TCI 17.97 ACRES

ZONING EXHIBIT

COLLIN McKINNEY PARKWAY

COLLIN McKINNEY PARKWAY

SITE DATA
EXISTING ZONING: (C) - PLANNED CENTER
EXISTING LAND USE: TOWNHOMES

SITE DATA
EXISTING ZONING: PD - 1480
EXISTING LAND USE: RETAIL/SERVICE

SITE DATA
EXISTING ZONING: PD 2003-04-033 PD 2013-03-025
EXISTING LAND USE: MULTIFAMILY

SITE DATA
EXISTING ZONING: PD 2003-04-033 PD 2013-03-025
EXISTING LAND USE: VACANT
PROPOSED ZONING: (C-3) REGIONAL COMMERCIAL DISTRICT

SITE DATA
EXISTING ZONING: PD 2003-04-033 PD 2013-03-025
EXISTING LAND USE: MULTIFAMILY

SITE DATA
EXISTING ZONING: AGRICULTURE
EXISTING LAND USE: VACANT
PROPOSED ZONING: (C-3) REGIONAL COMMERCIAL DISTRICT

SITE DATA
EXISTING ZONING: AGRICULTURE
EXISTING LAND USE: VACANT

TRACT 1
TRACT 2
TRACT 3
TRACT 4

R=500.00'
L=310.32'
Tan=160.34'
Delta=35°33'36"
CB=S73° 01' 45.69"E

N89° 11' 26.55"E 324.440'
S5° 06' 44.55"E 46.857'
N0° 31' 57.77"W 313.220'
N89° 28' 02.23"E 254.780'
N0° 31' 57.77"W 336.960'
S46° 35' 24.45"W 438.030'
S46° 40' 11.45"W 599.820'
S49° 44' 23.45"W 215.450'
N89° 28' 02.23"E 18.900'
R=61.50'
L=86.05'
Tan=51.76'
Delta=80°10'03"
CB=N49° 23' 00.71"E
N89° 28' 02.23"E 17.190'
N0° 31' 57.77"W 24.500'
S0° 00' 16.80"W 39.393'
N89° 28' 09.66"E 351.395'
N89° 28' 09.66"E 434.128'
N19° 49' 24.27"E 223.989'
N89° 59' 43.20"W 75.944'
S0° 02' 10.32"W 257.610'
223.200'
S89° 42' 04.32"W
N0° 00' 16.80"E 375.038'
S33° 24' 40.14"E 297.134'
S64° 39' 48.45"W 856.710'
N0° 00' 27.26"W 98.350'
S64° 31' 37.06"W 258.603'
S63° 17' 44.52"W 85.519'
POINT OF BEGINNING

EXISTING POWER POLES

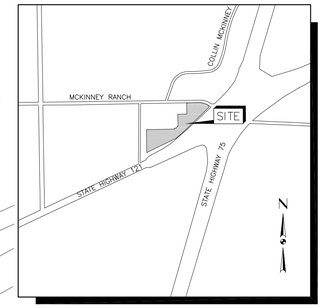
TO MCKINNEY 34, INC.
3.97 ACRES (172,798 SQUARE FEET)
INST. NO. 20051227001794900
O.P.R.C.C.T.

SANITARY SEWER EASEMENT
INST. NO. 20051227001794230
O.P.R.C.C.T.

SH 121 SB SERVICE ROAD
SH 121 SB RAMP FROM US HWY 75 NB
SH 121 SB SOUTHBOUND

EXISTING GCEC ELECTRICAL POLES TO BE REMOVED REPLACED AS UNDERGROUND UTILITIES

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



VICINITY MAP
N.T.S.

Master Planning
Civil Engineering
Land Development
2000 N. McDonald Street, Suite 100
McKinney, TX 75071
Tel 469 424 5900
thesanchezgroup.biz
SANCHEZ & Associates
Certificate of Registration No. F-8665

Scale: SEE GRAPHIC SCALE
Designed by: CGA
Drawn by: CGA
Checked by: CHB
Date: 12/27/2018
Project No. 02136-001

File: I:\DFW\Civil\2136-001 - TCI 17.97 ACRES - MCKINNEY\CAD\Sheets\A1-Zoning\A1-Zoning.dwg
Xrefs: xSITEX xLocation Map REVISED xSheetX-BORDER xEsmt 424.36-S & A-17.79 Acre
Images: S & A Logo.jpg
Plotted by: <cgregory> Thu, 27 Dec 2018 - 4:11pm
Layout: Layout1