

VICINITY MAP
N.T.S.

Pecan Ridge Estates Ph 2,
Block F, Lot 14
1101 Nocona Dr, Hpa
Texas Sub 2017-1 LLC

Pecan Ridge Estates Ph 2,
Block F, Lot 15
4000 Ottawa Dr, Leonard
Josie & Peter Leonard

All residential lots current use: single
family residential (detached)
current zoning: PD-1640

Lone Tree resources & Consulting Inc
ABS A0423 John Hart Survey, Tract 9
0.1113 Acres

Current Land Use: Commercial Business
Current Zoning: AG - Agriculture District

Lone Tree resources & Consulting Inc
ABS A0423 John Hart Survey, Tract 13
1.32 Acres

Current Land Use: Commercial Business
Current Zoning: AG - Agriculture District

Greater Texoma Utility Authority
GTUA pump site Addition
1.9910 Acres

Current Land Use: Pump station
Current Zoning: PD - Planned Development

Glenn Stefan Darby & Bailee Nicole Glenn
ABS A0423 John Hart Survey, Tract 8
24.7084 Acres

Current Land Use: Undeveloped Land
Current Zoning: AG - Agriculture District

Glenn Louise Estate of
ABS A0423 John Hart Survey, Tract 23
0.0746 Acres

Current Land Use: Commercial Business
Current Zoning: AG - Agriculture District

- Pecan Ridge Estates, Block F
- Lot 27 - 4005 Sioux Dr, Shukla Nirmal Kumar
- Lot 28 - 4001 Sioux Dr, Parmer Casey L & Randia L
- Lot 29 - 921 Kiow Dr, Anandraj David & Kalpana R
- Lot 30 - 917 Kiowa Dr, Kiowa Properties LLC
- Lot 31 - 913 Kiowa Dr, Kennedy Jonah Michael & Mia Natalia Fulgham
- Lot 32 - 909 Kiowa Dr, Khurana Atul & Monika
- Lot 33 - 905 Kiowa Dr, Gao Wei
- Lot 34 - 901 Kiowa Dr, Hsu Hsiu Feng
- Lot 35 - 817 Kiowa Dr, Abraham Mina & Dina Sefein
- Lot 36 - 813 Kiowa Dr, Mitchell Owen Robert & Gloria Mitchell
- Lot 37 - 809 Kiowa Dr, Komic Ermin & Mirnesa S & Nejira Smout
- Lot 38 - 805 Kiowa Dr, Patterson Thomas
- Lot 39 - 801 Kiowa Dr, Williams Warm P & Grace H
- Pecan Ridge Estates, Block D
- Lot 1 - 713 Kiowa Dr, Minser Steven & Moemi Minser
- Lot 2 - 709 Kiowa Dr, Yu Huang Revocable Trust
- Fengjie Huang & Hua Yu Co-Tr
- Lot 3 - 705 Kiowa Dr, Ngeke Miko Chali & Bertha
- Lot 4 - 701 Kiowa Dr, Dunham Chapman Eugene & Dorothy T 1997 Revocable Management Trust & Dorothy T Durham
- Lot 5 - 613 Kiowa Dr, Roberts Justin R & Susan R
- Lot 6 - 609 Kiowa Dr, Fomuso Emilia Lusia
- Lot 7 - 605 Kiowa Dr, Mcright Mark & Trace
- Lot 8 - 601 Kiowa Dr, Glass Gilbert & Jadrine Jaquetta
- Lot 9 - 525 Kiowa Dr, Johnson Nancy
- Lot 10 - 521 Kiowa Dr, Kilpatrick Stephen
- Lot 11 - 517 Kiowa Dr, Zhu Mingda
- Lot 12 - 513 Kiowa Dr, Harris Anthony & Danielle Harris
- Lot 13 - 509 Kiowa Dr, Even David L & Mary Elizabeth
- Lot 14 - 505 Kiowa Dr, Powell Richard & Anne
- Lot 15 - 501 Kiowa Dr, Swilling Robert Matthew & Jennifer
- Lot 16 - 4000 Tejas Ct, Voirin Robert Shane & Staci E
- Lot 17 - 4004 Tejas Ct, Foglia Dennis & Dorothy C

Remainder of City of McKinney
Inst No 20180607010002640

Current Land Use: Undeveloped Land
Current Zoning: AG - Agriculture District

Seminole Bloominfive LP
16.271 Acres
Inst No 20080317000317660

Current Land Use: Undeveloped Land
Current Zoning: AG - Agriculture District
Proposed Zoning: I1 - Light Industrial District

Seminole Bloominfive LP
6.146 Acres
Inst No 20080317000317660

Current Land Use: Undeveloped Land
Current Zoning: AG - Agriculture District
Proposed Zoning: I1 - Light Industrial District

Lone Tree resources & Consulting Inc
ABS A0423 John Hart Survey, Tract 10
0.6636 Acres

Current Land Use: Commercial Business
Current Zoning - AG - Agriculture District

Lot 4R1, Block A
McKinney Logistics Center
16.455 Ac
Inst No 2022010000311

Current Use: Undeveloped Land
Current Zoning: LI - Light Industrial District

Lot 6, Block A
McKinney Logistics Center
24.7484 Ac
Inst No 20190903001080390

Current Use: Undeveloped Land
Current Zoning: LI - Light Industrial District

Lot 5R, Block A
McKinney Logistics Center
12.3373 Ac
Inst No 20190903001080390

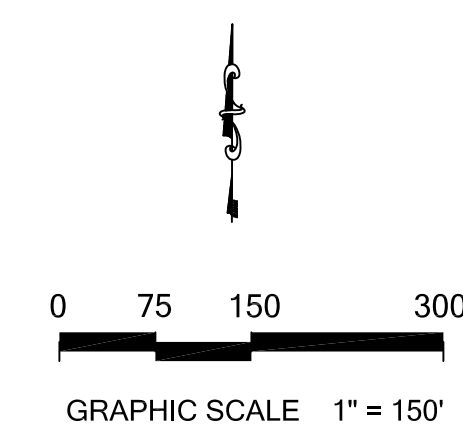
Current Use: Undeveloped Land
Current Zoning: LI - Light Industrial District

Lot 1, Block A
Collin College Public Safety Addition
25.000 Acres
Inst No 20070727001038430

Current Land Use: Public School
Current Zoning: LI - Light Industrial District

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°22'29"	342.50'	79.95'	S06°14'51"W	79.77'
C2	13°54'59"	397.50'	96.55'	S05°58'35"W	96.31'
C3	13°54'56"	342.50'	83.18'	N05°58'35"E	82.98'
C4	13°22'24"	397.50'	92.78'	N06°14'50"E	92.57'
C5	36°44'11"	1000.61'	641.56'	S63°53'54"E	630.63'
C6	3°12'16"	2949.79'	164.98'	S09°19'40"W	164.98'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°26'23"E	72.06'
L2	S12°56'05"W	100.00'
L3	S00°58'54"E	74.29'
L4	S82°13'52"E	35.54'
L5	S61°59'56"E	15.35'



ZONING EXHIBIT

ZONE2024-0096

3991 N MCDONALD ST

CITY OF MCKINNEY

COLLIN COUNTY, TEXAS 75071