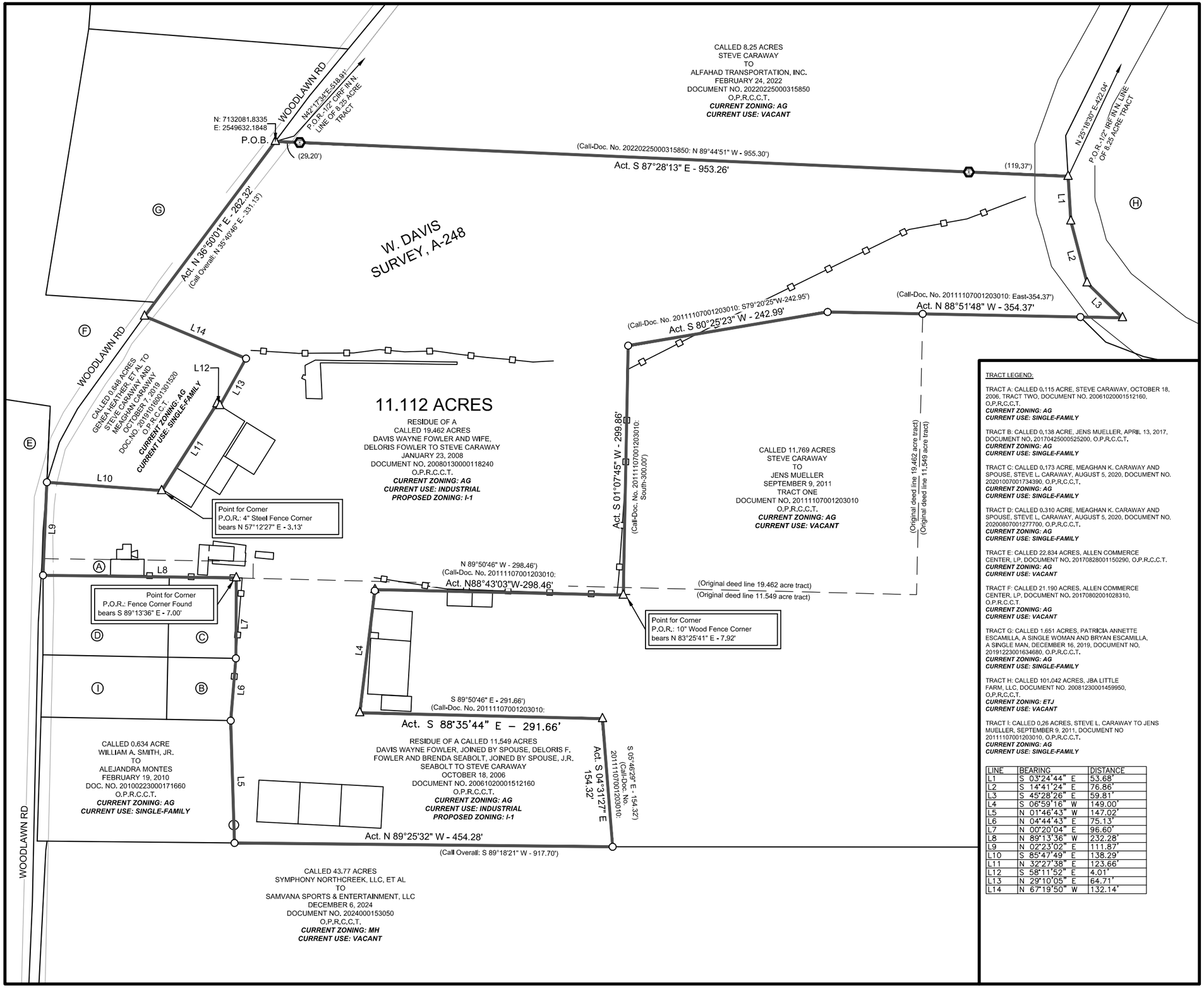


TRACT LEGEND:

TRACT A: CALLED 0.115 ACRE, STEVE CARAWAY, OCTOBER 18, 2006, TRACT TWO, DOCUMENT NO. 20061020001512160, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: SINGLE-FAMILY

TRACT B: CALLED 0.138 ACRE, JENS MUELLER, APRIL 13, 2017, DOCUMENT NO. 20170425000525200, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: SINGLE-FAMILY

TRACT C: CALLED 0.173 ACRE, MEAGHAN K. CARAWAY AND SPOUSE, STEVE L. CARAWAY, AUGUST 5, 2020, DOCUMENT NO. 20201007001734390, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: SINGLE-FAMILY

TRACT D: CALLED 0.310 ACRE, MEAGHAN K. CARAWAY AND SPOUSE, STEVE L. CARAWAY, AUGUST 5, 2020, DOCUMENT NO. 20200807001277700, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: SINGLE-FAMILY

TRACT E: CALLED 22.834 ACRES, ALLEN COMMERCE CENTER, LP, DOCUMENT NO. 20170828001150290, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: VACANT

TRACT F: CALLED 21.190 ACRES, ALLEN COMMERCE CENTER, LP, DOCUMENT NO. 20170802001028310, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: VACANT

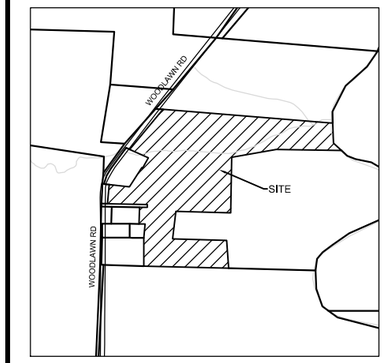
TRACT G: CALLED 1.651 ACRES, PATRICIA ANNETTE ESCAMILLA, A SINGLE WOMAN AND BRYAN ESCAMILLA, A SINGLE MAN, DECEMBER 16, 2019, DOCUMENT NO. 20191223001634680, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: SINGLE-FAMILY

TRACT H: CALLED 101.042 ACRES, JBA LITTLE FARM, LLC, DOCUMENT NO. 20081230001459950, O.P.R.C.C.T.
CURRENT ZONING: ETJ
CURRENT USE: VACANT

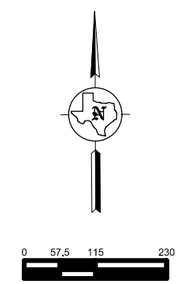
TRACT I: CALLED 0.26 ACRES, STEVE L. CARAWAY TO JENS MUELLER, SEPTEMBER 9, 2011, DOCUMENT NO 20111107001203010, O.P.R.C.C.T.
CURRENT ZONING: AG
CURRENT USE: SINGLE-FAMILY

LINE	BEARING	DISTANCE
L1	S 03°24'44" E	53.68'
L2	S 14°41'24" E	76.86'
L3	S 45°28'26" E	59.81'
L4	S 06°59'16" W	149.00'
L5	N 01°46'43" W	147.02'
L6	N 04°44'43" E	75.13'
L7	N 00°20'04" E	96.60'
L8	N 89°13'36" W	232.28'
L9	N 02°23'02" E	111.87'
L10	S 85°47'49" E	138.29'
L11	N 32°27'38" E	123.66'
L12	S 58°11'52" E	4.01'
L13	N 29°10'05" E	64.71'
L14	N 67°19'50" W	132.14'

EXHIBIT C



VICINITY MAP
N.T.S.



SCALE: 1"=115'

ZONING EXHIBIT
CURRENT ZONING: AG
PROPOSED ZONING: PD
11.112 ACRE TRACT
BEING A CALLED 11.07 ACRES
RECORDED UNDER CC#20080130000118240
WILLIAM DAVIS SURVEY, ABS AO248
CITY OF MCKINNEY, COLLIN COUNTY, TX
SEPTEMBER 2025

Bowman
Phone: (214) 484-8586
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1200 W Magnolia Ave
Suite 300
Fort Worth, Texas 76104
TBPE Firm Registration No. F-14309

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REVISIONS

REVISION	DESCRIPTION	DATE

ZONING EXHIBIT C

2906 WOODLAWN RD,
MCKINNEY, TX 75071

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF SCOTT L. GRAVES, P.E. #88150 ON FEBRUARY 3 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
KF	KF	SG

JOB No. 070873-01-001

SHEET 1 OF 1

V:\070873 - Caraway Concrete Construction LLC\070873-01-001 (ENG) - 2906 Woodlawn Rd, McKinney, TX\Engineering\Engineering Plans\Exhibits\PD Exhibit.dwg, Layout1, February 03, 2026, 11:44 AM, scott.graves