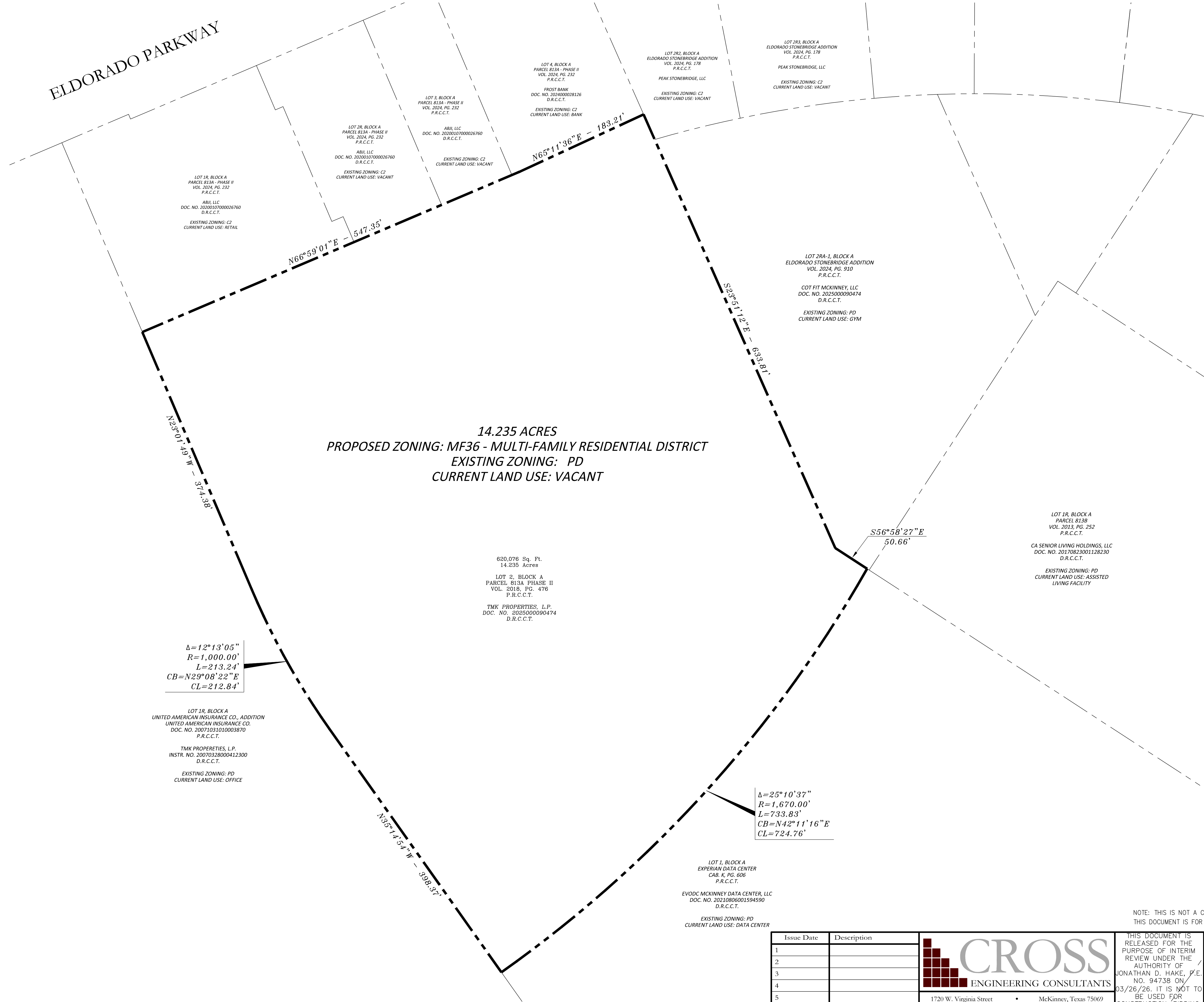


ELDORADO PARKWAY



14.235 ACRES  
**PROPOSED ZONING: MF36 - MULTI-FAMILY RESIDENTIAL DISTRICT**  
**EXISTING ZONING: PD**  
**CURRENT LAND USE: VACANT**

620,076 Sq. Ft.  
 14.235 Acres

LOT 2, BLOCK A  
 PARCEL 813A PHASE II  
 VOL. 2018, PG. 476  
 P.R.C.C.T.

TMK PROPERTIES, L.P.  
 DOC. NO. 2025000090474  
 D.R.C.C.T.

$\Delta = 12^\circ 13' 05''$   
 $R = 1,000.00'$   
 $L = 213.24'$   
 $CB = N29^\circ 08' 22'' E$   
 $CL = 212.84'$

LOT 1R, BLOCK A  
 UNITED AMERICAN INSURANCE CO., ADDITION  
 UNITED AMERICAN INSURANCE CO.  
 DOC. NO. 20071031010003870  
 P.R.C.C.T.

TMK PROPERTIES, L.P.  
 INSTR. NO. 20070328000412300  
 D.R.C.C.T.

EXISTING ZONING: PD  
 CURRENT LAND USE: OFFICE

$\Delta = 25^\circ 10' 37''$   
 $R = 1,670.00'$   
 $L = 733.83'$   
 $CB = N42^\circ 11' 16'' E$   
 $CL = 724.76'$

LOT 1, BLOCK A  
 EXPERIAN DATA CENTER  
 CAB. K, PG. 606  
 P.R.C.C.T.

EVODC MCKINNEY DATA CENTER, LLC  
 DOC. NO. 20210806001594590  
 D.R.C.C.T.

EXISTING ZONING: PD  
 CURRENT LAND USE: DATA CENTER

LOT 1R, BLOCK A  
 PARCEL 813B  
 VOL. 2013, PG. 252  
 P.R.C.C.T.

CA SENIOR LIVING HOLDINGS, LLC  
 DOC. NO. 20170823001128230  
 D.R.C.C.T.

EXISTING ZONING: PD  
 CURRENT LAND USE: ASSISTED  
 LIVING FACILITY

LOT 29A-1, BLOCK A  
 ELDORADO STONEBRIDGE ADDITION  
 VOL. 2024, PG. 910  
 P.R.C.C.T.

COT FIT MCKINNEY, LLC  
 DOC. NO. 2025000090474  
 D.R.C.C.T.

EXISTING ZONING: PD  
 CURRENT LAND USE: GYM

LOT 2R2, BLOCK A  
 ELDORADO STONEBRIDGE ADDITION  
 VOL. 2024, PG. 178  
 P.R.C.C.T.

PEAK STONEBRIDGE, LLC  
 EXISTING ZONING: C2  
 CURRENT LAND USE: VACANT

LOT 2R3, BLOCK A  
 ELDORADO STONEBRIDGE ADDITION  
 VOL. 2024, PG. 178  
 P.R.C.C.T.

PEAK STONEBRIDGE, LLC  
 EXISTING ZONING: C2  
 CURRENT LAND USE: VACANT

LOT 4, BLOCK A  
 PARCEL 813A - PHASE II  
 VOL. 2024, PG. 232  
 P.R.C.C.T.

FROST BANK  
 DOC. NO. 2024000028126  
 D.R.C.C.T.

EXISTING ZONING: C2  
 CURRENT LAND USE: BANK

LOT 3, BLOCK A  
 PARCEL 813A - PHASE II  
 VOL. 2024, PG. 232  
 P.R.C.C.T.

ABII, LLC  
 DOC. NO. 20200107000026760  
 D.R.C.C.T.

EXISTING ZONING: C2  
 CURRENT LAND USE: VACANT

LOT 2R, BLOCK A  
 PARCEL 813A - PHASE II  
 VOL. 2024, PG. 232  
 P.R.C.C.T.

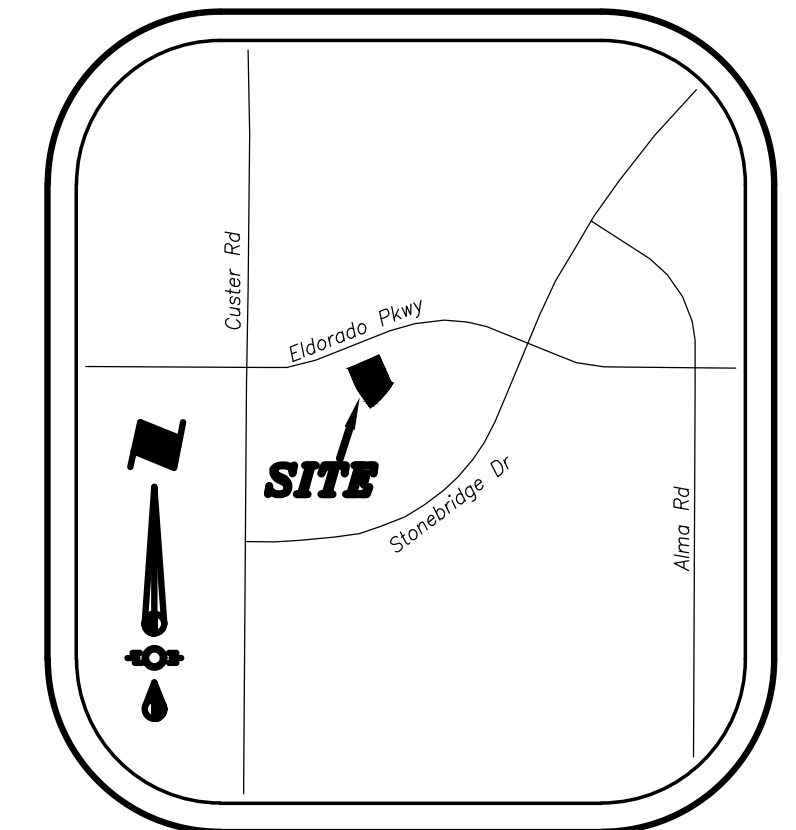
ABII, LLC  
 DOC. NO. 20200107000026760  
 D.R.C.C.T.

EXISTING ZONING: C2  
 CURRENT LAND USE: VACANT

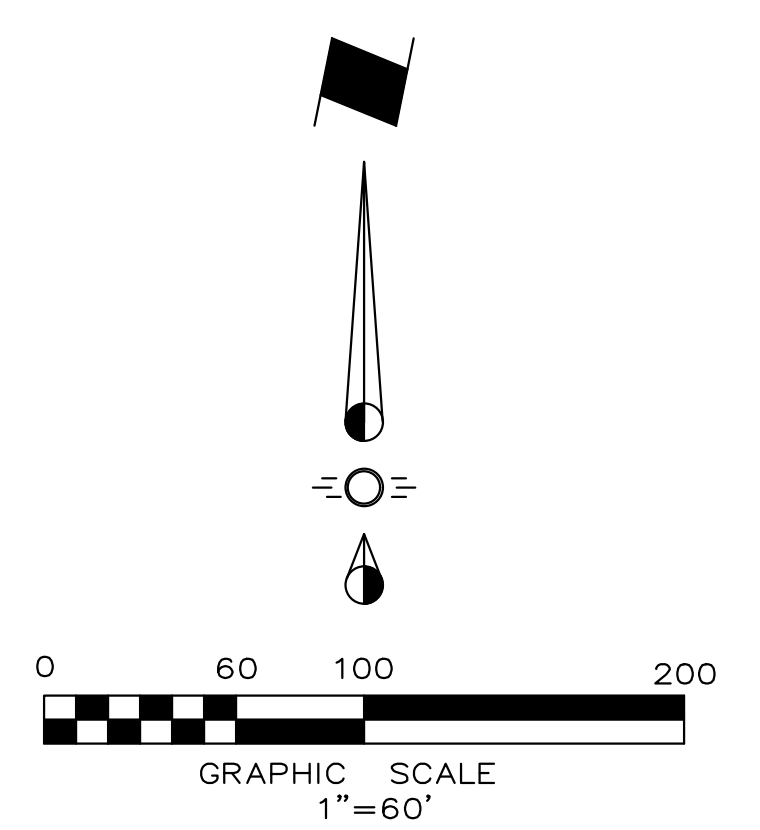
LOT 1R, BLOCK A  
 PARCEL 813A - PHASE II  
 VOL. 2024, PG. 232  
 P.R.C.C.T.

ABII, LLC  
 DOC. NO. 20200107000026760  
 D.R.C.C.T.

EXISTING ZONING: C2  
 CURRENT LAND USE: RETAIL



VICINITY MAP  
 NTS

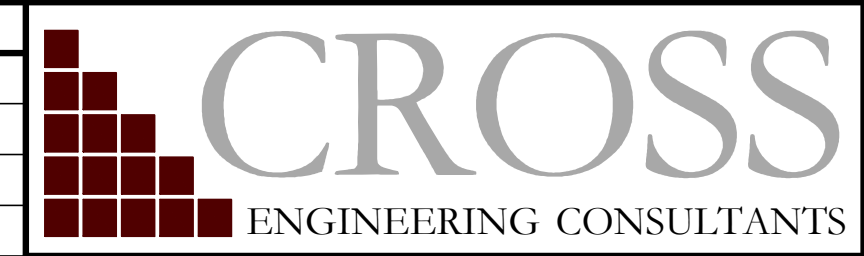


**LEGAL DESCRIPTION**

SITUATED in the Andrew Young Survey, Abstract No. 1037 of Collin County, Texas and SITUATED in the Jacob Naugle Survey, Abstract No. 662 of Collin County, Texas and being all of Lot 2, Block A or Parcel 813A - Phase II, recorded in Volume 2018, Page 476, Deed Records, Collin County, Texas (D.R.C.C.T.) and containing 620,076 square feet or 14.235 acres of land.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
 THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Date	Description
1	
2	
3	
4	
5	
6	



1720 W. Virginia Street • McKinney, Texas 75069  
 972.562.4409 • Texas P.E. Firm No. F-5935

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 JONATHAN D. HAKE, P.E.  
 NO. 94738 ON  
 03/26/26. IT IS NOT TO  
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 OR PERMIT PURPOSES.

**ZONING EXHIBIT**  
**ROWLETT CREEK RETAIL**  
 CRAIG DRIVE SIX, LP  
 CITY OF MCKINNEY, TEXAS

Sheet No.  
**ZE**  
 Project No.  
 26017