

ELDORADO PARKWAY
120' R.O.W.

LOT 1, BLOCK A
BAYBROOK ADDITION
SANCTUARY LTO, LLC
DOC. NO. 20210929001993290
SEPTEMBER 23, 2021

LAND USE: CARE & REHAB CENTER
ZONED: PD (PLANNED DEVELOPMENT)

PROPOSED ZONING
C-2 (LOCAL COMMERCIAL DISTRICT)
±11.39 ACRES
(±496,075 SF)

LOT 2
BLOCK A

CONVEYANCE PLAT RECORDED IN
INSTRUMENT NO. 20130611010001730
OF THE PLAT RECORDS OF COLLIN
COUNTY, TEXAS

LAND USE: VACANT
ZONED: PD (PLANNED DEVELOPMENT)

18.540 ACRES
807,588.21 SQ. FEET

RESIDUE OF CALL: 25.425 ACRES
MARKVILLE HOLDINGS, LTD ET AL TO
CIRCUIT LOUIS PROPERTY INVESTORS
LIMITED PARTNERSHIP ET AL
DOC. NO. 20070125000112690
JANUARY 25, 2007

REMAINING:
PD (PLANNED DEVELOPMENT)
±7.15 ACRES
(±311,513 SF)

LOT 1
CALL: LOT 1
SOUTHBLOCK PROPERTIES, LLC TO
ABJI, LLC
DOC. NO. 20200107000026760
JANUARY 7, 2020

LAND USE: VACANT
ZONED: C2 (LOCAL COMMERCIAL)

LOT 2
BLOCK A
PARCEL 813A, PHASE II
RECORDED IN INSTRUMENT NO.
20180628010002960 OF THE
PLAT RECORDS OF COLLIN
COUNTY, TEXAS
CALL: LOT 2
TMK PROPERTIES, L.P.
DOC. NO. 20180628010002960
JUNE 18, 2018

LAND USE: VACANT
ZONED: O2 (OFFICE DISTRICT)

LOT 1R
BLOCK A
PARCEL 813B
RECORDED IN INSTRUMENT NO.
2014008010003380 OF THE
PLAT RECORDS OF COLLIN
COUNTY, TEXAS
CALL: LOT 1R
SRP FRONTIER MCKINNEY LP TO
CA SENIOR DALLAS TX PROPERTY
OWNER, LLC
DOC. NO. 20170823001128230
JUNE 30, 2017

LAND USE: SENIOR LIVING
ZONED: PD (PLANNED DEVELOPMENT)

$\Delta = 36^{\circ}12'04''$
 $R = 1840.00'$
 $L = 1162.56'$
 $CH = S 89^{\circ}19'37'' E$
 $CHL = 1143.32'$

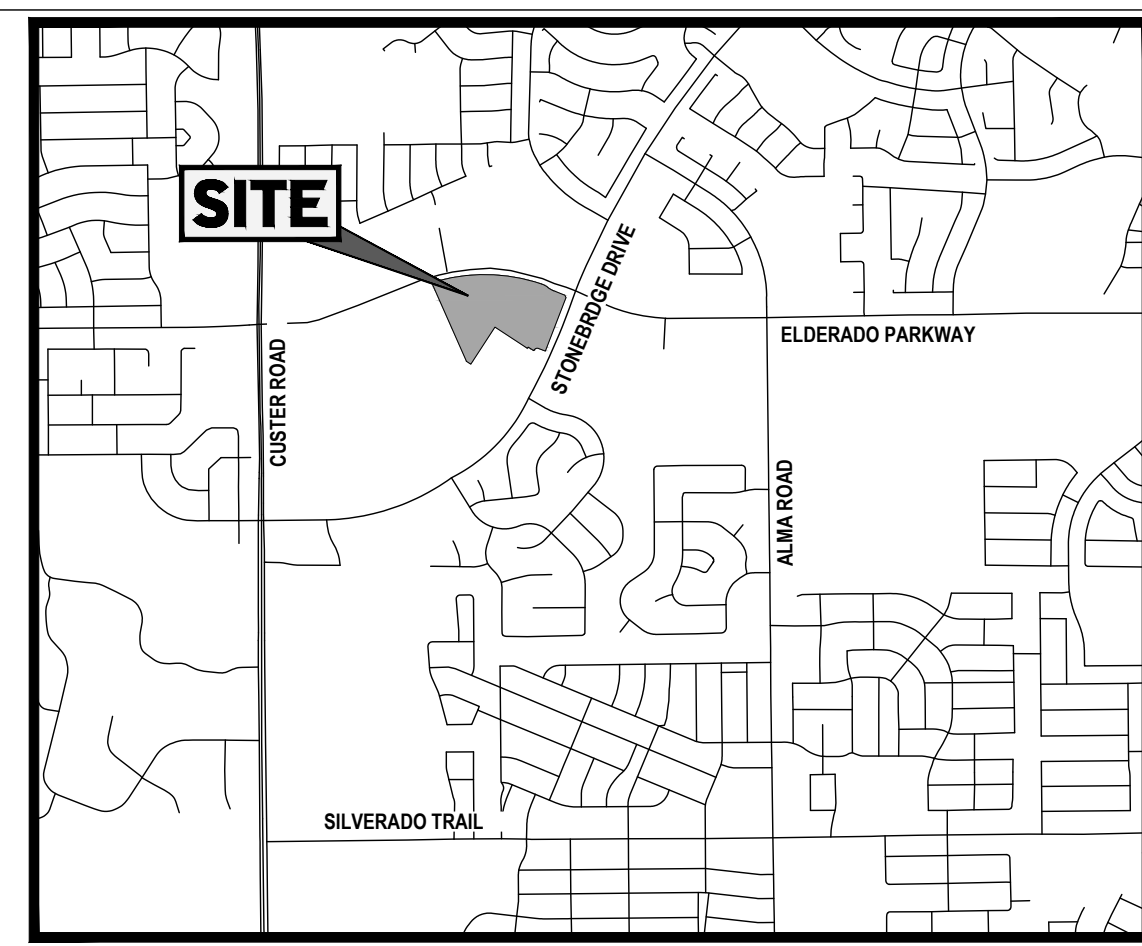
$\Delta = 18^{\circ}20'22''$
 $R = 235.00'$
 $L = 75.22'$
 $CH = S 61^{\circ}57'03'' E$
 $CHL = 74.90'$

$\Delta = 15^{\circ}16'09''$
 $R = 265.00'$
 $L = 70.62'$
 $CH = S 60^{\circ}32'32'' E$
 $CHL = 70.41'$

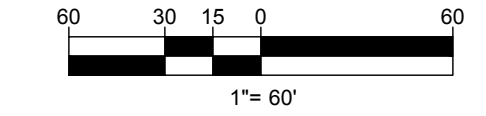
$\Delta = 0^{\circ}06'21''$
 $R = 18,883.54'$
 $L = 34.90'$
 $CH = S 21^{\circ}10'56'' W$
 $CHL = 34.90'$

$\Delta = 04^{\circ}25'32''$
 $R = 42.00'$
 $L = 3.24'$
 $CH = S 35^{\circ}01'17'' W$
 $CHL = 3.24'$

$\Delta = 77^{\circ}59'51''$
 $R = 38.00'$
 $L = 51.73'$
 $CH = S 72^{\circ}04'59'' W$
 $CHL = 47.83'$



VICINITY MAP
SCALE = 1 : 2000'



BOHLER //

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TBPE No. 18065 | TBPLS No. 10194413

RE-ZONING EXHIBIT
(Lot 2, Block A)

MCKINNEY, COLLIN COUNTY, TEXAS 75070