

REMAINDER OF
CALLED 447.693 ACRES
HRC/WCD PARTNERS, L.P.
(CALLED 27.5148 ACRES)
VOL. 5867, PG. 3876
ZONED: PD-2005-10-107
CURRENT LAND USE:
AGRICULTURAL/UNDEVELOPED

REMAINDER OF
CALLED 447.693 ACRES
HRC/WCD PARTNERS, L.P.
(CALLED 6.9420 ACRES)
VOL. 5867, PG. 3876
ZONED: PD-2005-10-107
CURRENT LAND USE:
AGRICULTURAL/UNDEVELOPED

REMAINDER OF
CALLED 447.693 ACRES
HRC/WCD PARTNERS, L.P.
(CALLED 5.0000 ACRES)
VOL. 5867, PG. 3876
ZONED: PD-2005-10-107
CURRENT LAND USE:
AGRICULTURAL/UNDEVELOPED

N89°20'59"E
262.88'

S03°11'01"E
241.05'

217,536 S.F.
4.994 ACRES
CURRENT ZONING: (N/A; CITY OF MCKINNEY ETJ)
LAND USE: AGRICULTURAL/SINGLE FAMILY
DETACHED RESIDENTIAL
PROPOSED ZONING: "R6" RESIDENTIAL DISTRICT

REMAINDER OF
CALLED 447.693 ACRES
HRC/WCD PARTNERS, L.P.
(CALLED 58.5334 ACRES)
VOL. 5867, PG. 3876
ZONED: PD-2005-10-107
CURRENT LAND USE:
AGRICULTURAL/UNDEVELOPED

HRC WCD PARTNERS, L.P.
INST. NO.
20061103001578560
O.P.R.C.C.T.

N00°00'01"W
788.35'

S00°34'38"E
546.48'

FUTURE RIGHT-OF-WAY
FOR BAXTER WELL ROAD
(BY OTHERS)

S89°08'40"W
281.78'

BAXTER WELL ROAD
(UNRECORDED ROW)

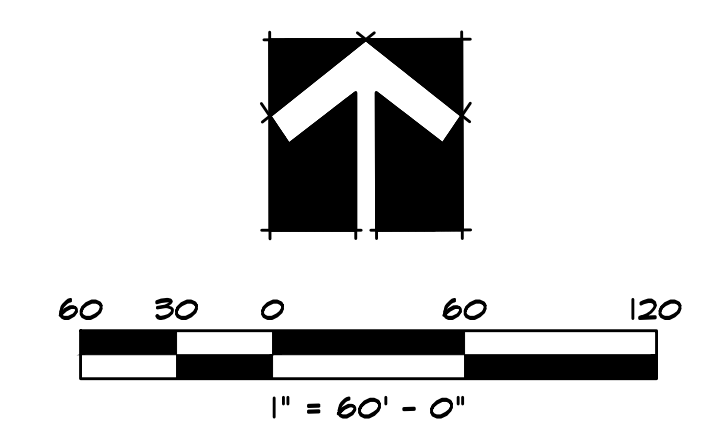
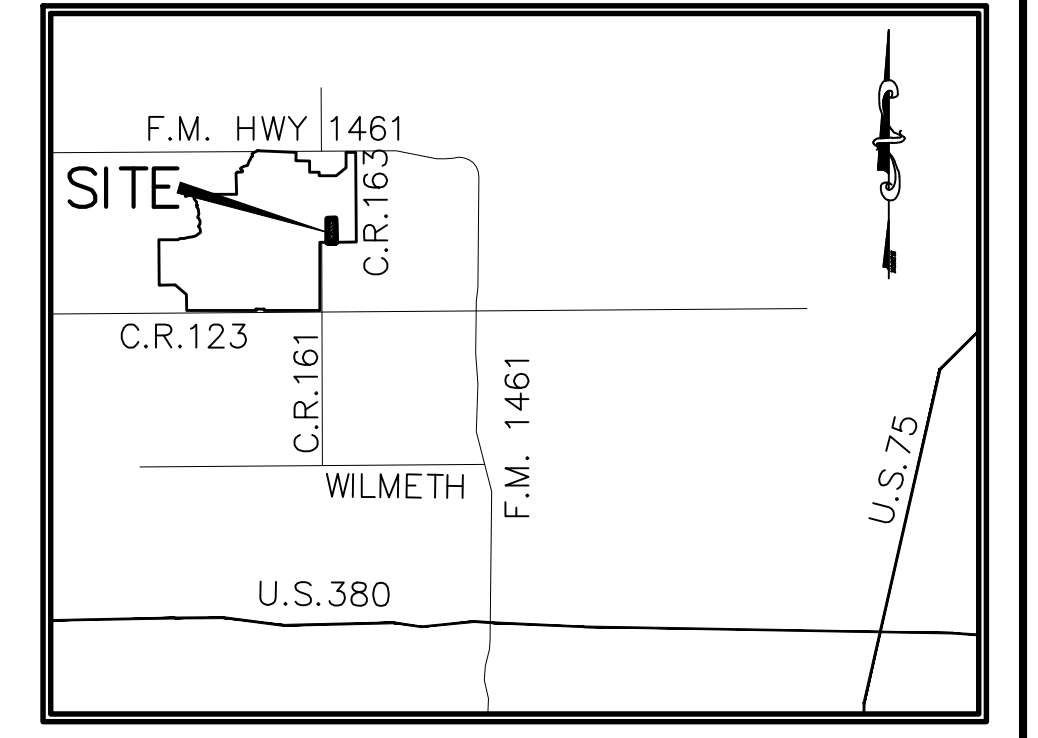
APPROX 256' TO
RIDGE ROAD (CR 163)

BLOOMDALE FARMS
CAB. C, SLD. 486
M.R.C.C.T.
ZONED: N/A; CITY OF MCKINNEY ETJ
CURRENT LAND USE:
SINGLE FAMILY DETACHED RESIDENTIAL

LOT 3B
DUSTIN & TINA MARR
(CALLED 4.9970 ACRES)
INST. NO. 20151221001585470

LOT 1
PATRICK & SUSAN MULLINS
(CALLED 10.7670 ACRES)
INST. NO. 94-0108872

LOT 2A
DARIN & TAMARA RIGGS
(CALLED 5.0000 ACRES)
INST. NO. 01-0133155/5028-2162



ZONING EXHIBIT
HIGHLAND LAKES
4.994 ACRES OUT OF
JOEL F STEWART SURVEY, ABSTRACT NO. 838
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

HRC/WCD PARTNERS LP	OWNER
PO Box 708 Addison, Texas 75001	
TAYLOR MORRISON OF TEXAS, INC	APPLICANT/DEVELOPER
6735 Salt Cedar Way, Building 1, Suite 200 (469) 252-2194 Frisco, Texas 75034 Contact: Phillip Thompson	
JB PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676 Carrollton, Texas 75006 Contact: Jerry Sylo Contact: jsylo@jbparkers.com TBPE No. F-438 TBPLS No. 100760000	
Resubmitted: July 15, 2024 Submitted: June 3, 2024	