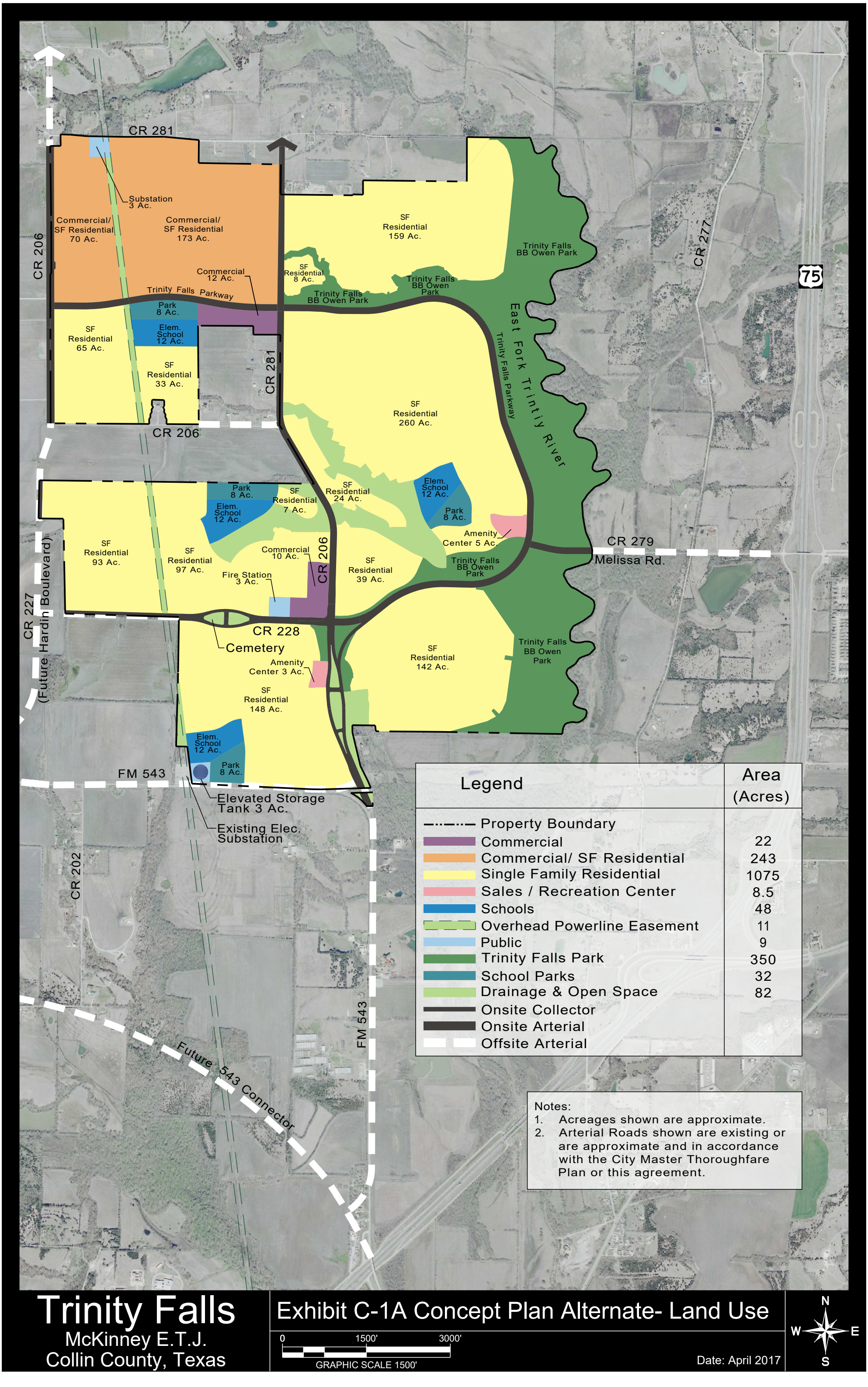
CR 281
Substation
3 Ac.
Commercial/
SF Residential
70 Ac.
Commercial/
SF Residential
173 Ac.
SF
Residential
159 Ac.
Trinity Falls
BB Owen Park
CR 277
75
CR 206
Commercial
12 Ac.
SF
Residential
8 Ac.
Trinity Falls
BB Owen
Park
Trinity Falls Parkway
Trinity Falls
BB Owen Park
Park
8 Ac.
Elem.
School
12 Ac.
SF
Residential
65 Ac.
SF
Residential
33 Ac.
CR 281
East Fork Trinity River
Trinity Falls Parkway
SF
Residential
260 Ac.
CR 206
Park
8 Ac.
Elem.
School
12 Ac.
SF
Residential
7 Ac.
SF
Residential
24 Ac.
Elem.
School
12 Ac.
Park
8 Ac.
Amenity
Center 5 Ac.
CR 279
Melissa Rd.
SF
Residential
93 Ac.
SF
Residential
97 Ac.
Commercial
10 Ac.
Fire Station
3 Ac.
CR 206
SF
Residential
39 Ac.
Trinity Falls
BB Owen
Park
CR 227
(Future Hardin Boulevard)
CR 228
Cemetery
Amenity
Center 3 Ac.
SF
Residential
148 Ac.
SF
Residential
142 Ac.
Trinity Falls
BB Owen
Park
Elem.
School
12 Ac.
Park
8 Ac.
FM 543
Elevated Storage
Tank 3 Ac.
Existing Elec.
Substation
CR 202
FM 543
Future 543 Connector
Legend
Area
(Acres)
Property Boundary
Commercial 22
Commercial/ SF Residential 243
Single Family Residential 1075
Sales / Recreation Center 8.5
Schools 48
Overhead Powerline Easement 11
Public 9
Trinity Falls Park 350
School Parks 32
Drainage & Open Space 82
Onsite Collector
Onsite Arterial
Offsite Arterial
Notes:
1. Acreages shown are approximate.
2. Arterial Roads shown are existing or are approximate and in accordance with the City Master Thoroughfare Plan or this agreement.
Trinity Falls
McKinney E.T.J.
Collin County, Texas
Exhibit C-1A Concept Plan Alternate- Land Use
0
1500'
3000'
GRAPHIC SCALE 1500'
Date: April 2017
N
W
E
S