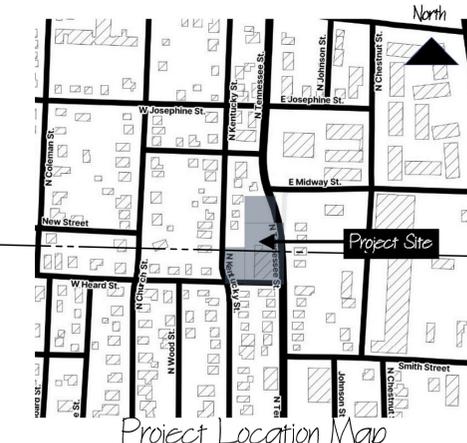




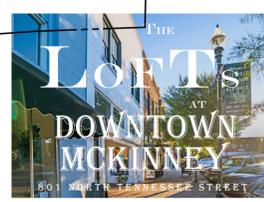
J Rose Architects & Planners
 2120 Cosmos Way
 Argyle, TX 76226
 (940) 500-8984 T.
 jason@jrosearchitect.com



Project Location Map



Consultants:
 Structural Engineer:
 Nortex Foundation Designs, Inc.
 Igor I. Teplitskiy, P.E.
 4424 Keller Hicks Road
 Fort Worth, TX 76244
 (817) 379-0866 Tel.
 igorteplitskiy@nortexfoundation.com
 Surveyor:
 Duenes Land Surveying, LLC
 Dustin Davison, R.P.L.S.
 2112 Blackfoot Trail
 Mesquite, TX 75149
 (214) 317-0685 Tel.
 dustin@dueneslandsurveying.com



Project Title:
The Lofts at Downtown McKinney
 801 North Tennessee Street
 McKinney, Texas
 75069

Sheet Title:
Zoning Exhibit

Drawn by: JRR
Date Created: 07-01-2025

SHEET

EX-C

Revised on: 07-01-2025

North Kentucky Street

N 0122'48" E
114.40'

S 8733'11" E
105.10'

EXIST. ZONING: "ML" LIGHT MANUFACTURING
 USE: SINGLE-FAMILY RESIDENCE
 INTRU. NO. 20141126001293170
 OWNER: NAPOLEAN & ELIZABETH GUTIERREZ

EXIST. ZONING: "ML" LIGHT MANUFACTURING
 USE: SINGLE-FAMILY RESIDENCE
 INTRU. NO. 2021040500064050
 OWNER: JOSE MONTANIEL

EXIST. ZONING: "ML" LIGHT MANUFACTURING
 USE: SINGLE-FAMILY RESIDENCE
 INTRU. NO. 20160301000244330
 OWNER: ROTONDA STOUT

EXIST. ZONING: "ML" LIGHT MANUFACTURING
 USE: SINGLE-FAMILY RESIDENCE
 INTRU. NO. 20211227002682150
 OWNER: HANNAH & ADAM STEWART

EXIST. ZONING: "ML" LIGHT MANUFACTURING
 USE: LAUNDROMAT
 INTRU. NO. 20181105001373320
 OWNER: RCN COIN-OP, LLC

N 0035'02" E
293.63'

N 8842'11" W
21.00'

N 0122'49" E
74.50'

S 8842'11" E
61.47'

East Heard Street

N 8852'11" W
252.00'

WILLIAM DAVIS SURVEY ABS 248
 MCKINNEY OUTLOTS (CMC), LOT 719B, 723B, 723C
 M.R.C.C.T.

EXISTING ZONING: "ML" LIGHT MANUFACTURING
 LAND USE: VACANT
 PROPOSED ZONING: "PD" PLANNED DEVELOPMENT

CALLED 1.519 ACRES
 OWNER: JRRL PROPERTIES LLC
 INSTRU. NO: 2025000021670
 RECORDED DATE: FEB. 25, 2025 04:11PM
 O.P.R.C.C.T.

S 0100'55" E
118.59'

S 0453'11" E
46.60'

S 0750'11" E
45.70'

S 1420'11" E
57.80'

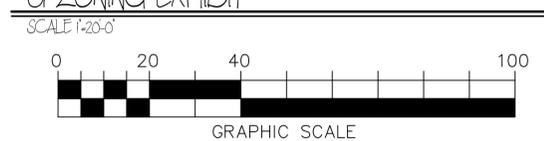
S 1939'11" E
45.80'

S 2207'11" E
92.60'

S 1415'11" E
89.60'

North Tennessee Street

ZONING EXHIBIT



North Tennessee Street
North

POINT OF BEGINNING:
 NORTHING: 7126290.529
 EASTING: 2544982.963

