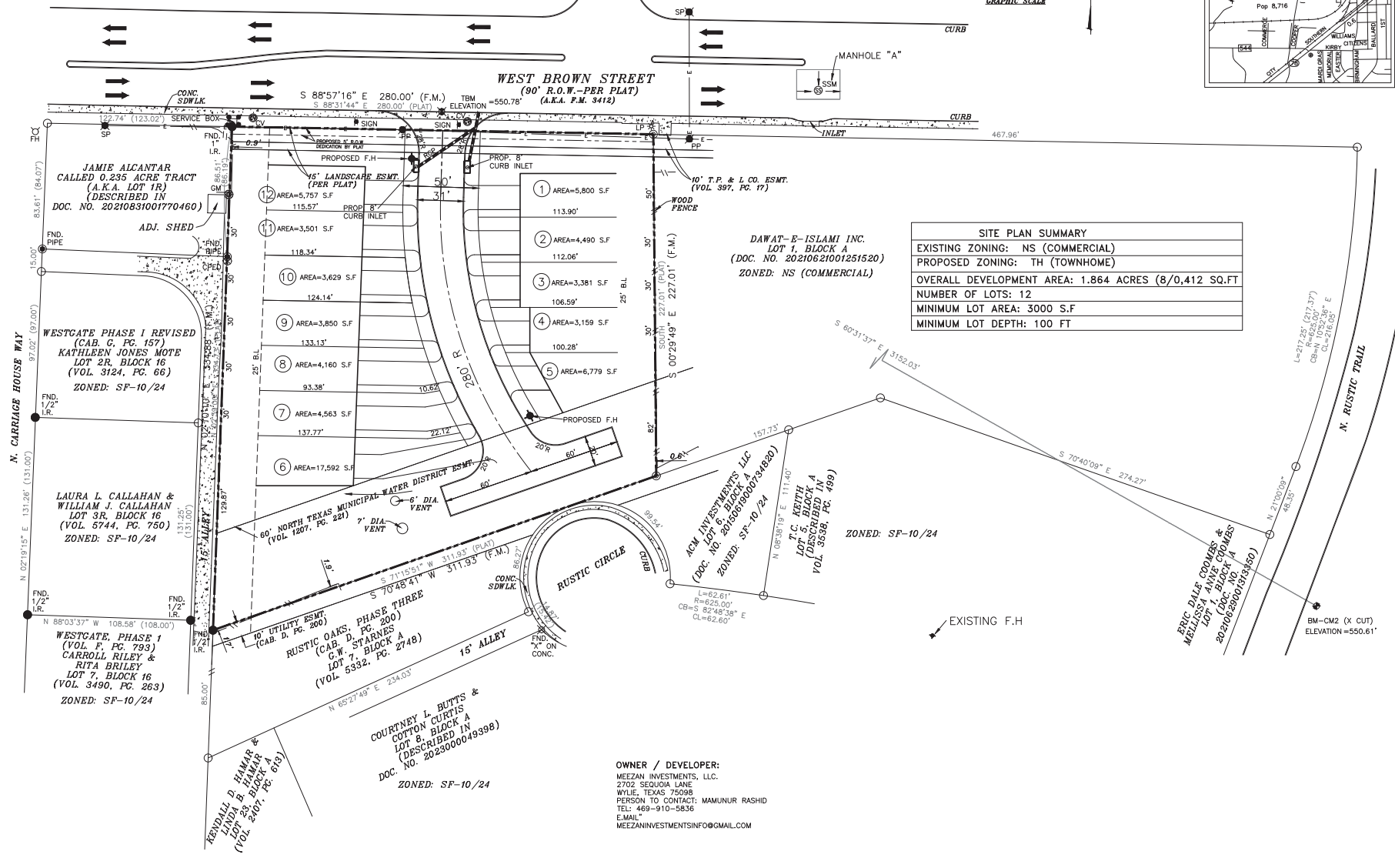
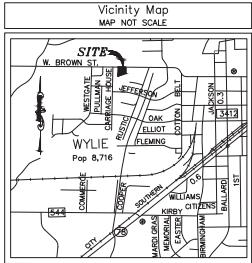


Flood Zone Note
As of the date of this survey and by graphical plotting, the subject property appears to be located in FEMA designated ZONE X₁ as shown on Map Panel Number 48085C0420L, dated JUNE 02, 2002. Exact designations can only be determined by an Elevation Certificate. This information is subject to change as a result of map revisions and/or amendments by FEMA.

VERTICAL INFORMATION
THE ELEVATIONS SHOWN ARE DERIVED FROM GPS OBSERVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD88) AND IS REFERENCED TO THE CITY OF WYLIE 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

DAWAT-E-ISLAMI INC.
LOT 1, BLOCK A
(DOC. NO. 20210621001251520)
ZONED: NS (COMMERCIAL)

AFFORDABLE TOWNHOMES
701 BROWN STREET
WYLIE, TEXAS

JAHVANI CONSULTING ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #200
CARROLLTON, TEXAS 75006
TEL: (214) 718-9489
jahvani@hotmail.com

REVISIONS	DATE

DWG. TITLE:
ZONING EXHIBIT

DRAWN BY: HJ
SCALE: 1" = 30'

DATE 10-23-2024

1 OF 1
SHEET NUMBER

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

COURTNEY L. BUTTS & COTTON CURTIS
LOT B, BLOCK A
(DESCRIBED IN
DOC. NO. 2023000049398)
ZONED: SF-10/24

KENDALL D. HAMAR & LINDA B. HAMAR
LOT 23, BLOCK 1
(VOL. 2407, PG. 613)

WESTGATE PHASE 1
(VOL. F, PG. 793)
CARROLL RILEY & RITA BRILEY
LOT 7, BLOCK 16
(VOL. 3490, PG. 263)
ZONED: SF-10/24

LAURA L. CALLAHAN & WILLIAM J. CALLAHAN
LOT 3R, BLOCK 16
(VOL. 5744, PG. 750)
ZONED: SF-10/24

WESTGATE PHASE 1 REVISED
(CAB. G, PG. 157)
KATHLEEN JONES MOTE
LOT 2R, BLOCK 16
(VOL. 3124, PG. 66)
ZONED: SF-10/24

JAMIE ALCANTAR
CALLED 0.235 ACRE TRACT
(A.K.A. LOT 1R)
(DESCRIBED IN
DOC. NO. 20210831001770460)
ADJ. SHED