



VICINITY MAP
N.T.S.



BROOKSTONE DRIVE

TURQUOISE DRIVE

WHETSTONE DRIVE

BROOKSTONE PHASE IV
VOL. 2006, PG. 326
ZONED: PD

ENSERCH CORP. EASEMENT
VOL. 3483, PG. 69

$N89^{\circ}21'09''E$ 1,217.96'

ENSERCH CORP. EASEMENT
VOL. 3483, PG. 69

$S00^{\circ}53'51''E$
22.10'

$N89^{\circ}34'30''E$ 636.30'

POINT OF BEGINNING

NASEEM INVESTMENT COMPANY, LTD.
INST. NO. 2018125000102230
± 3.33 ACRES
ZONED: PD-2002-03-019
PROPOSED ZONING: PD-2002-03-019

$D = 28^{\circ}57'02''$
 $R = 750.00'$
 $L = 373.96'$
 $CB = N67^{\circ}30'43''W$
 $CH = 374.94$

BARCELONA ADDITION PHASE II
VOL. 2017, PG. 349

FM 546 VENTURES, LLC
INST. NO. 20081118001341320
± 6.34 ACRES
ZONED: PD-2002-03-019
PROPOSED ZONING: PD-2002-03-019

$D = 40^{\circ}36'38''$
 $R = 1,560.00'$
 $L = 1105.71'$
 $CB = S59^{\circ}13'59''W$
 $CH = 1082.71'$

TCI MCKINNEY RANCH ADDITION
INST. NO. 20170913010004340
ZONED: PD

$S82^{\circ}47'08''W$
21.53'

ROPER ROAD

SILVERADO TOWNHOMES ADDITION
VOL. 2018, PG. 395
ZONED: PD

LOT 1, BLOCK A
THE MANSIONS OF MCKINNEY
VOL. 2017, PG. 458
ZONED: PD

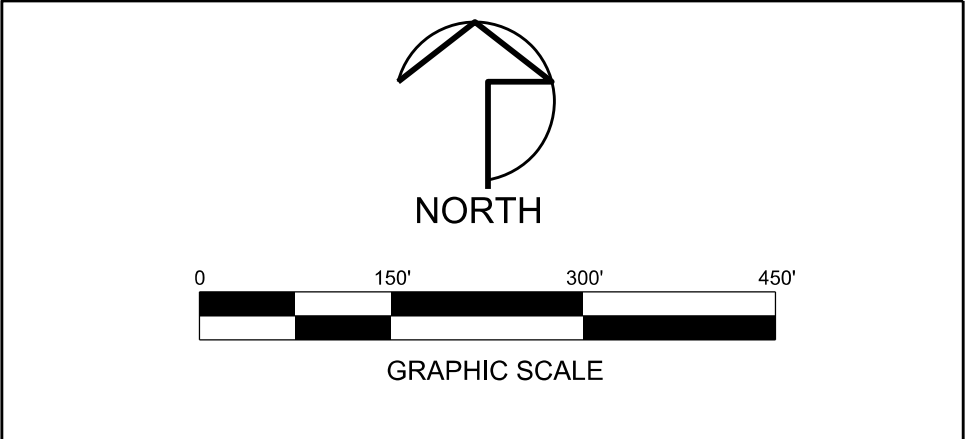
MCKINNEY RANCH PARKWAY
(120' R.O.W.)
(VOL. 2007, PG. 631)

MCKINNEY MILLENNIUM LP
INST. NO. 20150729010002590
ZONED: PD

SILVERADO TRAIL

SOUTH RIDGE ROAD

PROJECT NO.	ECB21002
FILE PATH	J:\JOB\ ECB21002\ENT\ZONING
DRAWN BY	MRB
REVIEWED BY	DAK
DATE	JANUARY 24, 2022
DATE	REVISIONS



OWNERS

F.M. 546 VENTURES, LLC. NASEEM INVESTMENT COMPANY, LTD.

PLANNER / ENGINEER

PELTON
LAND SOLUTIONS

11000 FRISCO STREET
SUITE 400
FRISCO, TEXAS 75033
PHONE: 469-213-1800

ZONING EXHIBIT

MCKINNEY RANCH & SILVERADO MIXED USE
EXISTING 'PD' ZONING

BEING A 9.67 ± ACRE TRACT OF LAND LOCATED IN THE OLIVER HEDGCOXE SURVEY, A-0392; GEORGE F LUCAS SURVEY, A-0540; AND WILLIAM AKIN SURVEY, A-0001 SITUATED IN CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

1/24/2022 9:52:44 AM \$USERS

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