



LOCATION MAP  
SCALE: NTS

**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: OFFICE

**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: REAL OFFICE COMMERCIAL

**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: RESIDENTIAL MULTIFAMILY

D=20°30'12"  
R=529.97'  
L=189.65'  
T=95.85'  
CB=S70°54'35"E  
CD=400.00'

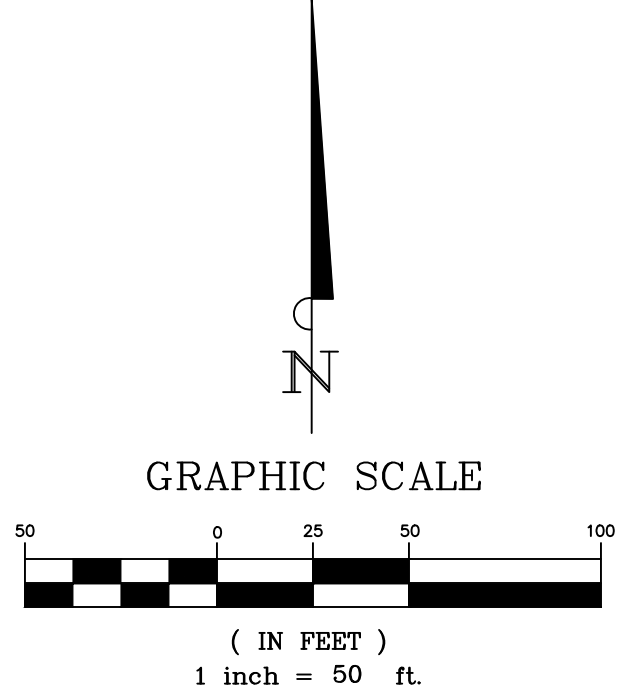
D=63°30'50"  
R=380.00'  
L=421.24'  
T=235.21'  
CB=N61°05'56"E  
CD=400.00'

S74°20'31"E 14.14'  
N29°20'31"E 3.00'

S60°39'29"E 114.09'  
60' R.O.W.

**HERITAGE DRIVE**  
60' R.O.W.

**PEARSON AVENUE**  
60' R.O.W.



**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: OFFICE

LOT 1, BLOCK E  
HERITAGE ADDITION  
CAB. F, PG. 744

N29°17'08"E 394.24'

S87°08'39"E 160.73'

LOT 4, BLOCK E  
HERITAGE ADDITION  
CAB. 2008, PG. 284

LOT 5, BLOCK E  
HERITAGE ADDITION  
CAB. 2008, PG. 284

D=19°18'19"  
R=284.88'  
L=189.65'  
T=95.85'  
CB=S06°04'17"E  
CD=95.53'

D=20°40'36"  
R=310.00'  
L=111.87'  
T=56.55'  
CB=S07°28'26"E  
CD=111.27'

**SITE DATA**  
EX. ZONING: PD 1463  
EX. LAND USE: NURSING HOME

EX. ZONING: PD 2020-12-085  
PROP. ZONING: PD  
EX. LAND USE: VACANT

LOT 2R1, BLOCK E  
HERITAGE ADDITION  
CAB. 2008, PG. 284

LOT 3R, BLOCK E  
HERITAGE ADDITION  
CAB. H, PG. 738

McKINNEY APTS AT  
HERITAGE LLC  
INS.# 2020063000099370

NO OWNER

NO OWNER

N87°12'14"W 999.91'

NO OWNER

FIRST PRESBYTERIAN  
CHURCH  
VOL. 643, PG. 536

BROOKWOOD ADDITION  
CAB. C, PG. 396

CENTRAL CHURCH OF CHRIST ADDITION  
LOT 1, BLOCK A  
CAB. 2011, PG. 51

**SITE DATA**  
EX. ZONING: PD 1996-06-24  
EX. LAND USE: INSTITUTIONAL CHURCH

**SITE DATA**  
EX. ZONING: PD  
EX. LAND USE: RESIDENTIAL MULTIFAMILY

**SITE DATA**  
EX. ZONING: RD-30  
EX. LAND USE: INSTITUTIONAL CHURCH

**SITE DATA**  
EX. ZONING: RS-84  
EX. LAND USE: RESIDENTIAL SINGLE FAMILY

**SITE DATA**  
EX. ZONING: PD  
EX. LAND USE: UNDEVELOPED

McKINNEY APTS AT  
HERITAGE, LLC  
DRCC #20200630000999370

**ZONING EXHIBIT**  
**THE MERANO MULTIFAMILY**  
BEING 8.9 ACRES OF THE  
SAMUEL McFALL SURVEY, ABSTRACT NO. 641  
HERITAGE ADDITION LOTS 2R1, 4 & 5 BLOCK E

**OWNER:**  
McKINNEY APTS AT HERITAGE, L.L.C.  
1603 LYNDON B JOHNSON FWY, #800  
DALLAS, TEXAS 75234  
(469) 522-4200  
ATTN: LOUIS CORNA

**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

Scale: SEE GRAPHIC SCALE

Designed by:	RCG
Drawn by:	CDR
Checked by:	RCG
Date:	2/25/2021
Project No.:	02015.023

**EXHIBIT**

Master Planning  
Civil Engineering  
Land Development  
3000 N. McDONALD STREET, SUITE 100  
MCKINNEY, TX 75071  
Tel 469 424 5900  
Fax 214 544 5200  
Certificate of Registration No. F-58665

**SANCHEZ**  
& ASSOCIATES

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**THE MERANO MCKINNEY, TEXAS**

**ZONING EXHIBIT**

Printed by: Cogrady  
Thu, 25 Feb 2021 9:40am  
Project: Logoff