

Property Profile

Name: Trinity Park West

Owner: North Texas Windmill, LLC

Location: Southwest corner of FM 543 (Weston Road) at CR 202, west Trinity Falls Blvd. in Collin County and not in the City of McKinney. Collin Mapsco 473.V
 For CR 202, adopt address of 7777 CR 202, McKinney, TX 75071
 For FM 543, east of creek adopt address of 5055 FM 543, McKinney, TX 75071
 For FM 543, west of creek address TBD

Size: 14.394 acres

Topography: Generally level with gradual slope to the creek and to the south. No floodplain.

Access: FM-543 (Weston Road) is a rural two-lane asphalt road with open bar ditches. There are two driveways. The county thoroughfare plans calls for a 6-lane divided, 120' ROW. City thoroughfare plan calls for 4-lane greenway arterial, 120' ROW.
 CR-202 is a two lane rural asphalt road with open bar ditches. There is one driveway.

Utilities: Location, size, and depth of existing utilities and the name of the provider.

Utility	Size	Location	Provider
Water	6"	Northside of FM 543, west of the headwall	North Collin County Special Utility District Allen Knight aknight@northcollinSUD.com cell 214-212-9308 office 972-837-2331
Water*	12"	Northside of FM 543, east of the headwall	NCSUD
Water	4"	West side of CR 202	NCSUD
Sewer		Sewer is in progress to serve the new residential across FM 543	Individual septic
Electric		OH on south side of FM 543	
Electric		OH on west side of CR 202	
Telephone		Buried on south side of FM 543	
Telephone		Buried on west side of CR 202	
Gas			Individual propane

*There is a 10" sleeve under FM 543 with an 8" valve on the north side of the road. The sleeve contains an 8" water line. On the south side of the road there is an 8" tee with valves.

Easements: None adverse

Zoning: None. In McKinney ETJ, therefore residential or nonresidential use is possible.

Current Use: Agriculture with row crops west of the creek and hay east of the creek.

CAD: Collin Central Appraisal District. Property #2800923.

CIP: Significant public/private capital improvement projects (CIP) in the neighborhood
Residential: New residential lot developments are in progress across FM 543 from the property. The property is in the shadow of Trinity Falls, a master planned community.

Utilities: Water and sewer lines are being brought to the area by others

Title: Republic Title Company, Attn: Nancy Colaluca, 2626 Howell Street, 10th Floor, Dallas, TX 75204-4064. Telephone: 214-855-8855. Fax: 214-855-8898. Email: ncolaluca@republictitle.com.

Brokers: See [Registration Letter](#).

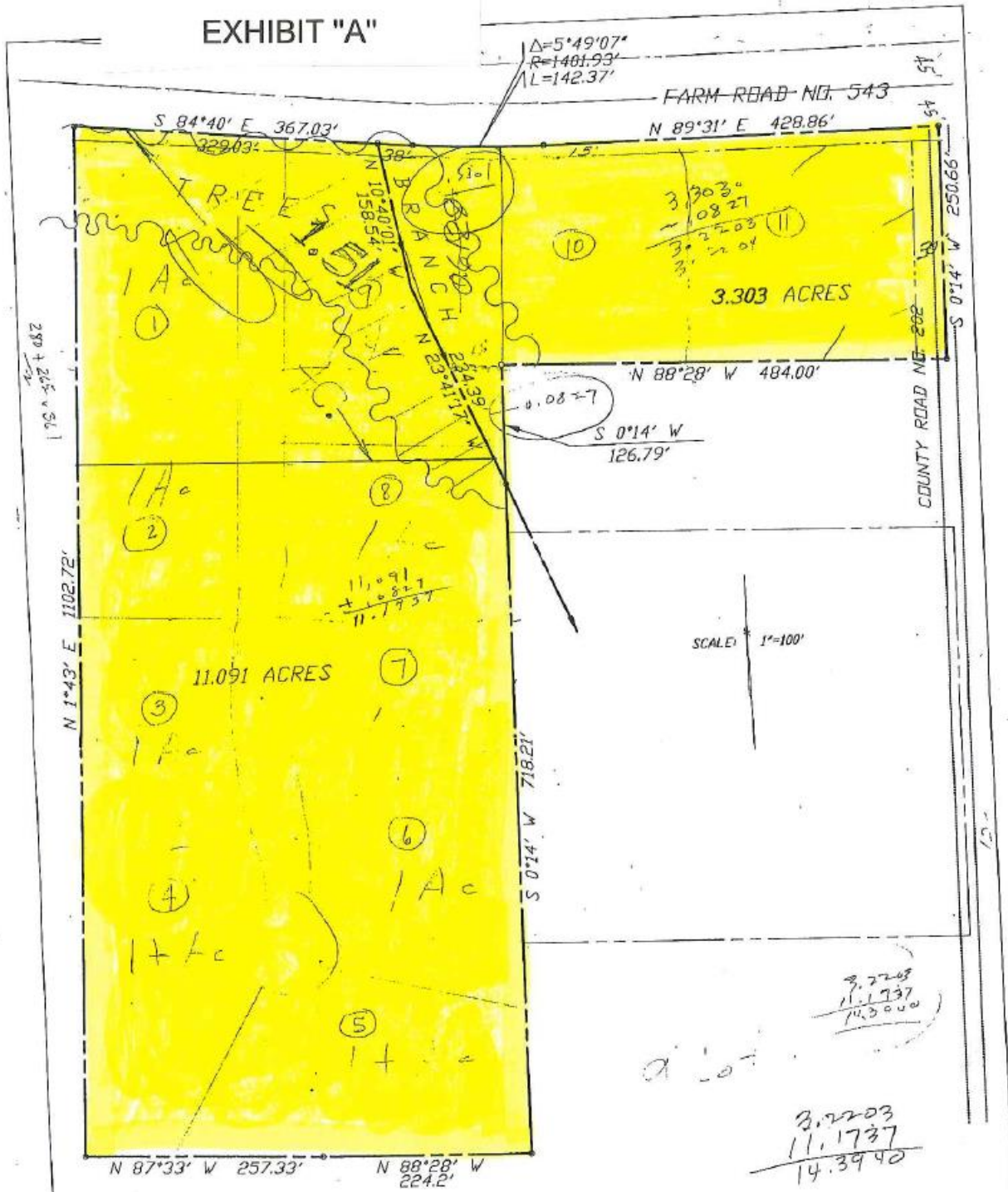
Buyers: See [TREC Information About Brokerage Services](#).

Price: Price depends on amount of land desired, shape, location, and intended use. Broker quotes price by telephone.

Information: Hope Realty. Attention: Michael S. Hope
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Telephone: 972/239-1325
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E-mail: mike@hwktx.com
Web: www.HopeRealty.com

Attachments follow.

Old Survey



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Aerial



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