

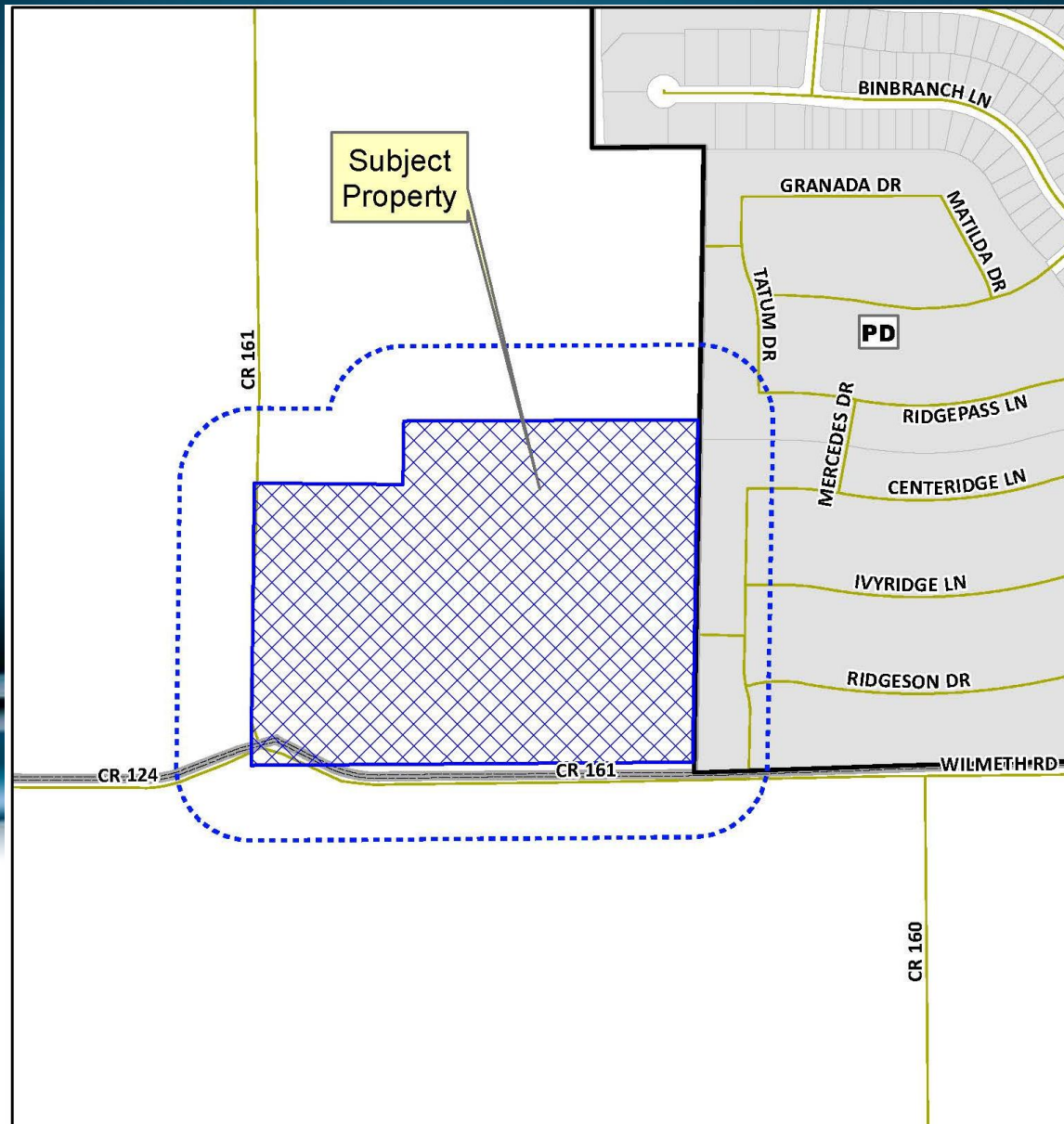
Case No. 13-011A

Docekal Tract

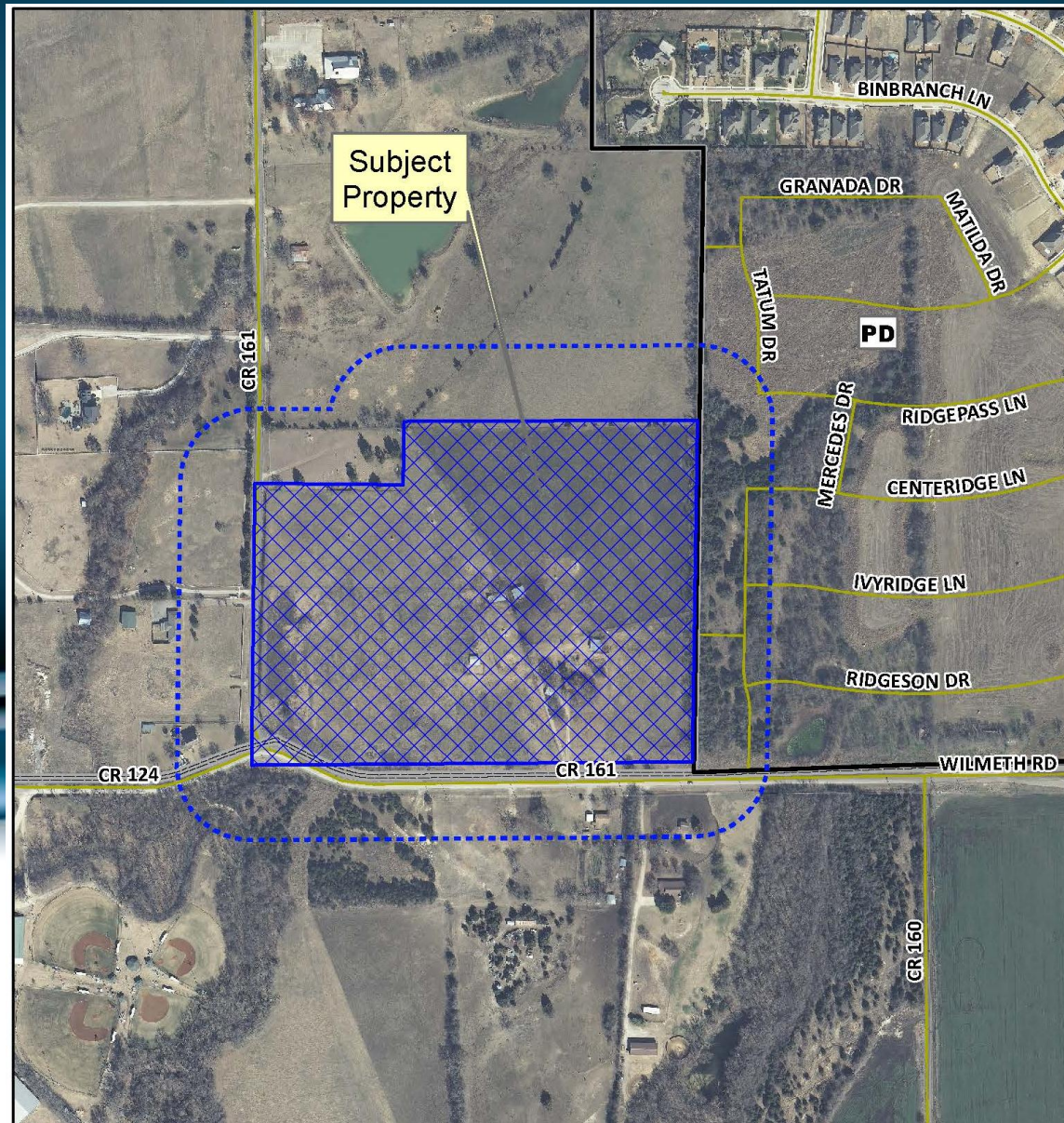
Located on the Northeast Corner of
Wilmeth Road and County Road 161
(Future Ridge Road)



Location Map



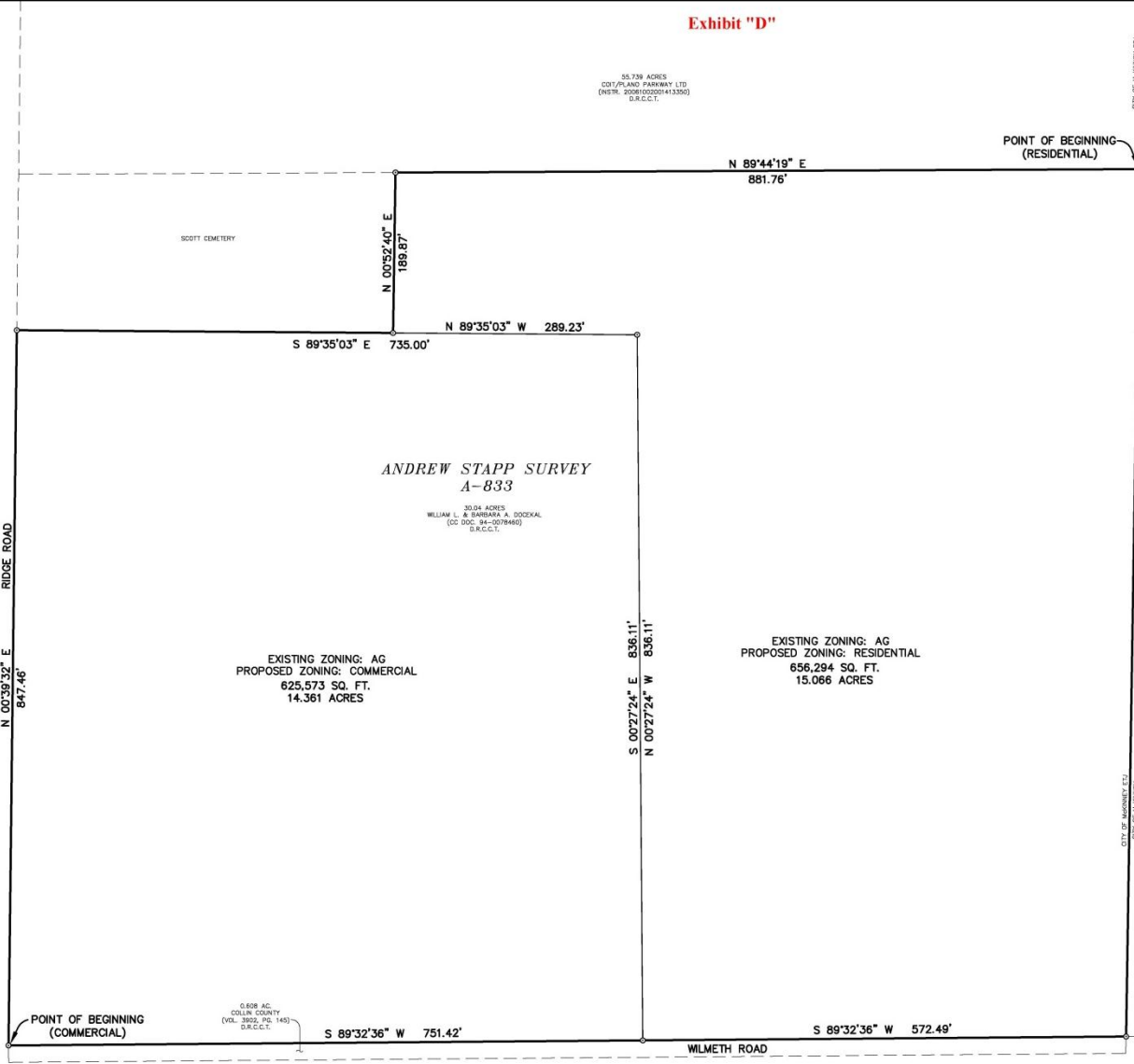
Aerial Exhibit



Annexation Exhibit

Exhibit "D"

DIXON M CRUTCHFIELD SURVEY
A-205



55.78 ACRES
COT/PLANO PARKWAY LTD
(INSTR. 20061020201413350)
D.R.C.C.T.

SCOTT CEMETERY

ANDREW STAPP SURVEY
A-833

30.04 ACRES
WILLIAM L. & BARBARA A. DOCEKAL
(DC DEC. 84-0078460)
D.R.C.C.T.

EXISTING ZONING: AG
PROPOSED ZONING: COMMERCIAL
625,573 SQ. FT.
14.361 ACRES

EXISTING ZONING: AG
PROPOSED ZONING: RESIDENTIAL
656,294 SQ. FT.
15.066 ACRES

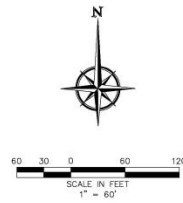
0.608 AC
COLLIN COUNTY
(VOL. 3922, PG. 145)
D.R.C.C.T.

MALACHI TUCKER SURVEY
A-904

CITY OF MCKINNEY, TEX.
CITY OF MCKINNEY

LOT 7

ZONED: SF
LOT 8, BLOCK Q
ROBINSON RIDGE
PHASE III
(CAB. 2012, PAGE 242)
P.R.C.C.T.



ZONED: SF
28.190 ACRES (TRACT 1)
DOAN, HOMES, LTD
(INSTR. 2010302020248700)
D.R.C.C.T.

CITY OF MCKINNEY, TEX.
CITY OF MCKINNEY

PROPOSED
14.361 ACRES COMMERCIAL ZONING
BEING a 14.361 acre tract of land situated in the Andrew Stapp Survey, Abstract No. 833, City of McKinney E.T.U., Collin County, Texas, and being part of a 30.04 acre tract of land described in deed to William L. Docekal and Barbara A. Docekal, as recorded in County Clerk File 84-0078460, Deed Records, Collin County, Texas, said 14.361 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of a 0.608 acre tract of land described in deed to Collin County, as recorded in Volume 3902, Page 145 of said Deed Records, said corner being in the west boundary line of said 30.04 acre tract;

THENCE North 00 degrees 39 minutes 32 seconds East, with the west boundary line of said 30.04 acre tract, a distance of 847.46 feet to the southerly northwest corner of said 30.04 acre tract and the southwest corner of Scott Cemetery;

THENCE North 00 degrees 39 minutes 32 seconds East, with the west boundary line of said 30.04 acre tract, a distance of 847.46 feet to the southerly northwest corner of said 30.04 acre tract and the southwest corner of Scott Cemetery;

THENCE South 89 degrees 35 minutes 03 seconds East, with the common boundary line of said 30.04 acre tract and said Scott Cemetery, passing on all corner of said 30.04 acre tract and the southeast corner of said Scott Cemetery at a distance of 445.77 feet and continuing a total distance of 735.00 feet;

THENCE South 00 degrees 27 minutes 24 seconds East, a distance of 836.11 feet to a point for corner in the north boundary line of said 0.608 acre tract;

THENCE South 89 degrees 32 minutes 36 seconds West, with the north boundary line of said 0.608 acre tract a distance of 751.42 feet to the POINT OF BEGINNING AND CONTAINING 625,573 square feet or 14.361 acres of land.

PROPOSED
15.066 ACRES RESIDENTIAL ZONING
BEING a 15.066 acre tract of land situated in the Andrew Stapp Survey, Abstract No. 833, City of McKinney E.T.U., Collin County, Texas, and being part of a 30.04 acre tract of land described in deed to William L. Docekal and Barbara A. Docekal, as recorded in County Clerk File 84-0078460, Deed Records, Collin County, Texas, said 15.066 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said 30.04 acre tract and the southeast corner of a 55.739 acre tract of land described in deed to Coti/Plano Parkway, Ltd, as recorded in Instrument 20061020201413350 of said Deed Records, said corner being in the west boundary line of Lot 8, Block Q, Robinson Ridge, Phase III, an addition to the City of McKinney, as recorded in Cabinet 2012, Page 242, Plat Records, Collin County, Texas;

THENCE South 00 degrees 54 minutes 31 seconds West, with the common boundary lines of said 30.04 acre tract, said Lot 8 and a 28.190 acre tract of land (Tract 1) described in deed to Gabor Thomas, Ltd, as recorded in Instrument 2010302020248700 of said Deed Records, a distance of 1327.62 feet to the northeast corner of a 0.608 acre tract of land described in deed to Collin County, as recorded in Volume 3902, Page 145 of said Deed Records;

THENCE South 89 degrees 32 minutes 36 seconds West, with the north boundary line of said 0.608 acre tract a distance of 572.49 feet;

THENCE North 00 degrees 27 minutes 24 seconds West, a distance of 836.11 feet;

THENCE North 89 degrees 35 minutes 03 seconds East, a distance of 289.23 feet to an el corner of said 30.04 acre tract and the southeast corner of said Scott Cemetery;

THENCE North 00 degrees 52 minutes 40 seconds East, with the common boundary line of said 30.04 acre tract and said Scott Cemetery, a distance of 189.87 feet to the northerly northwest corner of said 30.04 acre tract and the northeast corner of Scott Cemetery, said corner being in the south boundary line of said 55.739 acre tract;

THENCE North 89 degrees 44 minutes 19 seconds East, with the common boundary line of said 30.04 acre tract and said 55.739 acre tract, a distance of 881.76 feet to the POINT OF BEGINNING AND CONTAINING 656,294 square feet or 15.066 acres of land.

ANNEXATION EXHIBIT
DOCEKAL TRACT
BEING
29.427 ACRES
SITUATED IN THE

ANDREW STAPP SURVEY, A-833
CITY OF MCKINNEY, TEX.
CITY OF MCKINNEY E.T.U.
COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS PROFESSIONAL REG. NO. 00164
801 WINDO CIRCLE, SUITE 300, PLANO, TEXAS 75068
(972) 941-6100 FAX (972) 941-6401
SHEET 1 OF 1
DATE: JANUARY 14, 2025

STAFF RECOMMENDATION:

Staff recommends approval of the proposed annexation request.