



Fast FACTS

LOCATION

While Trinity Falls residents enjoy a McKinney address, the community is actually located in the extra territorial jurisdiction (ETJ) of the City of McKinney. Through the ETJ, the city retains oversight of land development outside of city limits, ensuring projects within the ETJ meet the city's high standards.



MUNICIPAL UTILITY DISTRICT (MUD)

In addition to being in McKinney's ETJ, Trinity Falls is within a Municipal Utility District (MUD). MUDs allow developers to efficiently finance infrastructure outside city limits, which provides a number of benefits to homebuyers. The infrastructure includes services that directly benefit our community and attract new businesses to the area. Since the MUD functions as an independent and local entity, it can address community needs and make decisions that reflect the unique vision for Trinity Falls, as well as quickly and effectively respond to emergencies and outages.

WATER

The City of McKinney provides water and sewer service within Trinity Falls. Have questions? Contact the City of McKinney at (972) 547-7360.

TAXES

Since Trinity Falls is within a MUD, residents do not pay City of McKinney property taxes and instead receive an annual property tax bill from the MUD. Tax rates vary and typically decline over time as operating and debt service costs become shared over a larger number of homeowners. Currently, the district's total tax rate is \$1.03 over \$100 assessed valuation. Residents pay additional taxes to Collin County, McKinney ISD, and Collin College.

The combined tax rate for Trinity Falls' residents is \$2.656009 per \$100 of assessed valuation. The 2021 tax rate includes:

| | |
|-----------------------|-------------------|
| Collin County | \$0.168087 |
| McKinney ISD | \$1.376700 |
| Collin College | \$0.081222 |
| McKinney MUD No. 1 | \$1.030000 |
| Total Tax Rate | \$2.656009 |

SCHOOLS

Trinity Falls is zoned to the highly acclaimed McKinney ISD. Up to three on-site McKinney schools are planned for our community.



ZONED SCHOOLS:

**NAOMI PRESS
ELEMENTARY SCHOOL**

**SCOTT MORGAN JOHNSON
MIDDLE SCHOOL**

**MCKINNEY NORTH
HIGH SCHOOL**

HOA

Trinity Falls Master Association, our Home Owners Association (HOA), is managed by CCMC Community Association Management. HOA yearly assessments are \$1,248 billed at \$312/quarter.