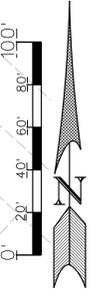


Common Area E-1
 CHAPEL HILL PHASE 2A
 Volume 2014, Page 15, PRCCT
 ZONED: PD-RS-55
 (Exist. SF Residential)

CA B-1

IRONWOOD DEVELOPMENT, LLC
 20171024001418480
 (APPROVED PRELIMINARY-FINAL PLAT)
 ZONED: PD-RS-55
 (Proposed SF Residential)



Lot 1, Block R
 Amending Plat
 MCKINNEY HIGH SCHOOL ADDITION
 Volume 2021, Page 513, PRCCT

S 51° 03' 44" W 335.62'

CURRENT ZONING: PD-C
 Proposed Zoning: "PD"
 Planned Development District

Parcel 1 of
 Remaining Portion of that Called
 52.996 Acres
 AIM VENTURES, LLC
 Clerk's File No. 20200814001332520, LRCCT
 (+/-3.946 Acres)

**ED BRADLEY SURVEY
 ABSTRACT 85**

RADIUS = 760.00'
 DELTA = 17° 37' 39"
 LENGTH = 207.29'
 CHORD = N 0° 47' 34" E 206.65'

RADIUS = 3548.51'
 DELTA = 8° 51' 39"
 LENGTH = 548.77'
 CHORD = N 86° 13' 03" E 548.22'

35.11'
 N 37° 35' 07" E

79.75'
 N 8° 36' 24" E

84.86'
 S 8° 36' 24" W

RADIUS = 700.00'
 DELTA = 17° 22' 34"
 LENGTH = 187.85'
 CHORD = S 0° 55' 07" W 187.29'

36.00'
 S 52° 49' 50" E

N 81° 23' 36" W 386.24'

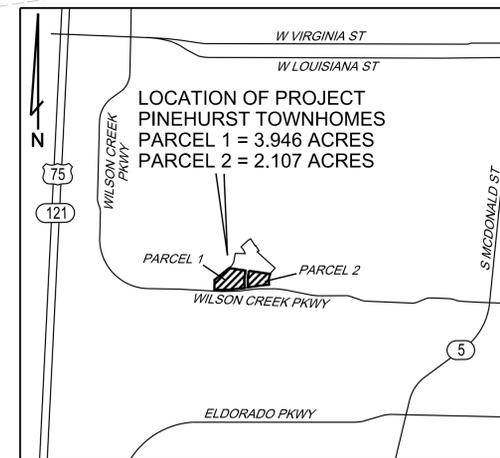
CURRENT ZONING: PD-C
 Proposed Zoning: "PD"
 Planned Development District
 Parcel 2 of
 Remaining Portion of that Called
 52.996 Acres
 AIM VENTURES, LLC
 Clerk's File No. 20200814001332520, LRCCT
 (+/-2.107 Acres)

RADIUS = 2039.64'
 DELTA = 6° 38' 25"
 LENGTH = 236.39'
 CHORD = N 83° 49' 55" E 236.26'

103.62'
 N 2° 33' 56" W

PINEHURST ADDITION PHASE 1A
 Volume M, Page 228, PRCCT
 ZONED: PD-RS-55
 (Exist. SF Residential)

WILSON CREEK PARKWAY
 (100' R/W)



LOCATION MAP
 N.T.S.

ZONING EXHIBIT
 Parcel 1 & 2 of Remaining Portion
 of that Called 52.996 Acres
 ED BRADLEY SURVEY, ABSTRACT 85
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

McICHEY DEVELOPMENT ENGINEERING, LLC <small>A CIVIL ENGINEERING & SURVEYING COMPANY</small>	6800 Weiskopf Avenue Suite 150 McKinney, TX 75070 <small>TEXAS REGISTERED ENGINEERING FIRM F-22337 TEXAS REGISTERED SURVEYING FIRM #10194716</small>
	PROJECT NUMBER 22-004
PINEHURST LUXURY TOWNHOMES AIM VENTURES, LLC	DATE JUNE 2022
ZONING EXHIBIT	SCALE 1"=40'(H)
	SHEET NO 1 OF 1

SCALE	DESIGNED BY	CHECKED BY	REVISIONS
1"=40'	JDR	JDR	DATE
			BY
			DESCRIPTION