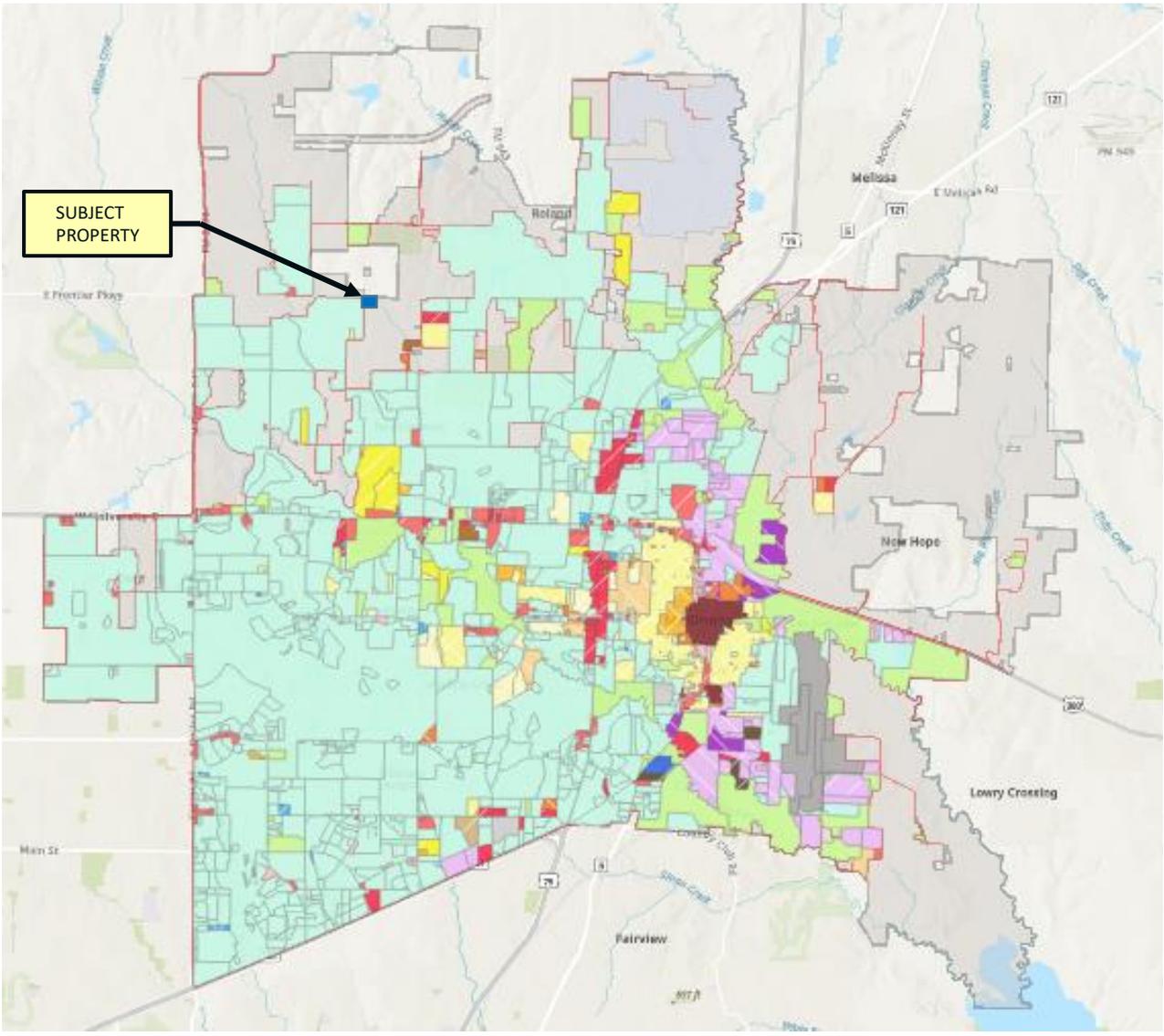


FM 1461 Bates Tract Zone

25-0176Z

Property Location



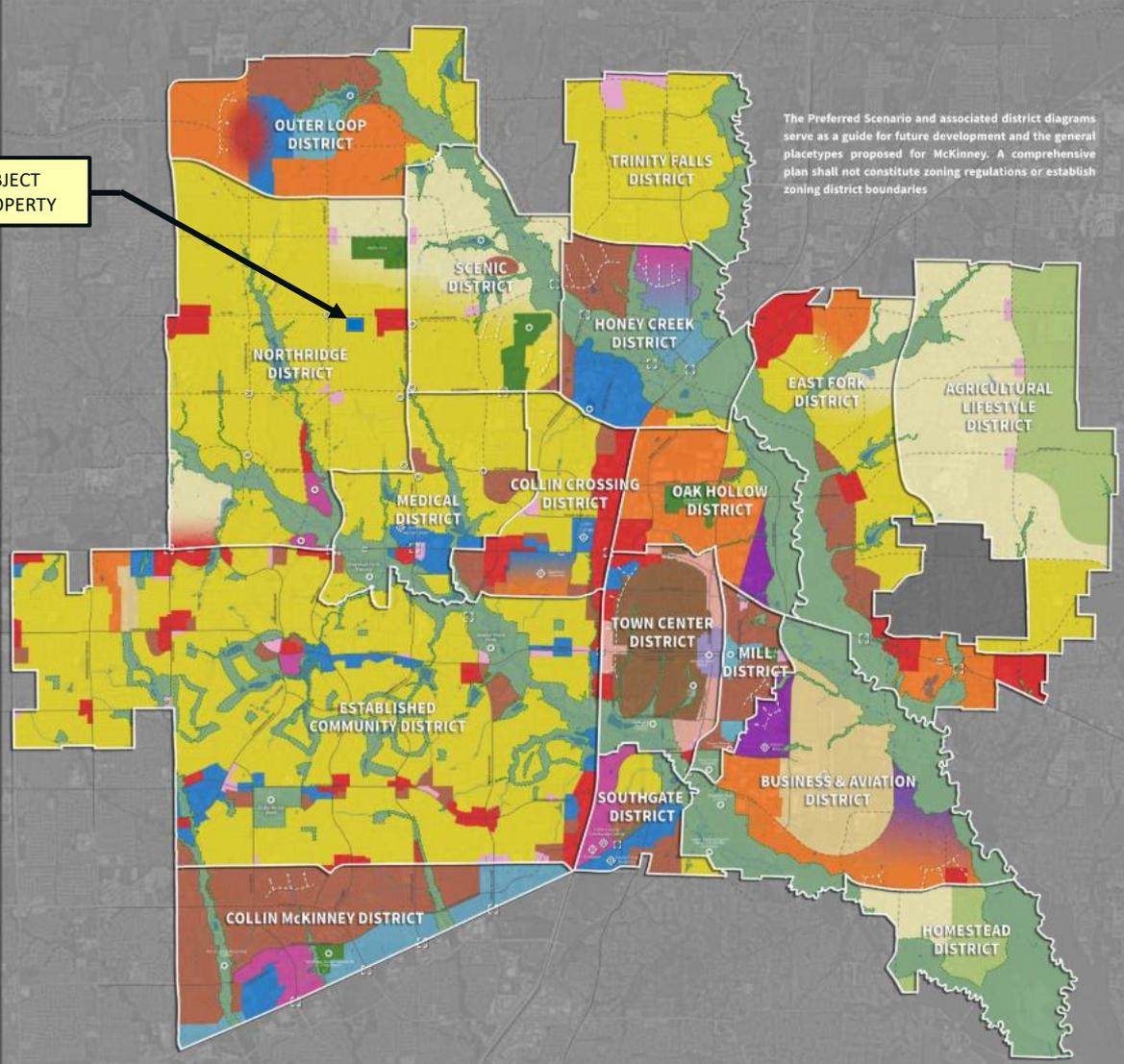
Comprehensive Plan

LAND USE DIAGRAM

LEGEND Placetypes

- 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
 - Rural Residential
 - Suburban Living
 - Transit-Ready Development
 - Urban Living
- Other Features**
- Floodplain / Amenity Zone
 - District Boundary

SUBJECT
PROPERTY



The Preferred Scenario and associated district diagrams serve as a guide for future development and the general placetypes proposed for McKinney. A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

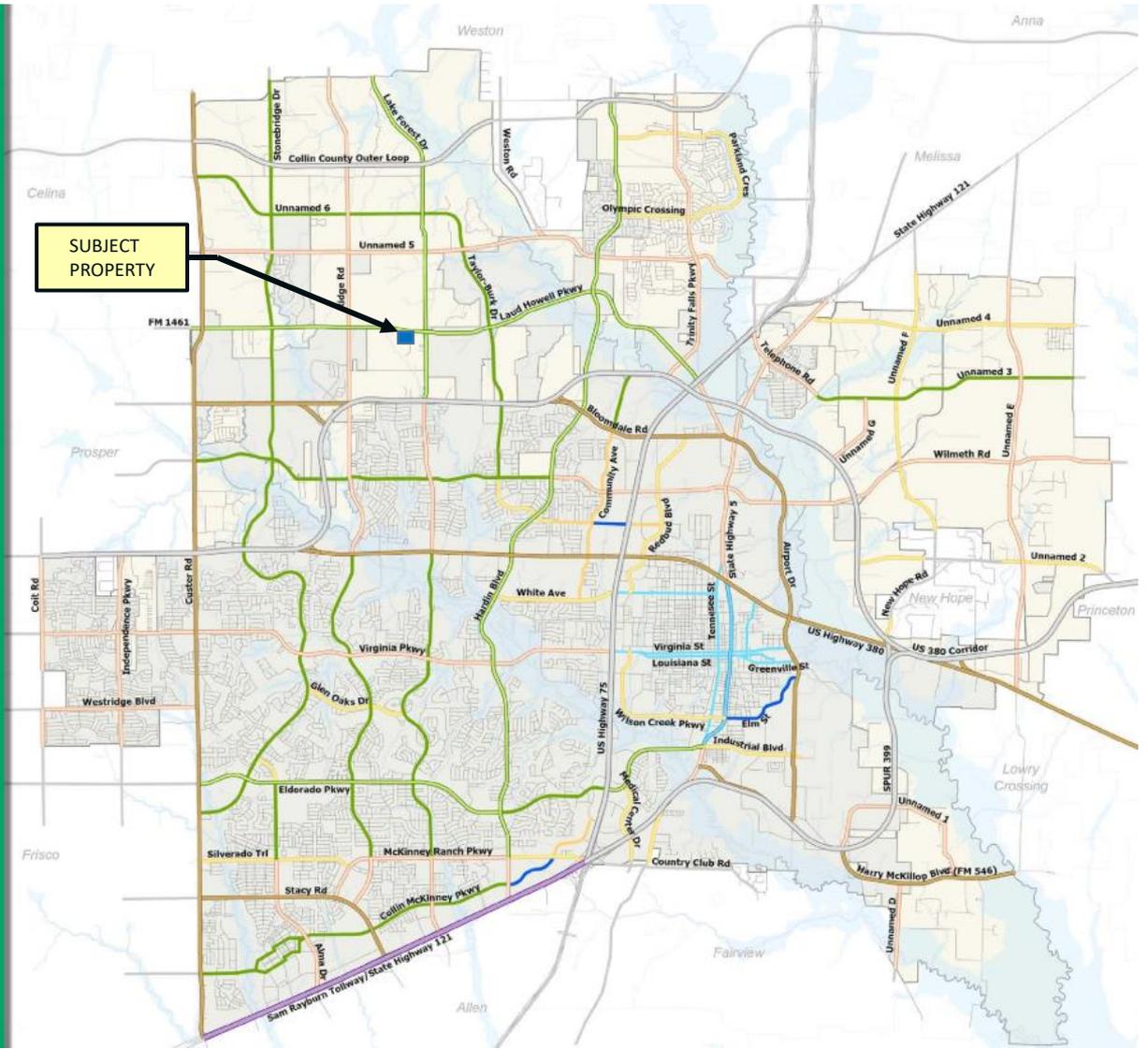
Major Thoroughfare Plan

MASTER THOROUGHFARE PLAN

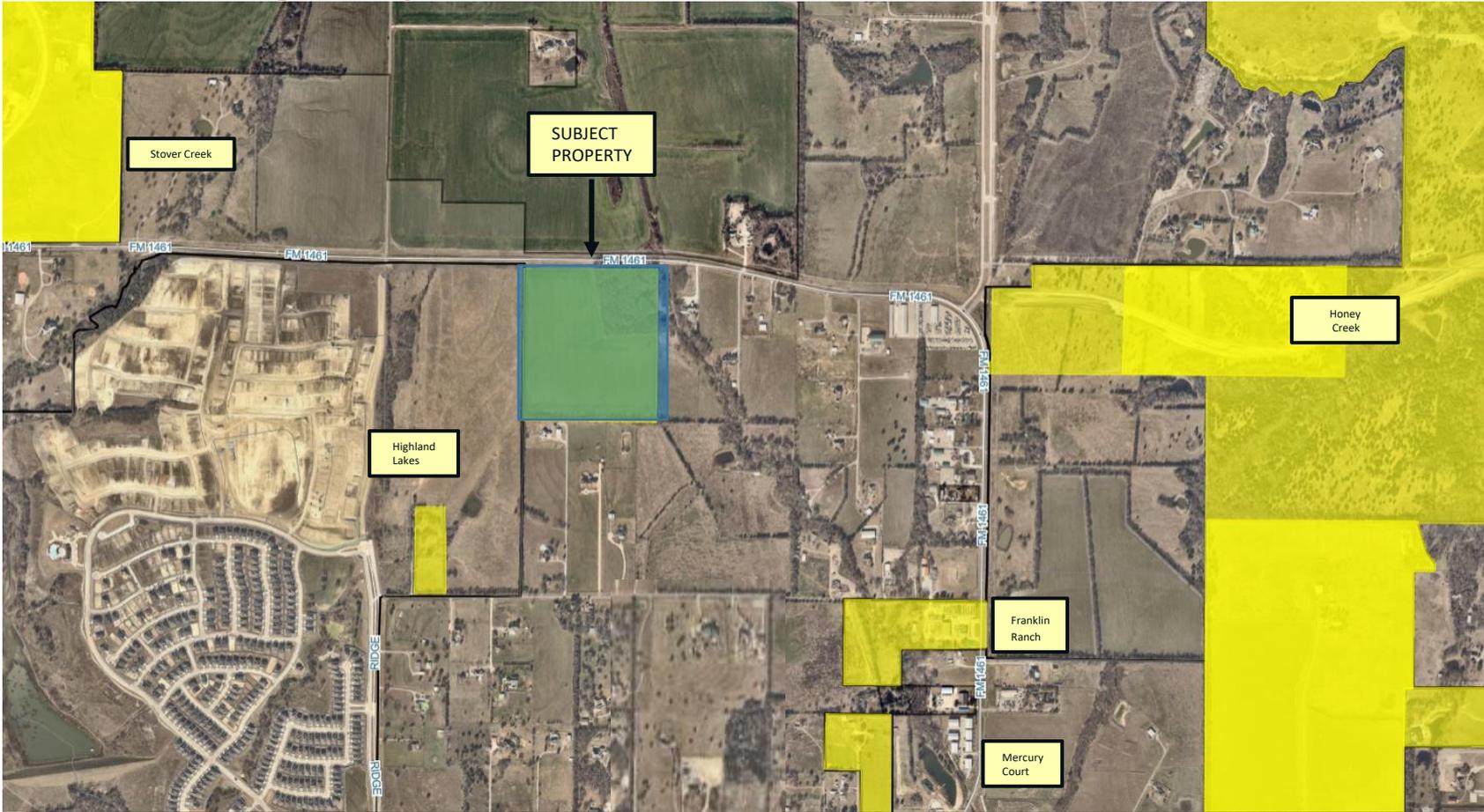
LEGEND

-  Major Regional Highway/Multi-Modal
-  Tollway
-  Principal Arterial (130' - 6 lanes)
-  Major Arterial (124' - 6 lanes)
-  Greenway Arterial (140' - 6 lanes)
-  Greenway Arterial (120' - 4 lanes)
-  Minor Arterial (100' - 4 lanes divided)
-  Minor Arterial (80' - 4 lanes undivided)
-  Minor Arterial (70' - 3 lanes)
-  Town Thoroughfare (4 lanes)
-  Town Thoroughfare (2-3 lanes)
-  McKinney City Limits
-  McKinney ETJ
-  Other Cities

Disclaimer: The Master Thoroughfare Plan provides generalized locations for future thoroughfares. Alignments may shift as roads are engineered and designed to accommodate floodplain areas and to meet sound engineering and urban planning principles. The Roadway lines shown on the plan are not precise (site specific) locations of future thoroughfares.

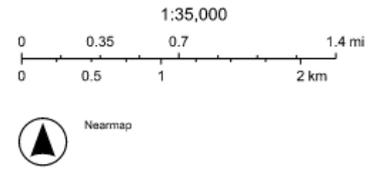


Recent Zoning Projects

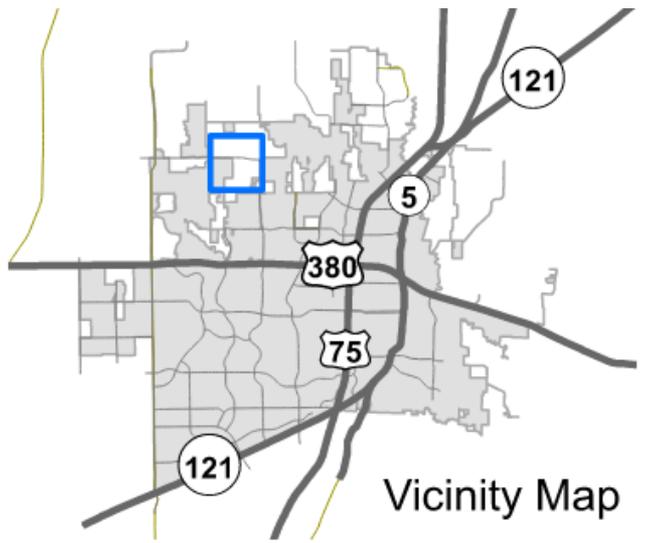
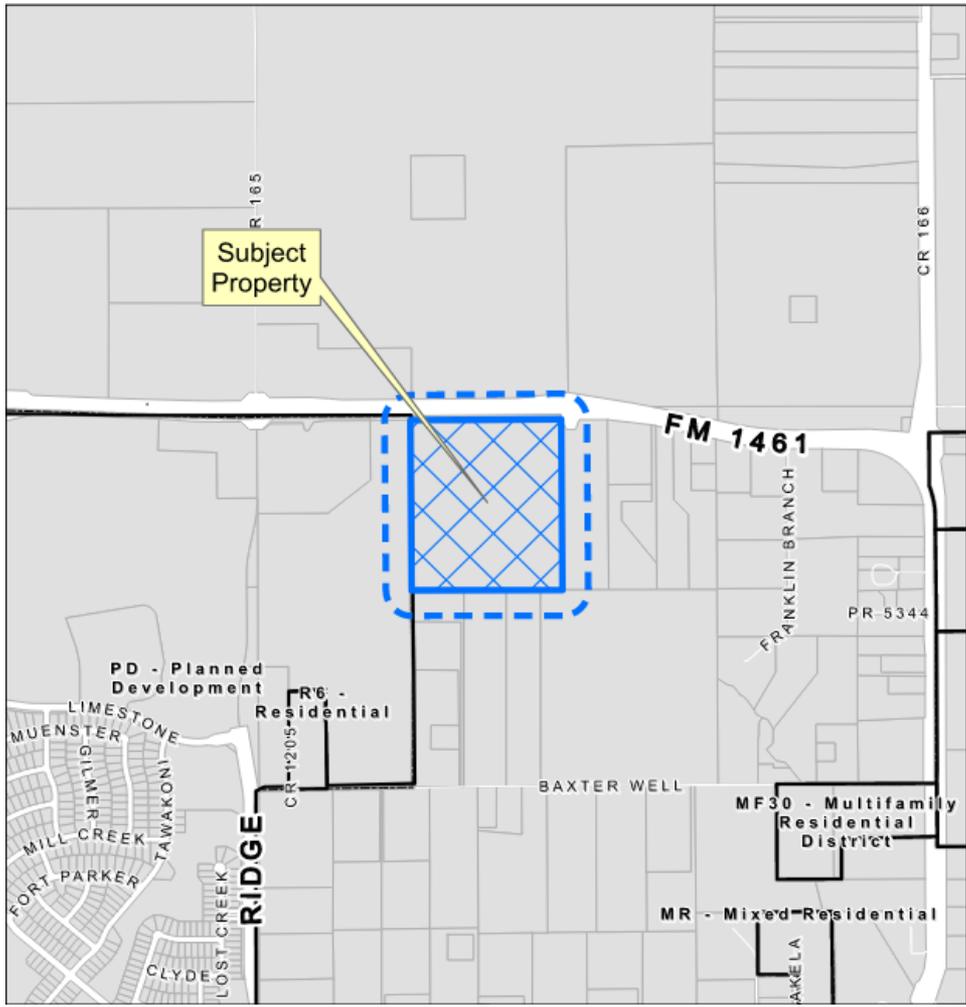


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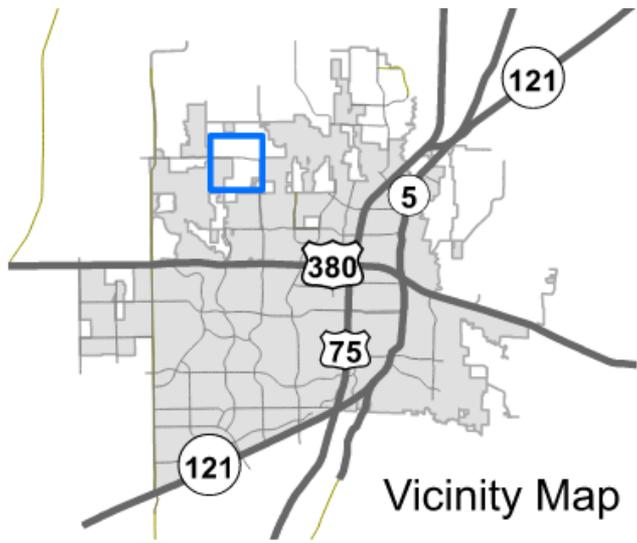
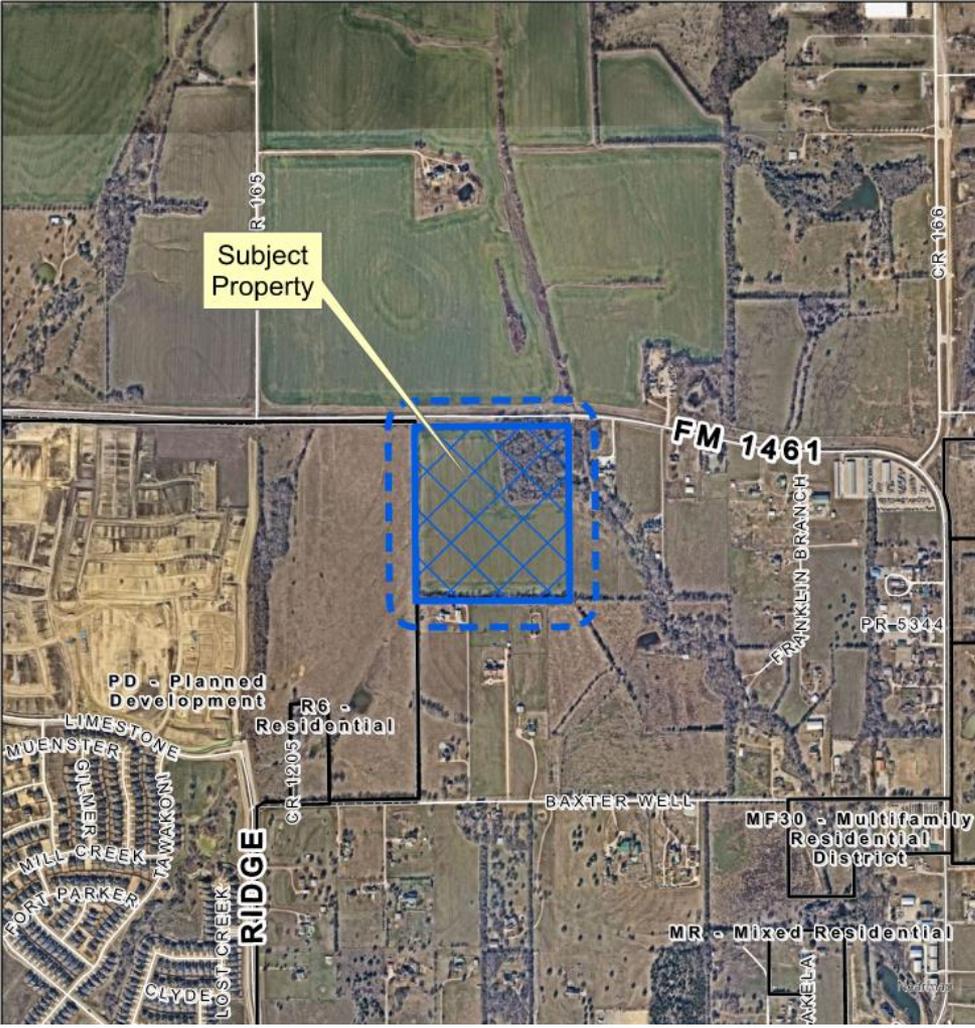
-  Development Projects result
-  Major Roads
-  ETJ



Location Map

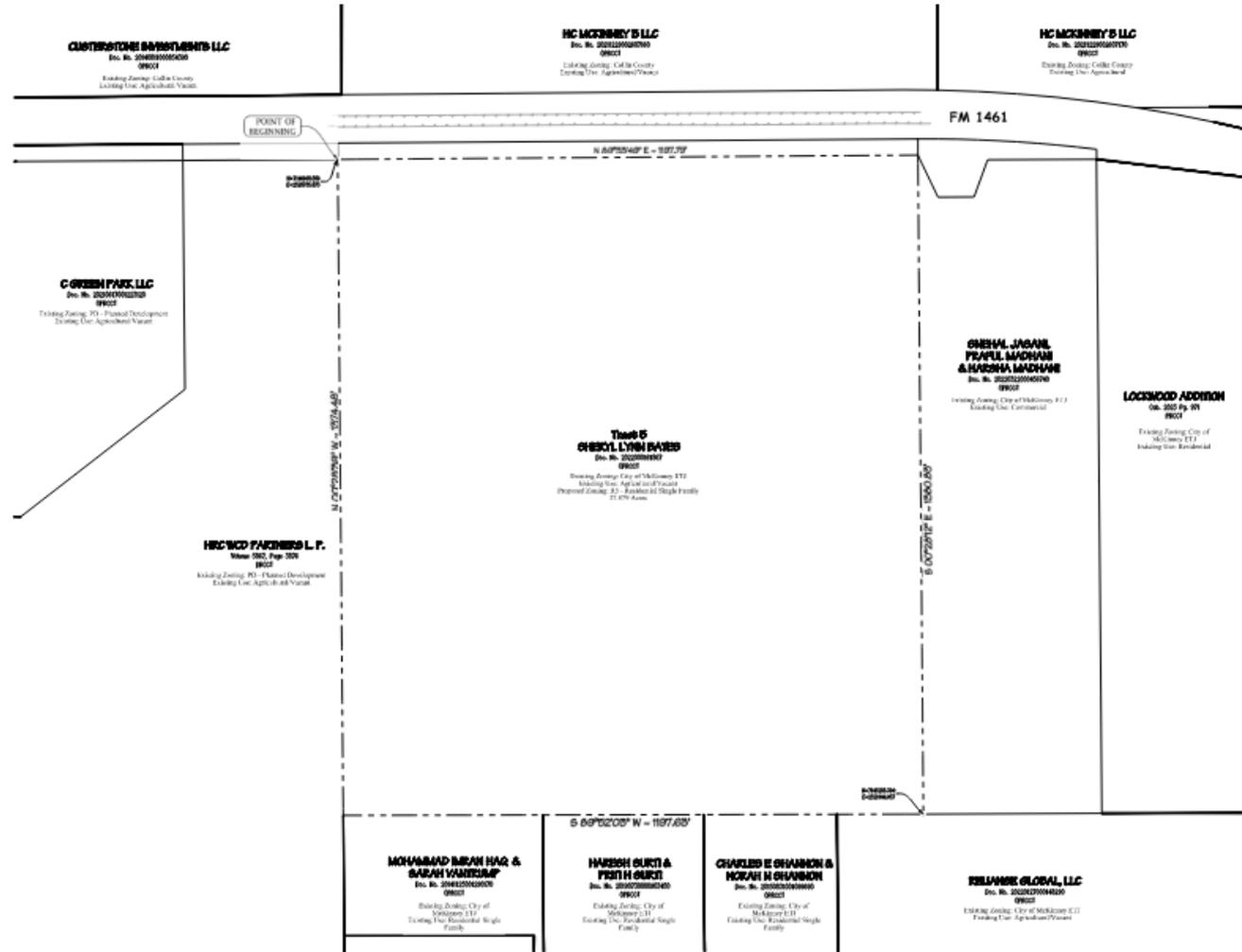


Aerial Exhibit



Vicinity Map

Proposed Zoning Exhibit



ZONING EXHIBIT
BATES TRACT

37.879 ACRES
OUT OF THE JOEL B. STEWART SURVEY -
ABSTRACT NO. 838, TRACT 17
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

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ENGINEER / SURVEYOR
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