

100 50 0 100 200  
SCALE: 1" = 100'

Received by the Planning Department on 1.30.12

SEMINOLE BLOOMIN FIVE L.P.  
47.608 ACRES  
INSTR.#2008031700031660  
AGRICULTURAL

GRANTISIE ANN  
YOUNGBLOOD  
13.4504 ACRES  
AGRICULTURAL

J. GUADALUPE H. ROMERO  
2.5639 ACRES  
INSTR.#20101217001338070  
AGRICULTURAL

ALEJANDRO I & ALICIA DIAZ  
1.442 ACRES  
Vol. 5013, Pg. 4247  
COMMERCIAL

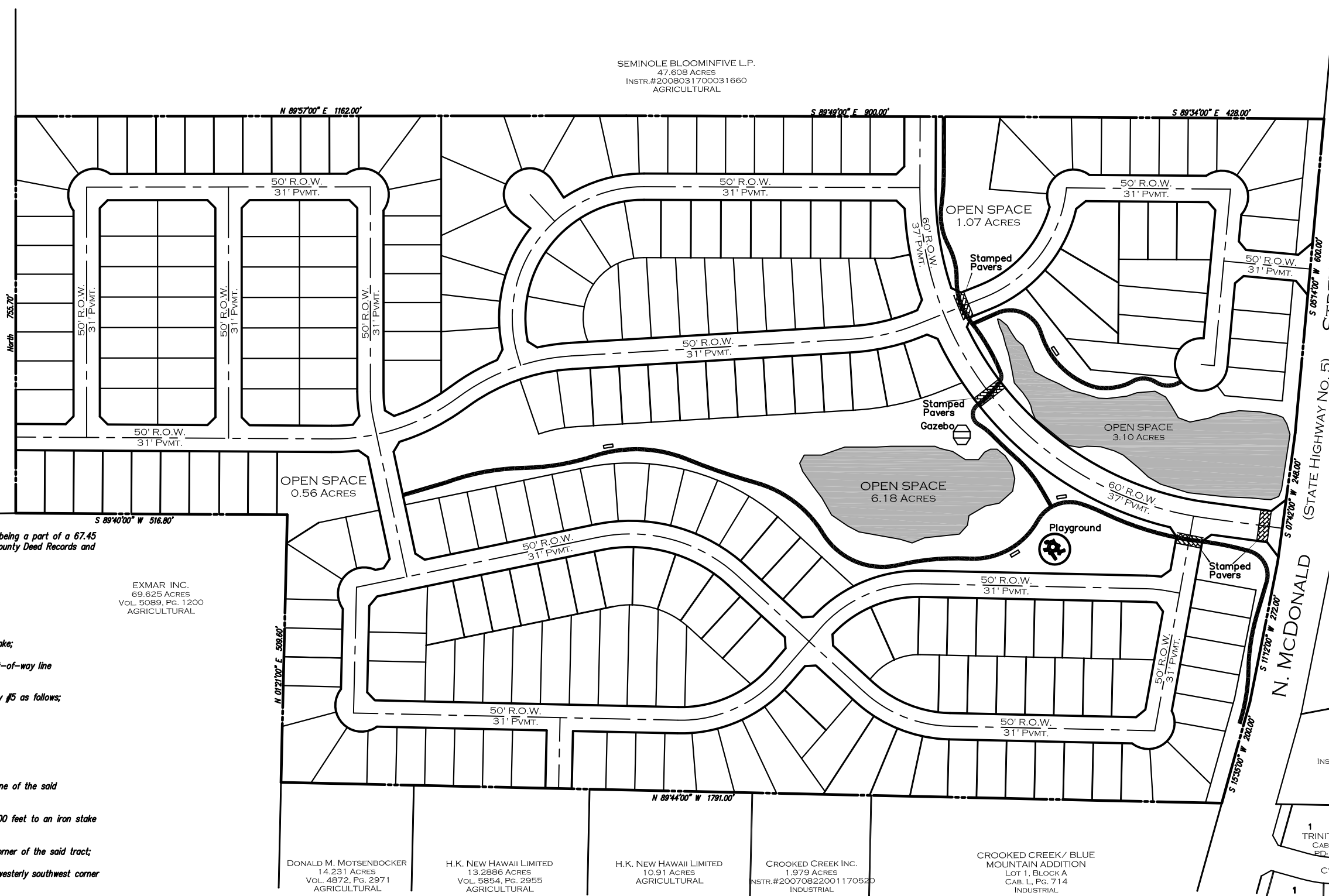
MICKIE & JOHN M. LOUGEL BEATTY  
& KENNETH E. LUSK  
4.037 ACRES  
INSTR.#2007032000037350  
COMMERCIAL

AZAM MIRBAGHERY  
1.23 ACRES  
INSTR.#20110726000776080  
COMMERCIAL

1 2 3  
TRINITY HEIGHTS No. 1  
CABINET P, PAGE 324  
PD-1583 05-05-048

CYPRESS HILL DR.

CITY OF MCKINNEY  
102.52 ACRES  
AGRICULTURAL



**LEGAL DESCRIPTION**

Situated in Collin County, Texas, in the Tola Dunn Survey, Abstract No. 284 and being a part of a 67.45 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.

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

N 8957'00" E, a distance of 1162.00 feet to a post;

S 8949'00" E, with an established fence line a distance of 900.00' to a stake;

S 8934'00" E, a distance of 428.00 feet to an iron stake in the west right-of-way line of State Highway #5;

THENCE, in a southerly direction with the west right-of-way line of State Highway #5 as follows:

S 0515'00" W, a distance of 600.00 feet;

S 0742'00" W, a distance of 248.00 feet;

S 1112'00" W, a distance of 272.00 feet;

S 1535'00" W, a distance of 200.00 feet; to an iron stake in the south line of the said tract;

THENCE, N 8844'00" 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;

THENCE, N 0121'00" E, a distance of 509.60 feet to an iron stake at an inner corner of the said tract;

THENCE, N 8940'00" W, a distance of 519.80 feet to an iron stake in the most westerly southwest corner of the said tract;

THENCE, 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.

EXMAR INC.  
69.625 ACRES  
Vol. 5089, Pg. 1200  
AGRICULTURAL

N. 0121'00" E. 509.60'

DONALD M. MOTSENBOCKER  
14.231 ACRES  
Vol. 4872, Pg. 2971  
AGRICULTURAL

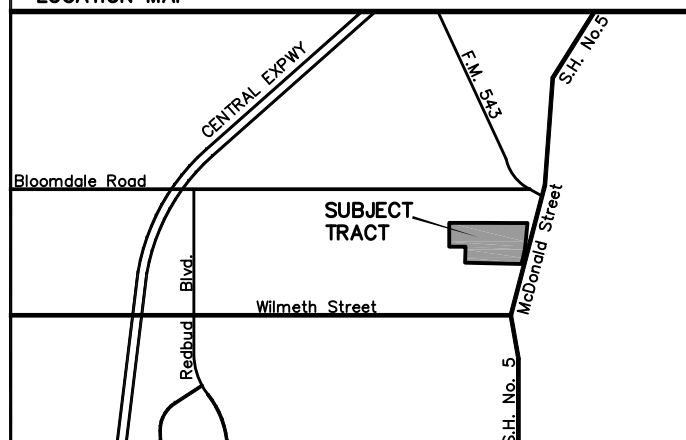
H.K. NEW HAWAII LIMITED  
13.2886 ACRES  
Vol. 5854, Pg. 2955  
AGRICULTURAL

H.K. NEW HAWAII LIMITED  
10.91 ACRES  
AGRICULTURAL

CROOKED CREEK INC.  
1.979 ACRES  
INSTR.#20070822001170520  
INDUSTRIAL

CROOKED CREEK / BLUE  
MOUNTAIN ADDITION  
LOT 1, BLOCK A  
CAB. L. PG. 714  
INDUSTRIAL

**LOCATION MAP**



OPEN SPACE = 10.92 ACRES  
3300 L.F. HIKE & BIKE TRAIL  
2 OPEN SPACE IMPROVEMENTS

- (P) DENOTES PAVILION
- (T) DENOTES TOT LOT
- (B) DENOTES PARK BENCH
- (D) 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  
JANUARY 30, 2011

**TIPTON ENGINEERING, INC.**  
Engineers • Surveyors • Planners • E-Design  
4330 Broadway Blvd., Suite C • Garland, Texas 75043 • (972) 228-2987  
rtipon@tiptoneng.com

DEVELOPER  
**DOUGLAS PROPERTIES INC.**  
2309 Avenue K ~ Suite 101 ~ Plano, Texas 75074  
972-422-1658