herein, 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.

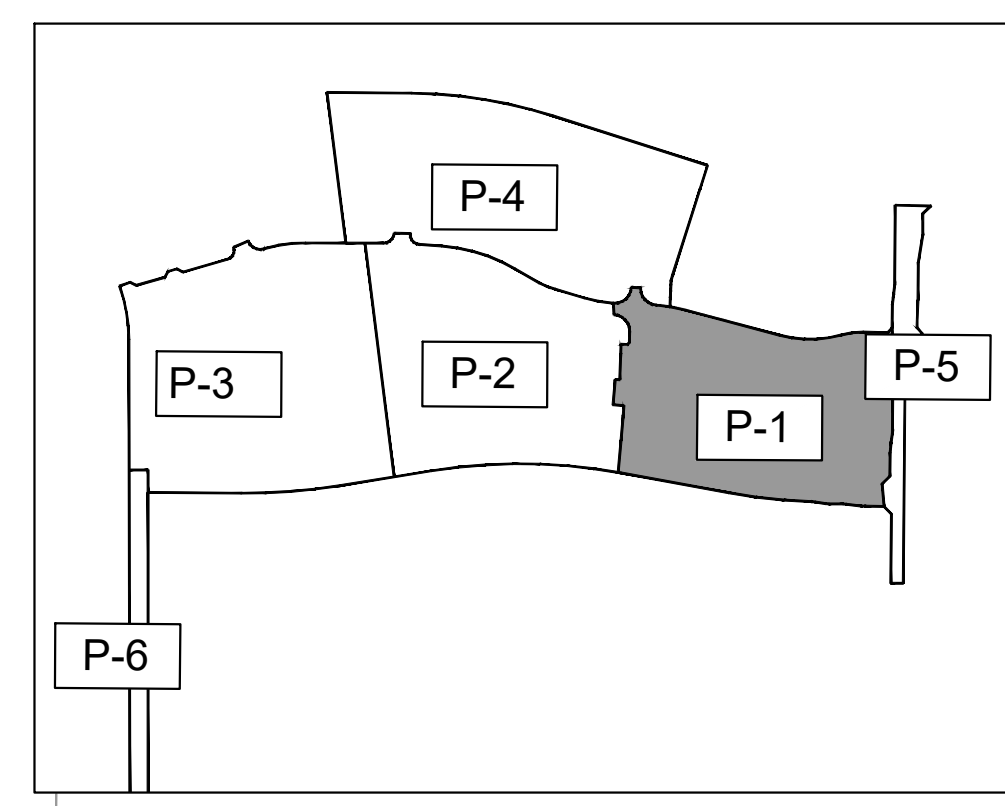
PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 20160721000940300  
 DRAWN BY: M.L.B. DATE: JAN. 2022  
 CHECKED BY: J.D.W. DATE: AS SHOWN  
 SCALE: AS SHOWN  
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, 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.



FUTURE TRINITY FALLS  
PLANNING UNIT 6  
(FOR REFERENCE ONLY)

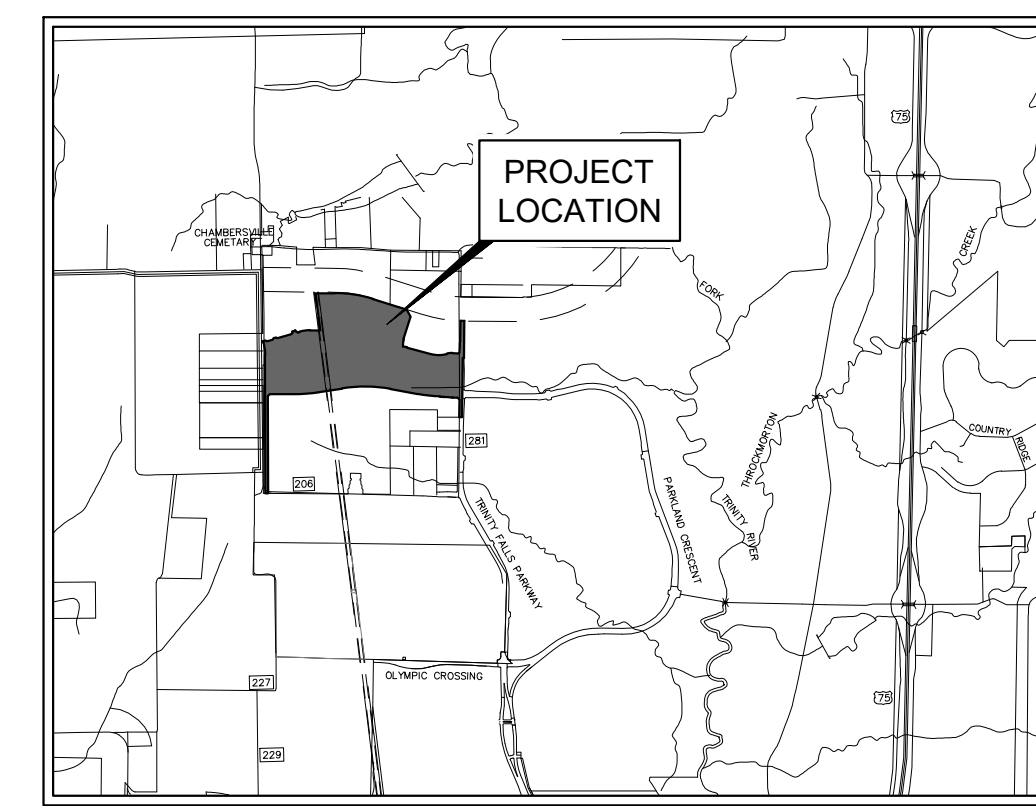
FUTURE TRINITY FALLS  
PLANNING UNIT 5  
(FOR REFERENCE ONLY)

TRINITY FALLS HOLDINGS, L.P.  
TRINITY FALLS NORTH ADDITION, BLK A, LOT 2  
CALLED 367.773 ACRES  
INST. NO. 20160721000940300  
O.P.R.C.C.T.

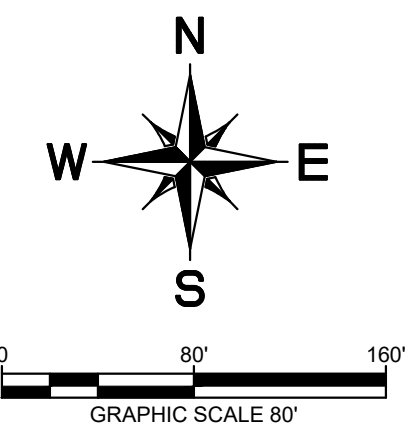


KEY MAP  
NTS

FUTURE TRINITY FALLS  
PLANNING UNIT 4  
(FOR REFERENCE ONLY)



VICINITY MAP  
SCALE: 1" = 4,000'



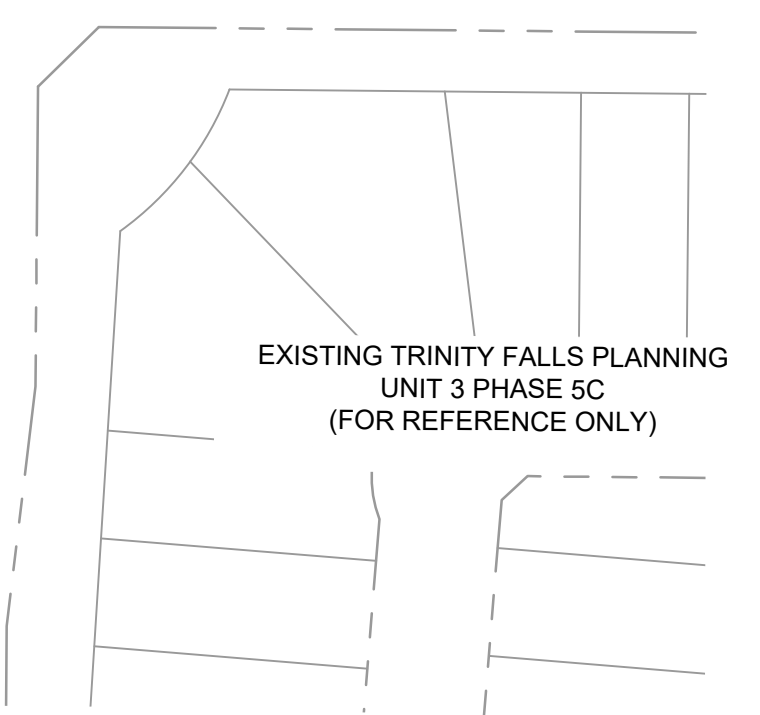
LINE	LENGTH	BEARING
L103	359.46	S1°57'38.41"W
L147	158.55	S88°02'21.59"E
L149	517.89	S75°01'17.44"E
L150	247.14	S88°50'52.71"E
L161	405.22	S75°01'17.44"E
L163	214.64	S89°28'19.54"E
L164	25.00	N0°31'40.46"E
L165	143.24	S6°11'56.67"W
L166	127.48	S3°46'11.39"W
L167	165.02	S8°48'01.14"W
L168	408.12	S89°28'19.54"E
L169	582.44	S79°35'23.45"E
L188	234.81	S88°02'21.59"E
L189	359.46	S1°57'38.41"W
L190	552.71	S75°01'17.44"E
L191	109.32	S88°50'52.71"E
L193	29.64	S14°58'42.56"W
L195	25.00	N1°09'07.29"E
L199	151.39	N84°30'40.76"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C117	850.00'	193.12'	N81°31'50"W	192.71'	13°01'04"	96.98'
C118	650.00'	264.76'	S86°41'26"E	262.94'	23°20'18"	134.24'
C119	400.00'	66.40'	S86°23'46"W	66.33'	9°30'42"	33.28'
C125	800.00'	65.61'	S87°01'52"E	65.59'	4°41'55"	32.82'
C126	800.00'	200.49'	N82°12'03"W	199.96'	14°21'32"	100.77'
C127	800.00'	201.77'	S82°14'48"E	201.23'	14°27'02"	101.42'
C128	800.00'	33.92'	S4°59'04"W	33.92'	2°25'45"	16.96'
C129	800.00'	86.26'	S11°53'22"W	86.22'	6°10'41"	43.17'
C130	3000.00'	517.43'	S84°31'51"E	516.79'	9°52'56"	259.36'
C144	600.00'	136.32'	N81°31'50"W	136.03'	13°01'04"	68.46'
C145	450.00'	160.75'	S85°15'18"E	159.90'	20°28'02"	81.24'
C152	600.00'	69.54'	S87°49'54"W	69.50'	6°38'27"	34.81'

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

**LEGEND**

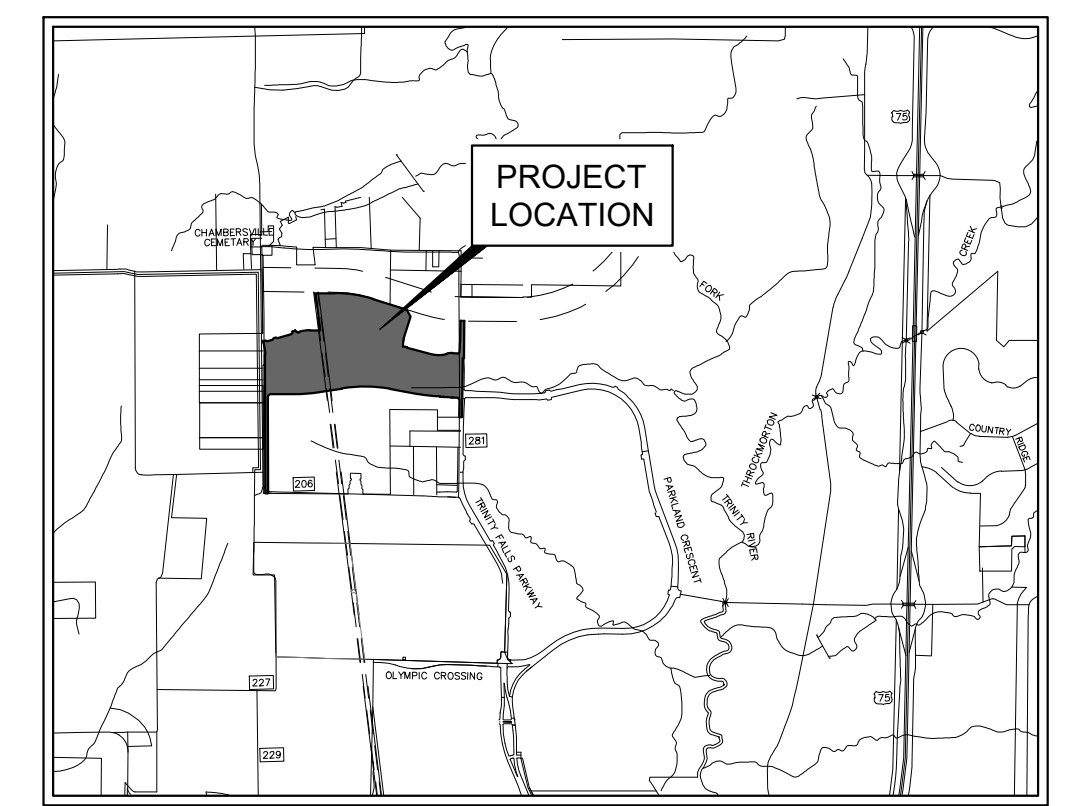
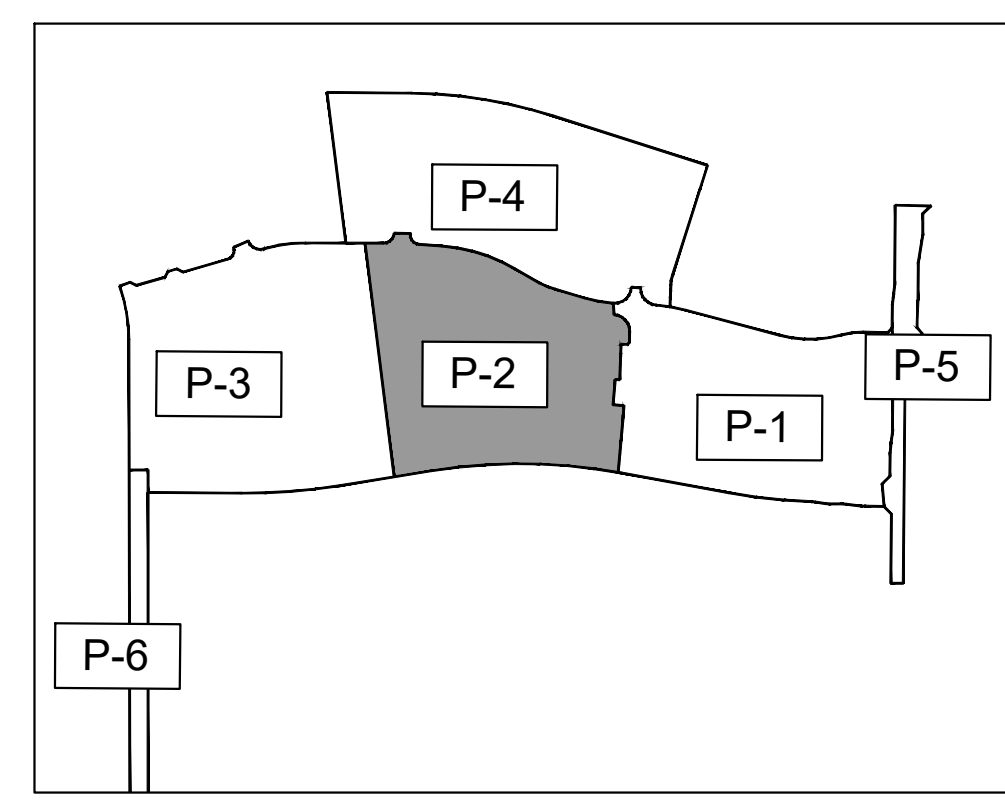
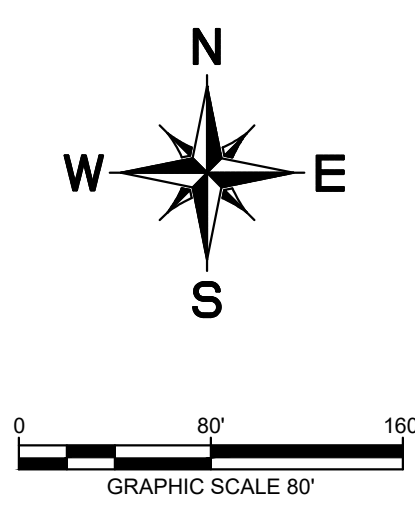
---	PROPERTY LINE
◆	STREET NAME CHANGE
VAM	VISIBILITY ACCESS MAINTENANCE EASEMENT
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT



PRELIMINARY FINAL PLAT  
FOR  
TRINITY FALLS PLANNING UNIT 6  
505 RESIDENTIAL LOTS / 35 OPEN SPACES/  
BEING 142.71 ACRES  
OUT OF THE  
J. EMBERSON SURVEY, ABSTRACT NO. 294  
IN THE  
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

<b>OWNER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt	<b>DEVELOPER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
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DESIGNED: SCT	DRAWN: M.L.B.	CHECKED: J.D.W.	SCALE: AS SHOWN	DATE: JAN. 2022	KH PROJECT NO: 068150186	P-1
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**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C114	850.00'	399.19'	N72°38'30"W	395.53'	26°54'28"	203.34'
C115	600.00'	148.02'	S66°15'18"E	147.64'	14°08'04"	74.39'
C116	750.00'	192.64'	S80°40'51"E	192.12'	14°43'01"	96.86'
C121	800.00'	316.67'	S41°14'7"W	314.60'	22°40'46"	160.43'
C122	400.00'	108.96'	N75°03'11"E	108.62'	15°36'26"	54.82'
C123	350.00'	165.65'	S14°12'59"E	164.10'	27°07'00"	84.40'
C124	350.00'	141.07'	N16°13'41"W	140.11'	23°05'35"	71.50'
C131	3010.00'	1027.99'	N89°22'26"W	1023.00'	19°34'05"	519.05'
C140	350.00'	129.28'	N3°07'48"W	128.54'	21°09'46"	65.38'
C141	600.00'	152.83'	S0°09'14"W	152.42'	14°35'40"	76.83'
C142	350.00'	121.99'	N80°40'22"W	121.37'	19°58'13"	61.62'
C143	350.00'	85.48'	S77°41'05"E	85.27'	13°59'38"	42.96'

**LINE TABLE**

LINE	LENGTH	BEARING
L126	52.60	S30°48'43.62"W
L135	133.51	N5°00'29.63"E
L143	52.98	S0°10'32.66"W
L144	214.41	S86°05'44.7"E
L145	99.47	S59°11'16.38"E
L146	161.72	S73°19'20.44"E
L154	25.00	N74°27'49.93"W
L155	499.24	S7°08'36.06"E
L156	433.90	N82°51'23.94"E
L158	25.00	S82°51'23.94"W
L159	48.10	S0°39'28.82"E
L160	413.31	S84°40'54.17"E
L186	590.03	S7°08'36.06"E
L200	95.40	S67°14'57.80"W

**LEGEND**

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

- GENERAL NOTES**
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  - ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

**PRELIMINARY FINAL PLAT**  
FOR  
**TRINITY FALLS PLANNING UNIT 6**

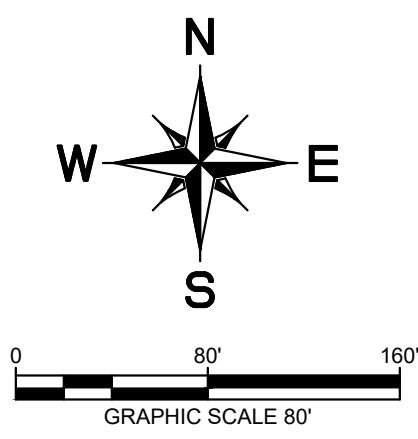
505 RESIDENTIAL LOTS / 35 OPEN SPACES/  
BEING 142.71 ACRES  
OUT OF THE  
J. EMBERSON SURVEY, ABSTRACT NO. 294  
IN THE  
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
SCT	MLB	JDW	AS SHOWN	JAN. 2022	068150186

PREPARED BY: KIMLEY-HORN ASSOCIATES, INC. (KHA) PROJECT NO. 20160721000940300  
 DRAWN BY: KIMLEY-HORN ASSOCIATES, INC. (KHA) PROJECT NO. 20160721000940300  
 CHECKED BY: KIMLEY-HORN ASSOCIATES, INC. (KHA) PROJECT NO. 20160721000940300  
 DATE: JAN. 2022  
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PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 2018120001499550  
 DRAWN BY: M.L.B. CHECKED BY: J.D.W. SCALE: AS SHOWN DATE: JAN. 2022 KH PROJECT NO.: 088150186  
 LAST NAME: 1010024510M This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, 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.



FUTURE TRINITY FALLS  
 PLANNING UNIT 6  
 (FOR REFERENCE ONLY)

TRINITY FALLS HOLDINGS, L.P.  
 TRINITY FALLS NORTH ADDITION, BLK A, LOT 2  
 CALLED 367.773 ACRES  
 INST. NO. 20160721000940300  
 O.P.R.C.C.T.

COLLIN LAND, LTD  
 TRACT ONE  
 CALLED 230.36 ACRES  
 INST. NO. 2006-0330000413020  
 L.R.C.C.T.

REBA J. ANDERSON  
 CALLED 10.002 ACRES  
 VOL. 1043, PG. 323  
 L.R.C.C.T.

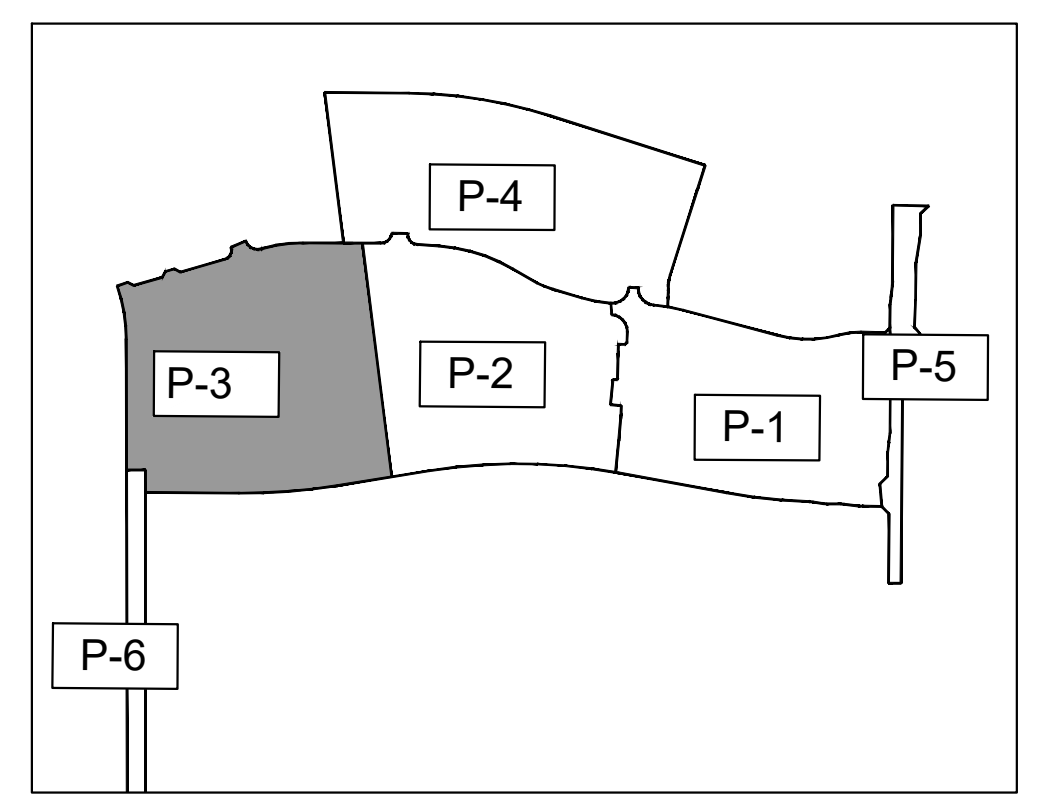
CALLED 1 ACRE  
 REBA J. ANDERSON  
 VOL. 1043, PG. 321  
 L.R.C.C.T.

DEAN ANDERSON  
 CALLED 11.015 ACRES  
 VOL. 1043, PG. 333  
 L.R.C.C.T.

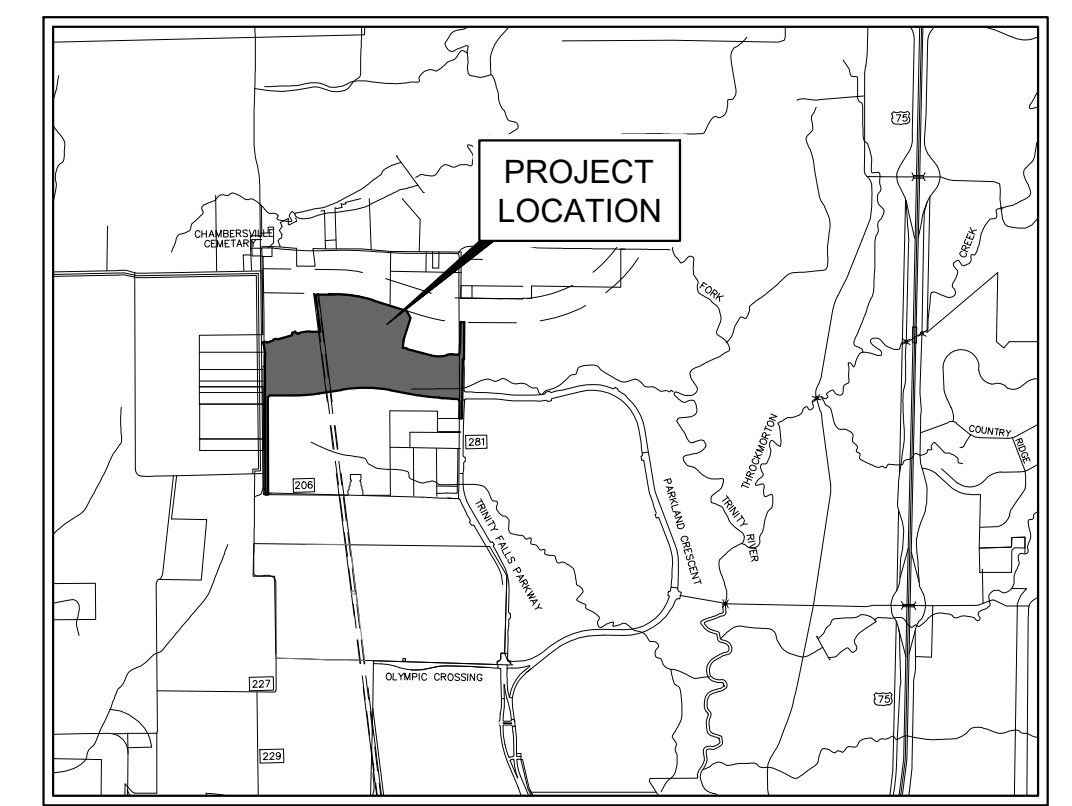
TNR HOLDINGS, LC  
 CALLED 11.015 ACRES  
 LESS AND EXCEPT NORTH 3.67 ACRES  
 INST. NO. 201602001536770  
 L.R.C.C.T.

RODNEY C. NIXON  
 CALLED 3.67 ACRES  
 INST. NO. 20070615000818940  
 L.R.C.C.T.

RODNEY C. NIXON  
 CALLED 3.67 ACRES  
 INST. NO. 20070615000818930  
 L.R.C.C.T.



KEY MAP  
NTS



VICINITY MAP  
SCALE: 1" = 4,000'

LINE	LENGTH	BEARING
L136	118.04	N74°01'00.75"E
L137	55.00	N15°58'59.25"W
L138	19.87	N64°29'37.90"E
L139	545.92	N74°01'00.75"E
L140	71.63	N20°59'49.84"W
L141	545.92	N74°01'00.75"E
L142	506.32	S89°49'27.34"E
L170	494.14	N80°50'31.75"E
L171	596.34	S89°36'19.62"E
L172	274.76	N15°59'49.84"W
L173	527.06	N74°01'00.75"E
L175	598.50	N0°08'14.63"W
L176	35.61	S89°36'19.62"E
L177	289.26	N74°01'00.75"E
L178	25.00	N85°28'39.18"E
L179	403.99	N74°01'00.75"E
L181	289.41	N82°51'23.94"E
L183	866.79	N7°08'36.06"W
L184	410.25	S80°50'31.75"W
L196	145.40	N7°08'18.67"W
L197	178.78	N0°48'30.49"W
L201	85.99	N15°58'59.25"W

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C110	218.50'	36.32'	S69°15'19"W	36.27'	9°31'23"	18.20'
C111	450.00'	74.79'	N69°15'19"E	74.71'	9°31'23"	37.48'
C112	350.00'	30.54'	N18°29'50"W	30.53'	5°00'00"	15.28'
C113	750.00'	211.52'	S82°05'47"W	210.82'	16°09'32"	106.47'
C132	3100.00'	516.83'	N85°37'06"E	516.24'	9°33'09"	259.02'
C133	850.00'	239.72'	S82°05'47"W	238.93'	16°09'32"	120.66'
C134	350.00'	100.05'	N82°12'21"E	99.71'	16°22'40"	50.37'
C135	350.00'	65.48'	S79°22'36"W	65.39'	10°43'11"	32.84'
C136	350.00'	70.01'	N10°15'10"W	69.89'	11°27'38"	35.12'
C137	600.00'	66.29'	N3°58'25"W	66.25'	6°19'48"	33.18'
C138	350.00'	92.90'	N81°37'16"E	92.63'	15°12'31"	46.73'
C139	800.00'	123.69'	N11°34'04"W	123.57'	8°51'31"	61.97'
C148	350.00'	54.00'	S78°26'12"W	53.95'	8°50'23"	27.05'
C153	400.00'	105.94'	S8°23'45"E	105.63'	15°10'29"	53.28'

**LEGEND**

- PROPERTY LINE
- STREET NAME CHANGE
- VISIBILITY ACCESS MAINTENANCE EASEMENT
- DRAINAGE EASEMENT
- WATER EASEMENT
- SANITARY SEWER EASEMENT
- UTILITY EASEMENT

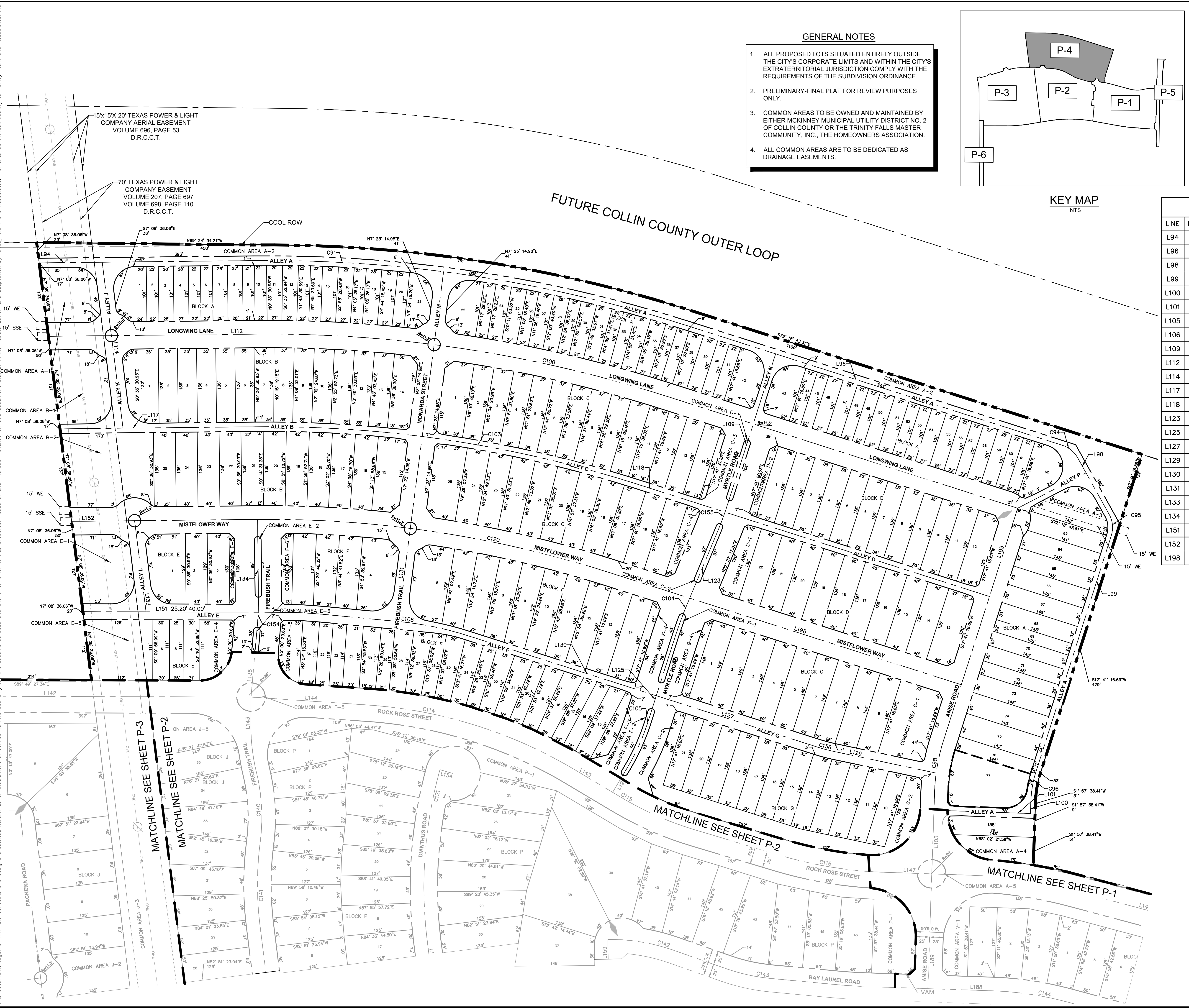
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  - ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

**PRELIMINARY FINAL PLAT**  
 FOR  
**TRINITY FALLS PLANNING UNIT 6**  
 505 RESIDENTIAL LOTS / 35 OPEN SPACES/  
 BEING 142.71 ACRES  
 OUT OF THE  
 J. EMBERSON SURVEY, ABSTRACT NO. 294  
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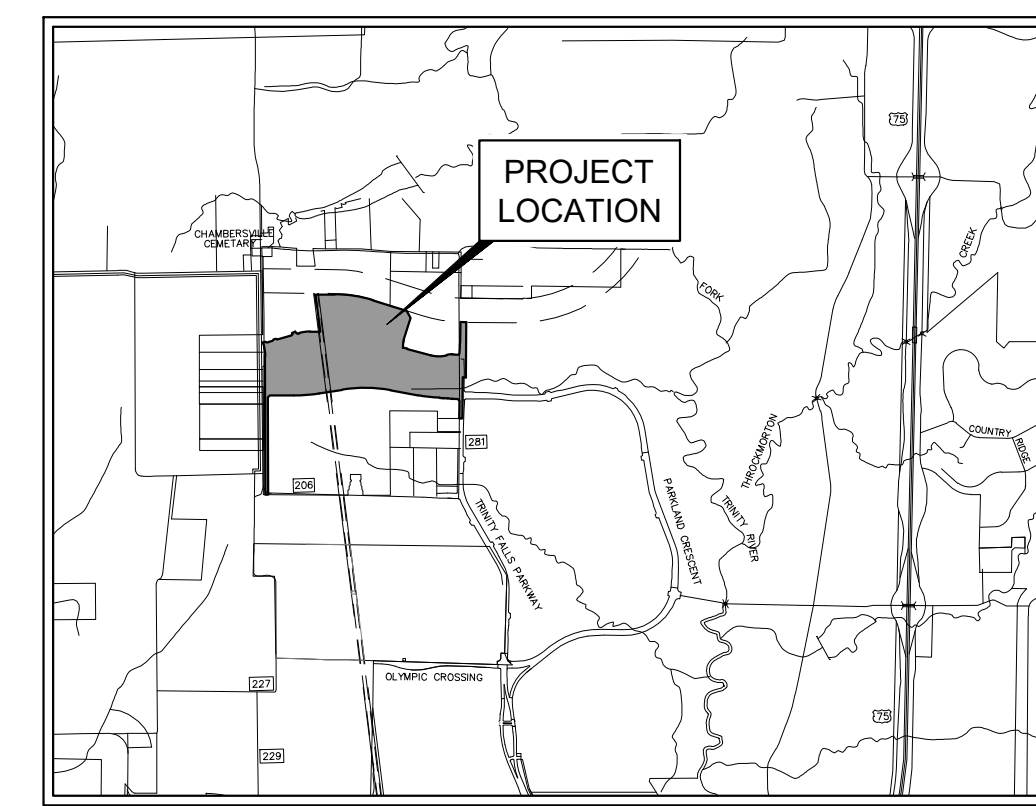
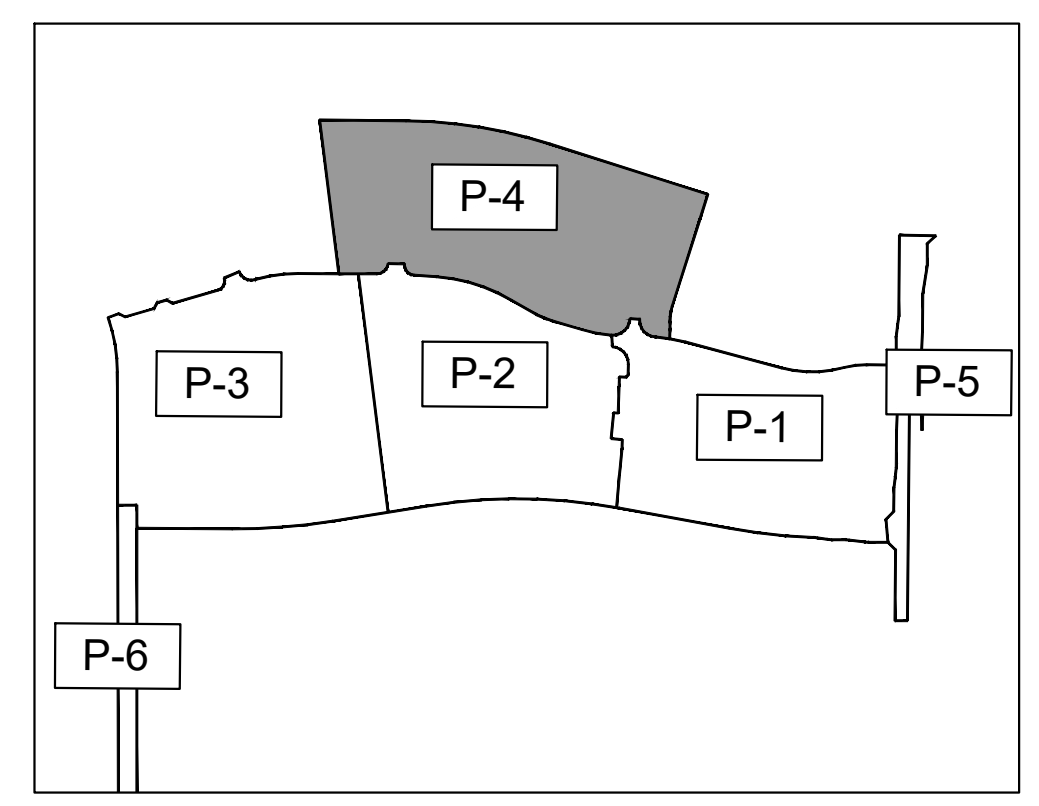
<b>OWNER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt	<b>DEVELOPER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt	<b>ENGINEER/SURVEYOR:</b>  6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
SCT	MLB	JDW	AS SHOWN	JAN. 2022	088150186

PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 2022-001  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) PROJECT NO. 2022-001  
 LAST REVISED: 01/20/2022

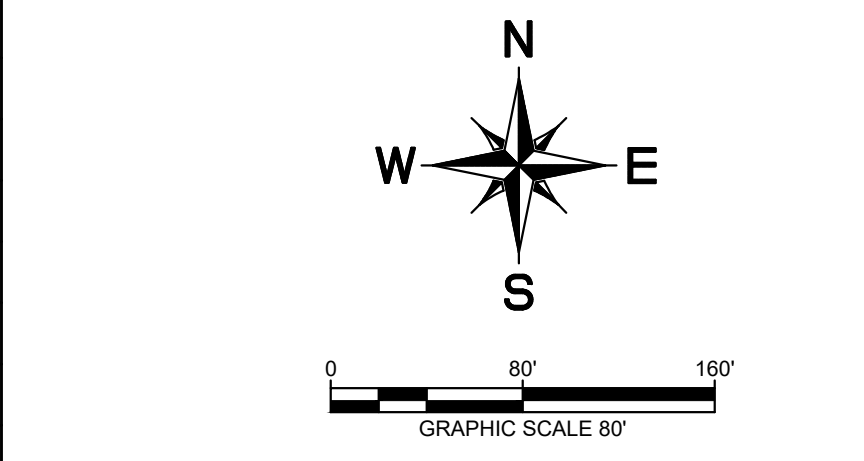


- ### GENERAL NOTES
1. ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
  2. PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
  3. COMMON AREAS TO BE OWNED AND MAINTAINED BY EITHER MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY OR THE TRINITY FALLS MASTER COMMUNITY, INC., THE HOMEOWNERS ASSOCIATION.
  4. ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.



### LINE TABLE

LINE	LENGTH	BEARING
L94	392.32	N89°23'29.07"E
L96	720.43	N72°18'43.31"W
L98	119.00	S29°07'04.90"E
L99	453.88	S17°41'16.69"W
L100	22.31	S1°57'38.41"W
L101	176.61	S88°02'21.59"E
L105	446.51	S17°41'16.69"W
L106	677.24	N72°18'43.31"W
L109	287.66	S17°41'16.69"W
L112	376.91	N89°23'29.07"E
L114	305.99	S7°08'36.06"E
L117	357.49	N89°23'29.07"E
L118	677.24	N72°18'43.31"W
L123	144.30	S22°41'16.69"W
L125	159.40	S17°41'16.69"W
L127	671.38	N72°18'43.31"W
L129	191.85	N78°03'38.18"W
L130	671.38	N72°18'43.31"W
L131	645.34	N72°3'14.98"E
L133	168.11	S7°08'36.06"E
L134	143.16	N0°36'30.93"W
L151	364.75	N89°49'27.34"W
L152	338.08	N89°23'29.07"E
L198	677.24	N72°18'43.31"W



### LEGEND

- PROPERTY LINE
- STREET NAME CHANGE
- VISIBILITY ACCESS MAINTENANCE EASEMENT
- DRAINAGE EASEMENT
- WATER EASEMENT
- SANITARY SEWER EASEMENT
- UTILITY EASEMENT

### CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C91	2521.50'	805.20'	S81°27'37"E	801.79'	18°17'48"	406.06'
C94	48.50'	36.56'	N50°42'54"W	35.70'	43°11'38"	19.20'
C95	48.50'	39.62'	N5°42'54"W	38.53'	46°48'22"	20.99'
C96	200.00'	54.90'	S9°49'28"W	54.73'	15°43'38"	27.62'
C98	350.00'	96.07'	S9°49'28"W	95.77'	15°43'38"	48.34'
C100	2387.00'	762.25'	N81°27'37"W	759.02'	18°17'48"	384.40'
C103	2217.50'	708.13'	N81°27'37"W	705.12'	18°17'48"	357.10'
C104	800.00'	69.81'	S20°11'17"W	69.79'	5°00'00"	34.93'
C105	400.00'	91.62'	N24°15'00"E	91.42'	13°07'27"	46.01'
C106	600.00'	127.83'	N78°24'56"W	127.59'	12°12'26"	64.16'
C120	2048.00'	654.00'	N81°27'37"W	651.22'	18°17'48"	329.81'
C154	500.00'	49.02'	N2°11'59"E	49.00'	5°37'01"	24.53'
C155	600.00'	52.36'	N20°11'17"E	52.34'	5°00'00"	26.20'
C156	300.00'	30.10'	S75°11'11"E	30.09'	5°44'55"	15.06'

### PRELIMINARY FINAL PLAT

FOR  
**TRINITY FALLS PLANNING UNIT 6**

505 RESIDENTIAL LOTS / 35 OPEN SPACES/  
 BEING 142.71 ACRES

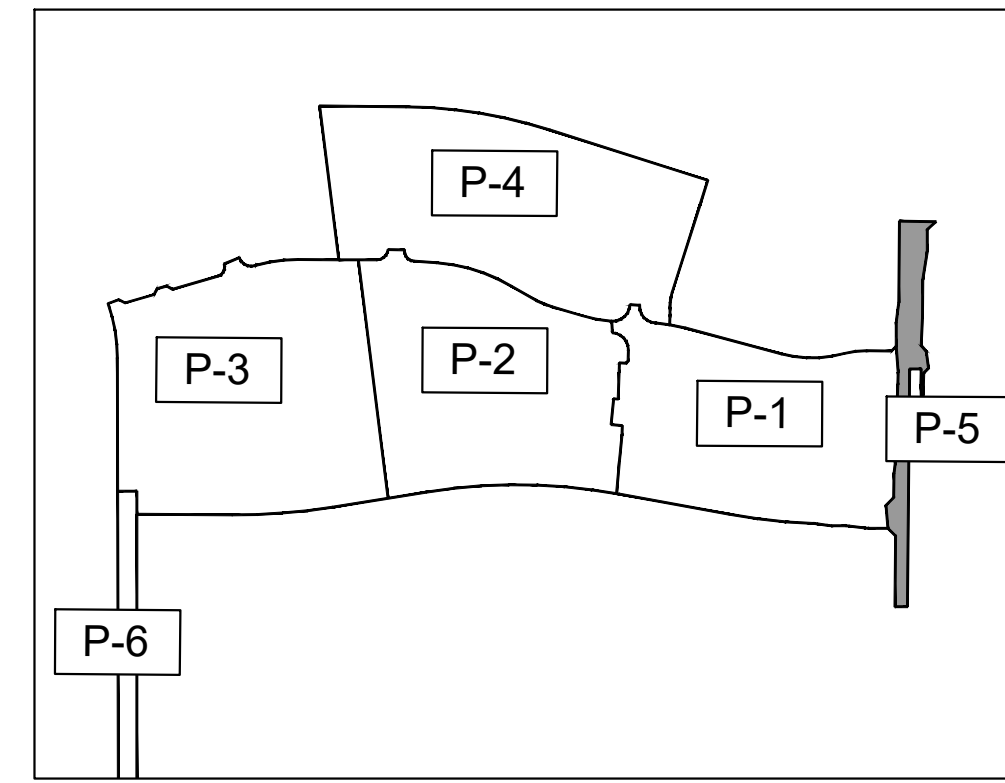
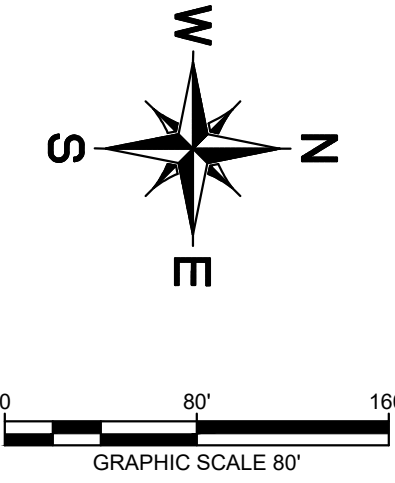
OUT OF THE  
 J. EMBERSON SURVEY, ABSTRACT NO. 294

IN THE  
**CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS**

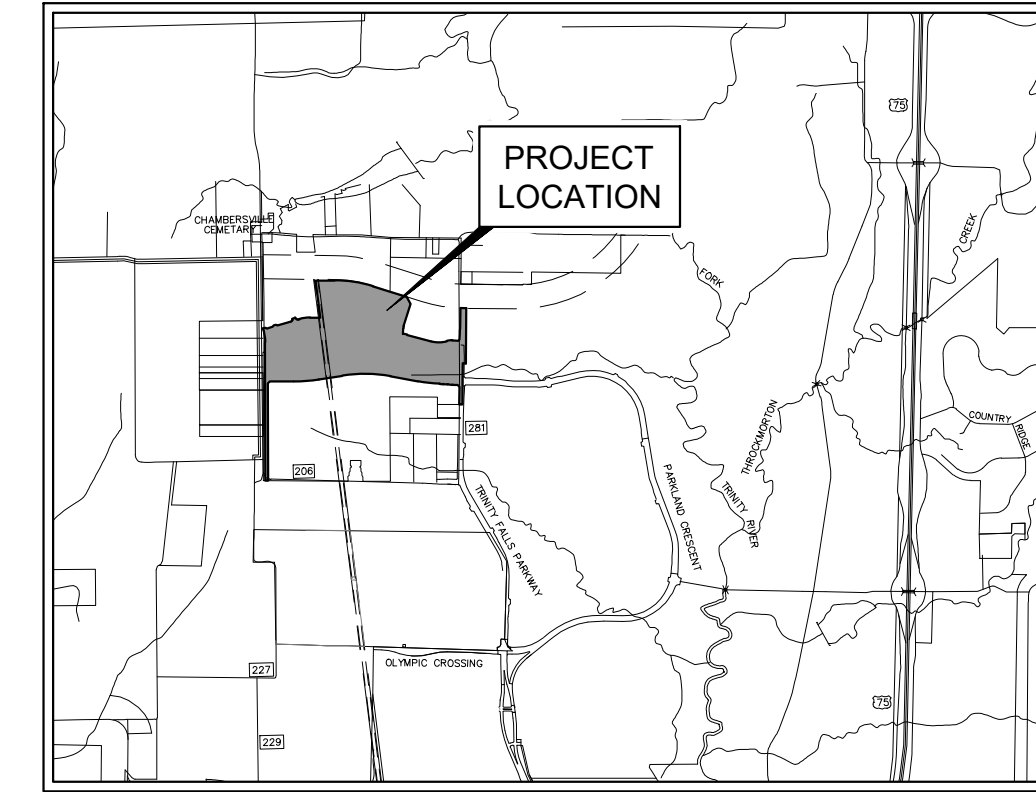
<b>OWNER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dithardt	<b>DEVELOPER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Dithardt	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
SCT	MLB	JDW	AS SHOWN	JAN. 2022	068150186

**P-4**



KEY MAP  
NTS

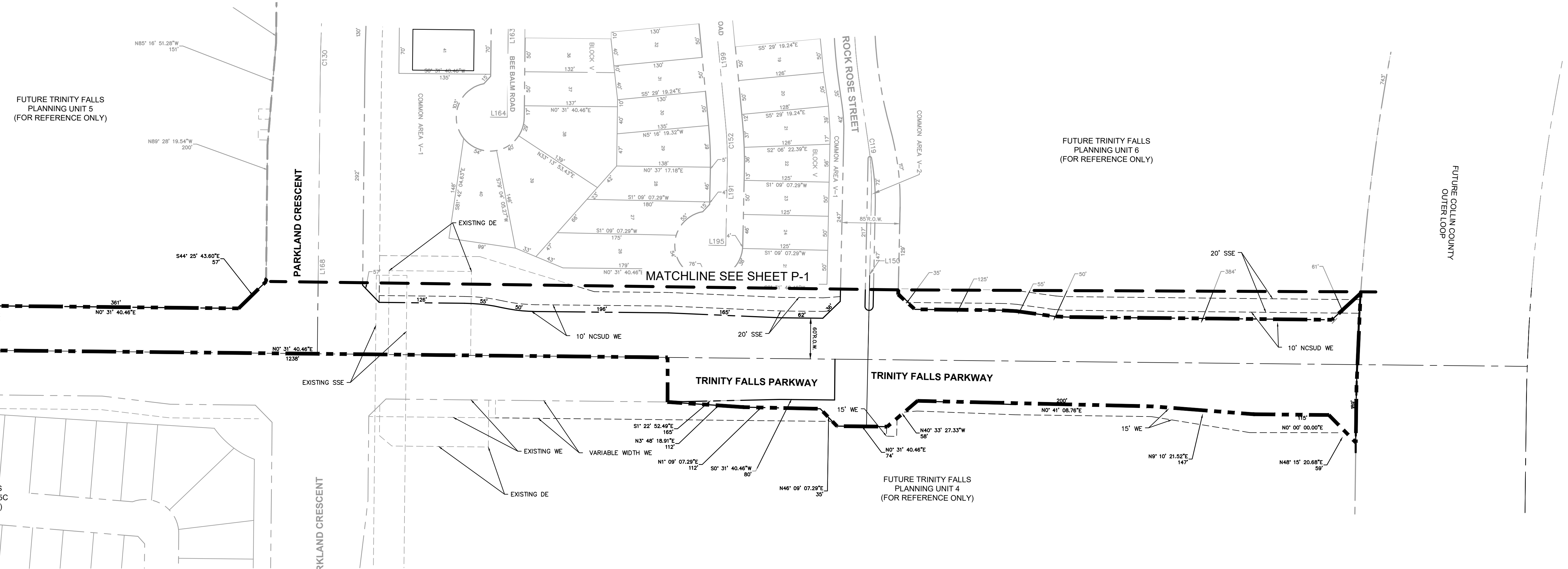


VICINITY MAP  
SCALE: 1" = 4,000'

LINE TABLE		
LINE	LENGTH	BEARING
L192	1017.65	N0°31'40.46"E

TRINITY FALLS HOLDINGS, L.P.  
TRINITY FALLS NORTH ADDITION, BLK A, LOT 2  
CALLED 367.773 ACRES  
INST. NO. 20160721000940300  
O.P.R.C.C.T.

TERRY L. HARTWICK AND  
ROSE ETTA JONES  
CALLED 3.000 ACRES  
VOL. 5077, PG. 5259  
L.R.C.C.T.



MATCHLINE SEE SHEET P-1

TRINITY FALLS PARKWAY

TRINITY FALLS PARKWAY

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

LEGEND

	PROPERTY LINE
	STREET NAME CHANGE
VAM	VISIBILITY ACCESS MAINTENANCE EASEMENT
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT

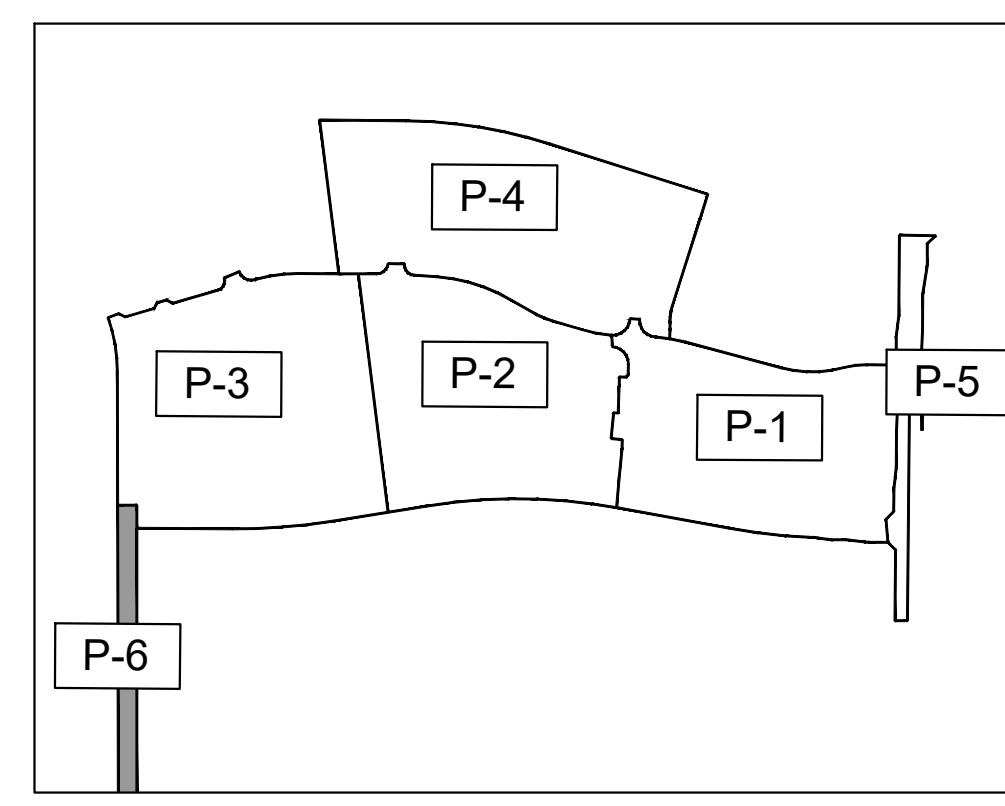
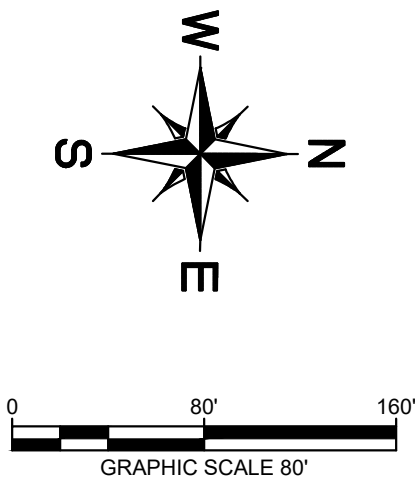
PRELIMINARY FINAL PLAT  
FOR  
TRINITY FALLS PLANNING UNIT 6

505 RESIDENTIAL LOTS / 35 OPEN SPACES/  
BEING 142.71 ACRES  
OUT OF THE  
J. EMBERSON SURVEY, ABSTRACT NO. 294  
IN THE  
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

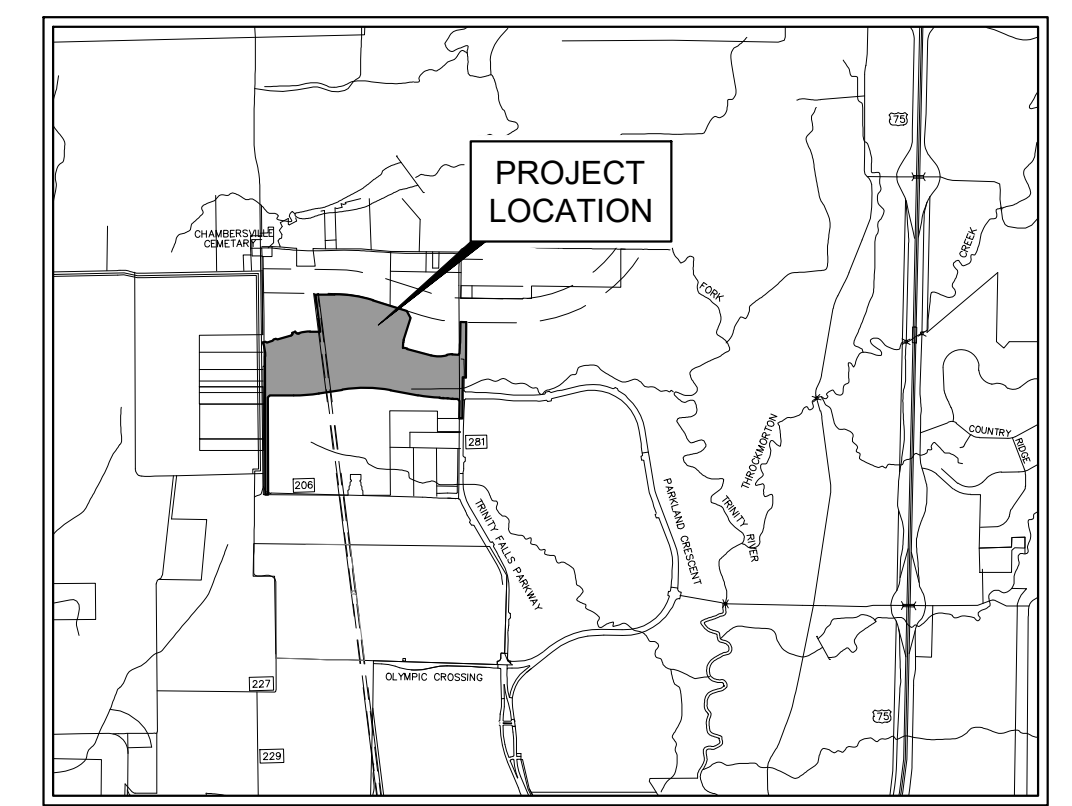
<b>OWNER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt	<b>DEVELOPER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
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DESIGNED SCT	DRAWN MLB	CHECKED JDW	SCALE AS SHOWN	DATE JAN. 2022	KH PROJECT NO. 068150186	P-5
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PREPARED BY: JNS/MLB & RSH/MLB (DATE: 1/11/2022) 4:46 PM  
 DRAWN NAME: KJRB (DATE: 01/05/2022) TRINITY FALLS PD/CA/DE/PLANNING/PLANS/SHETS/P-1\_P-5 (Sheet 5)  
 LAST SAVED: 1/11/2022 2:22 PM  
 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.



KEY MAP  
NTS



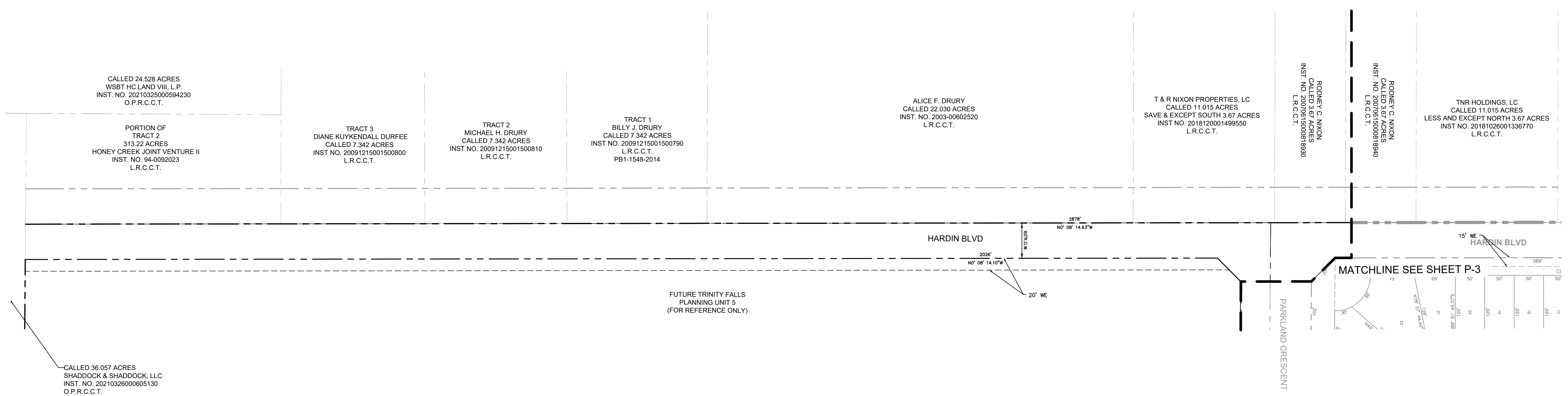
VICINITY MAP  
SCALE: 1" = 4,000'

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LEGEND

	PROPERTY LINE
	STREET NAME CHANGE
VAM	VISIBILITY ACCESS MAINTENANCE EASEMENT
DE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT



PRELIMINARY FINAL PLAT  
 FOR  
 TRINITY FALLS PLANNING UNIT 6  
 505 RESIDENTIAL LOTS / 35 OPEN SPACES/  
 BEING 142.71 ACRES  
 OUT OF THE  
 J. EMBERSON SURVEY, ABSTRACT NO. 294  
 IN THE  
 CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

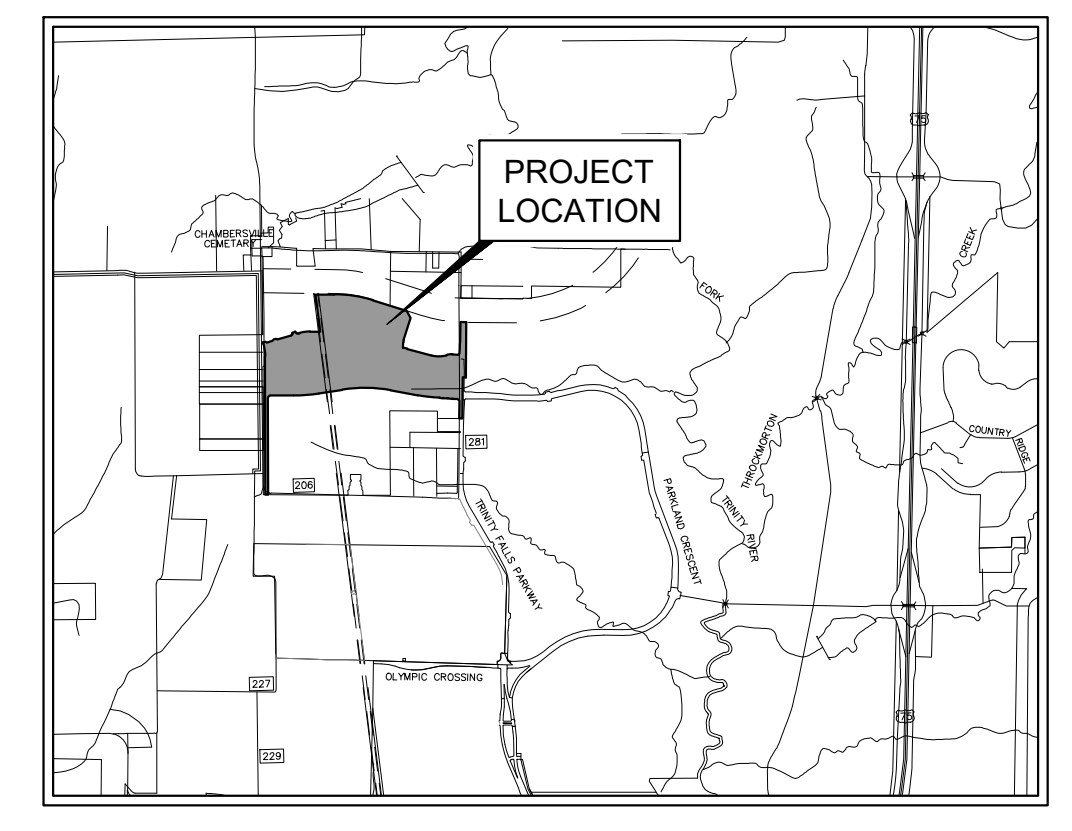
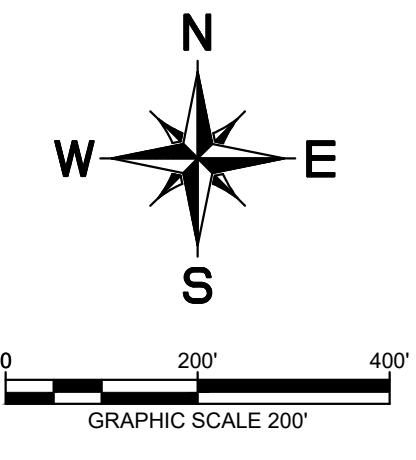
<b>OWNER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt	<b>DEVELOPER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt	<b>ENGINEER/SURVEYOR:</b>  6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-6
SCT	MLB	JDW	AS SHOWN	JAN. 2022	068150186	

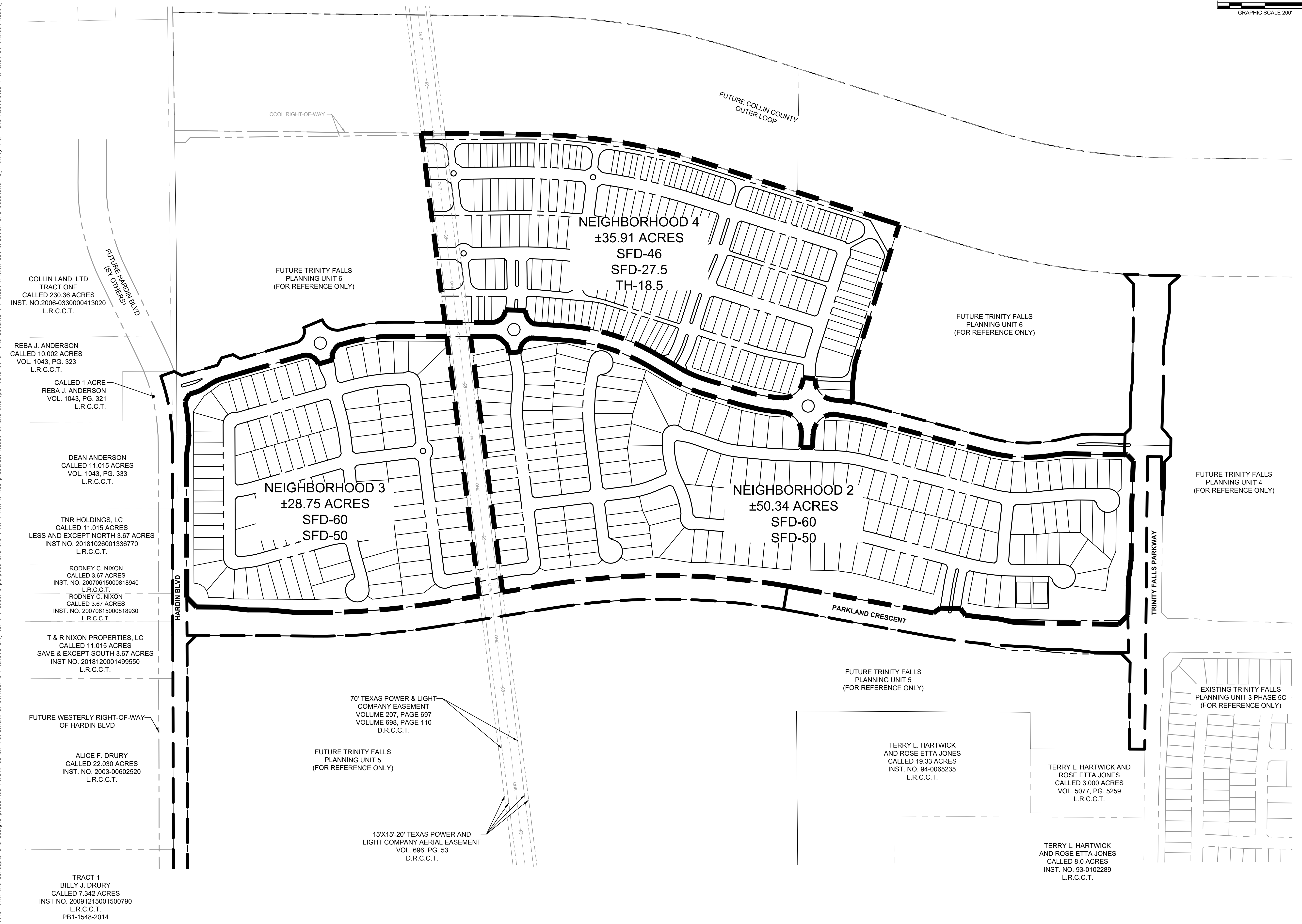
PREPARED BY: KIMLEY-HORN ASSOCIATES, INC. (KHA) PROJECT NO. 20210325000594230  
 DRAWN BY: M. L. BARNETT, L.S. 10/10/2021  
 CHECKED BY: J. D. WOODRUFF, L.S. 10/10/2021  
 LAST SAVED: 10/10/2021 2:22 PM  
 This document, together with the concepts and designs presented herein, is intended only for the 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.



REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 14514 PLANNING DIVISION  
 DRAWING NO. 068150186 TRINITY FALLS PLANNING UNIT 6 NEIGHBORHOOD EXHIBIT (Sheet 1 of 4)  
 LAST REVISED: 10/2022 4:09 PM  
 This document, together with the concepts and designs presented herein, 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.



**VICINITY MAP**  
SCALE: 1" = 4,000'



COLLIN LAND, LTD  
TRACT ONE  
CALLED 230.36 ACRES  
INST. NO. 2006-0330000413020  
L.R.C.C.T.

REBA J. ANDERSON  
CALLED 10.002 ACRES  
VOL. 1043, PG. 323  
L.R.C.C.T.

DEAN ANDERSON  
CALLED 11.015 ACRES  
VOL. 1043, PG. 333  
L.R.C.C.T.

TNR HOLDINGS, LC  
CALLED 11.015 ACRES  
LESS AND EXCEPT NORTH 3.67 ACRES  
INST. NO. 20181026001336770  
L.R.C.C.T.

RODNEY C. NIXON  
CALLED 3.67 ACRES  
INST. NO. 20070615000818940  
L.R.C.C.T.

T & R NIXON PROPERTIES, LC  
CALLED 11.015 ACRES  
SAVE & EXCEPT SOUTH 3.67 ACRES  
INST. NO. 2018120001499550  
L.R.C.C.T.

ALICE F. DRURY  
CALLED 22.030 ACRES  
INST. NO. 2003-00602520  
L.R.C.C.T.

TRACT 1  
BILLY J. DRURY  
CALLED 7.342 ACRES  
INST. NO. 20091215001500790  
L.R.C.C.T.  
PB1-1548-2014

COOL RIGHT-OF-WAY

FUTURE COLLIN COUNTY  
OUTER LOOP

FUTURE TRINITY FALLS  
PLANNING UNIT 6  
(FOR REFERENCE ONLY)

FUTURE TRINITY FALLS  
PLANNING UNIT 6  
(FOR REFERENCE ONLY)

FUTURE TRINITY FALLS  
PLANNING UNIT 4  
(FOR REFERENCE ONLY)

FUTURE TRINITY FALLS  
PLANNING UNIT 5  
(FOR REFERENCE ONLY)

EXISTING TRINITY FALLS  
PLANNING UNIT 3 PHASE 5C  
(FOR REFERENCE ONLY)

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

15'X15'-20' TEXAS POWER AND  
LIGHT COMPANY AERIAL EASEMENT  
VOL. 696, PG. 53  
D.R.C.C.T.

TERRY L. HARTWICK  
AND ROSE ETTA JONES  
CALLED 19.33 ACRES  
INST. NO. 94-0065235  
L.R.C.C.T.

TERRY L. HARTWICK AND  
ROSE ETTA JONES  
CALLED 3.000 ACRES  
VOL. 5077, PG. 5259  
L.R.C.C.T.

TERRY L. HARTWICK  
AND ROSE ETTA JONES  
CALLED 8.0 ACRES  
INST. NO. 93-0102289  
L.R.C.C.T.

- 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 6**  
  
 505 RESIDENTIAL LOTS / 35 OPEN SPACES/  
 BEING 142.71 ACRES  
 OUT OF THE  
 J. EMBERSON SURVEY, ABSTRACT NO. 294  
 IN THE  
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<b>OWNER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt	<b>DEVELOPER:</b> Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert Ditthardt	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 6180 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: JACKSON D. WOODRUFF, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	N-1
SCT	MLB	JDW	AS SHOWN	JAN. 2022	068150186	