

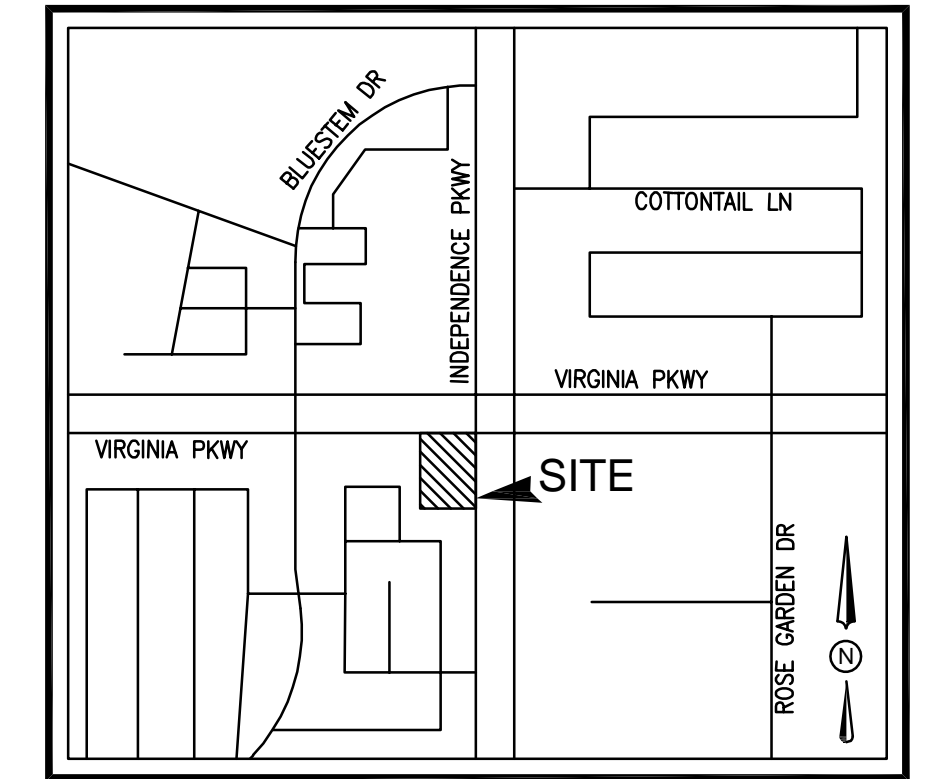
D R HORTON - TEXAS LTD  
 PARCEL 1505 ADDITION (CMC), BLOCK  
 B, LOT 2  
 CURRENT ZONING : PD 2001-02-024  
 CURRENT USE: VACANT

INDEPENDENCE VILLAGE PARTNERS LLC  
 WILLIAM MCCARTY SURVEY, TRACT 6, 4.834 AC  
 CURRENT ZONING : "UNINCORPORATED CITY OF  
 MCKINNEY ETJ"  
 CURRENT USE: VACANT

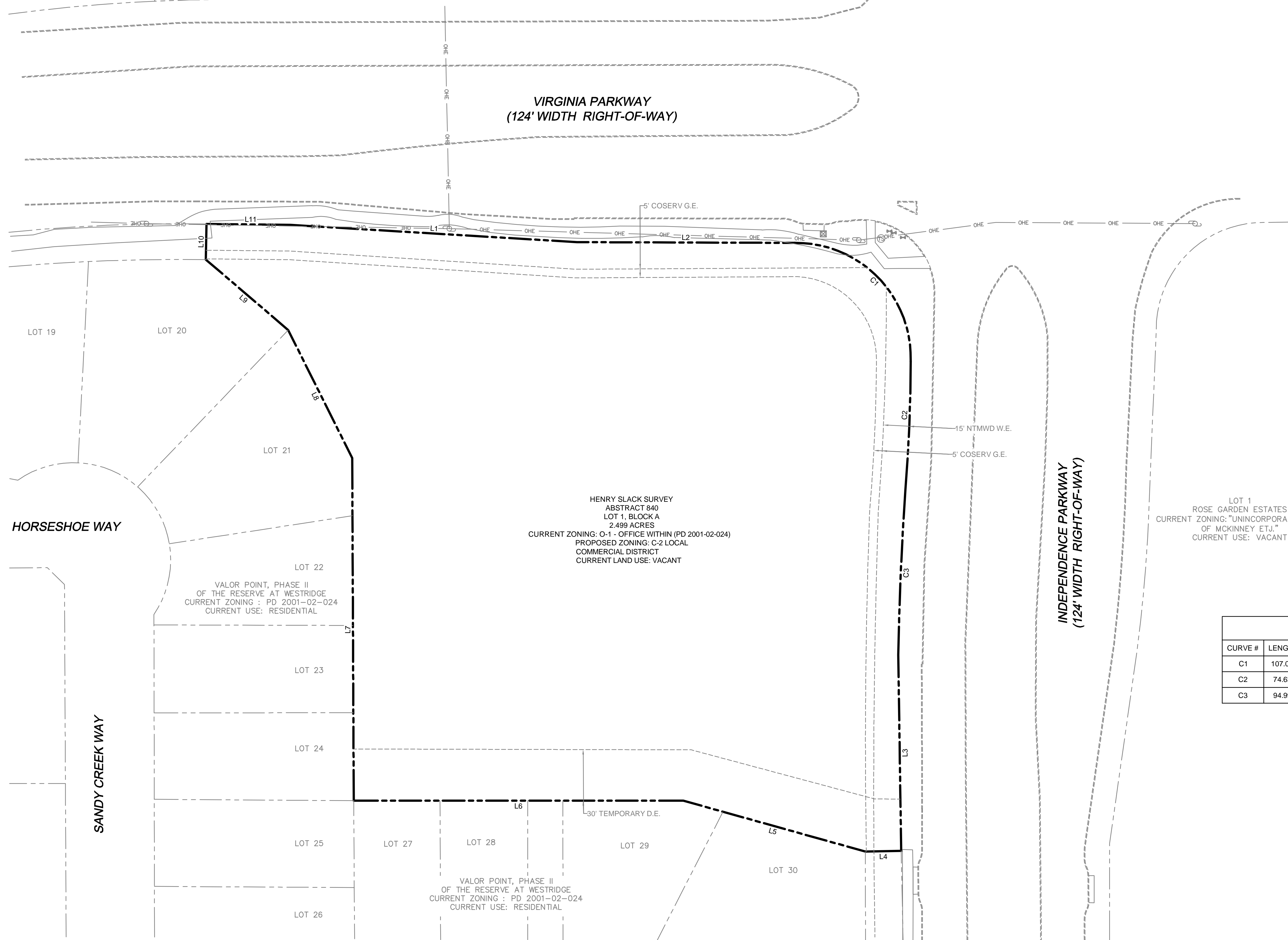
FOSSIL CREEK AT WESTRIDGE  
 PHASE I  
 CURRENT ZONING : PD 2001-02-024  
 CURRENT USE: RESIDENTIAL



Scale: 1" = 30' Feet



VICINITY MAP  
 N.T.S.



**EXISTING LEGEND**

● 1/2" IR FOUND	⊕ IRRIGATION VALVE	▨ NO PARKING
○ 1/2" IR SET	⊕ WATER VALVE	▨ CONCRETE
⊙ 5/8" IR FOUND	⊕ FIRE HYDRANT	▨ GRAVEL
⊙ 3/8" IR FOUND	⊕ IR VALVE	▨ BRICK
⊙ 60-D NAIL FOUND	⊕ UTILITY POLE	▨ STONE
⊙ PK NAIL SET	⊕ WATER METER	▨ WOOD DECK
⊙ 1/2" IP FOUND	⊕ GAS METER	▨ BUILDING WALL
⊙ X-FOUND	⊕ A.C. PAD	▨ TILE
⊙ X-SET	⊕ TRANS. BOX	▨ BUILDING LINE
⊙ 1" IR FOUND	⊕ GAS MARKER	▨ EASEMENT
⊙ 1" IP FOUND	⊕ OVERHEAD UTILITY LINE	▨ BOUNDARY
⊙ POINT FOR CORNER	⊕ GUY WIRE ANCHOR	▨ HIGHBANK LINE
⊙ CON. MONUMENT	⊕ BARBED WIRE FENCE	▨ PARKING STRIPE
⊙ 3/4" IP FOUND	⊕ IRON FENCE	♿ HANDICAP SPACE
⊕ TELE. BOX	⊕ CHAINLINK FENCE	
⊕ CABLE BOX	⊕ WOOD FENCE	
⊕ ELECTRIC BOX	⊕ PIPE RAIL FENCE	
⊕ BRICK COLUMN	⊕ COVERED AREA	
⊕ STONE COLUMN	⊕ ASPHALT	
⊕ STORM DRAIN MH.	⊕ FIRE LANE STRIPE	
⊕ SAN. SEW. CO.	⊕ BRICK RET. WALL	
⊕ BOLLARD POST	⊕ STONE RET. WALL	
⊕ LIGHT POLE	⊕ CON. RET. WALL	
⊕ SAN. SEW. MH.		
⊕ TRAFFIC SIGNAL LIGHT		

HENRY SLACK SURVEY  
 ABSTRACT 840  
 LOT 1, BLOCK A  
 2.499 ACRES  
 CURRENT ZONING: O-1 - OFFICE WITHIN (PD 2001-02-024)  
 PROPOSED ZONING: C-2 LOCAL  
 COMMERCIAL DISTRICT  
 CURRENT LAND USE: VACANT

LOT 1  
 ROSE GARDEN ESTATES  
 CURRENT ZONING: "UNINCORPORATED CITY  
 OF MCKINNEY ETJ"  
 CURRENT USE: VACANT

**BOUNDARY CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	107.05'	66.24'	092°35'34"	95.77'	N44°20'46"W
C2	74.63'	914.43'	004°40'34"	74.61'	N02°22'13"E
C3	94.99'	1914.06'	002°50'37"	94.98'	S02°27'34"W

**BOUNDARY LINE TABLE**

LINE #	DISTANCE	BEARING
L1	166.00'	S86°33'53"E
L2	125.84'	S89°48'24"E
L3	113.22'	S00°51'34"E
L4	20.67'	S88°49'54"W
L5	109.20'	N74°24'05"W
L6	190.47'	N89°59'48"W
L7	197.90'	N00°14'50"W
L8	82.68'	N26°33'42"W
L9	62.64'	N49°31'14"W
L10	20.62'	N01°09'34"E
L11	48.36'	S89°19'43"E

OWNER  
 D.R. HORTON - TEXAS LTD  
 4306 MILLER ROAD  
 ROWLETT, TX. 75088  
 EMAIL: DBOOTH@DRHORTON.COM  
 214-607-4244



NO.	DATE	DESCRIPTION	BY
1	04-26-22	1 ST ZONING SUBMITTAL.	EB
2	08-11-21	2 ND ZONING SUBMITTAL.	EB
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**ZONING EXHIBIT**  
 SWC INDEPENDENCE PKWY & VIRGINIA PKWY  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS 75072  
 ABS A0840 HENRY SLACK SURVEY, TRACT 2, 2.6005 ACRES

TRIANGLE ENGINEERING LLC  
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
 W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	EB	08-11-22	SCALE BAR	048-22	1

TX. P.E. FIRM #11525