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**VIRGINIA PARKWAY MCKINNEY, TEXAS**

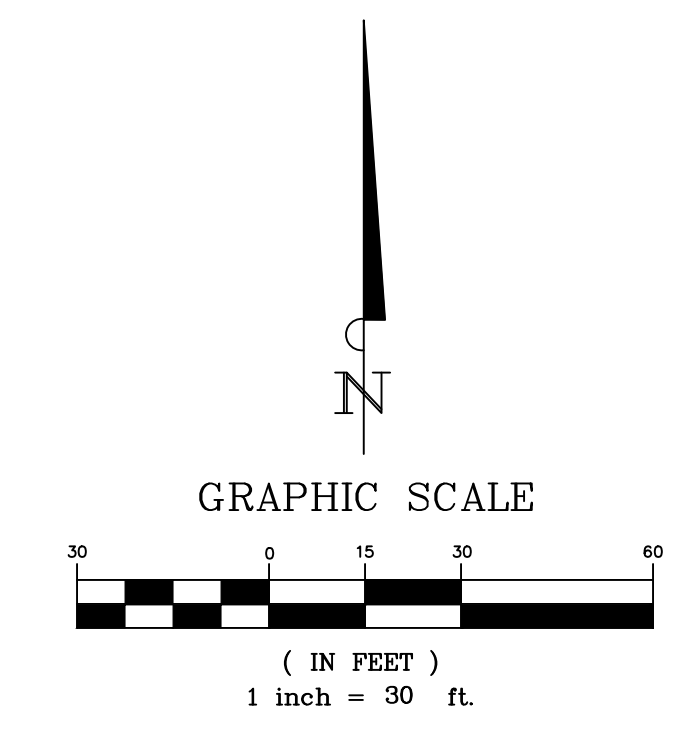
**ZONING EXHIBIT**

Scale: SEE GRAPHIC SCALE  
Designed by: RGB  
Drawn by: CDR  
Checked by: RGB  
Date: 7/15/2022  
Project No.: 02196.001  
Drawn by: RGB  
Checked by: RGB  
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Checked by: RGB  
Date: 7/15/2022  
Project No.: 02196.001

**EXHIBIT**



**LOCATION MAP**  
SCALE: N.T.S.



**BELLOGROVE DRIVE**

**LEADVILLE WAY**

**DELTA DRIVE**

**VIRGINIA PARKWAY**

**SITE DATA**  
EXISTING ZONING: PD 2000-01-05  
EXISTING LAND USE: RESIDENTIAL SINGLE FAMILY

BELLMAN CHRISTINE M & BRENT  
LOT 5, BLOCK F  
INWOOD HILLS, PHASE I  
INST. #20160513000590090

MOHAMMED SUROOR UI HASAN SYED & SADIA MAZHER HAFEEZ  
LOT 4, BLOCK F  
INWOOD HILLS, PHASE I  
INST. #20211215002530290

LOPEZ ABEL ALEJANDRO & MARIA  
LOT 3, BLOCK F  
INWOOD HILLS, PHASE I  
INST. #20191114001450000

TALASILA SANDEEP  
LOT 2, BLOCK F  
INWOOD HILLS, PHASE I  
INST. #20150601000640420

ZAMBRANO AgRON G & KELLY J  
LOT 1, BLOCK F  
INWOOD HILLS, PHASE I  
INST. #20210729001532130

**SITE DATA**  
EXISTING ZONING: AG  
EXISTING LAND USE: UNDEVELOPED WATER TOWER

MCKINNEY OF CITY  
HARDIN ELEVATED STORAGE TANK  
LOT 1, BLK A

**SITE DATA**  
EXISTING ZONING: AG  
EXISTING LAND USE: UNDEVELOPED  
PROPOSED ZONING: C1  
PROPOSED LAND USE: COMMERCIAL

TEMORI WAHAB & SALHA HEYDARI  
ABS A0391 JAS HERNDON  
SURVEY, TRACT 14  
INST. #20200928001658480

NAZ NIGHAT  
LOT 28, BLK A,  
PARK RIDGE  
INST. #20181221001547520

NAZ NIGHAT  
LOT 28, BLK A,  
PARK RIDGE  
INST. #20181221001547520

PAREKH HEMANT & SHOBHANA PAREKH  
LOT 29, BLK A,  
PARK RIDGE  
INST. #20170309000303650

SHRESTHA KIRAN  
LOT 30, BLK A,  
PARK RIDGE  
INST. #20190417000412790

M/I HOMES OF DFW LLC  
PARK RIDGE HOMEOWNERS ASSOCIATION  
LOT 42, BLK A,  
PARK RIDGE

**SITE DATA**  
EXISTING ZONING: PD 2010-06-018, RG-27 GENERAL RESIDENCE TOWNHOME DISTRICT  
EXISTING LAND USE: RESIDENTIAL

MALLARD LAKES AT MCKINNEY HOA INC  
MALLARD LAKES AT MCKINNEY PHASE ONE,  
COMMON AREA  
LOT 1, BLK A  
VOL. 5094, PG. 3454

**SITE DATA**  
EXISTING ZONING: RS-60 RESIDENTIAL ESTATE DISTRICT  
EXISTING LAND USE: RESIDENTIAL SINGLE FAMILY

MCKINNEY HARDIN LLC  
LOT 6, BLK A  
HARDIN CROSSING  
ADDITION,

SHOPPES AT VIRGINIA LP  
LOT 5, BLK A  
HARDIN CROSSING ADDITION  
INST. #20220218000282230

**SITE DATA**  
EXISTING ZONING: C2 - LOCAL  
EXISTING LAND USE: VACANT/ COMMERCIAL

**ZONING EXHIBIT  
STATE HIGHWAY 5  
RESIDENTIAL ZONING  
TRACT 14, JAS HERNDON SURVEY  
ABS A0391  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS**

**OWNER:**  
WAHAB TIMARI  
5702 BRIAR RIDGE CIRCLE  
MCKINNEY, TX 75072-5460  
214-862-5906

**ENGINEER:**  
SANCHEZ AND ASSOCIATES, L.L.C.  
2000 N MCDONALD STREET, #100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE

**APPLICANT:**  
SANCHEZ AND ASSOCIATES, L.L.C.  
2000 N MCDONALD STREET, #100  
MCKINNEY, TEXAS 75071  
(469) 424-5900  
ATTN: CASEY GREGORY, PE