

# PRELIMINARY-FINAL PLAT

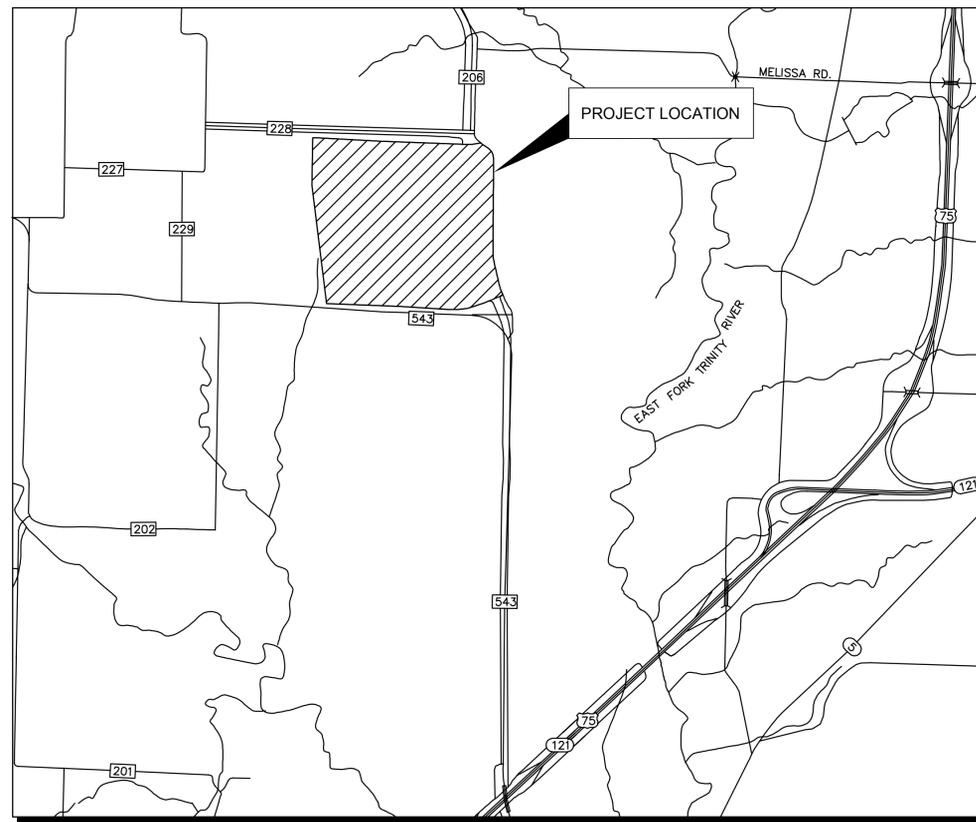
# TRINITY FALLS PLANNING UNIT #1

# MCKINNEY ETJ, COLLIN COUNTY, TEXAS



### PLAN SUBMITTAL/REVIEW LOG

FIRST SUBMITTAL TO CITY OF MCKINNEY	08/12/2013
SECOND SUBMITTAL TO CITY OF MCKINNEY	08/26/2013



LOCATION MAP

# AUGUST 2013

### SHEET INDEX

SHEET NO.	DESCRIPTION	DATE	REVISION
G-1	COVER SHEET	08/26/2013	
G-2	MATCHLINE EXHIBIT	08/26/2013	
P-1	PRELIMINARY-FINAL PLAT	08/26/2013	
P-2	PRELIMINARY-FINAL PLAT	08/26/2013	
P-3	PRELIMINARY-FINAL PLAT	08/26/2013	
P-4	PRELIMINARY-FINAL PLAT	08/26/2013	

**RECEIVED**  
By Kathy Wright at 8:57 am, Aug 28, 2013

### ENGINEER



STATE OF TEXAS REGISTRATION NO. F-928  
5750 GENESIS COURT, SUITE 200  
FRISCO, TX 75034  
TEL. 972.335.3580  
CONTACT: RUSSELL L. KENNEDY, P.E.

### OWNER/DEVELOPER

CH-B TRINITY FALLS, L.P.  
Castle Hill Partners  
1111 West 11th St.  
Austin, TX 78703  
CONTACT: Gary Mefford  
(512) 381-6136

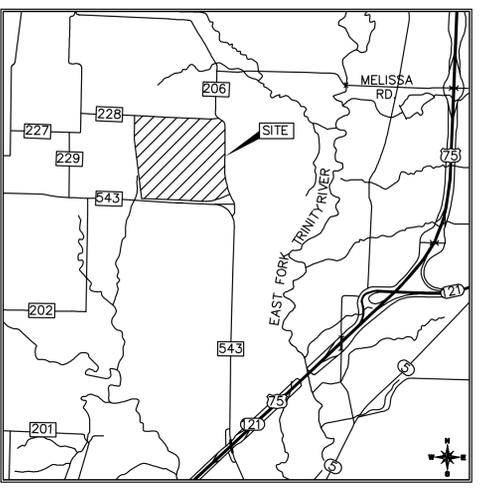
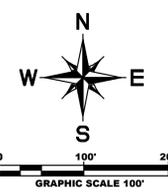
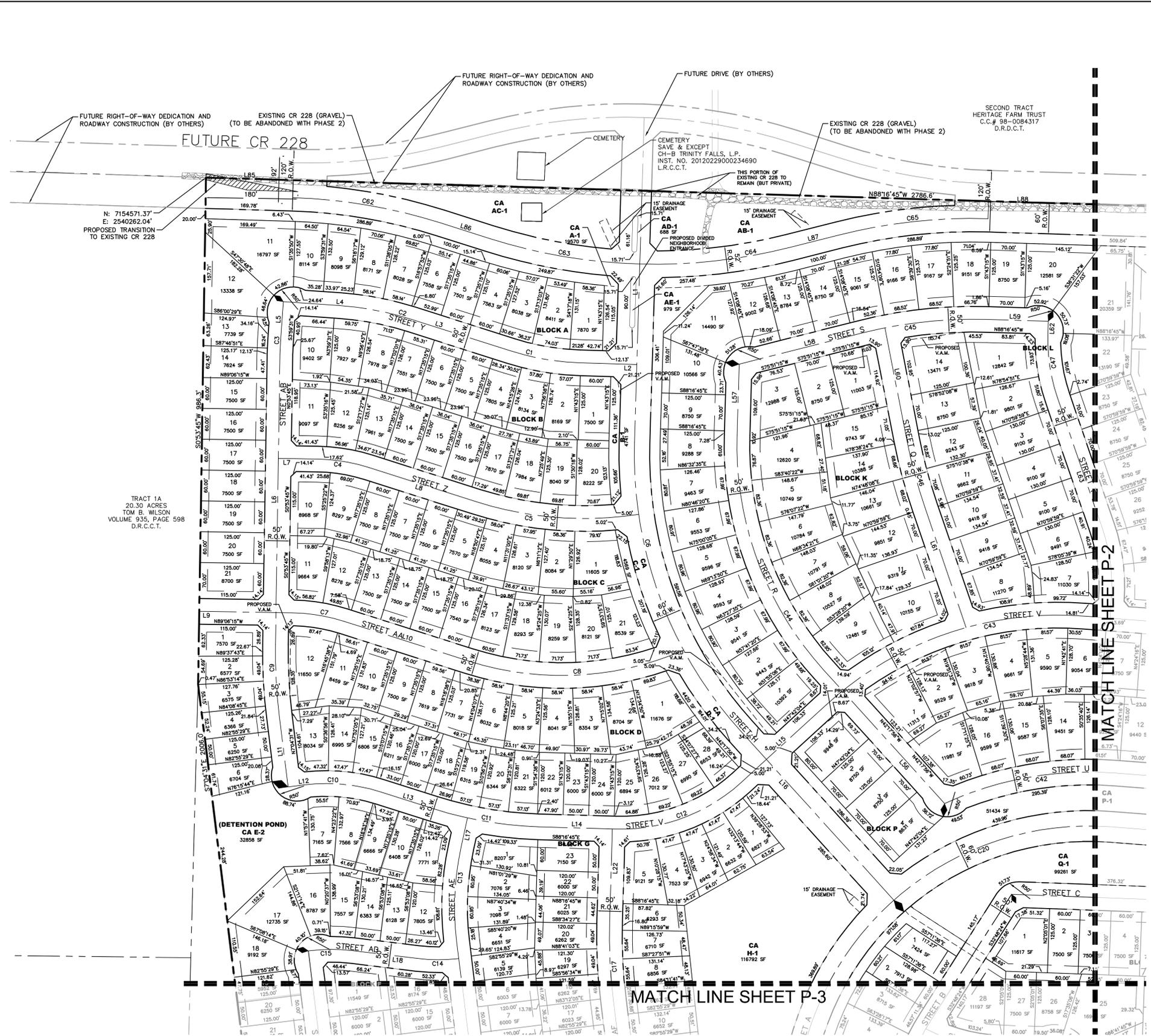
NOTE: ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

PLATTED BY: KIMLEY-HORN & ASSOCIATES, INC. (08/26/2013) 10:54 AM  
 DWGNAME: K:\PROJECTS\2013\TRINITY FALLS\DWG\PLAT\REVISED PRELIMINARY PLAT\PLANS\REVISED PRELIMINARY PLAT\PLANS\COVER SHEET\REPLAT.DWG (G-1 Over Sheet)  
 LAST SAVID: 8/27/2013 5:58 PM  
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PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) ENGINEER/PLANNER  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) ENGINEER/PLANNER  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) ENGINEER/PLANNER  
 DATE: 08/20/13  
 PROJECT NO.: 13-170-PF  
 SHEET NO.: P-1

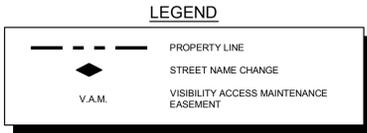


**LINE TABLE**

LINE	LENGTH	BEARING
L1	489.67	N143°15.23'E
L2	108.74	N88°16'44.77"W
L3	203.65	S72°24'44.82"E
L4	111.04	N86°00'29.08"W
L5	75.95	S35°59'30.92"W
L6	564.30	S05°34'44.84"W
L7	76.43	N89°06'15.16"W
L8	220.83	S72°24'44.82"E
L9	182.42	N89°06'15.16"W
L10	257.01	S72°24'44.82"E
L11	139.61	S70°43'29.72"E
L12	31.98	N82°58'28.71"E
L13	109.64	S72°24'44.82"E
L14	151.01	N88°16'44.77"W
L15	222.57	N47°42'03.70"E
L16	444.48	N42°17'56.30"W
L17	57.70	S12°23'31.55"W
L18	126.52	N83°06'51.96"W
L19	179.62	S14°31'15.23"W
L20	351.85	N42°17'56.30"W
L21	137.89	N143°15.23'E
L22	246.10	N75°51'15.29"E
L23	118.81	S88°16'44.77"W
L24	221.33	S11°07'52.20"E
L25	246.96	N19°00'00.50"W
L26	25.12	S14°31'15.23"W
L27	266.52	N19°00'00.50"W
L28	100.00	N72°24'44.82"W
L29	100.00	S75°51'15.29"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	138.46'	S80°20'45"E	138.02'	15°52'00"	69.68'
C2	600.00'	142.37'	N79°12'37"W	142.04'	13°05'45"	71.52'
C3	500.00'	27.02'	S2°28'38"W	27.02'	3°05'40"	13.51'
C4	350.00'	101.96'	N80°45'30"W	101.60'	16°41'30"	51.35'
C5	700.00'	321.08'	S85°33'10"E	318.27'	26°16'51"	163.42'
C6	800.00'	614.63'	S20°17'21"E	599.63'	44°01'12"	323.38'
C7	350.00'	101.96'	N80°45'30"W	101.60'	16°41'30"	51.35'
C8	600.00'	429.03'	N87°06'11"E	419.95'	40°58'09"	224.15'
C9	1000.00'	139.12'	S3°05'23"E	139.01'	7°58'16"	69.67'
C10	350.00'	150.66'	N84°44'38"W	149.50'	24°39'46"	76.51'
C11	750.00'	207.69'	S80°20'45"E	207.03'	15°52'00"	104.52'
C12	350.00'	268.90'	N69°42'39"E	262.34'	44°01'12"	141.48'
C13	550.00'	186.87'	S2°39'30"W	185.98'	19°28'03"	94.35'
C14	350.00'	81.31'	S89°46'11"E	81.13'	13°18'38"	40.84'
C15	350.00'	87.59'	S89°42'59"W	87.36'	14°20'19"	44.02'
C16	1000.00'	153.52'	N47°42'03.70"E	153.37'	8°47'47"	76.91'
C17	575.00'	1025.06'	S43°19'59"W	894.62'	102°08'33"	711.87'
C18	680.00'	342.77'	S79°57'50"W	339.15'	28°52'51"	175.11'
C19	675.00'	550.21'	S71°03'10"W	535.10'	46°42'12"	291.42'
C20	440.00'	499.39'	S20°17'21"E	487.20'	44°01'12"	262.75'
C21	900.00'	249.23'	S83°47'15"W	248.44'	15°52'00"	125.42'
C22	1000.00'	137.34'	S15°03'56"E	137.23'	7°52'08"	68.78'
C23	350.00'	126.58'	S8°38'23"E	125.89'	20°43'16"	63.99'
C24	1062.00'	294.09'	N80°20'45"W	293.16'	15°52'00"	147.99'
C25	1074.00'	295.29'	N83°43'51"E	294.36'	15°45'11"	148.58'
C26	1062.00'	294.09'	S83°47'15"W	293.16'	15°52'00"	147.99'



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  - PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.
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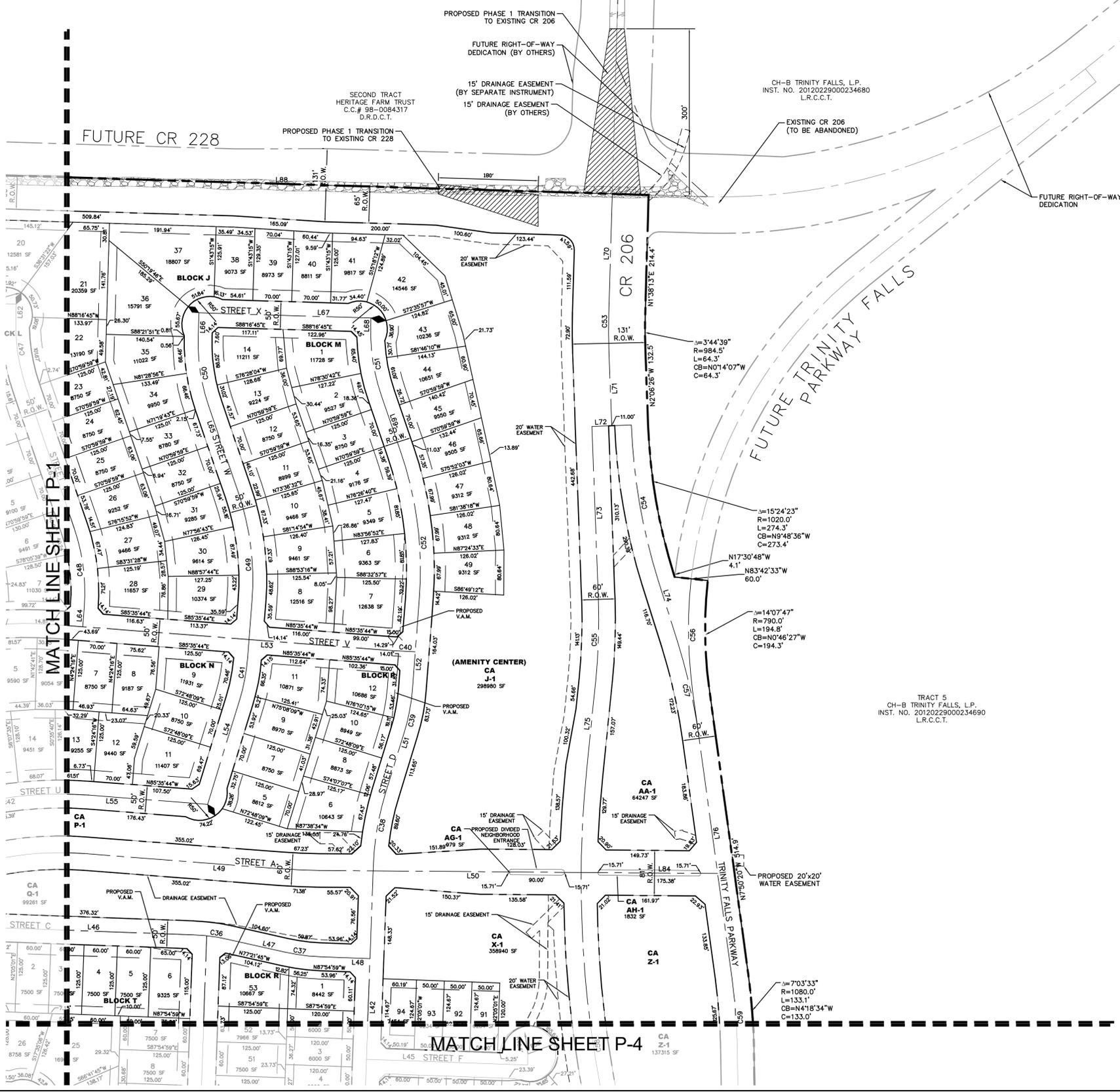
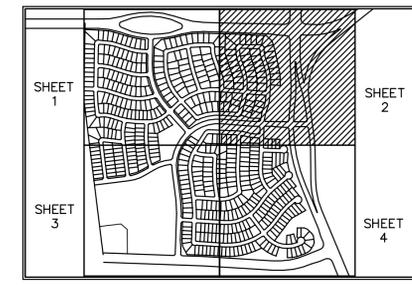
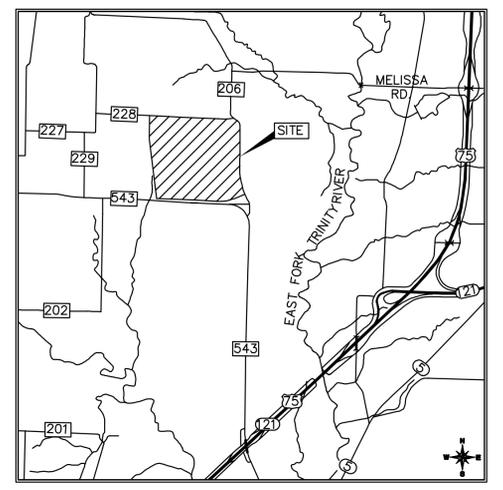
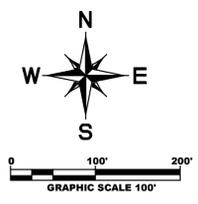
PRELIMINARY-FINAL PLAT FOR  
**TRINITY FALLS**  
 PLANNING UNIT #1  
 527 RESIDENTIAL LOTS / 17 OPEN SPACES  
 BEING 187.86 ACRES  
 OF UNPLATTED PROPERTY  
 OUT OF THE  
 JOHN EMBERSON SURVEY, ABSTRACT NO. 294  
 COLLIN COUNTY, TEXAS

**CITY OF MCKINNEY PROJECT NO. 13-170-PF**  
 OWNER: CH-B Trinity Falls, L.P.  
 Castle Hill Partners  
 1111 West 11th St.  
 Austin, TX 78703  
 Contact: Gary Mefford  
 (512) 381-6136  
 DEVELOPER: CH-B Trinity Falls, L.P.  
 Castle Hill Partners  
 1111 West 11th St.  
 Austin, TX 78703  
 Contact: Gary Mefford  
 (512) 381-6136  
 ENGINEER/PLANNER: Kimley-Horn and Associates, Inc.  
 5750 Genesee Ct., Suite 200  
 Frisco, TX 75034  
 Tel: (972) 335-3580  
 Contact: RUSSELL L. KENNEDY, P.E.

**RECEIVED**  
 By Kathy Wright at 8:57 am, Aug 28, 2013

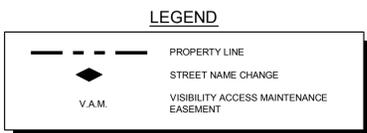
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KHA PROJECT NO.	P-1
PDM	MM	BAB	AS SHOWN	AUGUST 2013	08815007	

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 13-170-PF  
 DATE: 08/20/2013  
 DRAWN BY: GARY M. MCGEE  
 CHECKED BY: RUSSELL L. KENNEDY, P.E.  
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LINE	LENGTH	BEARING
L42	596.85	S2°05'00.96"W
L46	390.54	N87°54'59.04"W
L47	104.80	S77°21'44.80"E
L48	88.96	N87°54'59.04"W
L49	350.02	N85°35'44.48"W
L50	470.78	N89°33'50.68"W
L51	113.65	N17°15'50.67"E
L52	164.03	N4°24'15.52"E
L53	599.81	N85°35'44.48"W
L54	194.44	N17°15'50.67"E
L55	214.19	N85°35'44.48"W
L64	35.37	N4°24'15.52"E
L65	163.67	N19°00'00.50"W
L66	42.60	S1°43'15.23"W
L67	309.91	S88°16'44.77"E
L68	13.95	S1°43'15.23"W
L69	107.74	N19°00'00.50"W
L70	214.45	S1°38'12.71"W
L71	132.55	S2°06'26.25"E
L72	71.00	N87°53'37.88"E
L73	310.13	S2°06'26.25"E
L74	116.70	S17°30'48.08"E
L75	157.07	S5°49'13.96"W
L76	514.87	S7°50'20.23"E
L84	245.70	S89°33'59.68"E
L88	1190.13	S88°16'44.77"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C36	350.00'	64.47'	N82°38'22"W	64.38'	10°33'14"	32.33'
C37	350.00'	64.47'	S82°38'22"E	64.38'	10°33'14"	32.33'
C38	500.00'	131.89'	S9°38'26"W	131.51'	15°06'50"	66.33'
C39	350.00'	78.15'	N10°48'03"E	77.99'	12°47'35"	39.24'
C40	1000.00'	50.02'	S87°01'43"E	50.02'	2°51'58"	25.02'
C41	350.00'	78.15'	N10°48'03"E	77.99'	12°47'35"	39.24'
C48	350.00'	142.97'	N71°7'52"W	141.98'	23°24'16"	72.50'
C49	480.00'	196.07'	N71°7'52"W	194.71'	23°24'16"	99.42'
C50	350.00'	126.58'	S8°38'23"E	125.89'	20°43'16"	63.99'
C51	350.00'	126.58'	S8°38'23"E	125.89'	20°43'16"	63.99'
C52	650.00'	265.52'	N71°7'52"W	263.67'	23°24'16"	134.63'
C53	1050.00'	88.62'	S01°4'07"E	88.62'	3°44'39"	34.32'
C54	1050.00'	282.32'	S9°48'38"E	281.47'	15°24'20"	142.02'
C55	1050.00'	145.29'	N1°51'24"E	145.17'	7°55'40"	72.76'
C56	820.00'	202.22'	S0°46'27"E	201.71'	14°07'47"	101.63'
C57	1050.00'	177.29'	N12°40'34"W	177.08'	9°40'28"	88.86'
C58	2000.00'	1000.81'	S8°30'54"E	890.40'	28°40'16"	511.11'
C59	1050.00'	129.37'	N4°18'34"W	129.29'	7°03'33"	64.77'



- GENERAL NOTES**
- 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 REVIEW PURPOSES ONLY.
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  - REFER TO SETBACK EXHIBIT FOR FRONT YARD, SIDE YARD, AND REAR YARD SETBACK DIMENSIONS.

**PRELIMINARY-FINAL PLAT FOR TRINITY FALLS PLANNING UNIT #1**  
 527 RESIDENTIAL LOTS / 17 OPEN SPACES BEING 187.86 ACRES OF UNPLATTED PROPERTY OUT OF THE JOHN EMBERSON SURVEY, ABSTRACT NO. 294 COLLIN COUNTY, TEXAS

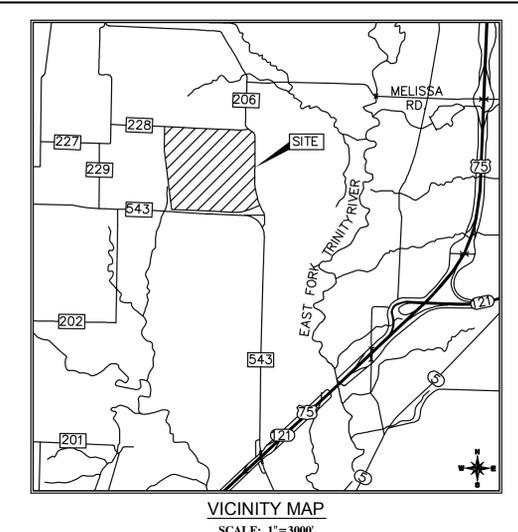
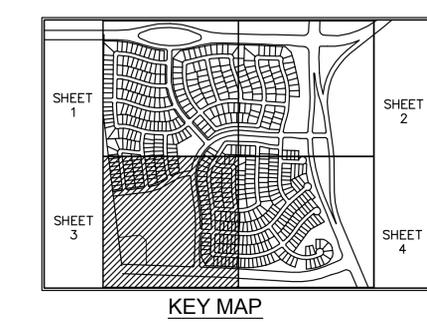
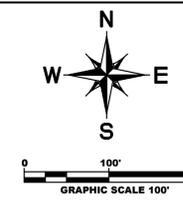
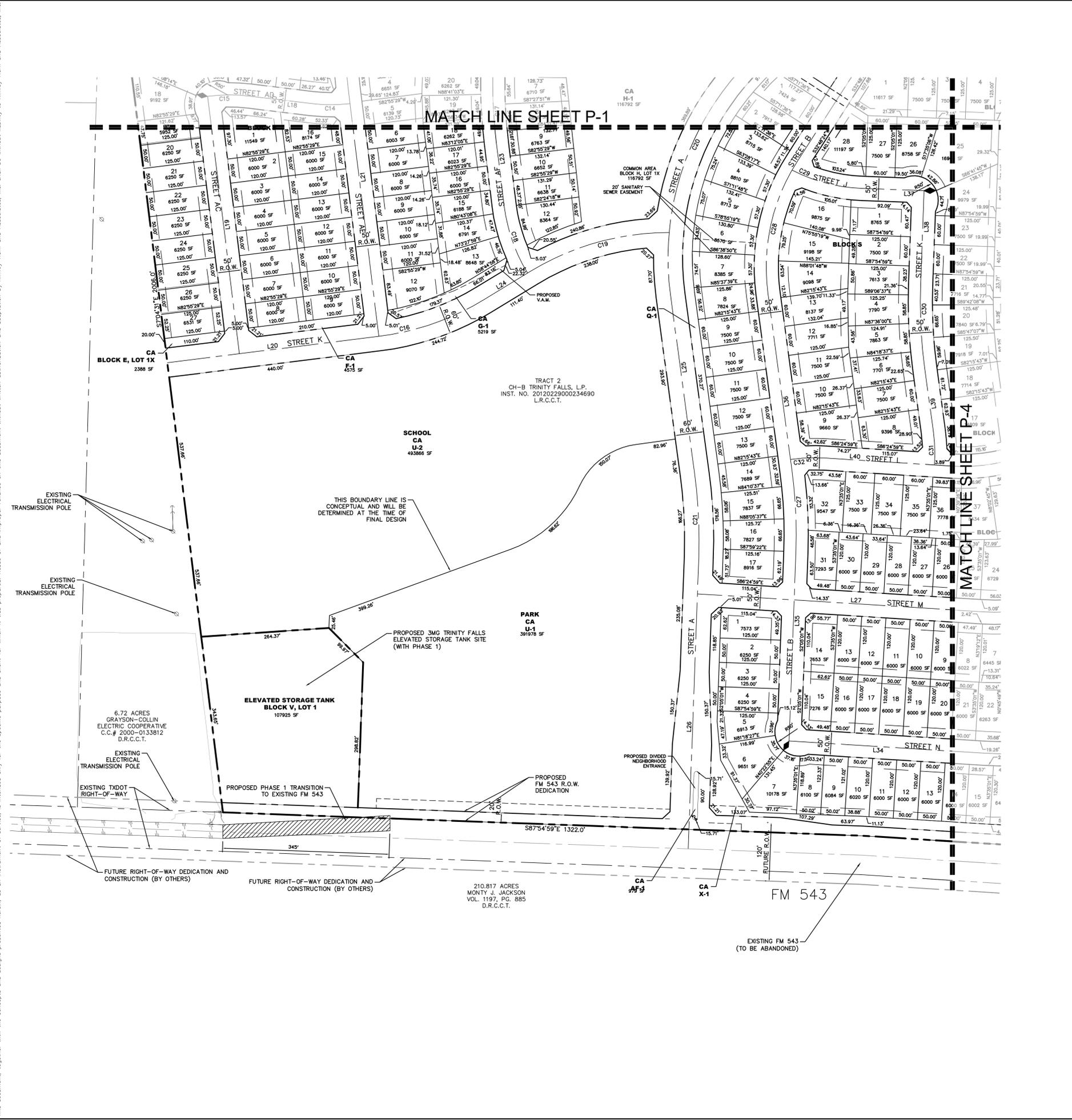
**CITY OF MCKINNEY PROJECT NO. 13-170-PF**

<b>OWNER:</b> CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Contact: Gary Mefford (512) 381-6136	<b>DEVELOPER:</b> CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Contact: Gary Mefford (512) 381-6136	<b>ENGINEER-PLANNER:</b>  Kimley-Horn and Associates, Inc. 5750 Genesee Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-8580 Contact: RUSSELL L. KENNEDY, P.E.
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DESIGNED: PDM	DRAWN: MM	CHECKED: BAB	SCALE: AS SHOWN	DATE: AUGUST 2013	KHA PROJECT NO: 088150007	P-2
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**RECEIVED**  
 By Kathy Wright at 8:57 am, Aug 28, 2013

PLANNING UNIT #1, TRINITY FALLS, MCKINNEY, TEXAS, 75069-4604  
 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.  
 DATE: 08/28/2013 11:54 AM  
 LAST SAVID: 08/28/2013 11:54 AM  
 PROJECT: TRINITY FALLS PLANNING UNIT #1, TRINITY FALLS, MCKINNEY, TEXAS, 75069-4604  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC.  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC.  
 DESIGNED BY: KIMLEY-HORN AND ASSOCIATES, INC.

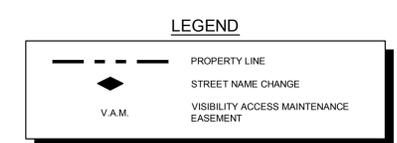


**LINE TABLE**

LINE	LENGTH	BEARING
L19	533.11	S70°4'31.29"E
L20	440.00	N82°55'28.71"E
L21	513.77	S70°4'31.29"E
L23	129.75	S70°4'31.29"E
L24	111.40	N58°44'58.22"E
L25	370.27	S74°4'17.00"E
L26	600.00	N2°55'00.96"E
L27	588.99	S86°24'59.04"E
L34	403.09	S86°24'59.04"E
L35	387.98	N2°05'00.96"E
L36	364.80	S74°4'17.00"E
L37	127.09	N87°54'59.04"W
L38	193.70	S2°05'00.96"W
L39	131.68	S74°4'17.00"E
L40	263.41	S86°24'59.04"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C16	550.00'	232.06'	N70°50'13"E	230.35'	241°03'0"	117.78'
C18	350.00'	148.26'	S191°2'39"E	147.16'	241°16'15"	75.26'
C19	550.00'	301.46'	S74°27'05"W	297.70'	31°24'14"	154.62'
C20	575.00'	1025.06'	S43°19'59"W	894.62'	102°08'33"	711.87'
C21	1000.00'	171.42'	N2°49'38"W	171.21'	9°49'18"	85.92'
C22	1000.00'	171.42'	N2°49'38"W	171.21'	9°49'18"	85.92'
C28	400.00'	283.06'	S12°32'04"W	277.19'	40°32'41"	147.75'
C29	350.00'	151.62'	S75°30'21"E	150.44'	24°49'17"	77.02'
C30	1000.00'	171.42'	S2°49'38"E	171.21'	9°49'18"	85.92'
C31	350.00'	68.91'	N2°05'53"W	68.79'	11°16'48"	34.56'
C32	350.00'	72.72'	S87°37'53"W	72.59'	11°54'15"	36.49'



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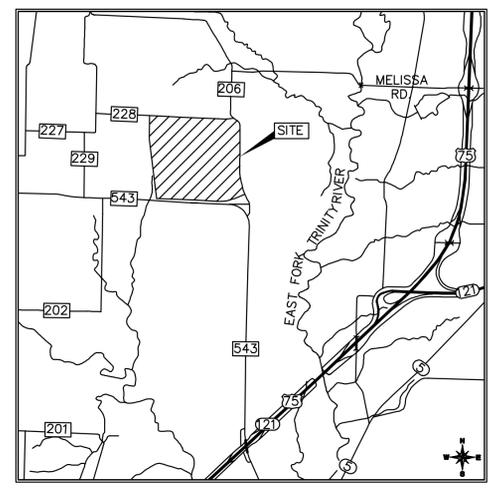
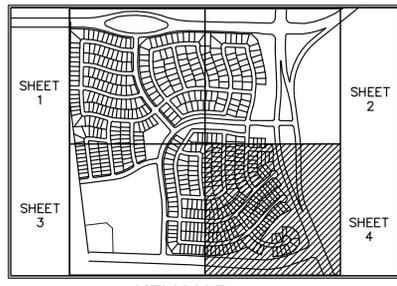
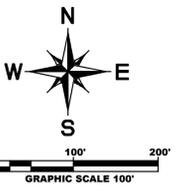
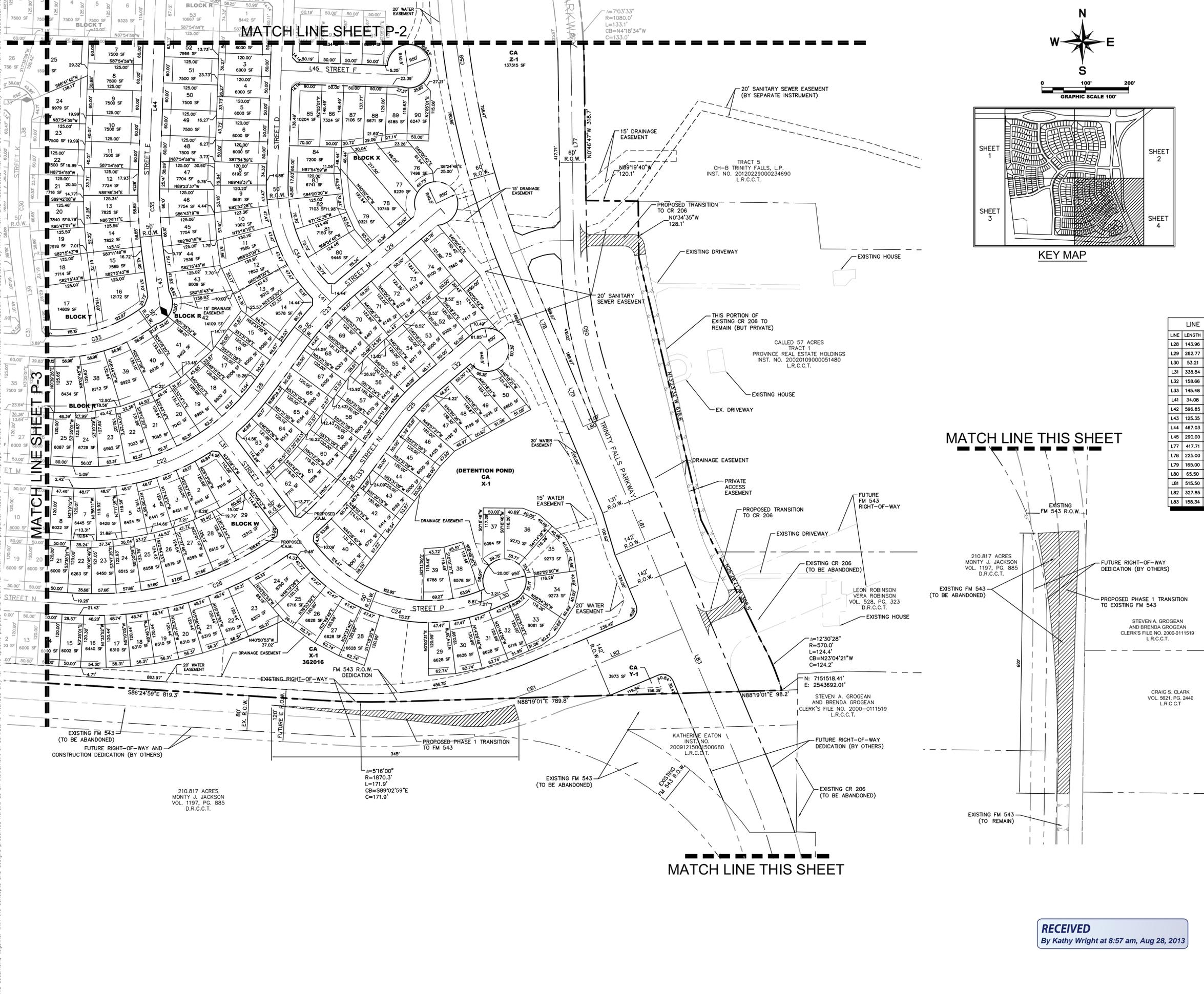
**PRELIMINARY-FINAL PLAT FOR  
 TRINITY FALLS  
 PLANNING UNIT #1  
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 JOHN EMBERSON SURVEY, ABSTRACT NO. 294  
 COLLIN COUNTY, TEXAS**

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DESIGNED: PDM	DRAWN: MM	CHECKED: BAB
SCALE: AS SHOWN	DATE: AUGUST 2013	KHA PROJECT NO.: 088150007

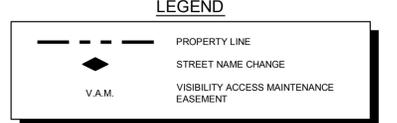
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PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 13-170-PF  
 DATE: 8/27/2013  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 13-170-PF  
 DATE: 8/27/2013  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 13-170-PF  
 DATE: 8/27/2013  
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AND IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LINE	LENGTH	BEARING
L28	143.96	N36°28'50.73"E
L29	262.77	N49°59'17.70"E
L30	53.21	N67°08'58.47"E
L31	338.84	S37°09'13.10"E
L32	158.66	N49°41'39.03"E
L33	145.48	N36°28'50.73"E
L34	34.08	N44°22'02.08"W
L35	596.85	S2°05'00.96"W
L36	125.35	S7°44'17.00"E
L37	467.03	S2°05'00.96"W
L38	290.00	S87°54'59.04"E
L39	417.71	S0°46'47.00"E
L40	225.00	S22°51'01.53"E
L41	165.00	S22°51'01.53"E
L42	65.50	S87°08'58.47"W
L43	515.50	S22°51'01.53"E
L44	327.85	N67°08'58.47"E
L45	158.34	S22°51'01.53"E

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C22	500.00	498.32	N65°01'56"E	477.95'	57°06'10"	272.06'
C23	700.00	165.03	S43°14'04"W	164.84'	13°30'27"	82.90'
C24	350.00	462.41	S75°00'07"E	429.50'	75°41'48"	271.96'
C25	475.00	109.54	S43°05'15"W	109.30'	13°12'48"	55.02'
C26	750.00	747.47	N65°01'56"E	716.92'	57°06'10"	408.09'
C33	350.00	282.94	N70°25'29"E	275.30'	46°19'04"	149.71'
C34	350.00	283.75	S21°08'31"E	276.04'	46°27'03"	150.19'
C35	1000.00	171.42	S24°38'36"E	171.21'	9°49'18"	85.92'
C58	2000.00	1000.81	S8°30'54"E	990.40'	28°40'16"	511.11'
C59	1050.00	129.37	N41°58'34"W	129.29'	7°03'33"	64.77'
C60	1050.00	404.47	S11°48'54"E	401.97'	22°04'15"	204.77'
C61	1050.00	91.45	N69°38'40"E	91.42'	4°59'24"	45.75'



- GENERAL NOTES**
- 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 REVIEW PURPOSES ONLY.
  - DETENTION FACILITIES WITHIN COMMON AREAS ARE DEPICTED CONCEPTUALLY AND EXACT CONFIGURATIONS WILL BE DETERMINED AT THE TIME OF FINAL DESIGN TO MINIMIZE EASEMENT SIZES.
  - REFER TO SETBACK EXHIBIT FOR FRONT YARD, SIDE YARD, AND REAR YARD SETBACK DIMENSIONS.

MATCH LINE THIS SHEET

MATCH LINE THIS SHEET

**RECEIVED**  
By Kathy Wright at 8:57 am, Aug 28, 2013

**PRELIMINARY-FINAL PLAT FOR TRINITY FALLS PLANNING UNIT #1**  
 527 RESIDENTIAL LOTS / 17 OPEN SPACES BEING 187.86 ACRES OF UNPLATTED PROPERTY OUT OF THE JOHN EMBERTSON SURVEY, ABSTRACT NO. 294 COLLIN COUNTY, TEXAS

**CITY OF MCKINNEY PROJECT NO. 13-170-PF**

<b>OWNER:</b> CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Contact: Gary Mefford (512) 381-6136	<b>DEVELOPER:</b> CH-B Trinity Falls, L.P. Castle Hill Partners 1111 West 11th St. Austin, TX 78703 Contact: Gary Mefford (512) 381-6136	<b>ENGINEER-PLANNER:</b>  Kimley-Horn and Associates, Inc. 5750 Genesis Ct, Suite 200 Frisco, TX 75034 Tel: (972) 335-8880 Contact: RUSSELL L. KENNEDY, P.E.
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DESIGNED: PDM	DRAWN: MM	CHECKED: BAB	SCALE: AS SHOWN	DATE: AUGUST 2013	KHA PROJECT NO: 088150007	P-4
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