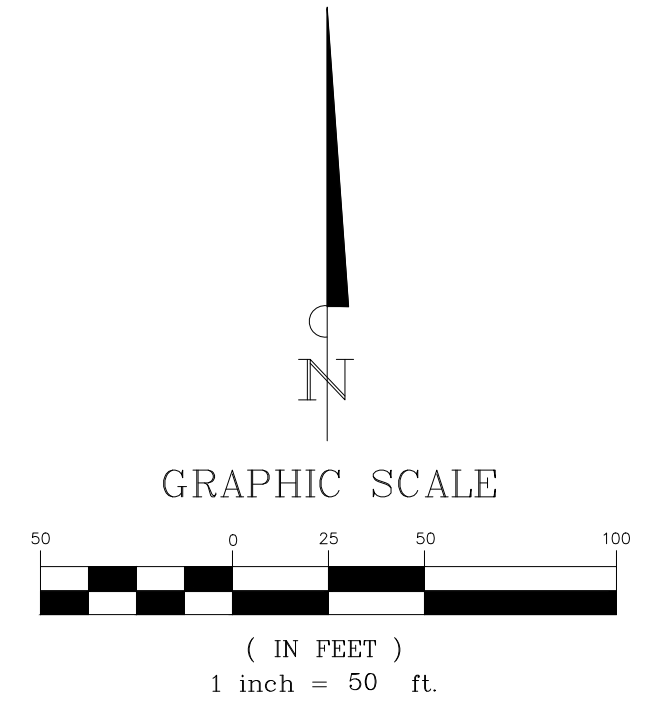
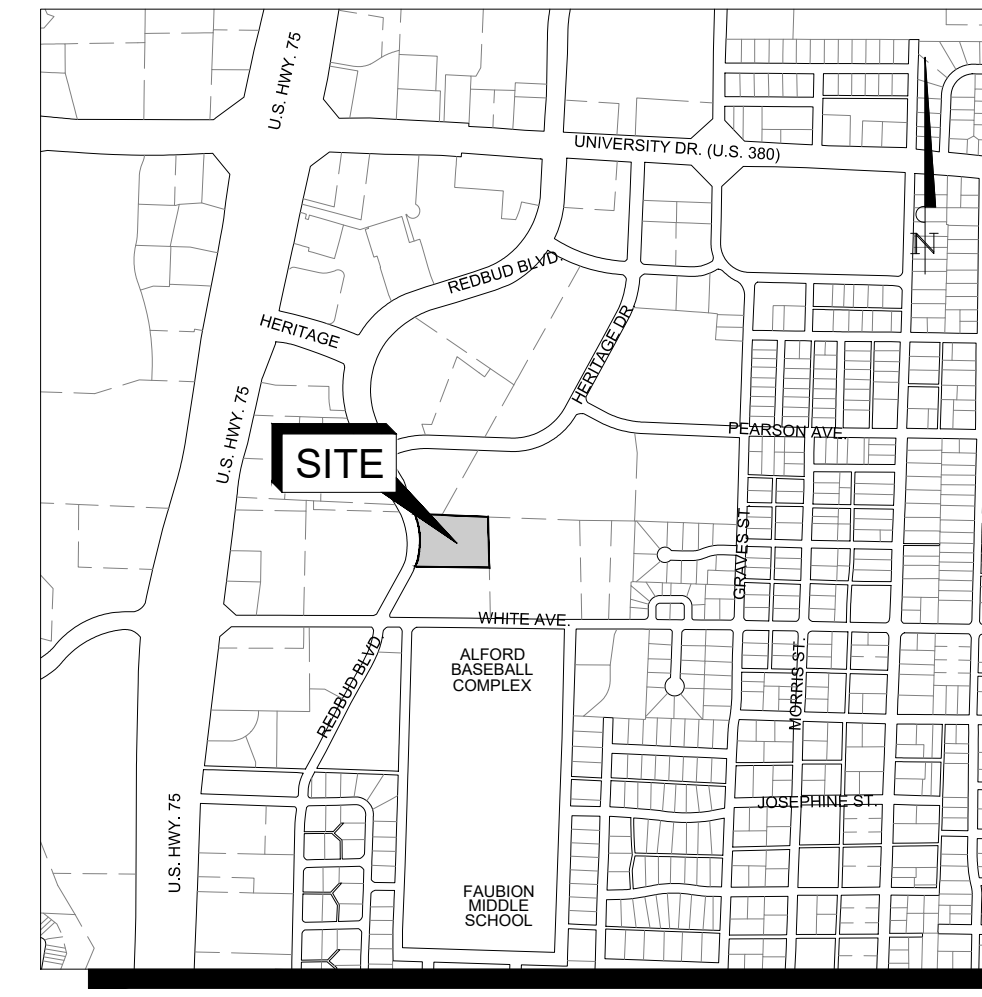


HERITAGE DRIVE
±70' R.O.W.



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

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 #20211029002216660

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

MCKINNEY NEIGHBOR HUB
CITY OF MCKINNEY, TX

ZONING EXHIBIT

EXHIBIT

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

SANCHEZ & ASSOCIATES

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

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

File: 02-2025-05-05-001-Sanchez Charities 001-McKinney Neighbor Hub US-Plan.mxd
xref: 02-2025-05-05-001-Sanchez Charities 001-McKinney Neighbor Hub US-Plan.mxd images: S & A Logo.jpg

Print: 29 May 2026 - 3:55pm
Plotted by: ccaseygregory
Layout: layout1