

PRELIMINARY-FINAL PLAT

FOR

TRINITY FALLS PLANNING UNIT 7

PHASE 7

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

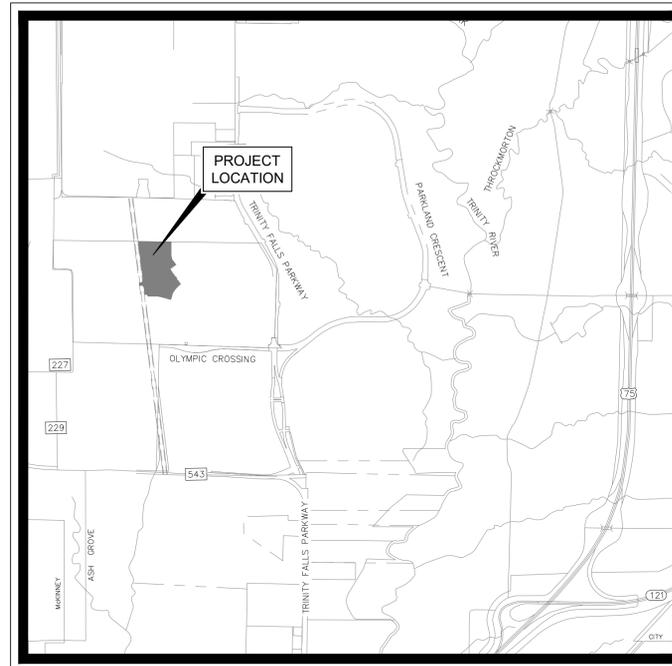
MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY
 1980 POST OAK BLVD., SUITE 1380
 HOUSTON, TX 77056
 TEL: (713) 960-9977
 CONTACT: IAN MCDUFFEE

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

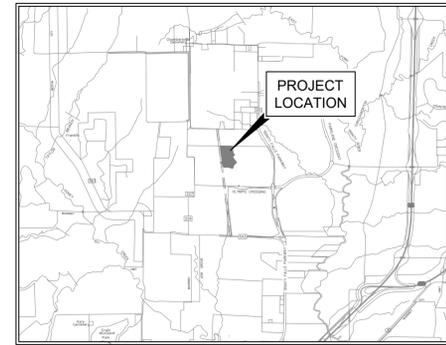
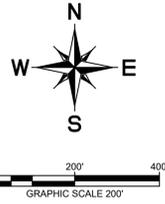
SHEET INDEX

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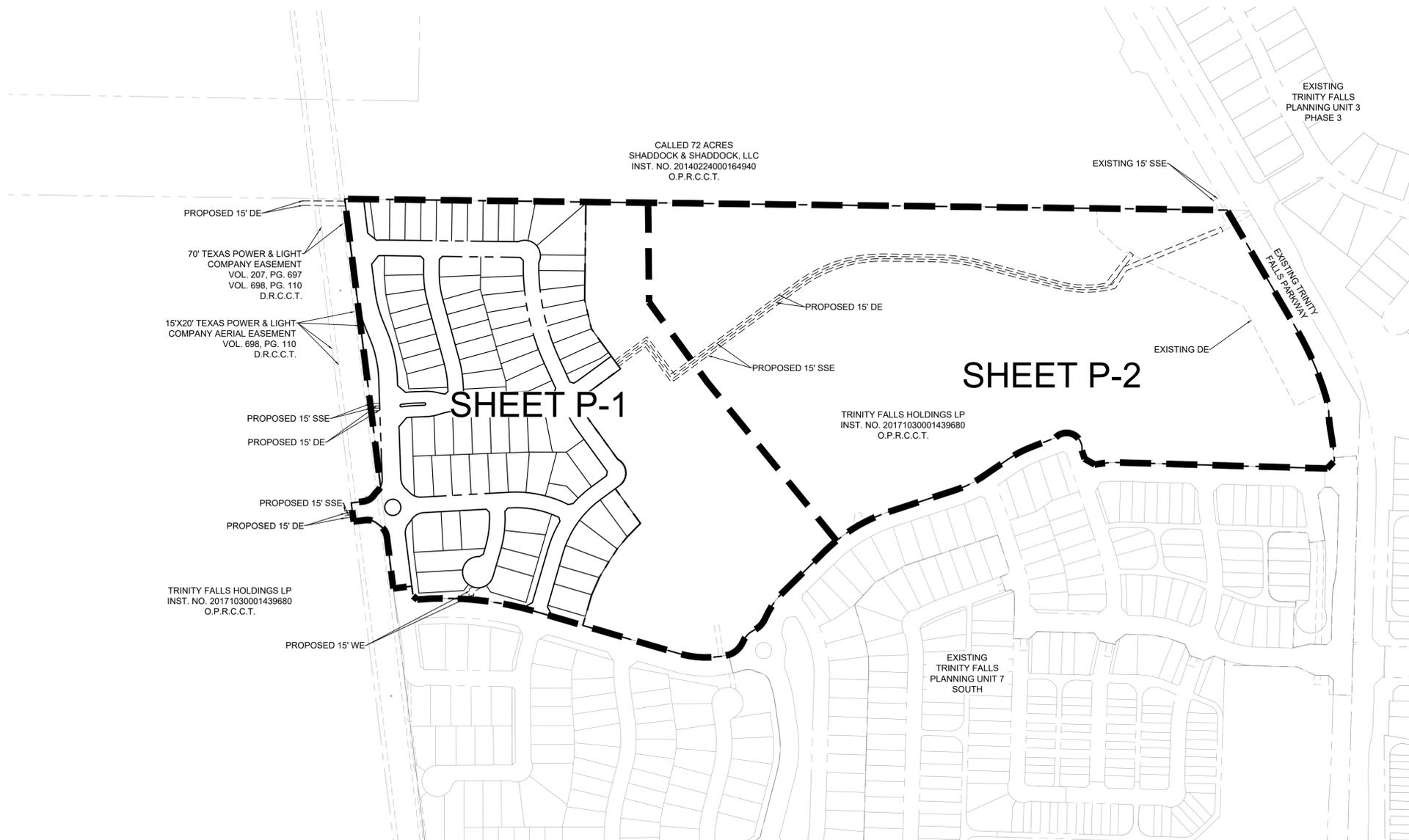
NOTE: ALL PROPOSED LOTS SITUATED ENTIRELY OUTSIDE THE CITY'S CORPORATE LIMITS AND WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION COMPLY WITH THE SUBDIVISION ORDINANCE

PLOTTED BY: RUSSELL ASHLEY, L.S. 08/04/2021 10:59 AM
 DWG NAME: K:\B\1\06815024\000 - TRINITY FALLS\DWG\02 - TRINITY FALLS\DWG\02 - COVER SHEET
 LAST SAVED: 02/20/21 10:59 AM
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PU7 - 7
 KHA PROJECT NO. 06815024
 PRELIMINARY-FINAL PLAT
 C-1



VICINITY MAP
NTS



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CITY PROJECT NUMBER: XXXXXXXXX

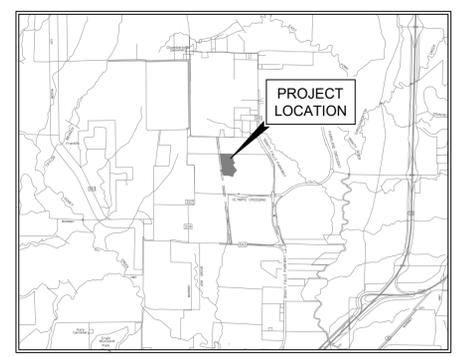
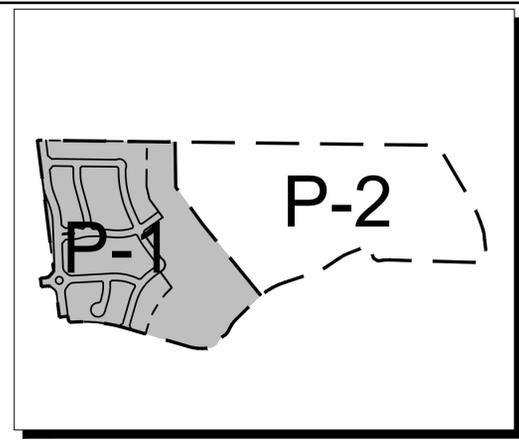
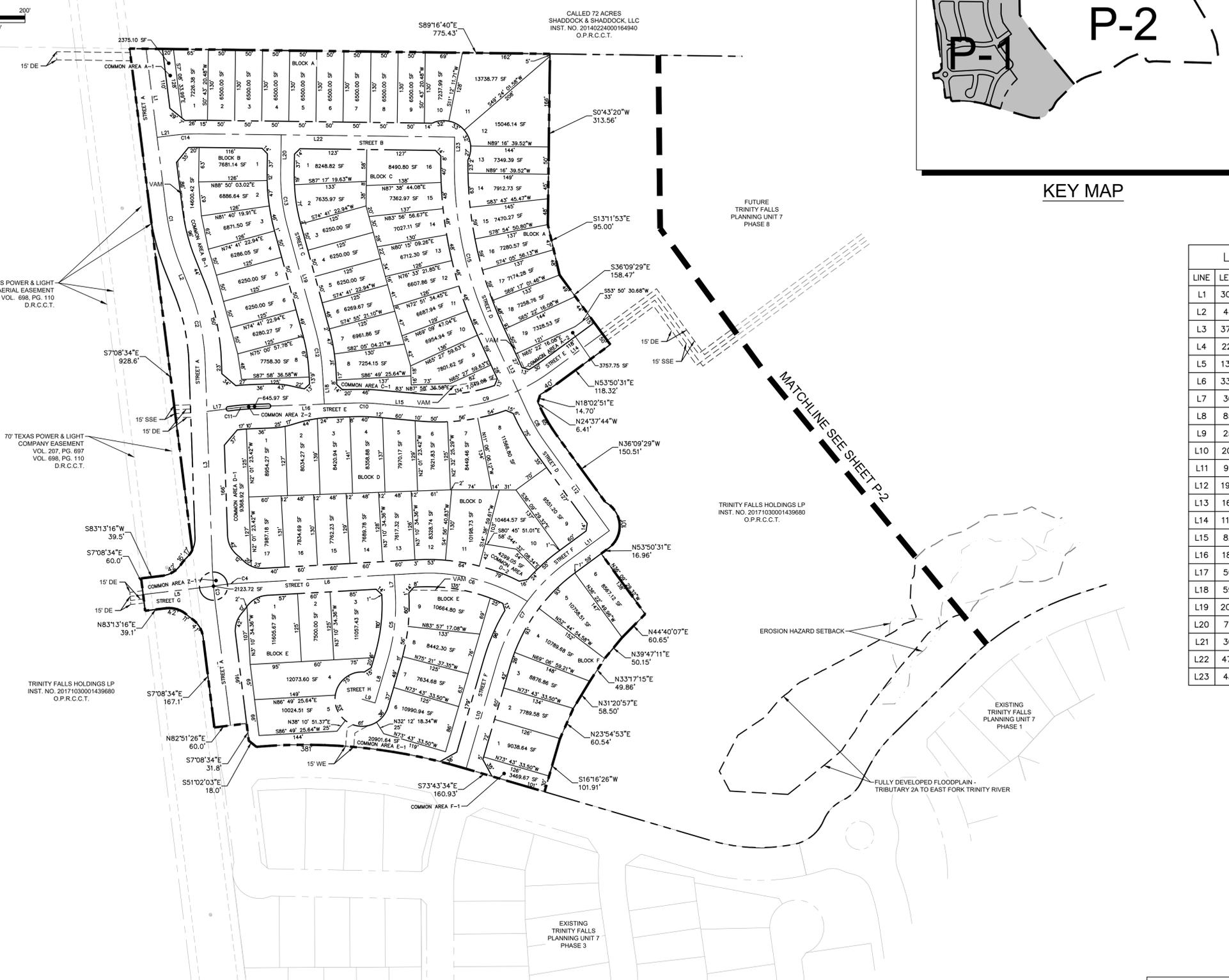
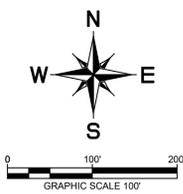
PRELIMINARY - FINAL PLAT SHEET INDEX
FOR
TRINITY FALLS PLANNING UNIT 7 PHASE 7
75 RESIDENTIAL LOTS / 10 OPEN SPACES
BEING 22.29 ACRES
OUT OF THE
J. EMBERSON SURVEY, ABSTRACT NO. 294
IN THE
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: Trinity Falls Holdings LP 1575 Heritage Drive Suite 300 McKinney, TX 75009 Tel: (713) 960-9977 Contact: Robert 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 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. 068150224	C-2
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REVISIONS BY: [REDACTED] DATE: [REDACTED] TIME: [REDACTED]
 DRAWN BY: [REDACTED] DATE: [REDACTED] TIME: [REDACTED]
 CHECKED BY: [REDACTED] DATE: [REDACTED] TIME: [REDACTED]
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PREPARED BY: RICHIE ASH, LICENSED SURVEYOR
 DRAWING NO.: KJRI CIVIL 000015000 - TRINITY FALLS HOLDINGS LP PRELIMINARY PLAT (DWG) (PRELIMINARY PLAT)
 LAST REVISED: 03/20/2024 10:45 AM
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LINE TABLE

LINE	LENGTH	BEARING
L1	300.20	S7°08'33.99"E
L2	44.36	N22°01'23.42"W
L3	374.68	N2°01'23.42"W
L4	223.91	N7°08'33.99"W
L5	130.73	S8°31'16.41"W
L6	334.20	S86°49'25.64"W
L7	36.32	N3°10'34.36"W
L8	85.33	N16°16'26.50"E
L9	25.00	S7°43'33.50"E
L10	204.21	N16°16'26.50"E
L11	96.15	N5°30'30.68"E
L12	197.30	N36°09'29.32"W
L13	163.31	S24°37'43.92"E
L14	118.32	N5°30'30.68"E
L15	82.86	S84°57'37.23"E
L16	189.51	S87°58'36.58"W
L17	50.79	N82°51'26.01"E
L18	59.94	S3°10'34.36"E
L19	200.00	S15°18'37.06"E
L20	71.82	S0°43'20.48"W
L21	30.00	N82°51'26.01"E
L22	471.19	N89°16'39.52"W
L23	43.35	S0°43'20.48"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	400.00'	103.88'	S14°34'59"E	103.59'	14°52'49"	52.24'
C2	400.00'	139.63'	N12°01'23"W	138.92'	20°00'00"	70.53'
C3	800.00'	71.48'	S4°34'59"E	71.46'	5°07'11"	35.77'
C4	350.00'	42.87'	S8°31'16.3"W	42.84'	7°01'05"	21.46'
C5	350.00'	118.81'	N6°32'56"E	118.25'	19°27'01"	59.98'
C6	350.00'	212.33'	N75°47'49"W	209.09'	34°45'31"	109.54'
C7	350.00'	229.49'	S35°03'29"W	225.40'	37°34'04"	119.04'
C8	350.00'	70.43'	S30°23'37"E	70.31'	11°31'45"	35.33'
C9	350.00'	251.66'	N74°26'27"E	246.28'	41°11'52"	131.55'
C10	350.00'	43.14'	N88°29'30"W	43.12'	7°03'46"	21.60'
C11	350.00'	31.27'	S85°25'01"W	31.26'	5°07'11"	15.65'
C12	350.00'	74.12'	N9°14'36"W	73.98'	12°08'03"	37.20'
C13	350.00'	97.94'	S7°17'38"E	97.62'	16°01'58"	49.29'
C14	350.00'	48.05'	S86°47'23"W	48.01'	7°51'54"	24.06'
C15	725.00'	320.79'	S11°57'12"E	318.17'	25°21'04"	163.06'

- 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
	100 YEAR PRELIMINARY FLOODPLAIN LINE
	STREET NAME CHANGE
	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED WATER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT

FLOODPLAIN NOTES

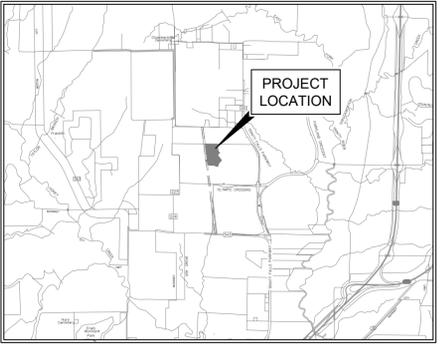
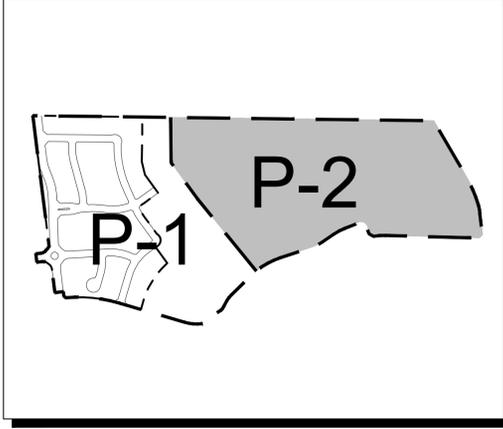
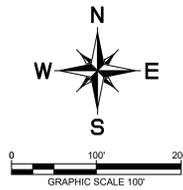
- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE WAS DELINEATED IN THE FULLY DEVELOPED FLOODPLAIN STUDY - TRINITY FALLS FOR TRIBUTARY 2A TO EAST FORK TRINITY RIVER (EFTR), DATED AUGUST 15, 2020.

PRELIMINARY PLAT
 FOR
TRINITY FALLS PLANNING UNIT 7 PHASE 7
 75 RESIDENTIAL LOTS / 10 OPEN SPACES
 BEING 22.29 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 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.
LBC	JUC	JDW	AS SHOWN	MARCH 2021	068150224

P-1

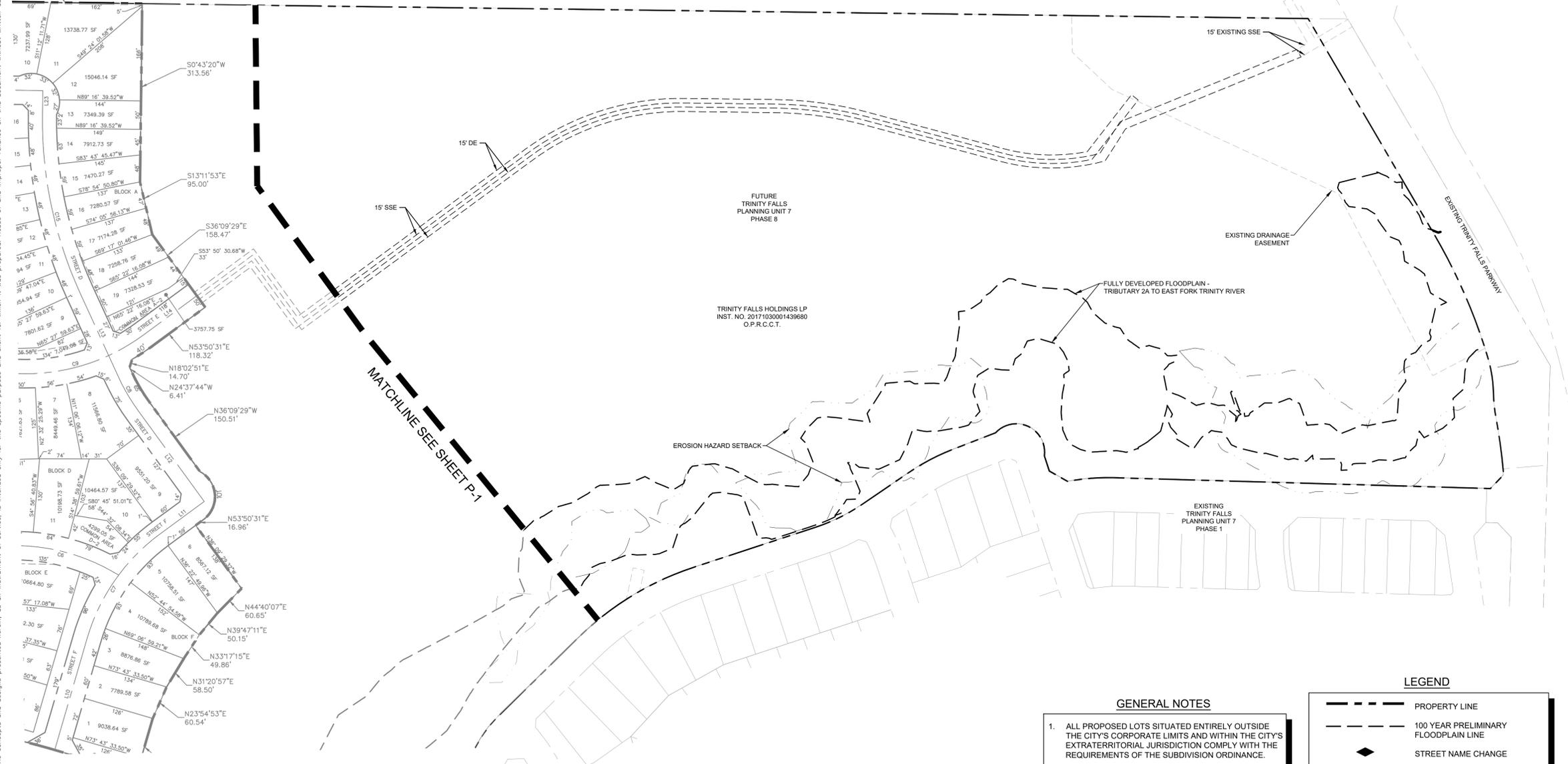


VICINITY MAP
NTS

KEY MAP

PREPARED BY: RUSSELL ASH, LICENSED SURVEYOR
 DRAWN BY: KJRI CIVIL/06/15/2020 - TRINITY FALLS HOLDINGS LP
 LAST REVISED: 03/20/2020 10:45 AM
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CALLED 72 ACRES
 SHADDOCK & SHADDOCK, LLC
 INST. NO. 20140224000164940
 O.P.R.C.C.T.



FLOODPLAIN NOTES

- THE PROPOSED 100 YEAR FULLY DEVELOPED FLOODPLAIN LINE WAS DELINEATED IN THE FULLY DEVELOPED FLOODPLAIN STUDY - TRINITY FALLS FOR TRIBUTARY 2A TO EAST FORK TRINITY RIVER (EFTR), DATED AUGUST 15, 2020.

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LEGEND

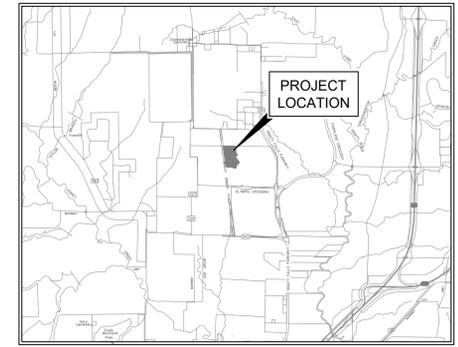
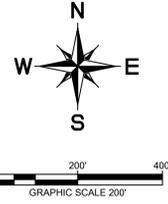
	PROPERTY LINE
	100 YEAR PRELIMINARY FLOODPLAIN LINE
	STREET NAME CHANGE
	PROPOSED VISIBILITY ACCESS MAINTENANCE EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED WATER EASEMENT
	PROPOSED SANITARY SEWER EASEMENT

PRELIMINARY PLAT FOR TRINITY FALLS PLANNING UNIT 7 PHASE 7

75 RESIDENTIAL LOTS / 10 OPEN SPACES
 BEING 22.29 ACRES
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 IN THE
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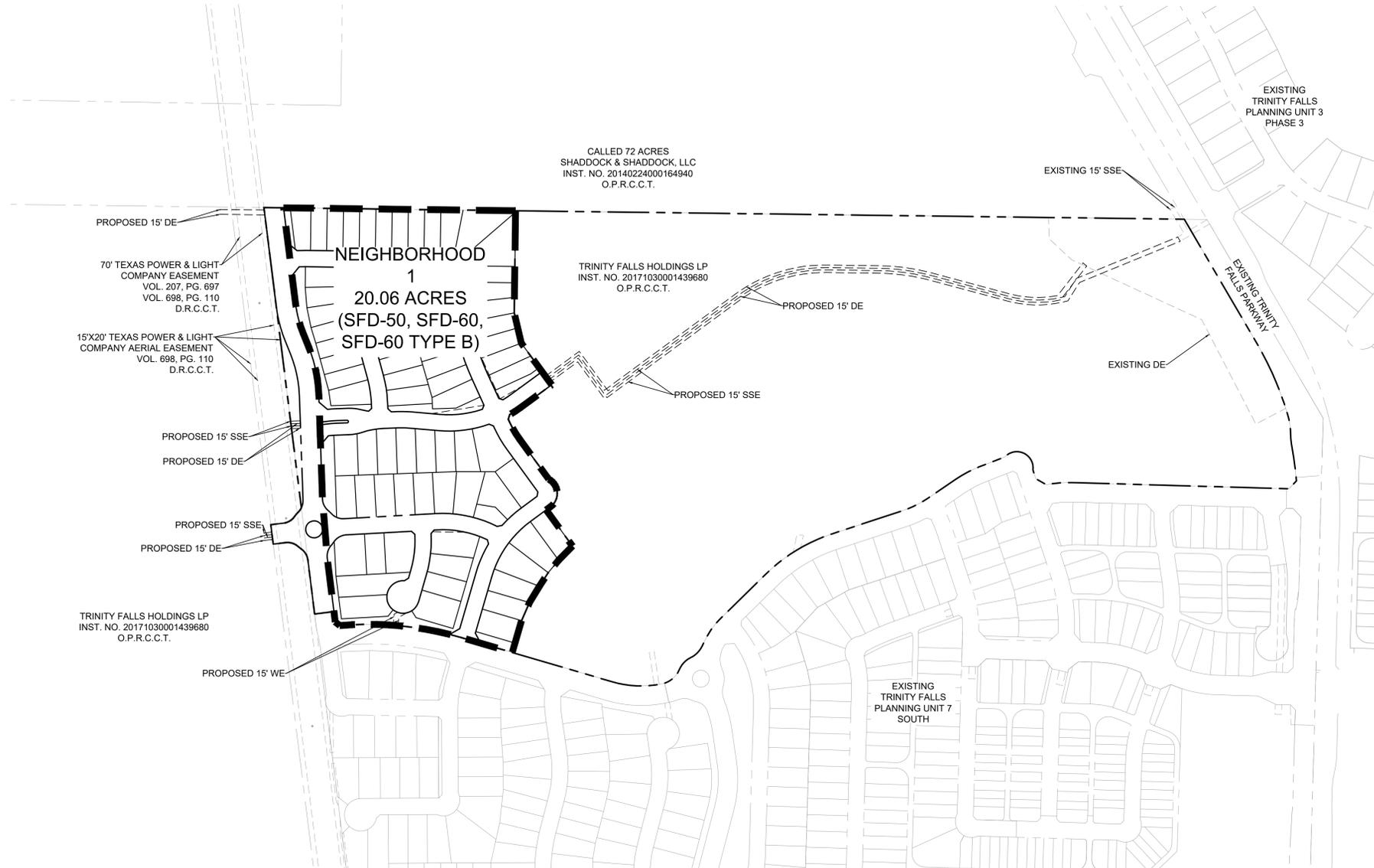
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DESIGNED: LBC	DRAWN: JJC	CHECKED: JDW	SCALE: AS SHOWN	DATE: MARCH 2021	KH PROJECT NO: 068150224	P-2
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VICINITY MAP
NTS

Trinity Falls Planning Unit 7 Phase 7			
LOT TYPES	SFD-50	SFD-60	SFD-60 TYPE B
Neighborhood 1			
Block A	19	-	-
Block B	8	-	-
Block C	16	-	-
Block D	-	17	-
Block E	-	9	-
Block F	-	3	3



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CITY PROJECT NUMBER: XXXXXXXXX

NEIGHBORHOOD EXHIBIT
FOR
TRINITY FALLS PLANNING UNIT 7 PHASE 7
75 RESIDENTIAL LOTS / 10 OPEN SPACES
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LBC	JJC	JDW	AS SHOWN	MARCH 2021	068150224

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