

PER ONE MCKINNEY 2040 COMMUNITY PLAN
 PROFESSIONAL CENTER
 MEDICAL DISTRICT
 PROFESSIONAL CAMPUS PLACETYPE

JEN TEXAS 22, LLC
 ABS A0450 WILLIAM H HUNT SURVEY
 1,102.1700 ACRES
 INST. NO. 202000904001497270 O.P.R.C.C.T.
 CURRENT ZONING: PD 2021-01-0006

H.R. LEWIS
 ABS A0450 WILLIAM H HUNT SURVEY
 SHEET 1, TRACT 19, 5,944.0 AC.
 INST. NO. 19911216000702680 O.P.R.C.C.T.
 CURRENT ZONING: PD 1993-12-46

CURRENT ZONING:
 PD 1993-12-46

BUCKNER CEMETERY
 ABS A0450 W. H. HUNT SURVEY
 SHEET 1, TRACT 21, 0.829 AC.
 VOL. 27, PG. 418 L.R.C.C.T.
 CURRENT ZONING: PD 1993-12-46

TRACT 2
 105,139,556 S.F.
 2.4137 ACRES
 PROPOSED ZONING:
 PD - PLANNED
 DEVELOPMENT DISTRICT

TRACT 1
 570,881,088 S.F.
 13.1056 ACRES
 PROPOSED ZONING:
 PD - PLANNED DEVELOPMENT DISTRICT

CURRENT ZONING:
 RG-18 - GENERAL
 RESIDENCE DISTRICT

CURRENT ZONING:
 C - PLANNED
 CENTER DISTRICT

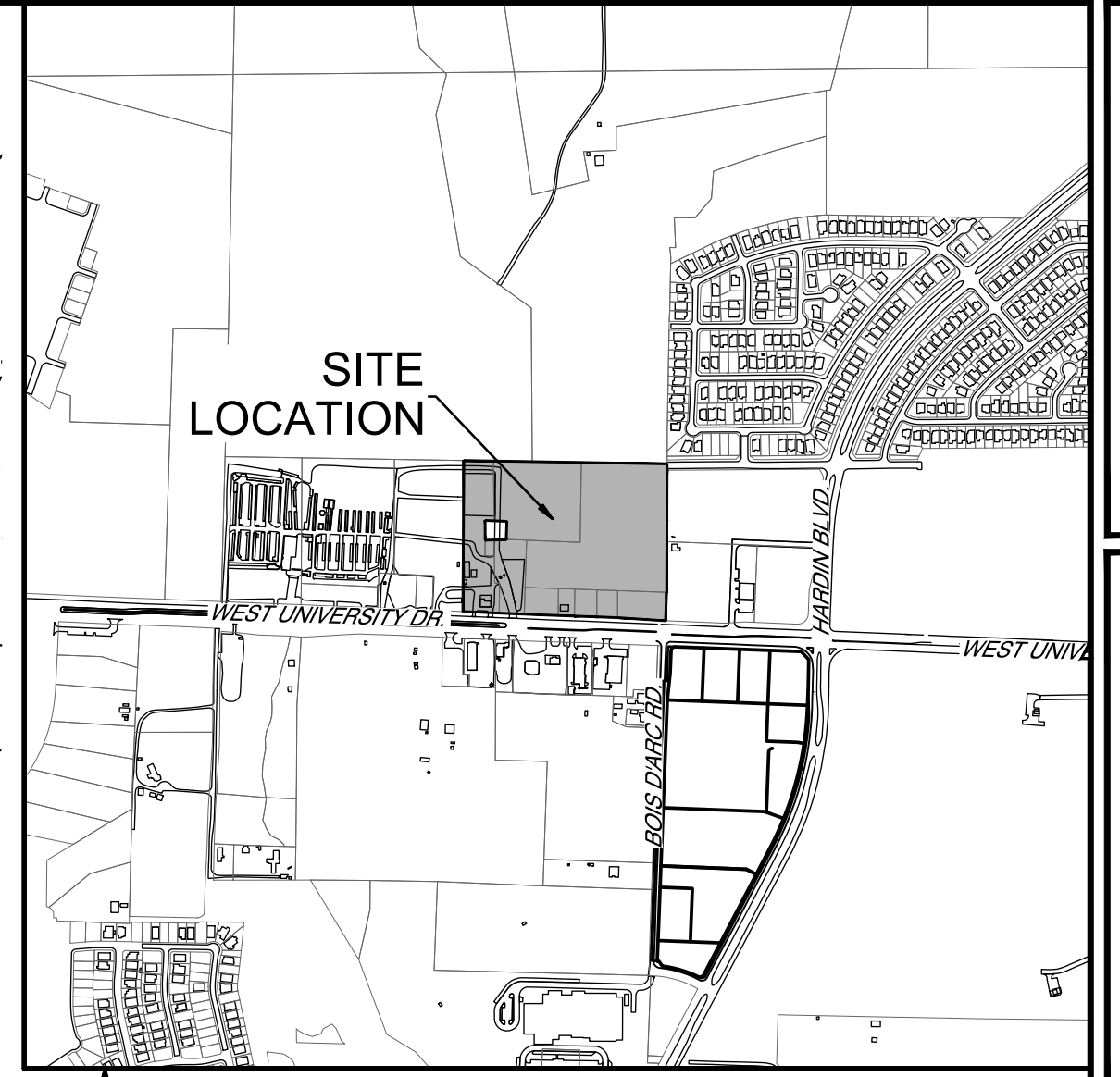
TRACT 3
 270,753,447 S.F.
 6.2156 ACRES
 PROPOSED ZONING:
 PD - PLANNED
 DEVELOPMENT DISTRICT

CURRENT ZONING:
 BG - GENERAL
 BUSINESS DISTRICT

MCKINNEY U AVE PARTNERS, LLC
 HEADINGTON HEIGHTS ADDITION
 BLK A, LOT 2BR, REPLAT, 3.84 AC.
 INST. NO. 2017081600108430 O.P.R.C.C.T.
 CURRENT ZONING: C3 - REGIONAL COMMERCIAL DISTRICT

MCKINNEY SH III, TD.
 HEADINGTON HEIGHTS ADDITION
 BLK A, LOT 3R, AMENDING, 8.221 AC.
 INST. NO. 20190131000104710 O.P.R.C.C.T.
 CURRENT ZONING: C2 - LOCAL COMMERCIAL DISTRICT

LOCATION MAP
 SCALE: 1"=1000'-0"



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 INCORPORATED
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 CELINA, TX 75009

380 NORTH RETAIL & MF
 4000, 4008 & 4202 WEST UNIVERSITY DRIVE
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

Cabre & Associates
 INCORPORATED
 1110 COWAN RD., SUITE 200
 CELINA, TEXAS 75009
 TEL: 972.241.1818
 WWW.CABRE.COM

ZONING EXHIBIT

DRAWING TITLE:
 ZONING EXHIBIT

DATE:
 SEPTEMBER 6, 2021

SCALE:
 1"=50'

JOB NUMBER:
 20-19

DRAWING NUMBER:
ZE

PLT DATE: Monday, September 06, 2021
 C:\Users\jacob\OneDrive\Documents\Projects\2020\20-19 380 North Retail and MF, McKinney, TX\Civil\Drawings\Sheets\Exhibits\Zoning\20-19 ZE-Zoning Exhibit x50.dwg
 FILE NAME: 20-19 ZE-Zoning Exhibit x50.dwg
 FILE PATH: E:\Dropbox (CD)\C&A\Projects\2020\20-19 380 North Retail and MF, McKinney, TX\Civil\Drawings\Sheets\Exhibits\Zoning

1 ZONING EXHIBIT
 SCALE: 1"=50'-0"

GRAPHIC SCALE
 0 50 100 150
 1"=50'

DENVIL MIXON
 ABS A0450 WILLIAM H HUNT SURVEY
 SHEET 2, TRACT 38, 37,007.5 AC.
 VOLUME 737, PAGE 751 D.R.C.C.T.
 CURRENT ZONING: AG - AGRICULTURAL DISTRICT

380 PROPERTY INC.
 BLDG 380 ADDITION
 BLOCK A, LOT 1, 0.7950 AC.
 CURRENT ZONING: PD 2014-14-065

DAVID V BLOCK INVESTMENTS, LLC
 DAP 380 ADDITION
 BLOCK A, LOT 2, 1.1130 AC.
 CURRENT ZONING: PD 2006-10-120

JIM FURLONG
 ABS A0450 WILLIAM H HUNT SURVEY
 BLOCK A, LOT 2, 1.1130 AC.
 VOLUME 666, PAGE 329 D.R.C.C.T.
 CURRENT ZONING: AG - AGRICULTURAL DISTRICT

J2 SERVICES INC. DBA JBS EXPRESS
 HAZEL BOREN SUB-DIVISION (CMC)
 BLOCK A, LOT 1, 2.1034 AC.
 CURRENT ZONING: ML - LIGHT MANUFACTURING DISTRICT

COLLIN COUNTY FARM BUREAU
 HAZEL BOREN SUB-DIVISION (CMC)
 BLOCK A, LOT 2, 1.0569 AC.
 VOLUME 666, PAGE 329 D.R.C.C.T.
 CURRENT ZONING: PD 2009-10-099

DONAL M MOTSENBOCKER
 NEWS ADDITION (CMC)
 BLOCK A, LOT 1, 1.2420 AC.
 CABINET N, SLIDE 331 P.R.C.C.T.
 CURRENT ZONING:
 BG - GENERAL BUSINESS DISTRICT

MCKINNEY 380 SOUTH RETAIL LTD
 NEWS ADDITION (CMC)
 BLOCK A, LOT 2, 1.0740 AC.
 INST. NO. 20210119000105830 O.P.R.C.C.T.
 CURRENT ZONING:
 BG - GENERAL BUSINESS DISTRICT

MCKINNEY SH I, LTD.
 380 COMMONS AT
 HEADINGTON HEIGHTS
 BLOCK A, LOT 1
 CURRENT ZONING:
 C2 - LOCAL COMMERCIAL DISTRICT

MCKINNEY SH I, LTD.
 380 COMMONS AT
 HEADINGTON HEIGHTS
 BLOCK A, LOT 2
 CURRENT ZONING:
 C2 - LOCAL COMMERCIAL DISTRICT



US HWY 380
 (WEST UNIVERSITY DR.)
 (VARIABLE R.O.W.)