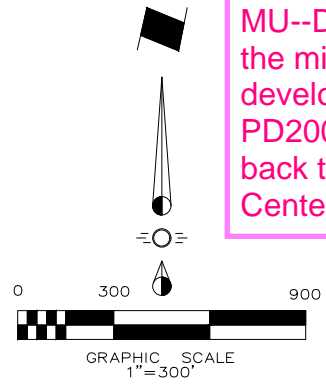


Existing: PD2005-02-016

MU--Develop according to the mixed use development standards of PD2001-02-017, so refers back to "C" Planned Center District

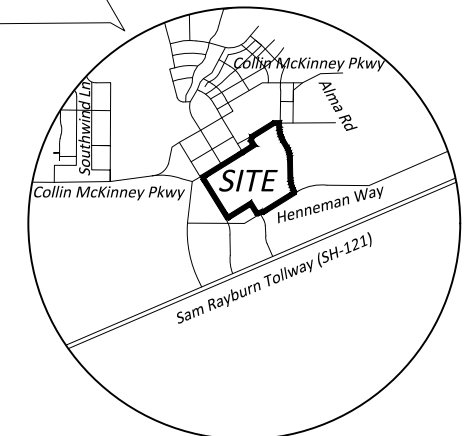


Existing: PD2001-02-017

MU-2--Develop according to "C" Planned Center District

Existing: PD2001-02-017

MU-2--Develop according to "C" Planned Center District



### VICINITY MAP NTS

#### LEGEND

— Limits of Zoning

Area Information:  
62.169 Acres located in the City of McKinney, Collin County, Texas.

Existing: PD2008-06-054

HDR--High Density Residential Regulations of PD2001-02-017

Existing: 2001-02-017

EC-1--Develop according to "O" Office District, Retail, and Private Golf Course

Existing: PD2005-02-016

EC--Develop according to EC Standards of 2001-02-017, so refers back to EC-1: "O" Office District, Retail, and Private Golf Course

Zoned PD2001-02-0117  
CRAIG RANCH HOTEL ADDITION  
CABINET 2018, PAGE 467  
LOT 1, BLOCK A

Zoned PD2014-11-087  
Lot 1, Block D  
Van Tuyl Plaza at Craig Ranch  
Cabinet 2009, Page 331 (OPRCC)

Zoned PD2014-11-087  
Lot 1R, Block C  
Van Tuyl Plaza Addition  
Cabinet 2019, Page 486 (OPRCC)

Zoned PD2014-11-087  
VCM PARTNERS, LP  
Lot 2, Block B, Record Plat  
Van Tuyl Plaza Addition at Craig Ranch  
Cabinet 2009, Page 331 (PRCCT)

Zoned PD2014-11-087  
Lot 1, Block A  
MILLIE WAY DOGS PARK ADDITION  
CAB. 2016, PG. 478

Zoned PD2014-11-087  
126.568 Acres TRACT ONE  
CRAIG RANCH II, L.P.  
(VCM PARTNERS, L.P.)  
(OPRCC)  
VOLUME 4757, PAGE 2174

Zoned PD 2015-07-67  
LOT 1R, BLOCK A  
PARKSIDE AT CRAIG RANCH  
ADDITION, LOTS 1R & 4, BLOCK A  
CABINET 2014, PAGE 539 (PRCCT)

Zoned PD 2015-07-67  
LOT 4, BLOCK A  
PARKSIDE AT CRAIG RANCH  
ADDITION, LOTS 3R & 4, BLOCK A  
CABINET 2014, PAGE 539 (PRCCT)

Lot 3R, Block B  
Parkside At Craig Ranch  
Cab. 2017, Pg. 863 (PRCCT)

Lot 5, Block B  
Parkside At Craig Ranch  
Cab. 2017, Pg. 829 (PRCCT)

Lot 4, Block B  
Parkside At Craig Ranch  
Cab. 2017, Pg. 829 (PRCCT)

Zoned PD PD2008-06-054

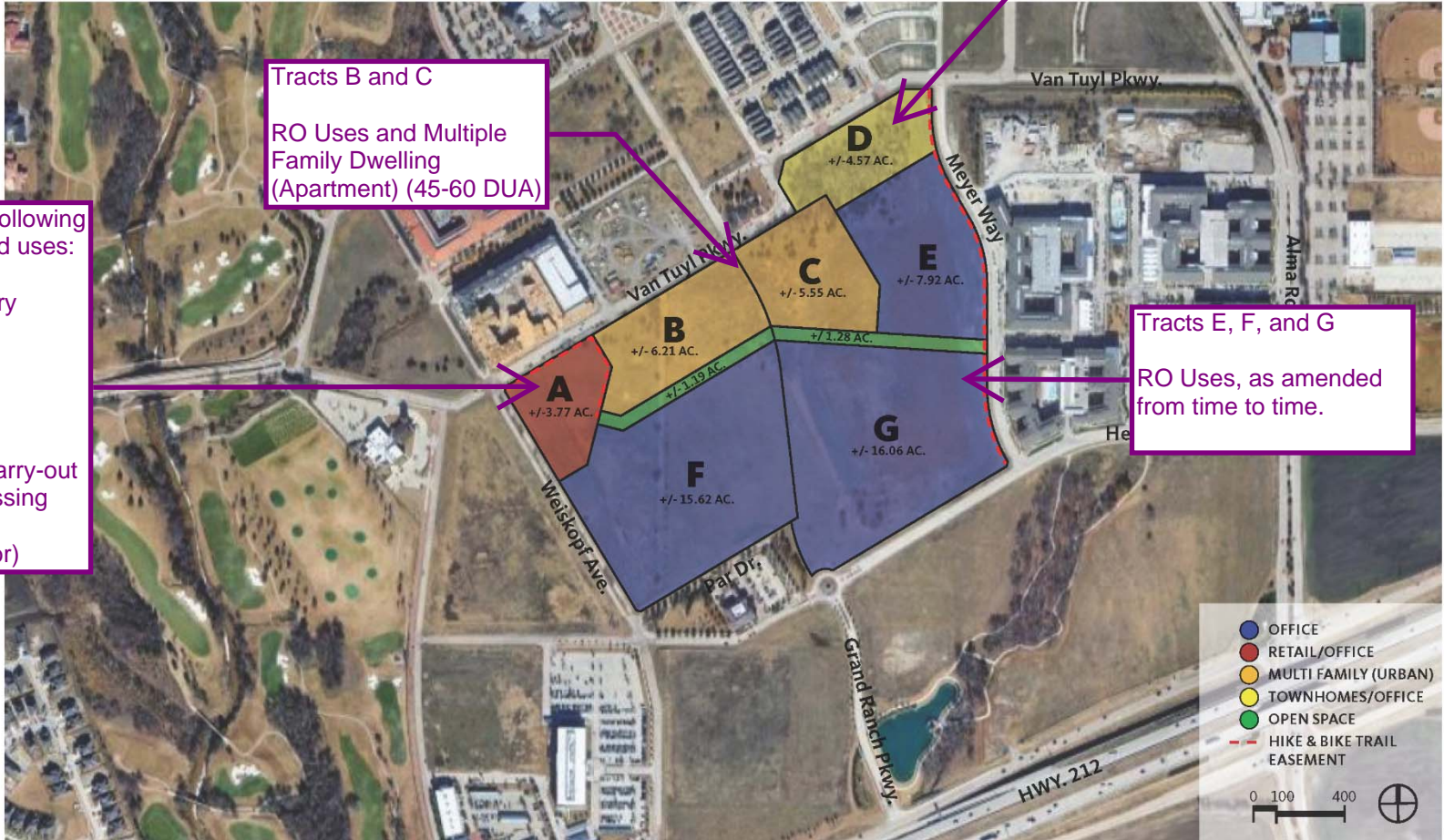
### ZONING EXHIBIT 62.169 Acres

Current Zoning — PD-Planned  
2001-02-017/2005-02-016/2008-06-054  
Proposed Zoning — PD-Planned  
Development  
(Office and Other Uses)

### ZONING EXHIBIT

8/20/2020

**REGULATING PLAN**



Tracts B and C  
 RO Uses and Multiple Family Dwelling (Apartment) (45-60 DUA)

RO Uses and Single family detached (9 DUA)

- RO Uses and the following additional permitted uses:
- Food store, grocery
  - Drug store
  - Florist
  - Office supply store
  - Pet store
  - Fitness club
  - Restaurant with carry-out
  - Cleaning and pressing shop
  - Retail store (indoor)

Tracts E, F, and G  
 RO Uses, as amended from time to time.

Legend:

- OFFICE
- RETAIL/OFFICE
- MULTI FAMILY (URBAN)
- TOWNHOMES/OFFICE
- OPEN SPACE
- - HIKE & BIKE TRAIL EASEMENT

Scale: 0 100 400  
 North arrow symbol

Craig Ranch