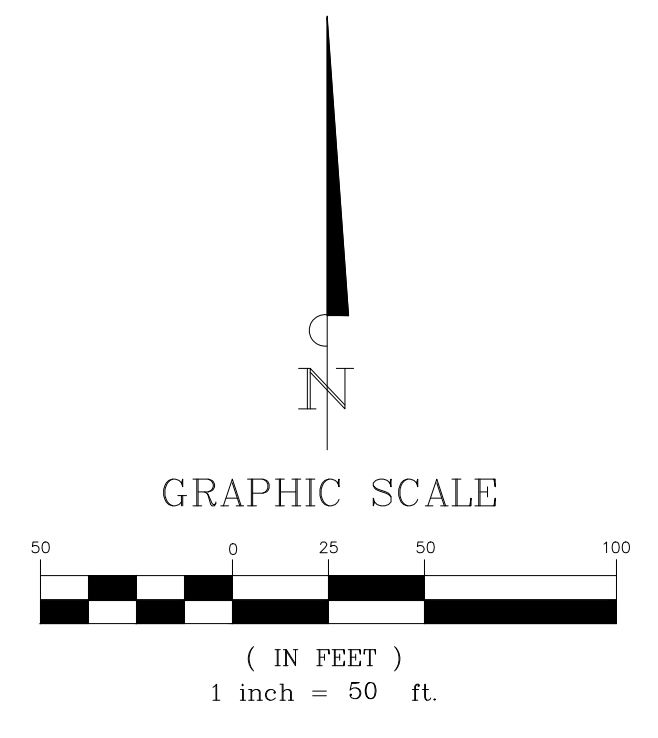
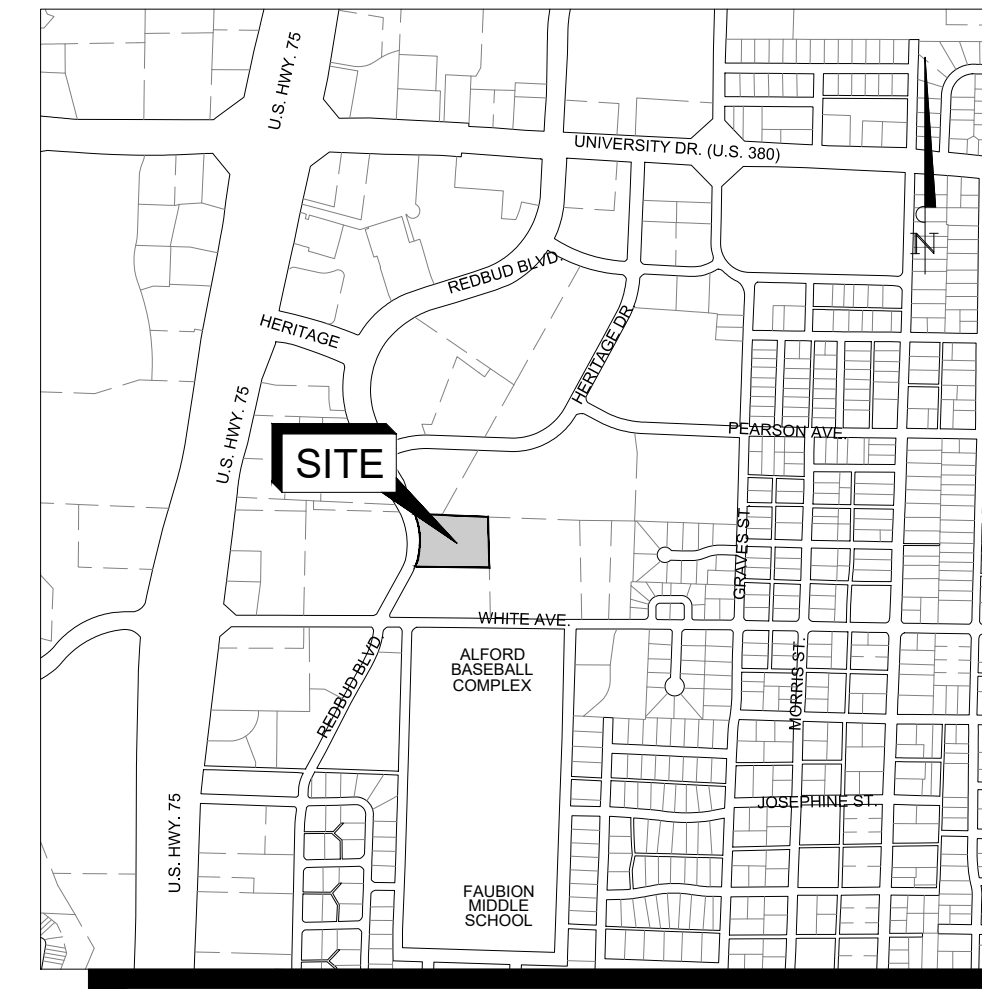


NeighborHUB

26-0052Z

HERITAGE DRIVE
±70' R.O.W.



SITE DATA
EX. ZONING: PD 1463
EX. LAND USE: CLINIC, MEDICAL OR DENTAL
LOT 2, BLOCK F
HERITAGE MCKINNEY BUILDING LLC
DRCCT #20220414000599380

SITE DATA
EX. ZONING: PD 1463
EX. LAND USE: OFFICE
LOT 1, BLOCK E
XPONENTIAL OFFICES LLC
DRCCT #20220414000599380

SITE DATA
EX. ZONING: PD 2023-01-002
EX. LAND USE: MULTIFAMILY
LOT 2R1, BLOCK E
APTS AT MERANO LLC
DRCCT #2023000123484

EX. ZONING: PD 1996-06-24
PROP. ZONING PD
EX. LAND USE: UNDEVELOPED

POINT OF BEGINNING
N: 7,128,673.54
E: 2,539,137.00

POINT OF BEGINNING
N: 7,128,652.54
E: 2,539,517.76

TRACT 70
CITY OF MCKINNEY
VOL. 2216, PG. 728
0.33 ACRES

TRACT 93
1.76 ACRES
EX. ZONING: PD 2025-12-115
PROP. ZONING PD
EX. LAND USE: UNDEVELOPED

CATHOLIC CHARITIES OF DALLAS
INSTRUMENT NO. 2026000025707

SITE DATA
EX. ZONING: PD 2020-12-087
EX. LAND USE: UNDEVELOPED

TRACT 48
APTS AT MERANO LLC
DRCCT #2023000123484

SITE DATA
EX. ZONING: O - OFFICE
EX. LAND USE: GOVERNMENT FACILITY (NON-CITY)
LOT 1, BLOCK A
MCKINNEY ISD

SITE DATA
EX. ZONING: PD 1463
EX. LAND USE: MULTIFAMILY
LOT 1, BLOCK A
MBP PATIOS LLC &
MBP REAL ESTATE INVESTORS XIII LLC
DRCCT #2022000158706

TRACT 43
FIRST PRESBYTERIAN CHURCH
EX. ZONING: PD 2025-12-115
EX. LAND USE: RELIGIOUS ASSEMBLY

SITE DATA
EX. ZONING: PD 202-12-087
EX. LAND USE: UNDEVELOPED

TRACT 92
SANCHEZ CHARITIES
DRCCT #202110290022166680

REDBUD BOULEVARD
±60' R.O.W.

WHITE AVENUE
±50' R.O.W.

SITE DATA
EX. ZONING: C - PLANNED CENTER
EX. LAND USE: HOTEL
LOT 1, BLOCK A
INN MCKINNEY LLC
VOL. 01-0078606, PG. 4951-2256

SITE DATA
EX. ZONING: RS-120 SINGLE FAMILY RESIDENCE
EX. LAND USE: GOVERNMENT FACILITY (NON-CITY)
TRACT 41
MCKINNEY ISD

SITE DATA
EX. ZONING: C - PLANNED CENTER
EX. LAND USE: MINOR VEHICLE REPAIR
LOT 2, BLOCK A
PRO QUICK LUBE LLC
DRCCT #20140212000134160

HOLLIS STREET
±50' R.O.W.

ZONING EXHIBIT
MCKINNEY NEIGHBOR HUB
BEING 2.09 ACRES OF THE
SAMUEL McFALL SURVEY, ABSTRACT NO. 641
TRACT 70 AMD TRACT 93
5/29/2026

OWNER:
CATHOLIC CHARITIES OF DALLAS
1421 W MOCKINGBIRD LANE
DALLAS, TEXAS 75247
(412) 720-0164
ATTN: DAVID WOODYARD

ENGINEER:
SANCHEZ & ASSOCIATES, LLC
210 ADRIATIC PARKWAY, SUITE 200
MCKINNEY, TEXAS 75072
(469) 424-5900
ATTN: CASEY GREGORY

APPLICANT:
SANCHEZ CHARITIES
210 ADRIATIC PARKWAY, SUITE 200
MCKINNEY, TEXAS 75072
(469) 424-5900
ATTN: MARTIN SANCHEZ

Master Planning
Civil Engineering
Land Development
210 Adriatic Parkway, Suite 200
McKinney, TX 75072
Tel 469 424 5900
Fax 214 544 5200
Certificate of Registration No. F-8665

MCKINNEY NEIGHBOR HUB CITY OF MCKINNEY, TX

ZONING EXHIBIT

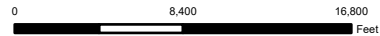
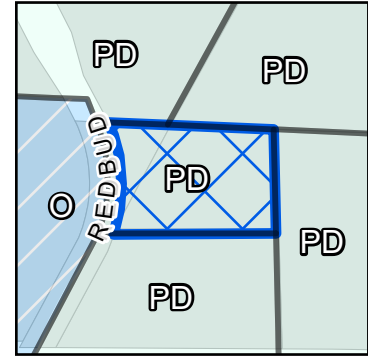
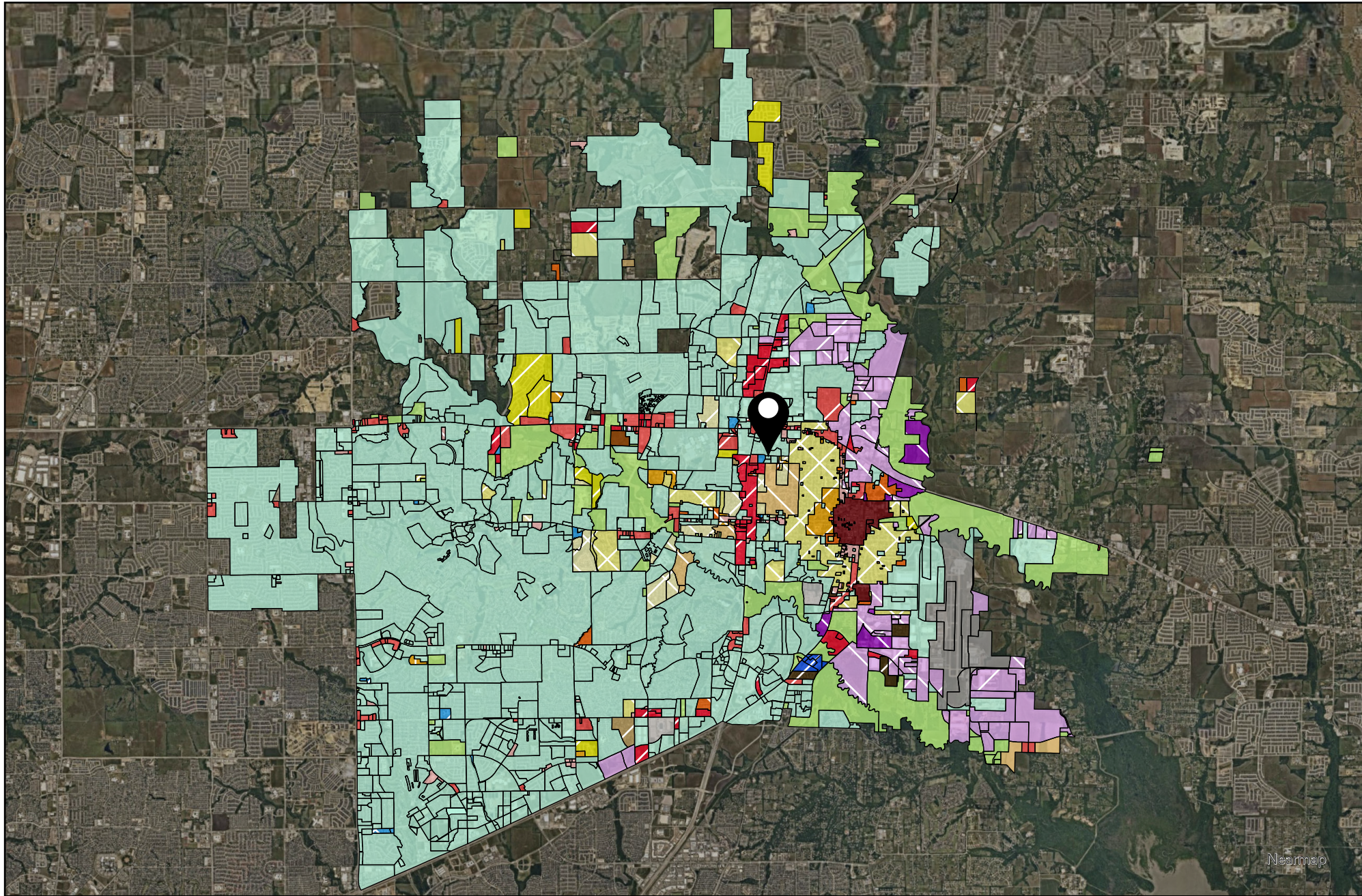
Scale: SEE GRAPHIC SCALE
Designed by: RCG
Drawn by: JH
Checked by: SDB
Date: 5/29/2026
Project No.: 02222 001

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

McKinney Neighbor Hub - Samuel McFall Survey, Abstract No. 641, Tract 70 & A, Lot 1
McKinney Neighbor Hub - Samuel McFall Survey, Abstract No. 641, Tract 93 & A, Lot 1
McKinney Neighbor Hub - Samuel McFall Survey, Abstract No. 641, Tract 92 & A, Lot 1

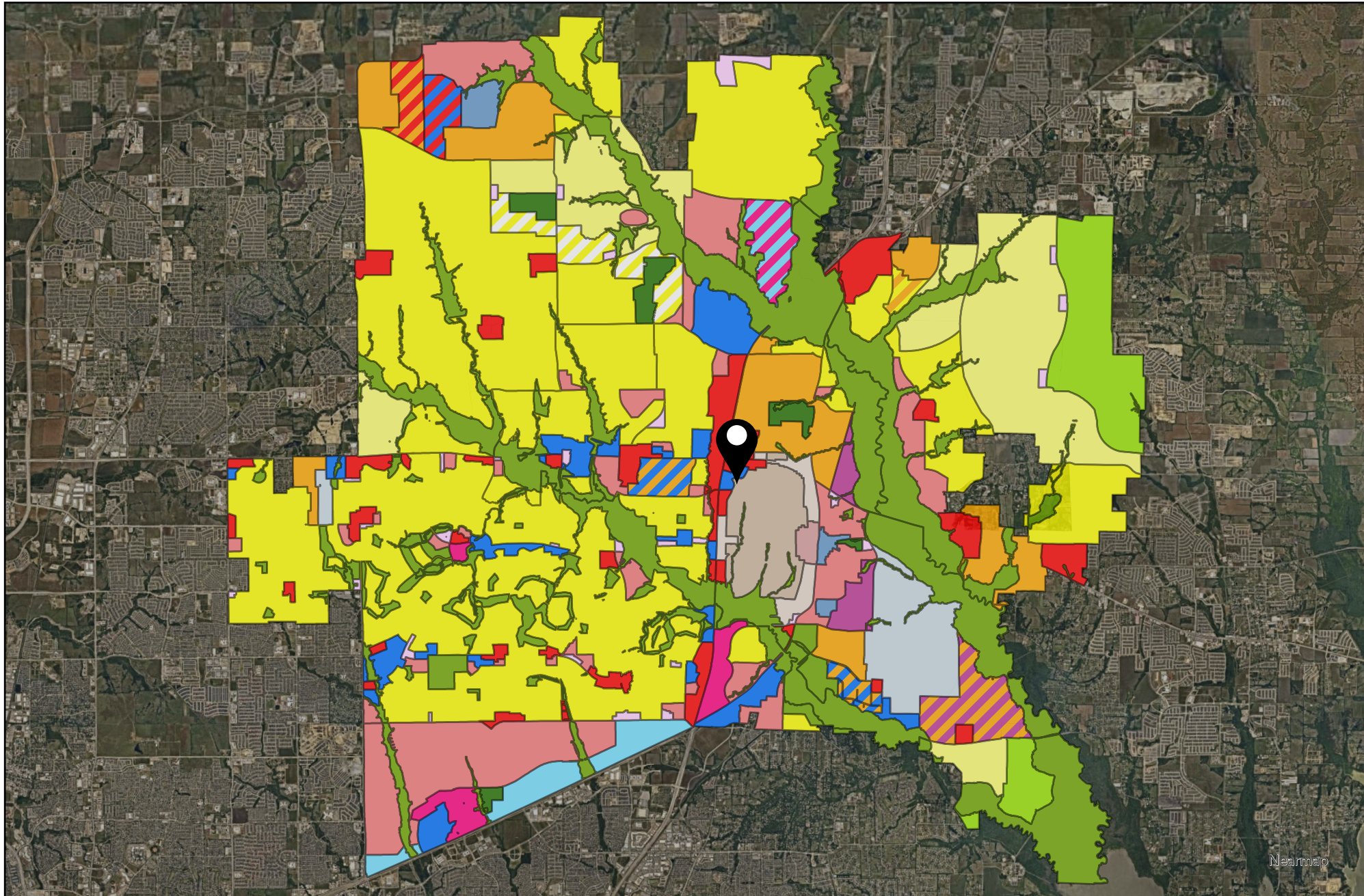
McKinney Neighbor Hub - Samuel McFall Survey, Abstract No. 641, Tract 70 & A, Lot 1
McKinney Neighbor Hub - Samuel McFall Survey, Abstract No. 641, Tract 93 & A, Lot 1
McKinney Neighbor Hub - Samuel McFall Survey, Abstract No. 641, Tract 92 & A, Lot 1

McKinney Neighbor Hub - Samuel McFall Survey, Abstract No. 641, Tract 70 & A, Lot 1
McKinney Neighbor Hub - Samuel McFall Survey, Abstract No. 641, Tract 93 & A, Lot 1
McKinney Neighbor Hub - Samuel McFall Survey, Abstract No. 641, Tract 92 & A, Lot 1

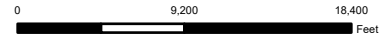


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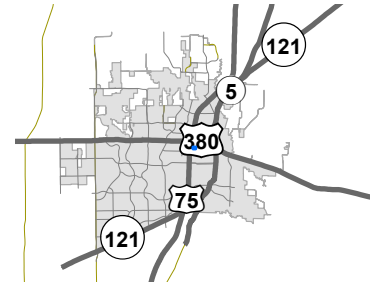
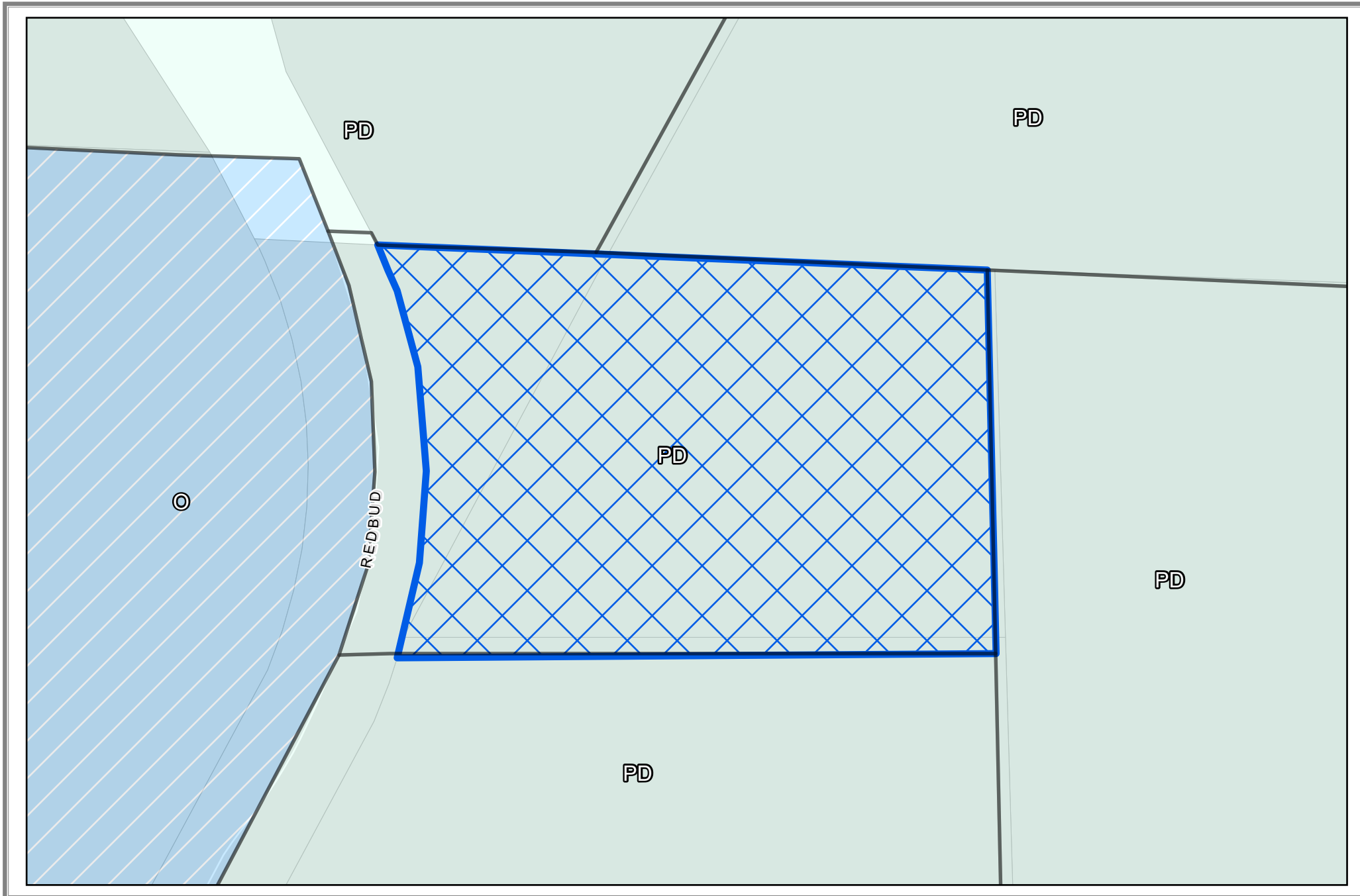
- Placetype
- Aviation
- Commercial Center
- Employment Mix
- Entertainment Center
- Estate Residential
- Historic Town Center - Downtown
- Historic Town Center - Mix
- Historic Town Center - Residential
- Manufacturing & Warehousing
- Mixed Use Center
- Neighborhood Commercial
- Professional Center
- Professional Center
- Rural Residential
- Suburban Living
- Transit-Ready Development
- Urban Living
- Floodplain / Amenity Zone
- Floodplain / Amenity Zone
- Park
- Employment Mix / Commercial Center
- Entertainment Center / Mixed Use Center
- Manufacturing & Warehousing / Employment Mix
- Suburban Living / Employment Mix
- Suburban Living / Estate Residential
- Professional Center / Commercial Center
- Professional Center / Employment Mix
- Professional Center / Commercial Center
- Professional Center / Employment Mix
- Manufacturing & Warehousing




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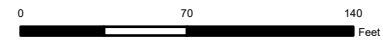
Nearmap





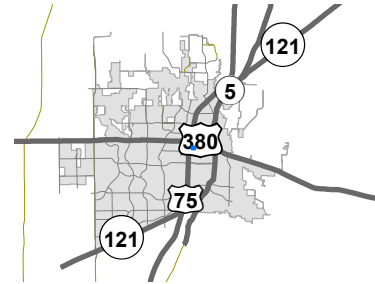
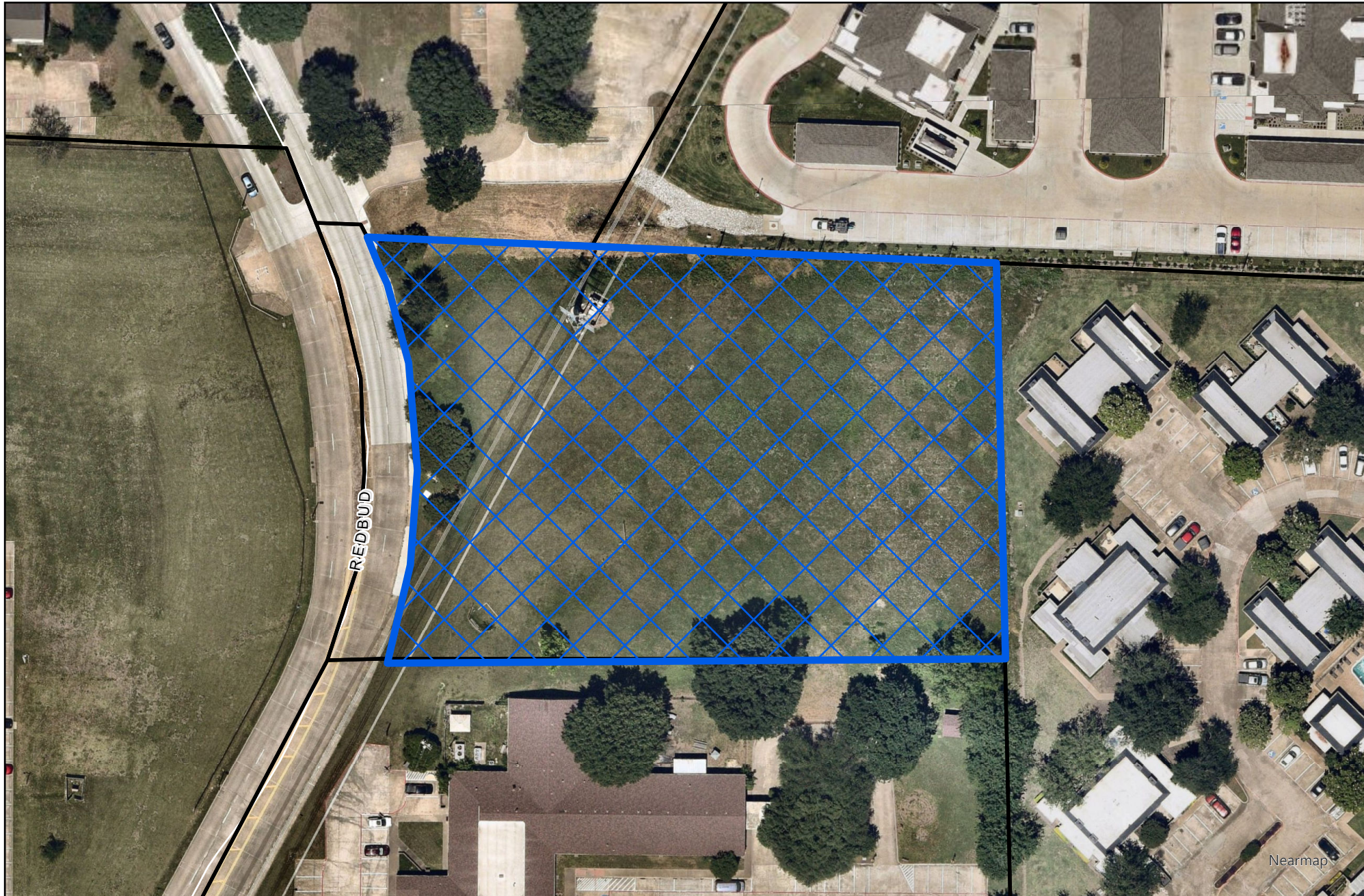
Vicinity Map

 ZONE2026-0052




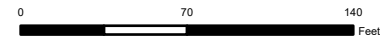
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Vicinity Map

 ZONE2026-0052



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