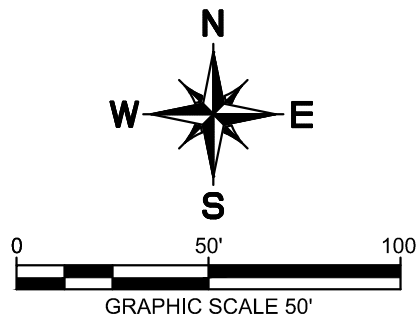




PROPERTY ID:
2904111
CURRENT ZONING: PD - PLANNED DEVELOPMENT 2023-03-016
CURRENT LAND USE: UNDER DEVELOPMENT

PROPERTY ID:
2775038
CURRENT ZONING: LI - LIGHT INDUSTRIAL ORD. NO. 2017-12-108
CURRENT LAND USE: VACANT NON-RESIDENTIAL
LOTS 1-3, BLOCK A,
FREEDOM POWERSPORTS ADDITION
VOLUME 2018, PAGE 139 P.R.C.C.T.

P.O.B.

N: 7138024.17
E: 2540790.44

PROPERTY ID:
2062905
CURRENT ZONING: C - PLANNED CENTER ORD. NO. 1997-04-16
CURRENT LAND USE: INDUSTRIAL
LOTS 1, BLOCK A, NEW
HOLLAND ADDITION
VOLUME K, PAGE 203
P.R.C.C.T.

N46°14'40"E 266.91'

PROPERTY ID:
2612707
CURRENT ZONING: LI - LIGHT INDUSTRIAL ORD. NO. 2017-05-052
CURRENT LAND USE: AGRICULTURAL/UNDEVELOPED
PROPOSED ZONING: I1 - LIGHT INDUSTRIAL

PROPERTY ID:
2612707
CURRENT ZONING: C3 - REGIONAL COMMERCIAL ORD. NO. 2017-05-052
CURRENT LAND USE: AGRICULTURAL/UNDEVELOPED
PROPOSED ZONING: I1 - LIGHT INDUSTRIAL

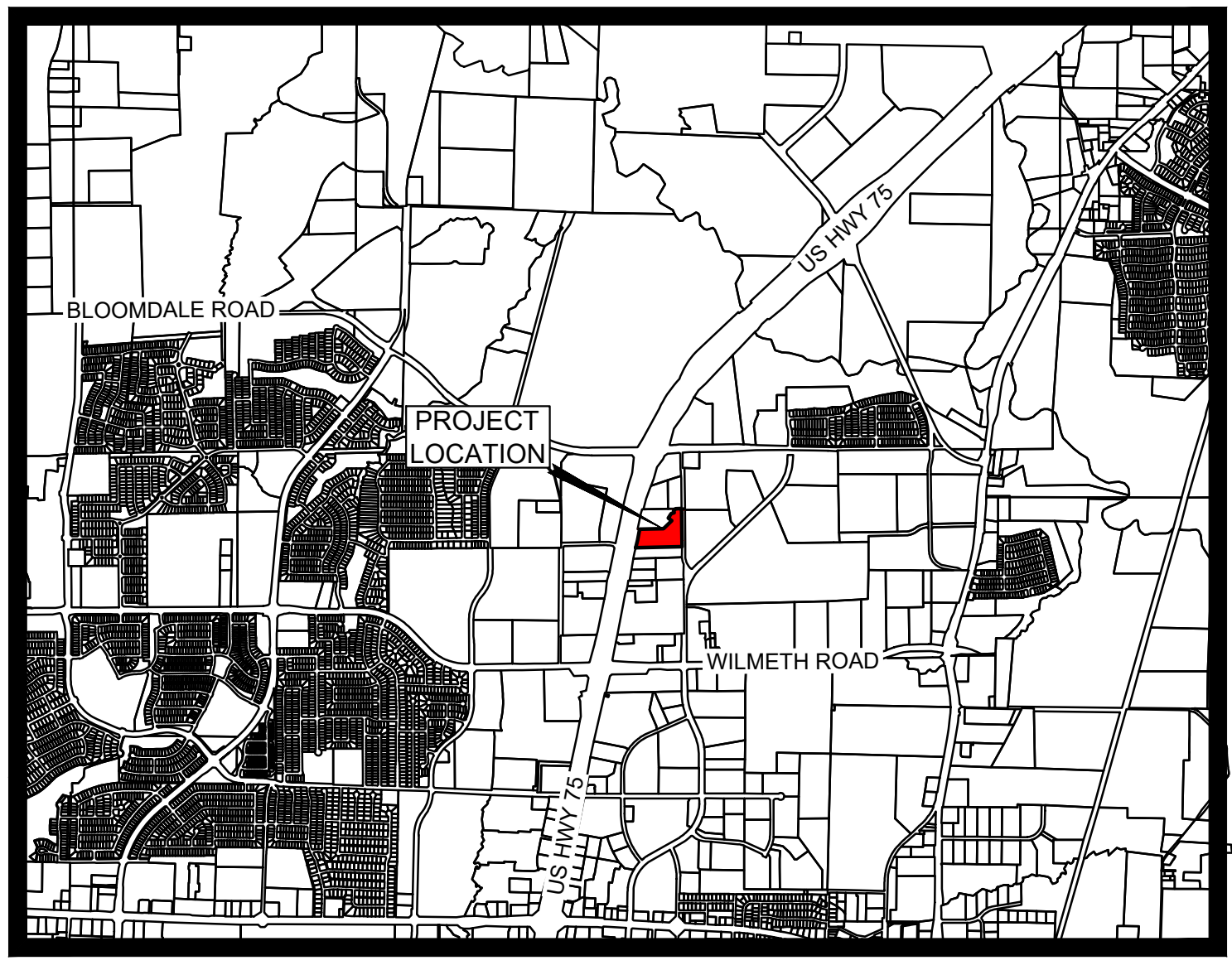
8.133 ACRES CURTIS
RIPPER, KEVIN SELF, & MIKE
NICHOLS C.C. NO.
20220222000295140 O.P.R.C.C.T.

7.666 ACRES
333,913 SQ. FT.

PROPERTY ID:
2111512
CURRENT ZONING: C3 - REGIONAL COMMERCIAL ORD. NO. 2017-07-081
CURRENT LAND USE: AGRICULTURAL/UNDEVELOPED

LOTS 1 & 2, BLOCK A, FUTURE
EQUIPMENT ADDITION, VOL.
M, PAGE 28 P.R.C.C.T.

PROPERTY ID:
2111512
CURRENT ZONING: L1 - LIGHT INDUSTRIAL ORD. NO. 2017-07-081
CURRENT LAND USE: AGRICULTURAL/UNDEVELOPED



VICINITY MAP

SCALE: 1" = 2000'

NOTES

THE BASIS OF BEARINGS, ARE DERIVED FROM ALLTERRA
CENTRAL RTK NETWORK, TEXAS STATE PLANE COORDINATES
SYSTEM, NAD83, NORTH CENTRAL ZONE, NAD 83 (CORS96)
EPOCH 2002.0.

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
VOL/P.G. = VOLUME, PAGE
INST. NO. = INSTRUMENT NUMBER
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

PROPERTY ID:
2834112
CURRENT ZONING: AG - AGRICULTURAL 2017-12-104
CURRENT LAND USE: INSTITUTIONAL - CITY

ZONING EXHIBIT
7.666 ACRES
THOMAS J MCDONALD SURVEY,
ABSTRACT NO. 576
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn

200 North Travis Street, Suite 500
Sherman, Texas 75090

Tel. No. (903) 258-9416

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'			JULY 2025	067548031	1 OF 1