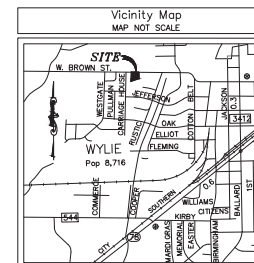
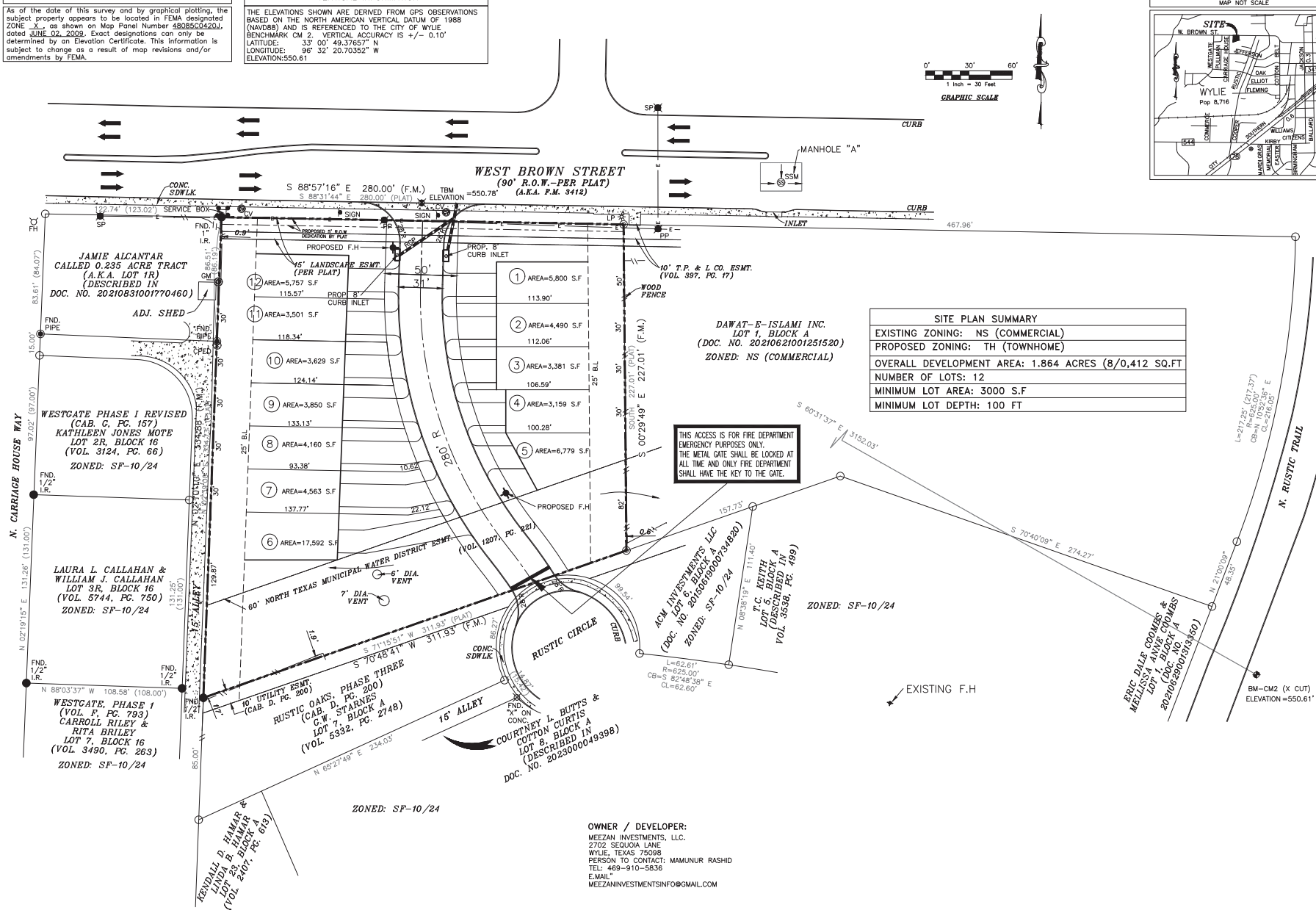


As of the date of this survey and by graphical plotting, the subject property appears to be located in FEMA designated ZONE X, as shown on Map Panel Number 48085C0420, dated JUNE 02, 2009. Exact designations can only be determined by an Elevation Certificate. This information is subject to change as a result of map revisions and/or amendments by FEMA.

THE ELEVATIONS SHOWN ARE DERIVED FROM GPS OBSERVATIONS
BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988
(NAVD88) AND IS REFERENCED TO THE CITY OF WYLLIE
BENCHMARK CM 2. VERTICAL ACCURACY IS +/- 0.10'.
LATITUDE: 33° 00' 49.37657" N
LONGITUDE: 96° 32' 20.70352" W
ELEVATION: 550.61



SITE PLAN SUMMARY
EXISTING ZONING: NS (COMMERCIAL)
PROPOSED ZONING: TH (TOWNHOME)
OVERALL DEVELOPMENT AREA: 1.864 ACRES (8/0,412 SQ.FT)
NUMBER OF LOTS: 12
MINIMUM LOT AREA: 3000 S.F
MINIMUM LOT DEPTH: 100 FT

THIS ACCESS IS FOR FIRE DEPARTMENT
EMERGENCY PURPOSES ONLY.
THE METAL GATE SHALL BE LOCKED AT
ALL TIME AND ONLY FIRE DEPARTMENT
SHALL HAVE THE KEY TO THE GATE.

OWNER / DEVELOPER:
MEEZAN INVESTMENTS, LLC.
2702 SEQUOIA LANE
WYLIE, TEXAS 75098
PERSON TO CONTACT: MAMUNUR RASHID
TEL: 469-910-5836
E.MAIL"
MEEZANINVESTMENTSINFO@GMAIL.COM

AFFORDABLE TOWNHOMES
701 BROWN STREET
WYLIE, TEXAS

**JAHVANI CONSULTING
ENGINEERS, INC.**
TBE REGISTRATION NO. F-10198

21 N. JOSEY LANE, #200
RROLLTON, TEXAS 75006
TEL. (214) 718-9469
Jahvani@hotmail.com



REVISIONS	DATE
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DWG. TITLE:
ZONING EXHIBIT

DRAWN BY: HJ
SCALE: 1" = 30'

DATE 10-08-2024

SHEET NUMBER