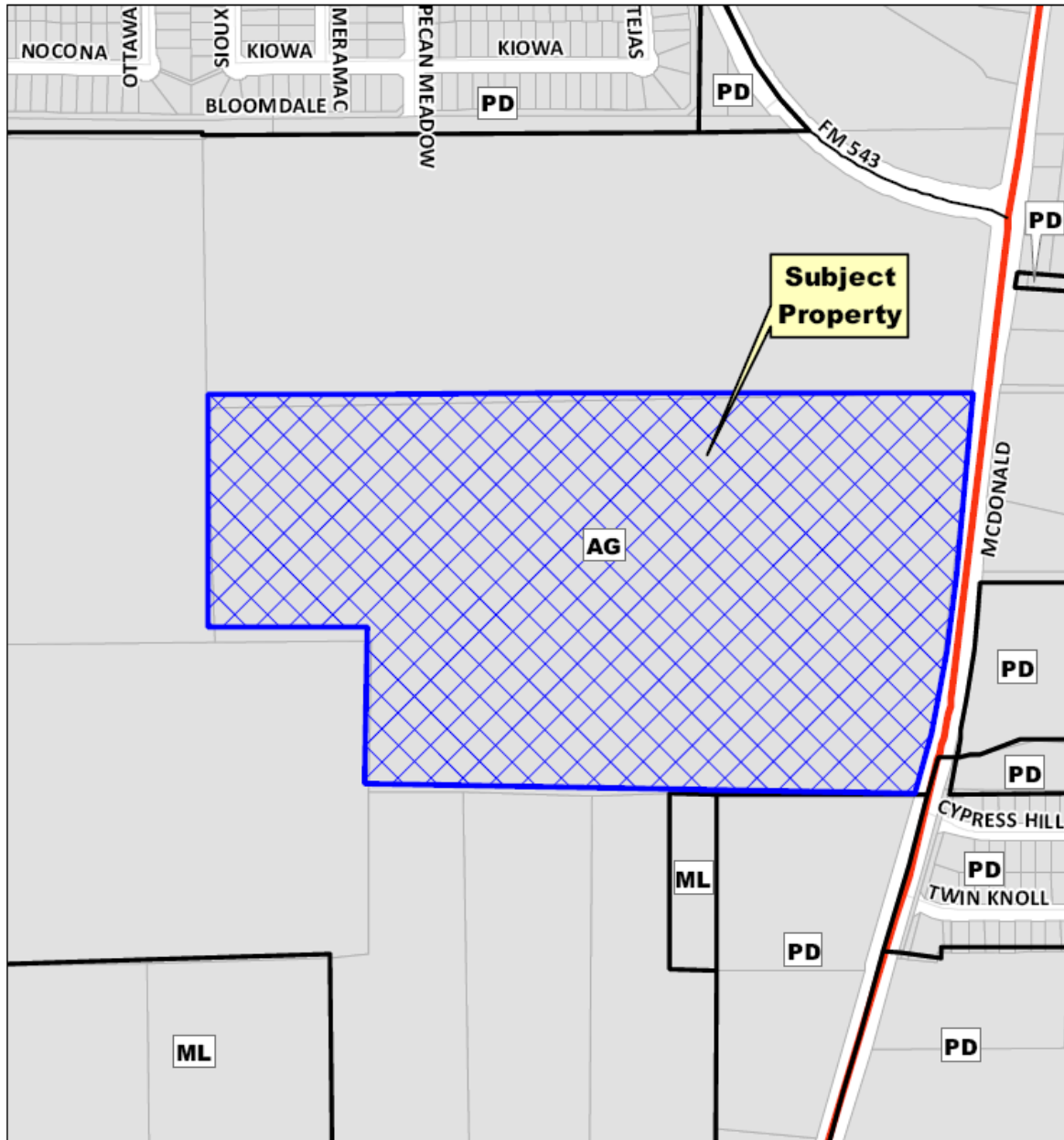


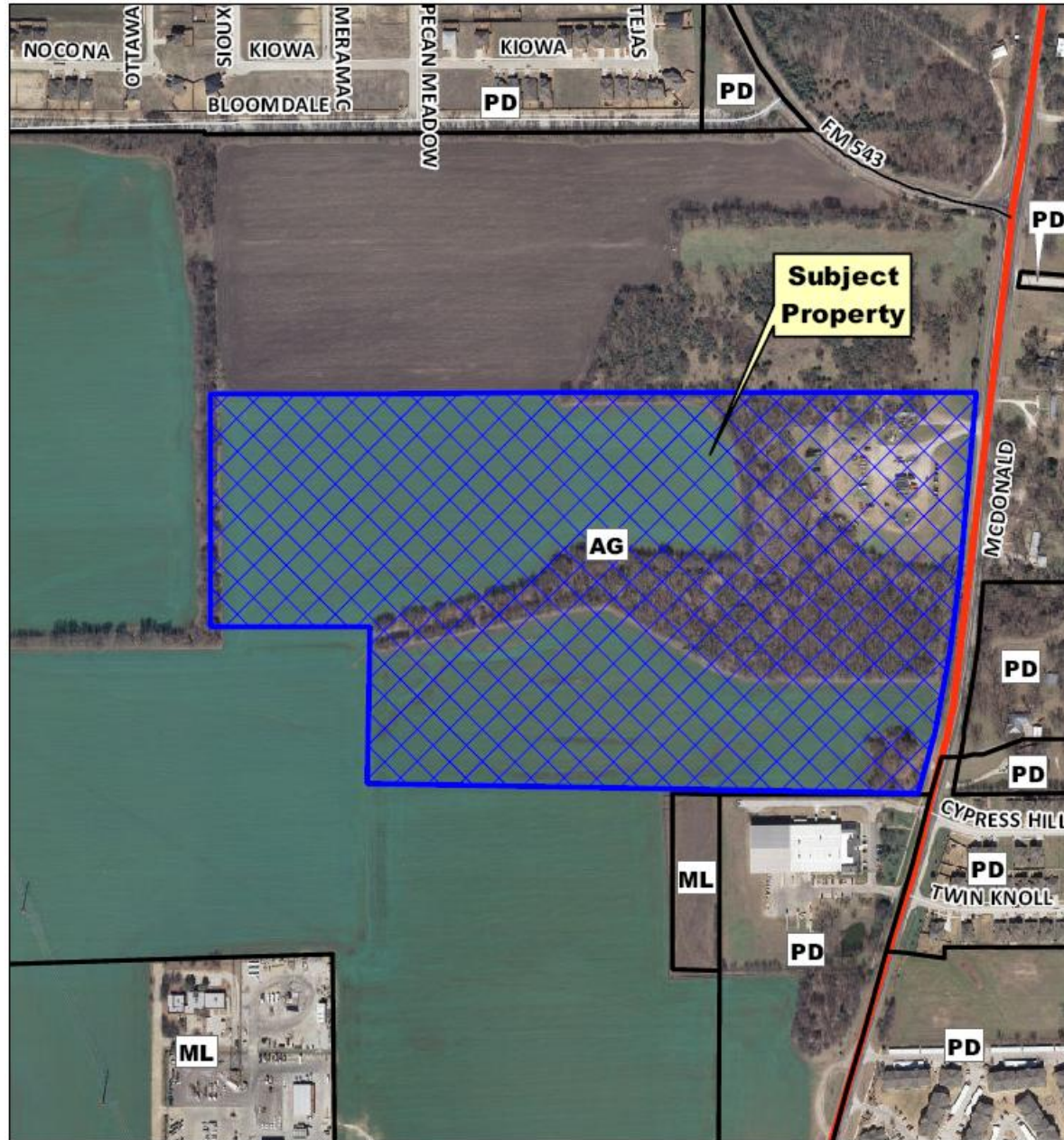
Case No. 12-093Z
Woodcreek Estates



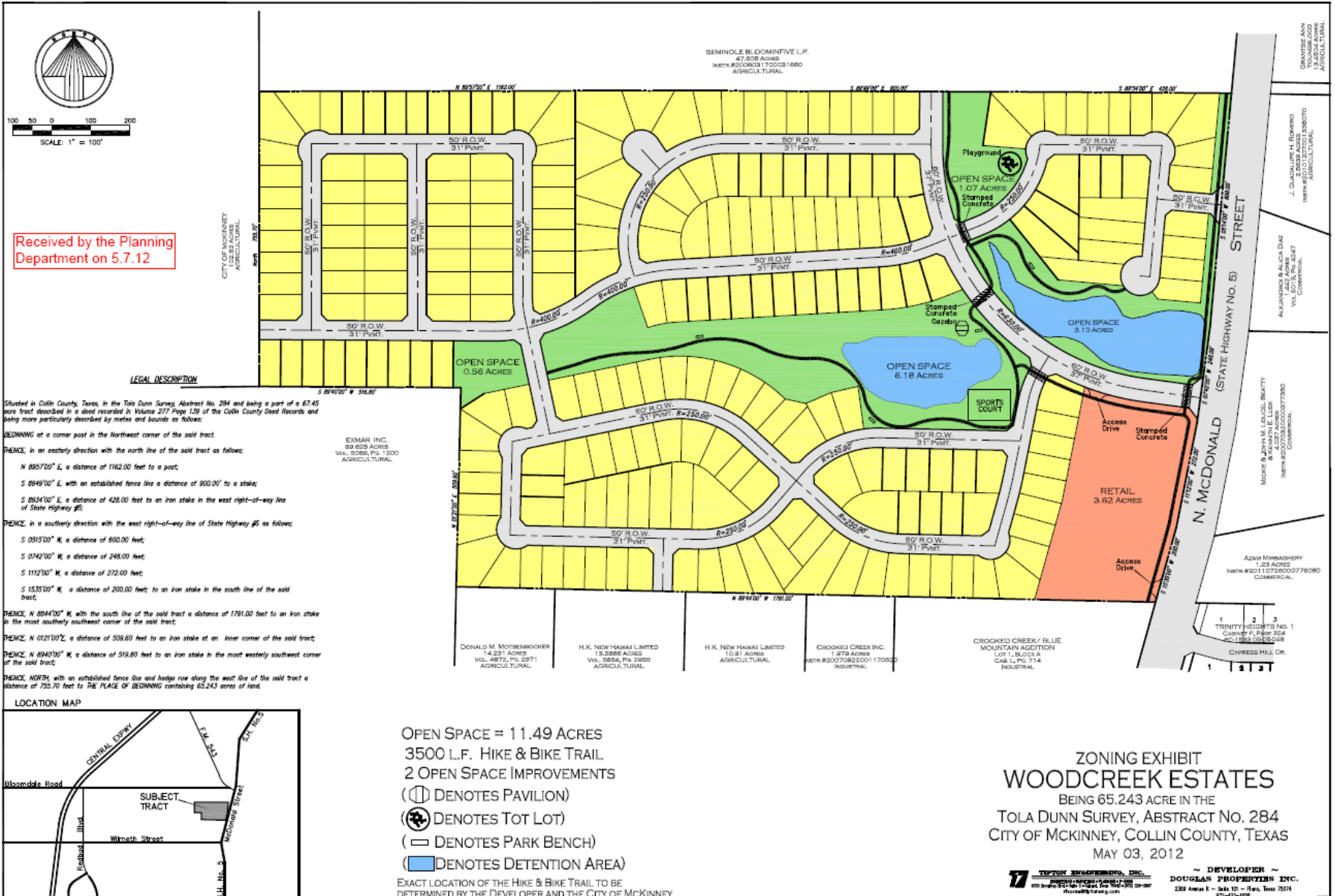
Location Map



Aerial Exhibit



Proposed Zoning Exhibit



Received by the Planning Department on 5.7.12

LEGAL DESCRIPTION

Situated in Collin County, Texas, in the Tola Dunn Survey, Abstract No. 284 and being a part of a 67.46 acre tract described in a deed recorded in Volume 277 Page 139 of the Collin County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a corner post in the Northwest corner of the said tract.

TWENCE in an easterly direction with the north line of the said tract as follows:

- N 885°00' E, a distance of 1162.00 feet to a post;
- S 894°00' E, with an established fence line a distance of 800.00' to a stake;
- S 88°41'00" E, a distance of 428.00 feet to an iron stake in the west right-of-way line of State Highway #5;

TWENCE in a southerly direction with the east right-of-way line of State Highway #5 as follows:

- S 0515°00' W, a distance of 800.00 feet;
- S 0742°00' W, a distance of 248.00 feet;
- S 112°00' W, a distance of 272.00 feet;
- S 153°00' W, a distance of 200.00 feet to an iron stake in the south line of the said tract;

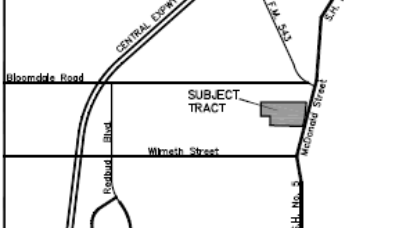
TWENCE N 88°41'00" W, with the south line of the said tract a distance of 1791.00 feet to an iron stake in the most southerly southwest corner of the said tract;

TWENCE N 01°21'00" E, a distance of 508.60 feet to an iron stake at an inner corner of the said tract;

TWENCE N 89°43'00" W, a distance of 519.80 feet to an iron stake in the most easterly southwest corner of the said tract;

TWENCE NORTH, with an established fence line and hedge row along the west line of the said tract a distance of 755.70 feet to THE PLACE OF BEGINNING containing 65.243 acres of land.

LOCATION MAP

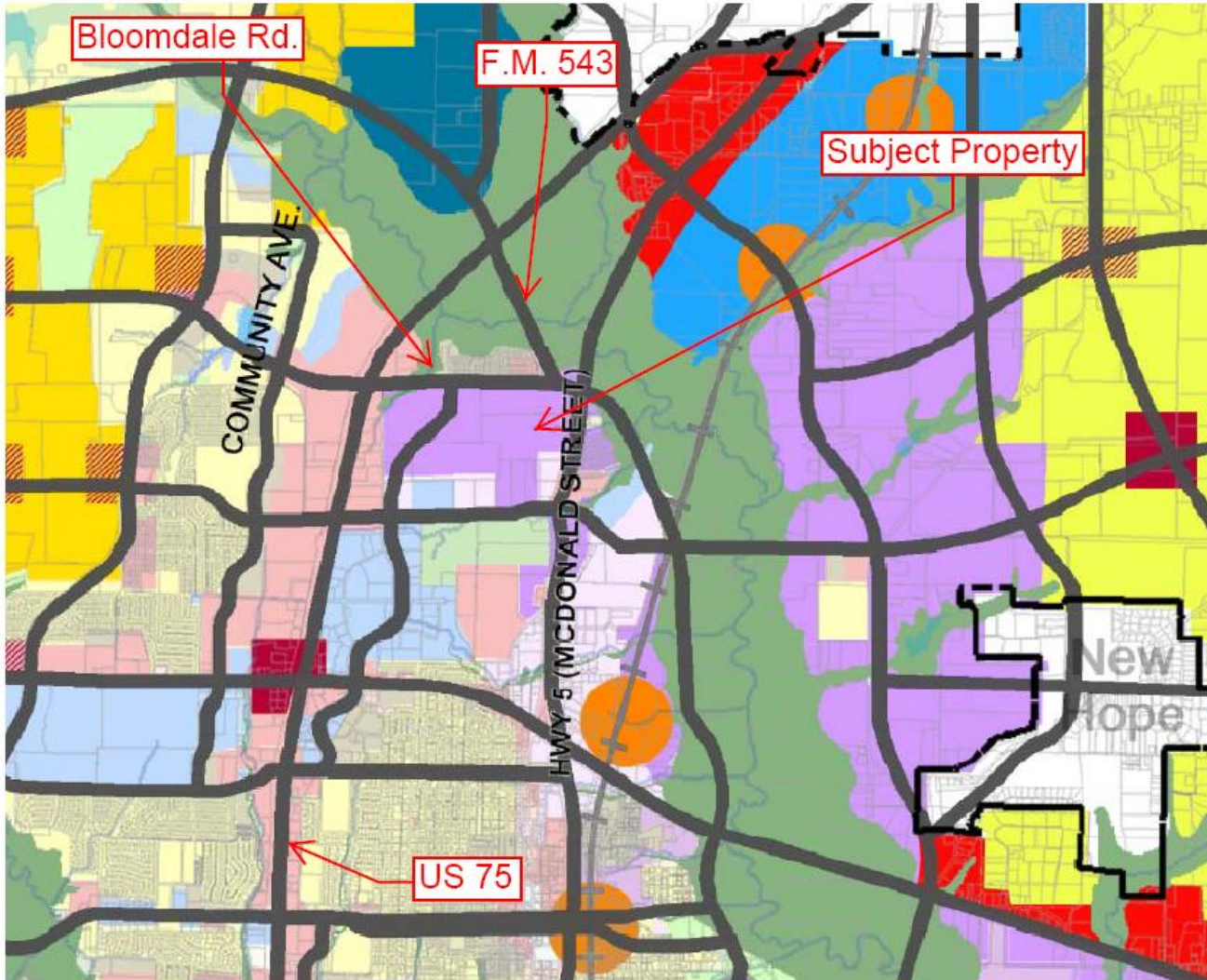


- OPEN SPACE = 11.49 ACRES
- 3500 L.F. HIKE & BIKE TRAIL
- 2 OPEN SPACE IMPROVEMENTS
- (⊕) DENOTES PAVILION
- (⊙) DENOTES TOT LOT
- (⊞) DENOTES PARK BENCH
- (■) DENOTES DETENTION AREA

EXACT LOCATION OF THE HIKE & BIKE TRAIL TO BE DETERMINED BY THE DEVELOPER AND THE CITY OF MCKINNEY

ZONING EXHIBIT
WOODCREEK ESTATES
 BEING 65.243 ACRE IN THE
 TOLA DUNN SURVEY, ABSTRACT NO. 284
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 MAY 03, 2012

Future Land Use Plan:



FUTURE LAND USE MODULES

- Estate Mix
- Suburban Mix
- Town Center
- Transit Village (1/4 mile radius)
- Community Village
- Regional Commercial
- Regional Employment Center
- Regional Employment
- Office Park
- Industrial
- Airport Industrial
- Potential Commercial within the Residential Module (Based on Locational Criteria)

Staff Recommendation

Staff recommends denial of the proposed rezoning request due to a lack of conformance with the Comprehensive Plan.