

PRELIMINARY-FINAL PLAT

FOR

TRINITY FALLS PLANNING UNIT 3 PHASE 3

CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS



PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY	03/30/2018
2ND SUBMITTAL TO CITY	05/25/2018
3RD SUBMITTAL TO CITY	06/21/2018

ENGINEER



5750 GENESIS COURT SUITE 200
FRISCO, TEXAS 75034
PH. (972) 335-3580
CONTACT: MARLA MAURICIO, P.E.

MUNICIPAL UTILITY DISTRICT

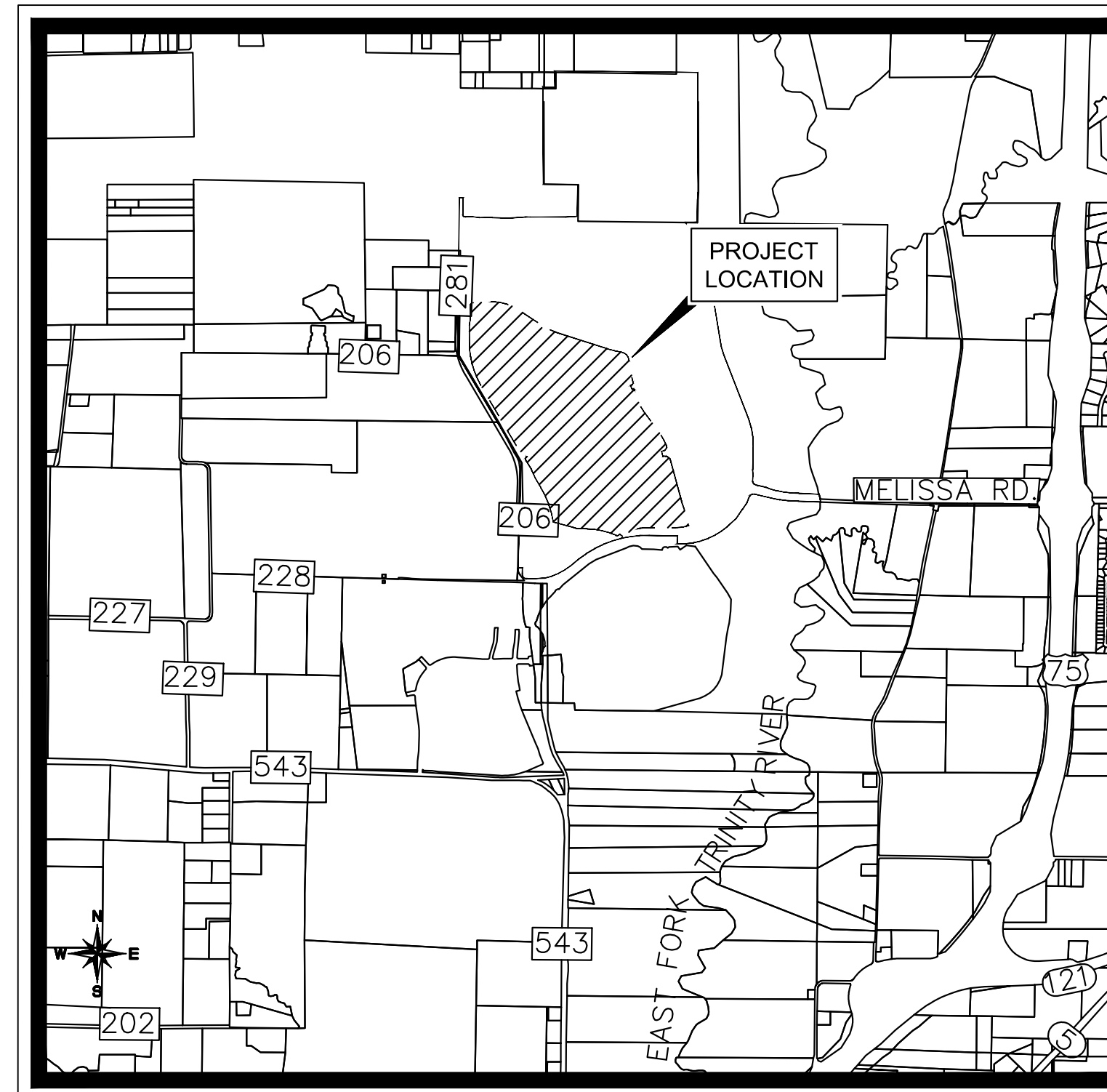
MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY
16380 ADDISON ROAD
ADDISON, TX 75001
CONTACT: RYAN BURKHARDT
(972) 380-5900

OWNER/DEVELOPER

TRINITY FALLS HOLDINGS LP
1575 HERITAGE DRIVE, SUITE 300
MCKINNEY, TX 75009
CONTACT: JIM BAKER
(713) 960-9977



Know what's below.
Call before you dig.



VICINITY MAP
NTS

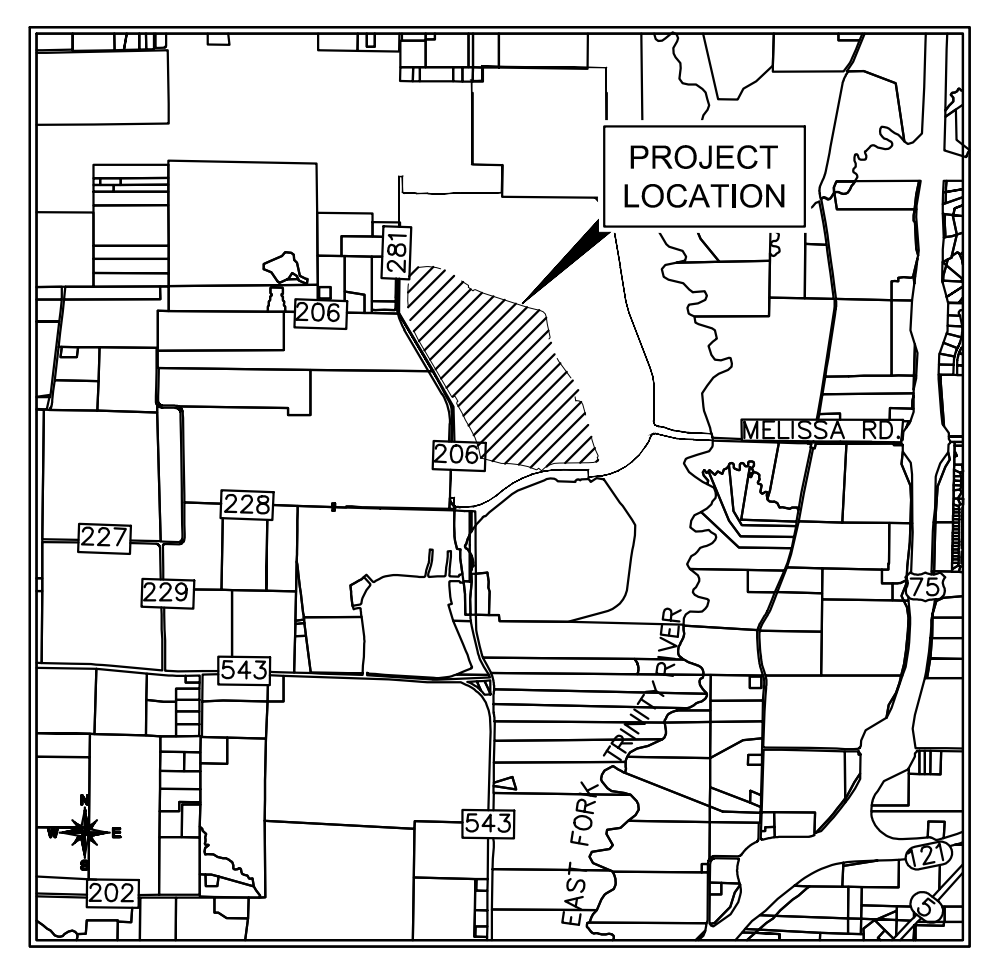
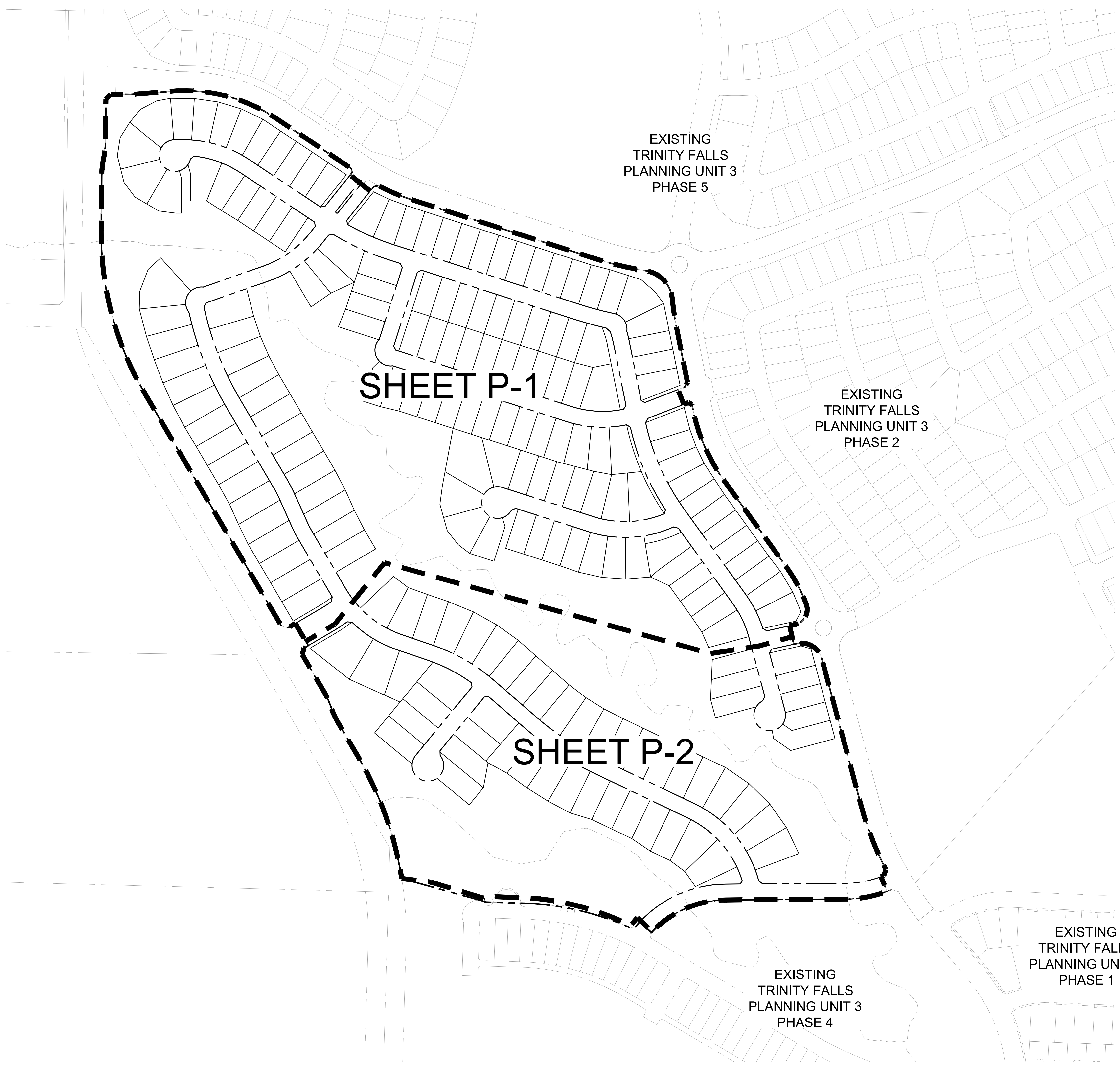
SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	COVER SHEET
C-2	SHEET INDEX
P-1	PRELIMINARY PLAT
P-2	PRELIMINARY PLAT
P-3	PRELIMINARY PLAT

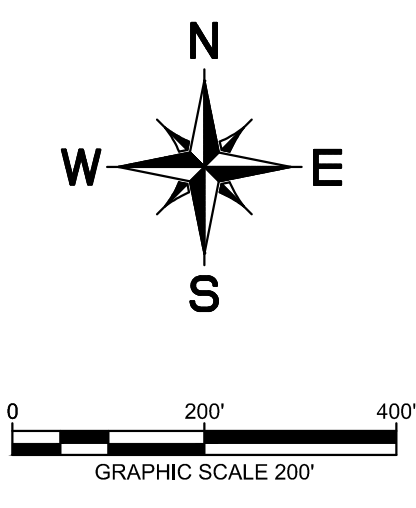
PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

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: KIMLEY-HORN 6/27/2018 10:54:29 AM
 DRAWN NAME: K:\PROJECTS\2018\1805\1805-TRINITY FALLS\DWG\PLAT_PHASE_3\PRELIMINARY\PLANS\HETS\SHEET\INDEX\DWG(Sheet Index).dwg
 LAST SAVED: 6/20/2018 12:25 PM
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VICINITY MAP
SCALE: 1" = 2,500'



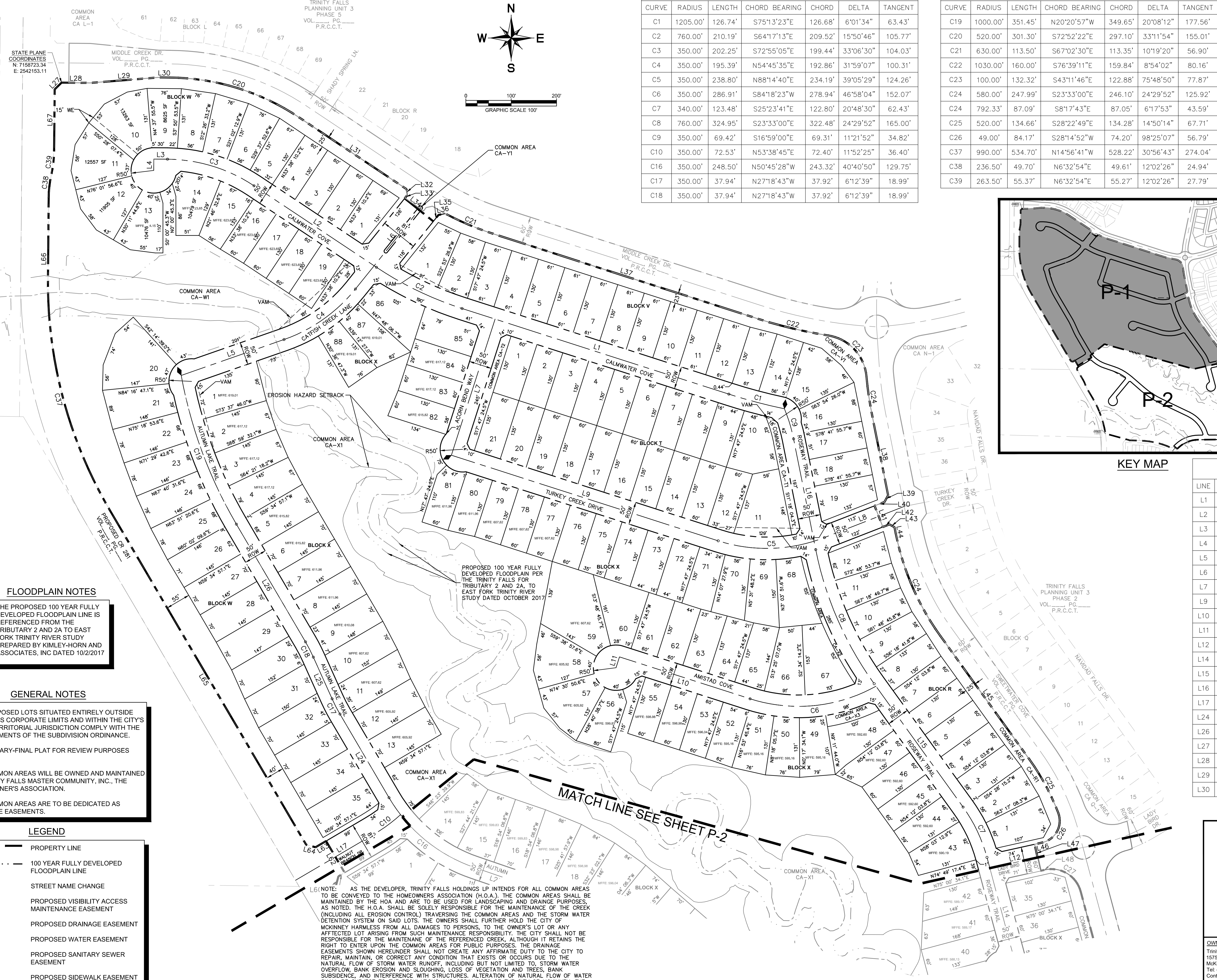
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2. PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY.

SHEET INDEX
 FOR
TRINITY FALLS PLANNING UNIT 3 PHASE 3
 199 RESIDENTIAL LOTS / 10 COMMON AREAS
 BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A OF TRINITY FALLS NORTH ADDITION
 ACCORDING TO THE PLAT RECORDED IN VOLUME 2014, PAGE 163, PLAT RECORDS OF
 COLLIN COUNTY, TEXAS AND
 BEING 87.362 ACRES
 OUT OF THE
 J. EMBERSON SURVEY, ABSTRACT NO. 294
 THOMAS BRUCE SURVEY, ABSTRACT NO. 103
 THOMAS LINDSEY SURVEY, ABSTRACT NO. 521
 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: Jim Baker	DEVELOPER: Trinity Falls Holdings LP 1575 Heritage Drive, Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Jim Baker	ENGINEER/SURVEYOR: Kimley»Horn 5750 Genesis Ct., Suite 200 Frisco, TX 75034 Tel: (972) 335-3580 Contact: MARLA MAURICIO, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	C-2
XXX		MM	AS SHOWN	MAY 2018	068150116	

PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/15/2018
 DRAWN BY: JEFFREY W. HORN DATE: 05/15/2018
 CHECKED BY: JEFFREY W. HORN DATE: 05/15/2018
 LAST SAVED: 02/10/2018 10:29 PM
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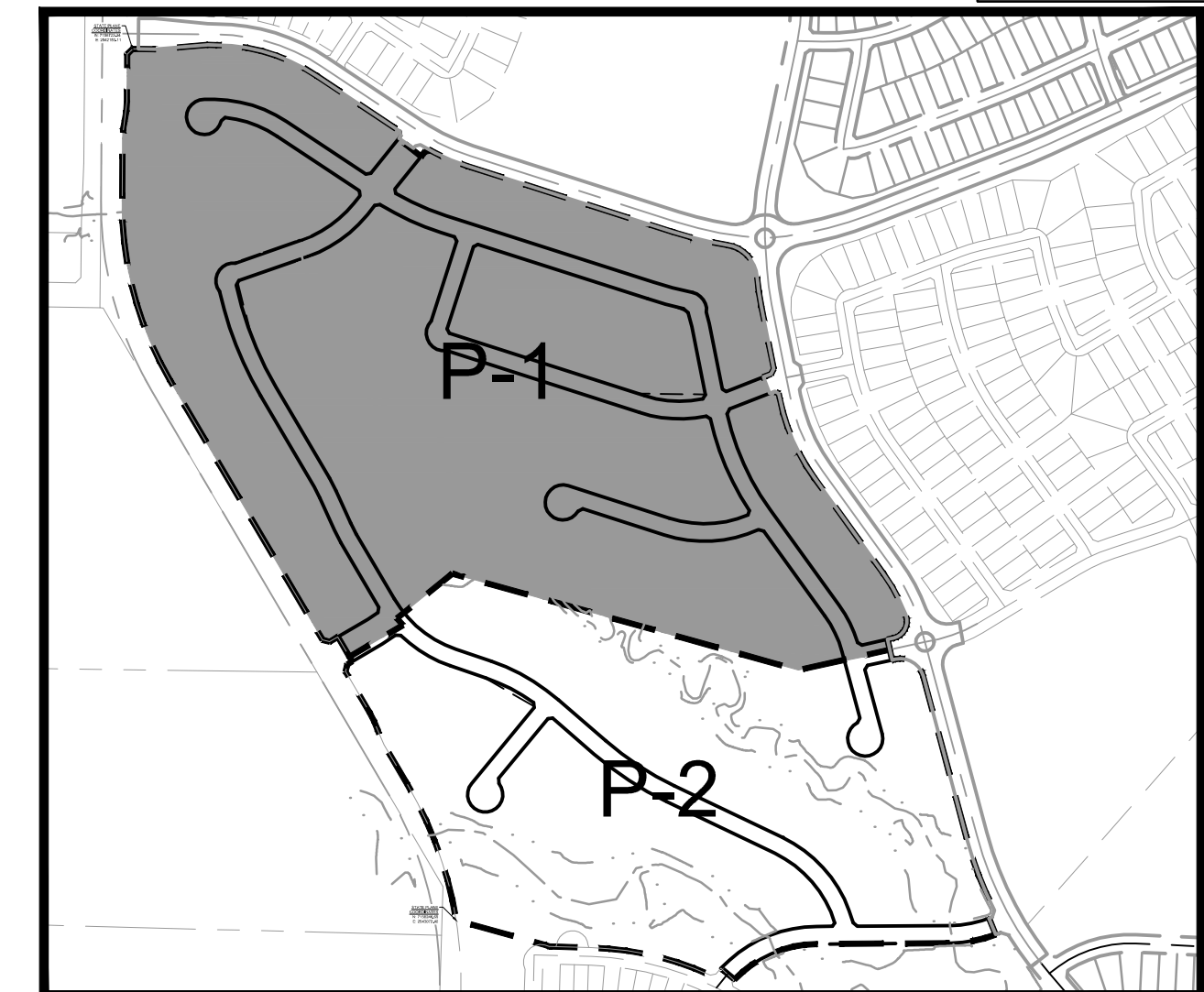
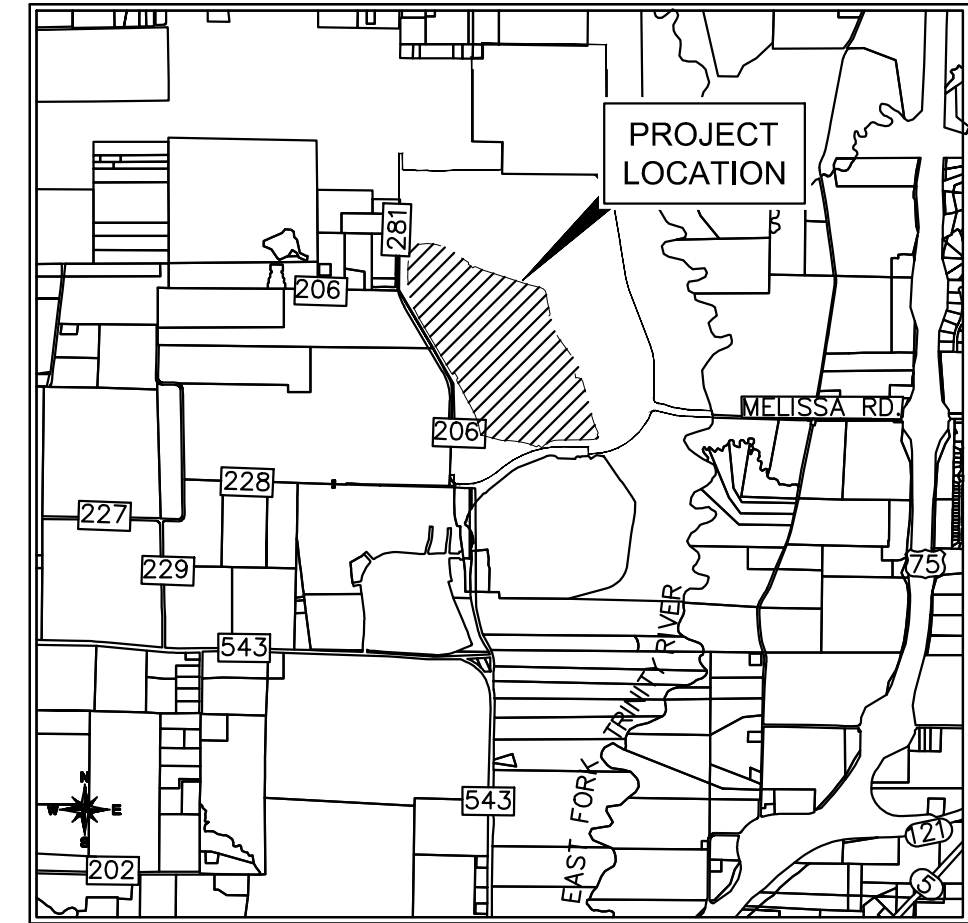


CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1205.00'	126.74'	S75°13'23"E	126.68'	6°01'34"	63.43'
C2	760.00'	210.19'	S64°17'13"E	209.52'	15°50'46"	105.77'
C3	350.00'	202.25'	S72°55'05"E	199.44'	33°06'30"	104.03'
C4	350.00'	195.39'	N54°45'35"E	192.86'	31°59'07"	100.31'
C5	350.00'	238.80'	N88°14'40"E	234.19'	39°05'29"	124.26'
C6	350.00'	286.91'	S84°18'23"W	278.94'	46°58'04"	152.07'
C7	340.00'	123.48'	S25°23'41"E	122.80'	20°48'30"	62.43'
C8	760.00'	324.95'	S23°33'00"E	322.48'	24°29'52"	165.00'
C9	350.00'	69.42'	S16°59'00"E	69.31'	11°21'52"	34.82'
C10	350.00'	72.53'	N53°38'45"E	72.40'	11°52'25"	36.40'
C16	350.00'	248.50'	N50°45'28"W	243.32'	40°40'50"	129.75'
C17	350.00'	37.94'	N27°18'43"W	37.92'	6°12'39"	18.99'
C18	350.00'	37.94'	N27°18'43"W	37.92'	6°12'39"	18.99'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C19	1000.00'	351.45'	N20°20'57"W	349.65'	20°08'12"	177.56'
C20	520.00'	301.30'	S72°52'22"E	297.10'	33°11'54"	155.01'
C21	630.00'	113.50'	S67°02'30"E	113.35'	10°19'20"	56.90'
C22	1030.00'	160.00'	S76°39'11"E	159.84'	8°54'02"	80.16'
C23	100.00'	132.32'	S43°11'46"E	122.88'	75°48'50"	77.87'
C24	580.00'	247.99'	S23°33'00"E	246.10'	24°29'52"	125.92'
C24	792.33'	87.09'	S81°7'43"E	87.05'	6°17'53"	43.59'
C25	520.00'	134.66'	S28°22'49"E	134.28'	14°50'14"	67.71'
C26	49.00'	84.17'	S28°14'52"W	74.20'	98°25'07"	56.79'
C37	990.00'	534.70'	N14°56'41"W	528.22'	30°56'43"	274.04'
C38	236.50'	49.70'	N6°32'54"E	49.61'	12°02'26"	24.94'
C39	263.50'	55.37'	N6°32'54"E	55.27'	12°02'26"	27.79'



FLOODPLAIN NOTES

1. THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE TRIBUTARY 2 AND 2A TO EAST FORK TRINITY RIVER STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 10/2/2017

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. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY TRINITY FALLS MASTER COMMUNITY, INC., THE HOMEOWNER'S ASSOCIATION.
4. ALL COMMON AREAS ARE TO BE DEDICATED AS DRAINAGE EASEMENTS.

LEGEND

- PROPERTY LINE
- - - 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
- ◆ STREET NAME CHANGE
- VAM PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
- DE PROPOSED DRAINAGE EASEMENT
- WE PROPOSED WATER EASEMENT
- SSE PROPOSED SANITARY SEWER EASEMENT
- SWE PROPOSED SIDEWALK EASEMENT

PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN PER THE TRINITY FALLS FORK TRIBUTARY 2 AND 2A TO EAST FORK TRINITY RIVER STUDY DATED OCTOBER 2017

(L6) NOTE: AS THE DEVELOPER, TRINITY FALLS HOLDINGS LP INTENDS FOR ALL COMMON AREAS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION (H.O.A.), THE COMMON AREAS SHALL BE MAINTAINED BY THE HOA AND ARE TO BE USED FOR LANDSCAPING AND DRAINAGE PURPOSES, AS NOTED. THE H.O.A. SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE CREEK (INCLUDING ALL EROSION CONTROL) TRAVERSING THE COMMON AREAS AND THE STORM WATER DETENTION SYSTEM ON SAID LOTS. THE OWNERS SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ALL DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY AFFECTED LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED CREEK, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE COMMON AREAS FOR PUBLIC PURPOSES. THE DRAINAGE EASEMENTS SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN, OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, BANK EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, BANK SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. ALTERATION OF NATURAL FLOW OF WATER SHALL BE SUBJECT TO THE REGULATIONS AND ORDINANCES OF THE CITY OF MCKINNEY, THE STATE OF TEXAS AND UNITED STATES OF AMERICA.

LINE TABLE

LINE	LENGTH	BEARING
L1	617.62	S72°12'35.54"E
L2	324.26	S56°21'49.84"E
L3	30.07	S89°28'19.54"E
L4	25.00	N0°31'40.46"E
L5	240.00	N70°45'08.35"E
L6	276.66	N38°46'00.96"E
L7	315.00	S17°47'24.46"W
L9	617.68	S72°12'35.54"E
L10	302.23	N72°12'35.54"W
L11	25.00	S17°47'24.46"W
L12	117.73	N77°27'25.25"E
L14	255.35	S14°59'25.87"E
L15	335.14	S35°47'56.24"E
L16	248.81	S11°18'04.32"E
L17	200.90	N59°34'57.10"E
L24	213.75	N30°25'02.90"W
L26	300.70	N30°25'02.90"W
L27	21.21	N45°31'40.44"E
L28	63.00	S89°28'19.59"E
L29	151.01	N85°23'55.73"E
L30	25.63	S89°28'19.54"E

LINE TABLE

LINE	LENGTH	BEARING
L31	285.09	S56°16'25.36"E
L32	13.51	S8°45'12.20"E
L33	9.18	S38°46'00.96"W
L34	81.00	S51°13'59.04"E
L35	18.17	N38°46'00.96"E
L36	15.34	N78°40'13.28"E
L37	613.61	S72°12'09.70"E
L38	180.03	S11°18'04.32"E
L39	16.71	S28°41'55.68"W
L40	23.40	S68°41'55.68"W
L42	15.49	N68°41'55.68"E
L43	12.86	S61°18'04.32"E
L44	14.31	S11°18'04.32"E
L46	17.46	S77°27'25.25"W
L47	60.00	S12°32'34.75"E
L62	81.00	N30°25'02.90"W
L63	27.00	S59°34'57.10"W
L64	21.21	N75°25'02.90"W
L65	855.47	N30°25'02.90"W
L66	178.56	N0°31'40.46"E
L67	134.00	N0°31'40.46"E

PRELIMINARY-FINAL PLAT FOR TRINITY FALLS PLANNING UNIT 3 PHASE 3

199 RESIDENTIAL LOTS / 10 COMMON AREAS
BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A OF TRINITY FALLS NORTH ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 2014, PAGE 163, PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING 87.362 ACRES

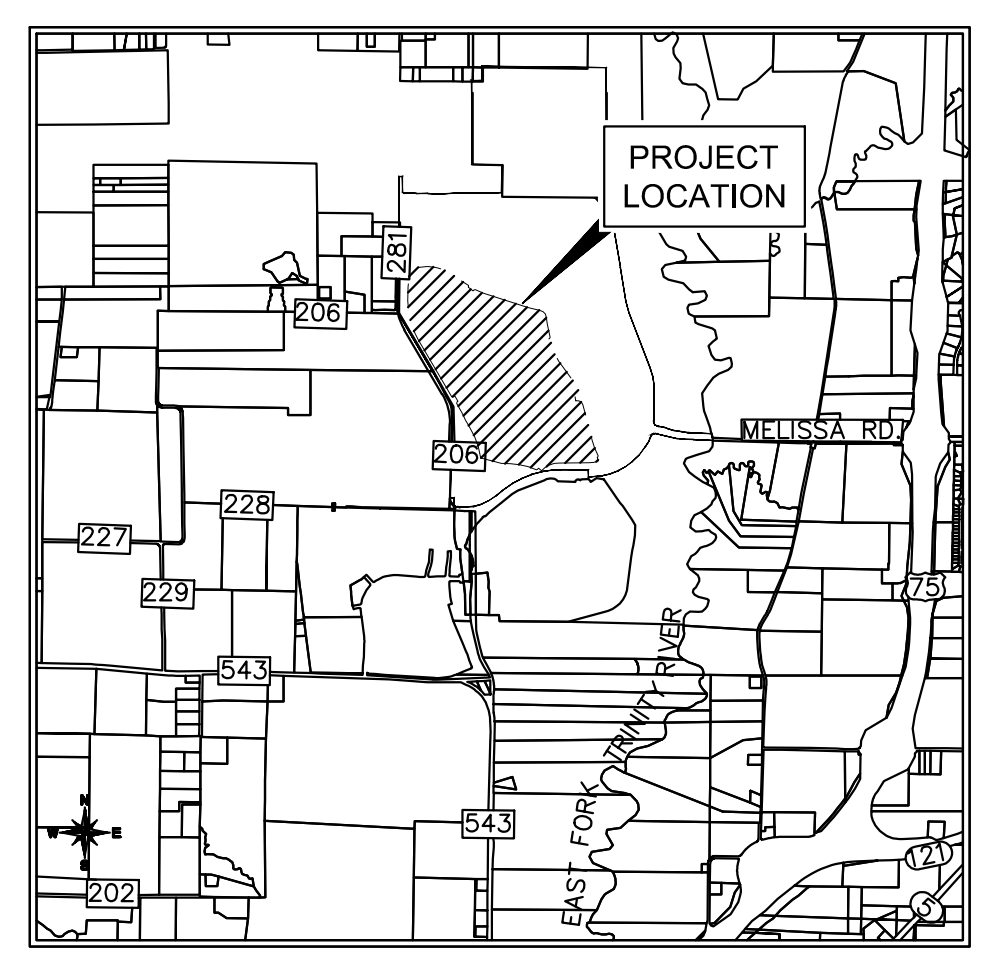
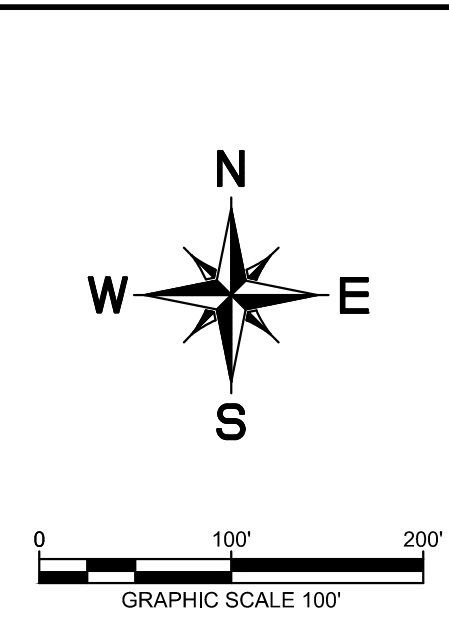
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J. EMBERSON SURVEY, ABSTRACT NO. 294
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IN THE
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

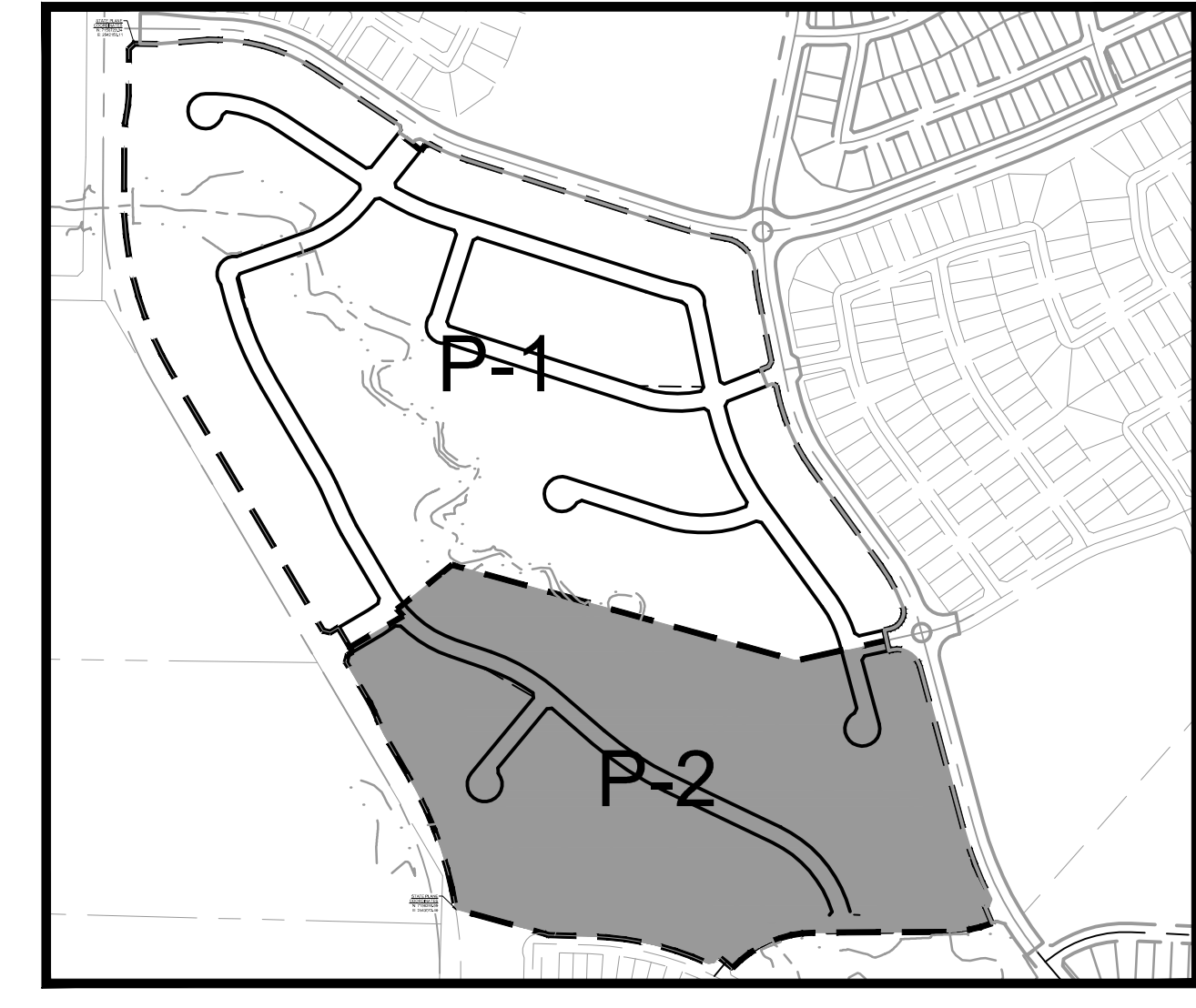
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
XXX	XXX	MM	AS SHOWN	MAY 2018	088150116

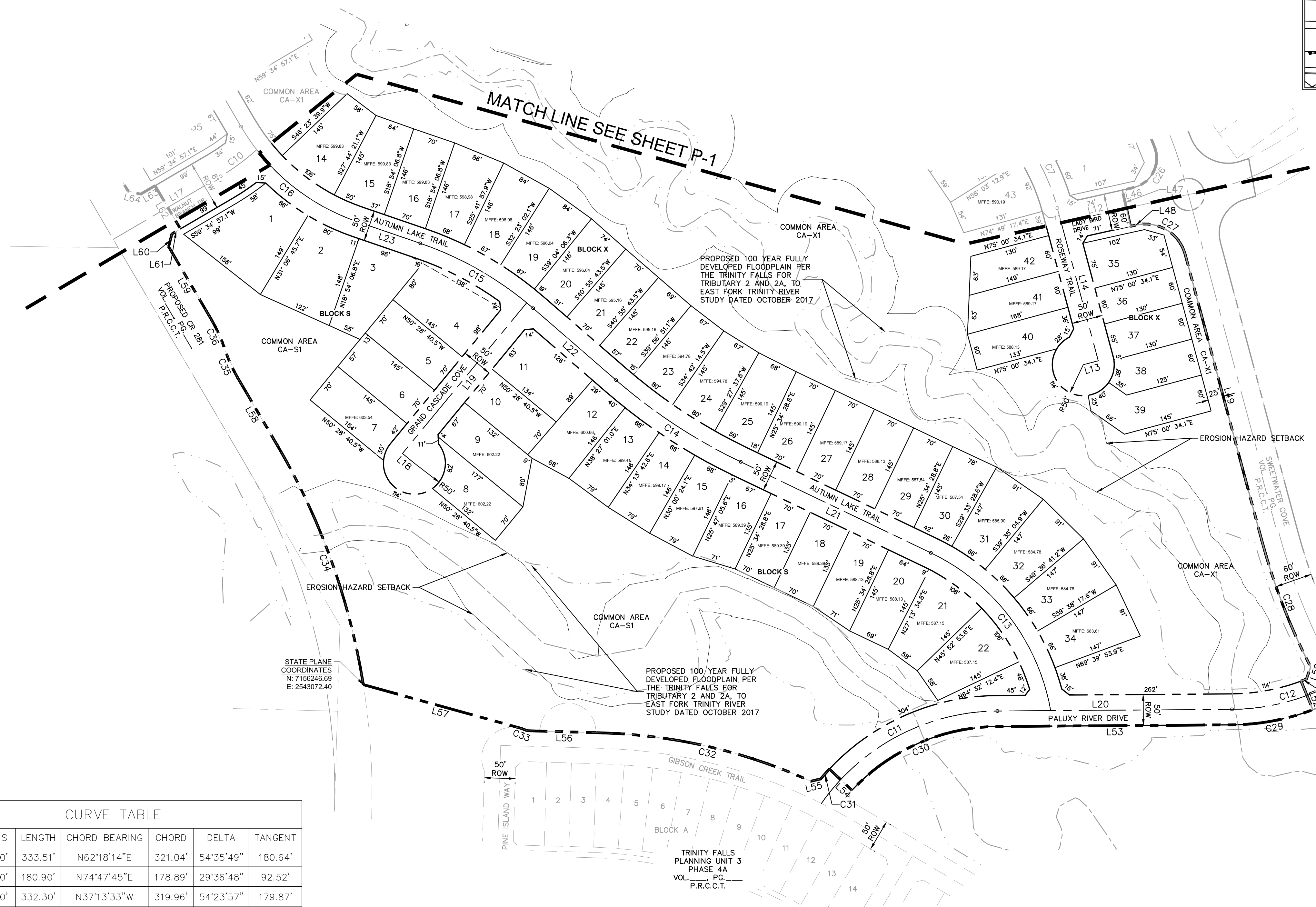
P-1



VICINITY MAP
SCALE: 1" = 2,500'



KEY MAP



MATCHLINE SEE SHEET P-1

PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN PER THE TRINITY FALLS FOR TRIBUTARY 2 AND 2A, TO EAST FORK TRINITY RIVER STUDY DATED OCTOBER 2017

PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN PER THE TRINITY FALLS FOR TRIBUTARY 2 AND 2A, TO EAST FORK TRINITY RIVER STUDY DATED OCTOBER 2017

STATE PLANE COORDINATES
N: 7156246.69
E: 2543072.40

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LINE	LENGTH	BEARING
L12	117.73	N77°27'25.25"E
L13	25.00	S75°00'34.13"W
L14	255.35	S14°59'25.87"E
L18	25.00	S50°28'40.54"E
L19	315.32	S39°31'19.46"W
L20	378.75	N89°36'08.82"E
L21	340.32	N64°25'31.16"W
L22	177.42	N49°04'16.45"W
L23	106.84	N71°05'53.24"W
L47	60.00	S12°32'34.75"E
L48	10.00	N77°27'25.25"E
L49	477.34	S14°59'25.87"E
L50	20.48	S19°30'15.73"W

LINE	LENGTH	BEARING
L51	9.20	S68°38'53.45"W
L52	50.02	S22°18'14.27"E
L53	378.75	S89°36'08.82"W
L54	50.00	N46°53'58.61"W
L55	16.24	S76°52'14.54"W
L56	121.26	N88°21'47.13"W
L57	264.08	N74°29'38.54"W
L58	126.21	N30°25'02.90"W
L59	135.00	N30°25'02.90"W
L60	21.21	N14°34'57.10"E
L61	16.00	N59°34'57.10"E
L62	81.00	N30°25'02.90"W

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C11	350.00'	333.51'	N62°18'14"E	321.04'	54°35'49"	180.64'
C12	350.00'	180.90'	N74°47'45"E	178.89'	29°36'48"	92.52'
C13	350.00'	332.30'	N37°13'33"W	319.96'	54°23'57"	179.87'
C14	900.00'	241.18'	N56°44'54"W	240.46'	15°21'15"	121.32'
C15	550.00'	211.44'	N60°05'05"W	210.14'	22°01'37"	107.04'
C16	350.00'	248.50'	N50°45'28"W	243.32'	40°40'50"	129.75'
C17	66.50'	101.62'	S58°46'00"E	92.02'	87°33'09"	63.72'
C28	1033.00'	220.11'	S21°05'42"E	219.70'	12°12'32"	110.48'
C29	375.00'	133.38'	S79°24'48"W	132.67'	20°22'42"	67.40'
C30	328.83'	263.60'	S66°21'05"W	256.59'	45°55'45"	139.34'
C31	305.73'	21.30'	S41°28'25"W	21.29'	3°59'28"	10.65'
C32	875.00'	348.37'	N76°57'27"W	346.07'	22°48'41"	176.52'
C33	49.98'	10.50'	N68°28'26"W	10.48'	12°02'24"	5.27'
C34	1110.00'	412.95'	N19°45'35"W	410.57'	21°18'55"	208.89'
C35	236.50'	49.70'	N24°23'50"W	49.61'	12°02'26"	24.94'
C36	263.50'	55.37'	N24°23'50"W	55.27'	12°02'26"	27.79'

GENERAL NOTES

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FLOODPLAIN NOTES

- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE IS REFERENCED FROM THE TRIBUTARY 2 AND 2A TO EAST FORK TRINITY RIVER STUDY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC DATED 10/2/2017

LEGEND

---	PROPERTY LINE
- - - - -	100 YEAR FULLY DEVELOPED FLOODPLAIN LINE
◆	STREET NAME CHANGE
VAM	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
DE	PROPOSED DRAINAGE EASEMENT
WE	PROPOSED WATER EASEMENT
SSE	PROPOSED SANITARY SEWER EASEMENT
SWE	PROPOSED SIDEWALK EASEMENT

PRELIMINARY-FINAL PLAT FOR TRINITY FALLS PLANNING UNIT 3 PHASE 3
199 RESIDENTIAL LOTS / 10 COMMON AREAS
BEING A REPLAT OF A PORTION OF LOT 2, BLOCK A OF TRINITY FALLS NORTH ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 2014, PAGE 163, PLAT RECORDS OF COLLIN COUNTY, TEXAS AND BEING 87.362 ACRES
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PLOTTED BY: CHANG, JINSHENG (6/25/2018 10:29 AM)
 DRAWN BY: KUPRUVILAS, SURESH (6/25/2018 10:50 AM)
 LAST SAVED: 6/25/2018 10:50 AM
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