RES Real Estate Services

McKissick & Associates

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

72 Acres

Trinity Falls Blvd

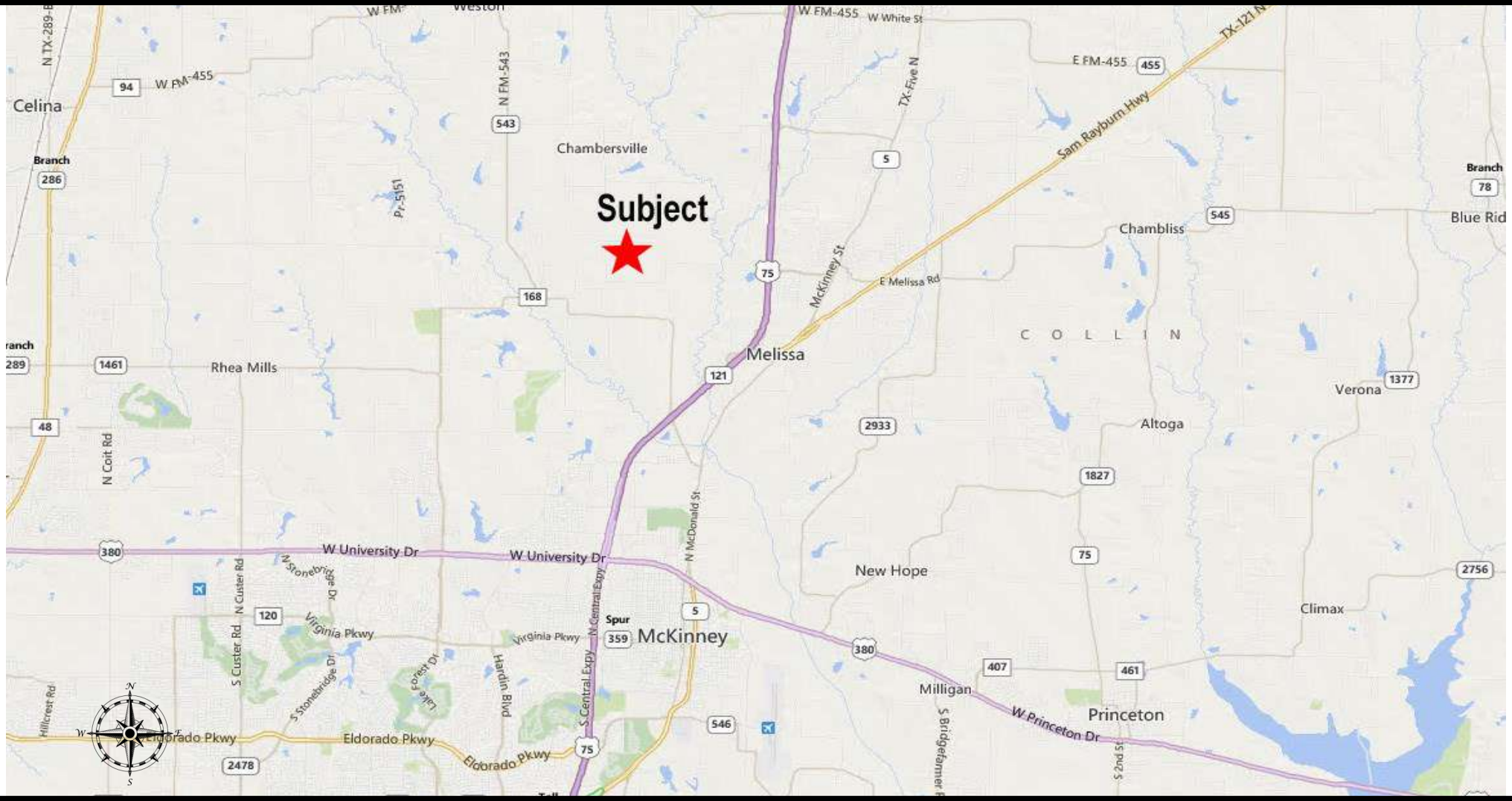
$65,000 per acre

McKinney, TX

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES - Real Estate Services. Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

72 Acres
$65,000 per acre

LOCATION MAP
Trinity Falls Blvd, McKinney, TX



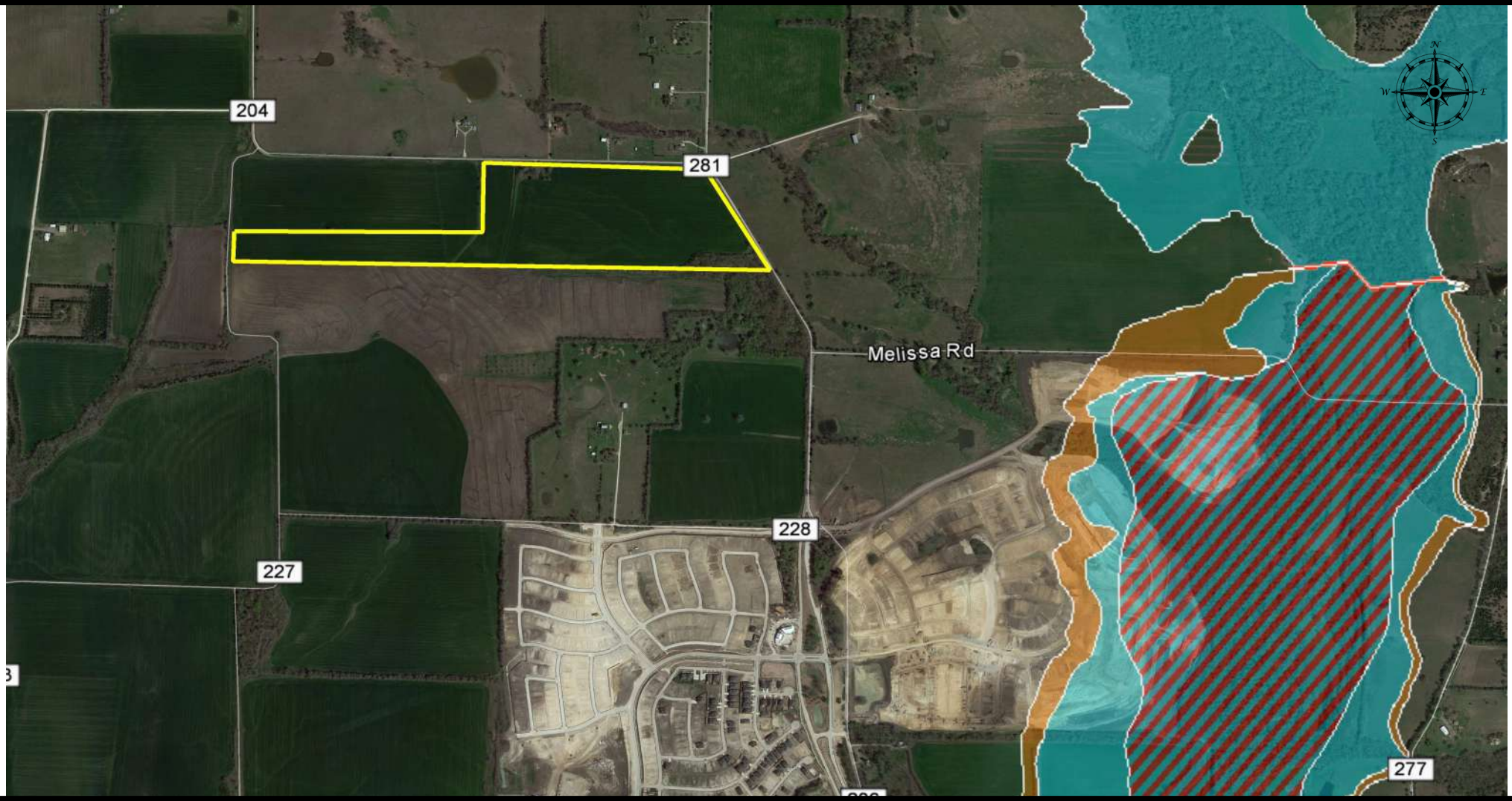
RES Real Estate Services
McKissick & Associates

This property is located in the McKinney ETJ, in McKinney ISD, adjacent to the City of McKinney and adjacent to the Trinity Falls Development area.

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

72 Acres
$65,000 per acre

FLOOD MAP
Trinity Falls Blvd, McKinney, TX



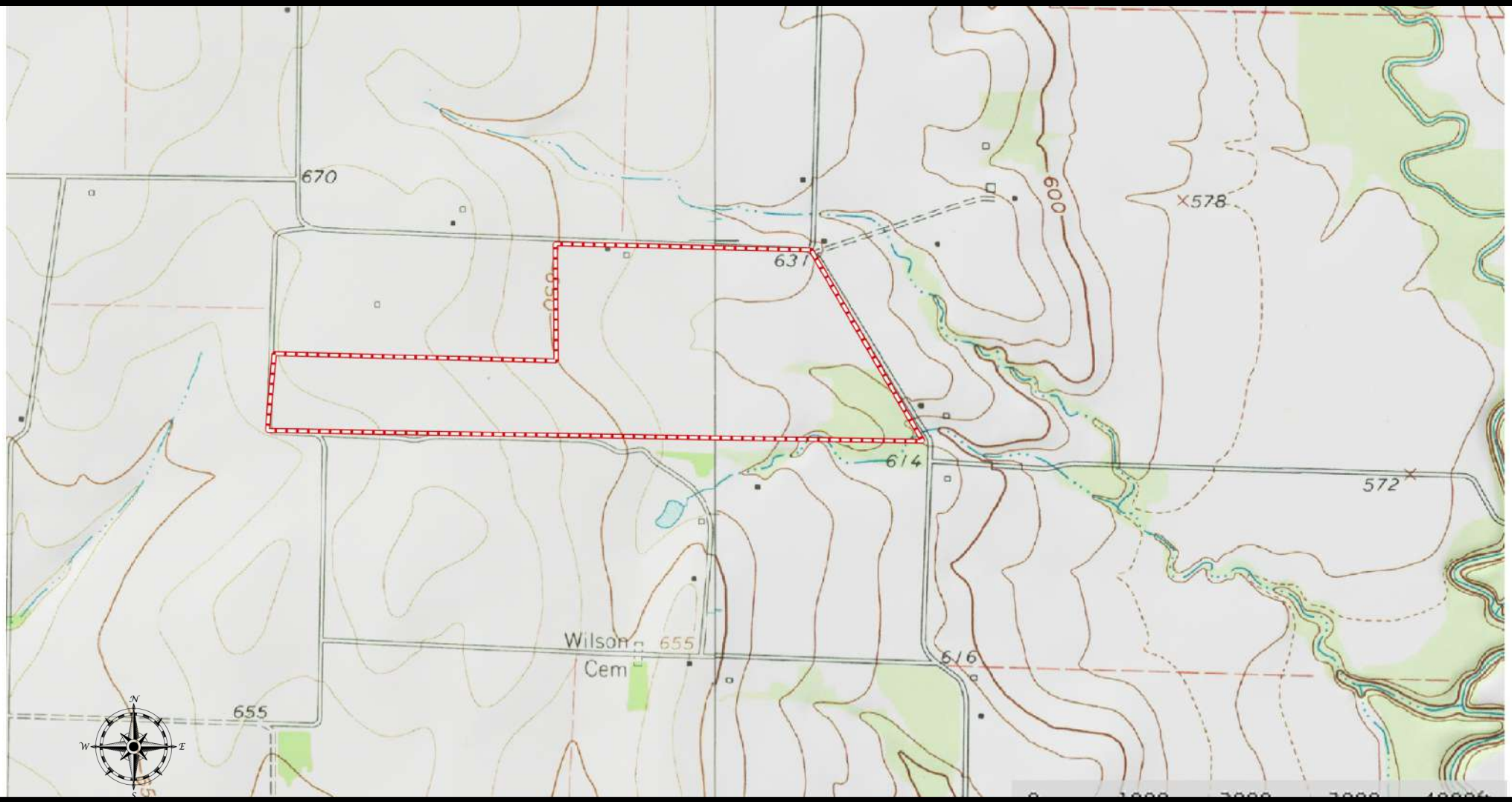
RES Real Estate Services
McKissick & Associates

This property is located in the McKinney ETJ, in McKinney ISD, adjacent to the City of McKinney and adjacent to the Trinity Falls Development area.

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

72 Acres
$65,000 per acre

TOPOGRAPHY MAP
Trinity Falls Blvd, McKinney, TX



RES Real Estate Services
McKissick & Associates

This property is located in the McKinney ETJ, in McKinney ISD, adjacent to the City of McKinney and adjacent to the Trinity Falls Development area.

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

RES Real Estate Services

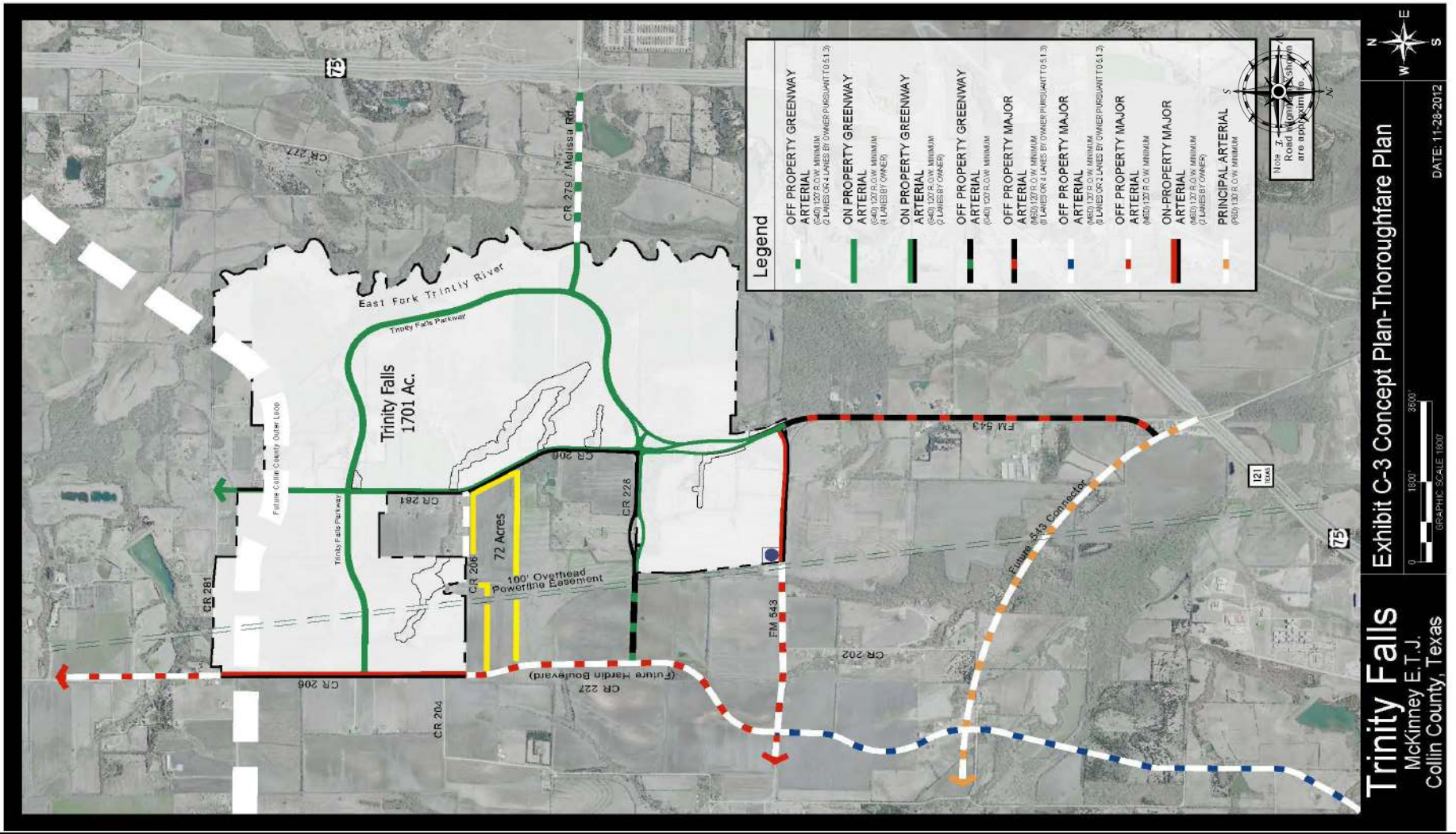
McKissick & Associates

Trinity Falls Exhibit

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

72 Acres
$65,000 per acre

THOROUGHFARE PLAN
Trinity Falls Blvd, McKinney, TX



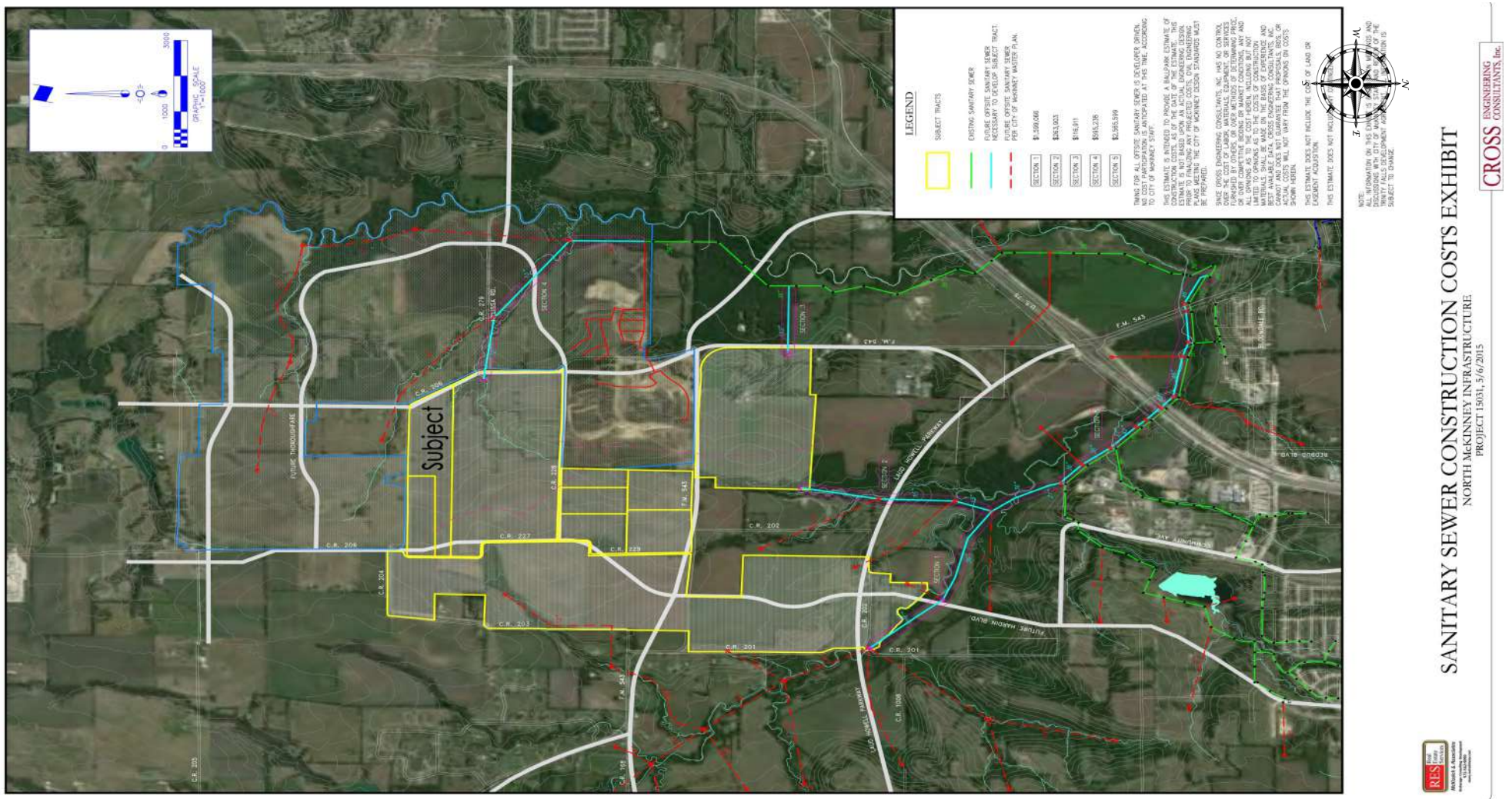
RES Real Estate Services
McKissick & Associates

This property is located in the McKinney ETJ, in McKinney ISD, adjacent to the City of McKinney and adjacent to the Trinity Falls Development area.

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

72 Acres
$65,000 per acre

Sewer Construction Exhibit
Trinity Falls Blvd, McKinney, TX



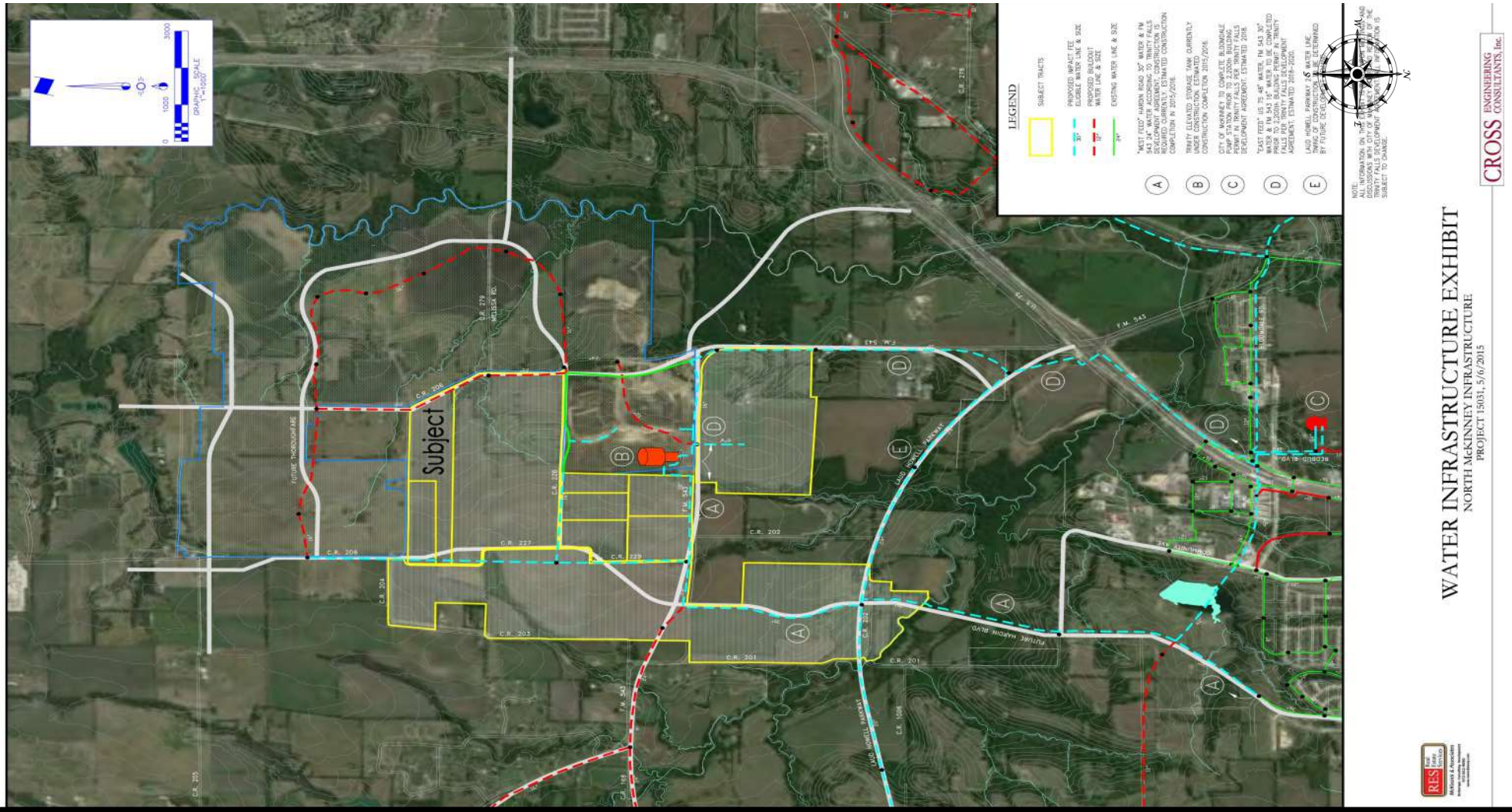
RES Real Estate Services
McKissick & Associates

This property is located in the McKinney ETJ, in McKinney ISD, adjacent to the City of McKinney and adjacent to the Trinity Falls Development area.

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

72 Acres
$65,000 per acre

Water Infrastructure
Trinity Falls Development, McKinney, TX



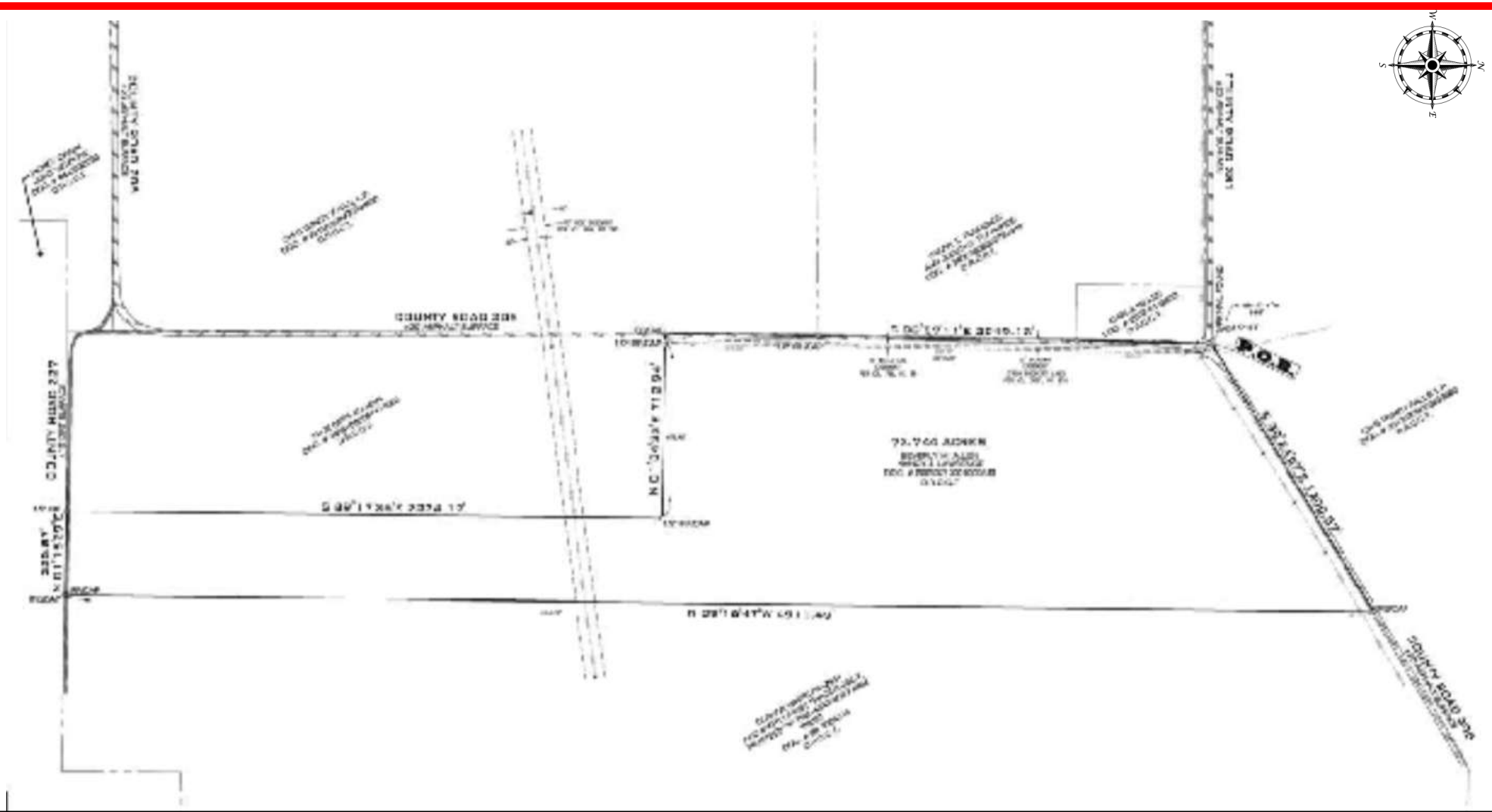
This property is located in the McKinney ETJ, in McKinney ISD, adjacent to the City of McKinney and adjacent to the Trinity Falls Development area.

RES Real Estate Services
McKissick & Associates

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

72 Acres
$65,000 per acre

Survey Trinity Falls Development, McKinney, TX



RES Real Estate Services
McKissick & Associates

This property is located in the McKinney ETJ, in McKinney ISD, adjacent to the City of McKinney and adjacent to the Trinity Falls Development area.

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

72 Acres
$65,000 per acre

Legal Description
Trinity Falls Blvd, McKinney, TX

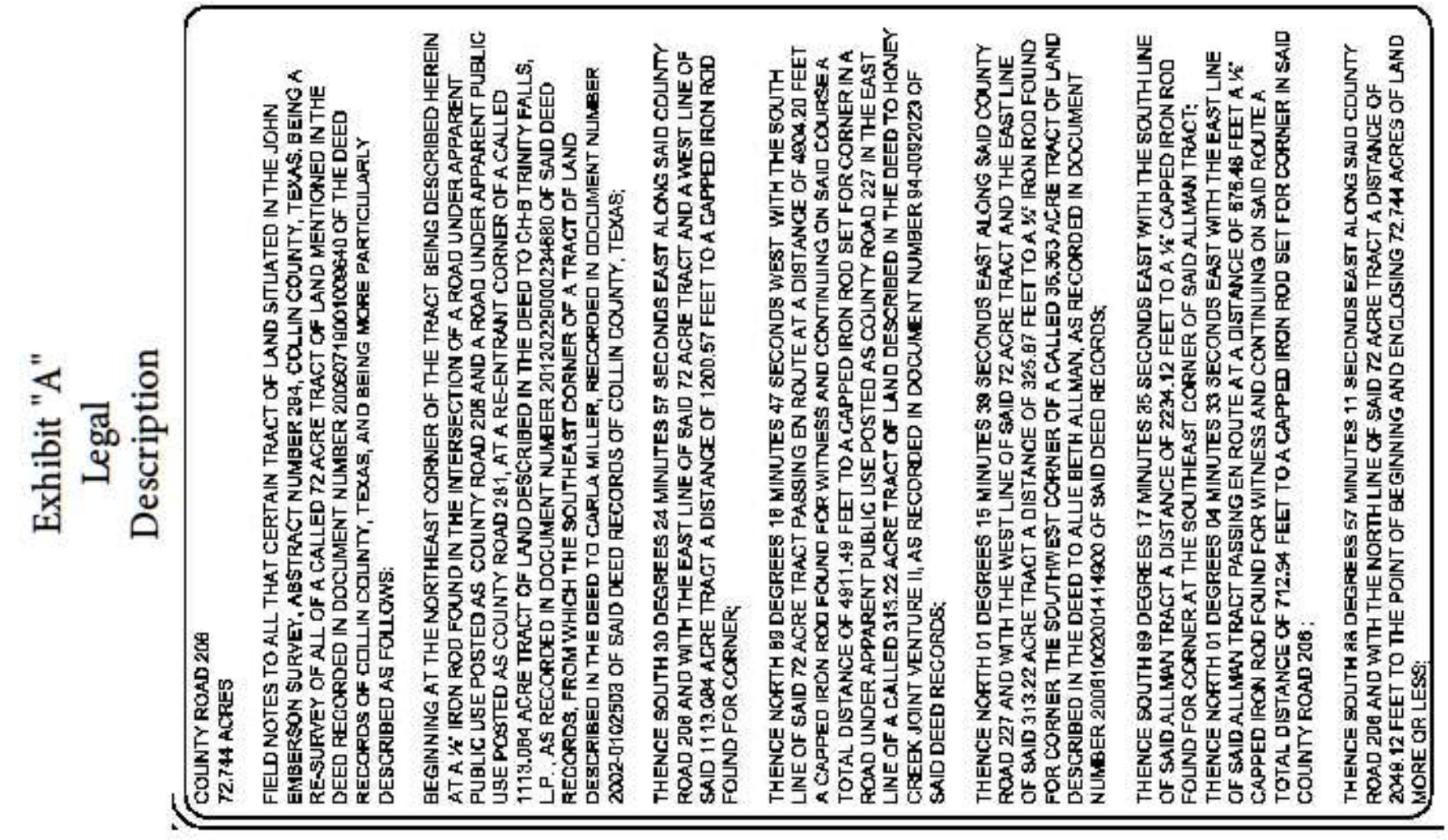


Exhibit "A"
Legal
Description

COUNTY ROAD 206
72.744 ACRES

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE JOHN EMBERSON SURVEY, ABSTRACT NUMBER 284, COLLIN COUNTY, TEXAS, BEING A RE-SURVEY OF ALL OF A CALLED 72 ACRE TRACT OF LAND MENTIONED IN THE DEED RECORDED IN DOCUMENT NUMBER 20060719001009640 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A ½" IRON ROD FOUND IN THE INTERSECTION OF A ROAD UNDER APPARENT PUBLIC USE POSTED AS COUNTY ROAD 206 AND A ROAD UNDER APPARENT PUBLIC USE POSTED AS COUNTY ROAD 281, AT A RE-ENTRANT CORNER OF A CALLED 1113.084 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CH-B TRINITY FALLS, LP., AS RECORDED IN DOCUMENT NUMBER 20120229000234680 OF SAID DEED RECORDS, FROM WHICH THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO CARLA MILLER, RECORDED IN DOCUMENT NUMBER 2002-0102503 OF SAID DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 30 DEGREES 24 MINUTES 57 SECONDS EAST ALONG SAID COUNTY ROAD 206 AND WITH THE EAST LINE OF SAID 72 ACRE TRACT AND A WEST LINE OF SAID 1113.084 ACRE TRACT A DISTANCE OF 1200.57 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 89 DEGREES 18 MINUTES 47 SECONDS WEST WITH THE SOUTH LINE OF SAID 72 ACRE TRACT PASSING EN ROUTE AT A DISTANCE OF 4904.20 FEET A CAPPED IRON ROD FOUND FOR WITNESS AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 4911.49 FEET TO A CAPPED IRON ROD SET FOR CORNER IN A ROAD UNDER APPARENT PUBLIC USE POSTED AS COUNTY ROAD 227 IN THE EAST LINE OF A CALLED 313.22 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HONEY CREEK JOINT VENTURE II, AS RECORDED IN DOCUMENT NUMBER 94-0092023 OF SAID DEED RECORDS;

THENCE NORTH 01 DEGREES 15 MINUTES 39 SECONDS EAST ALONG SAID COUNTY ROAD 227 AND WITH THE WEST LINE OF SAID 72 ACRE TRACT AND THE EAST LINE OF SAID 313.22 ACRE TRACT A DISTANCE OF 325.87 FEET TO A ½" IRON ROD FOUND FOR CORNER, THE SOUTHWEST CORNER OF A CALLED 35.353 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ALLIE BETH ALLMAN, AS RECORDED IN DOCUMENT NUMBER 20081002001414900 OF SAID DEED RECORDS;

THENCE SOUTH 89 DEGREES 17 MINUTES 35 SECONDS EAST WITH THE SOUTH LINE OF SAID ALLMAN TRACT A DISTANCE OF 2234.12 FEET TO A ½" CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID ALLMAN TRACT;

THENCE NORTH 01 DEGREES 04 MINUTES 33 SECONDS EAST WITH THE EAST LINE OF SAID ALLMAN TRACT PASSING EN ROUTE AT A DISTANCE OF 878.48 FEET A ½" CAPPED IRON ROD FOUND FOR WITNESS AND CONTINUING ON SAID ROUTE A TOTAL DISTANCE OF 712.94 FEET TO A CAPPED IRON ROD SET FOR CORNER IN SAID COUNTY ROAD 206;

THENCE SOUTH 88 DEGREES 57 MINUTES 11 SECONDS EAST ALONG SAID COUNTY ROAD 206 AND WITH THE NORTH LINE OF SAID 72 ACRE TRACT A DISTANCE OF 2048.12 FEET TO THE POINT OF BEGINNING AND ENCLOSING 72.744 ACRES OF LAND MORE OR LESS;

RES Real Estate Services
McKissick & Associates

This property is located in the McKinney ETJ, in McKinney ISD, adjacent to the City of McKinney and adjacent to the Trinity Falls Development area.

Charles McKissick
cmckissick@resmckinney.com
Office: 972-562-9090
Cell: 214-533-5146

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and represent any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER(SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain for your records.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No. Email Phone

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/Associate

License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP

RES Real Estate Services

EQUAL HOUSING OPPORTUNITY