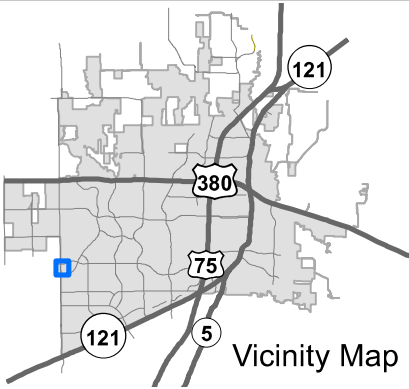
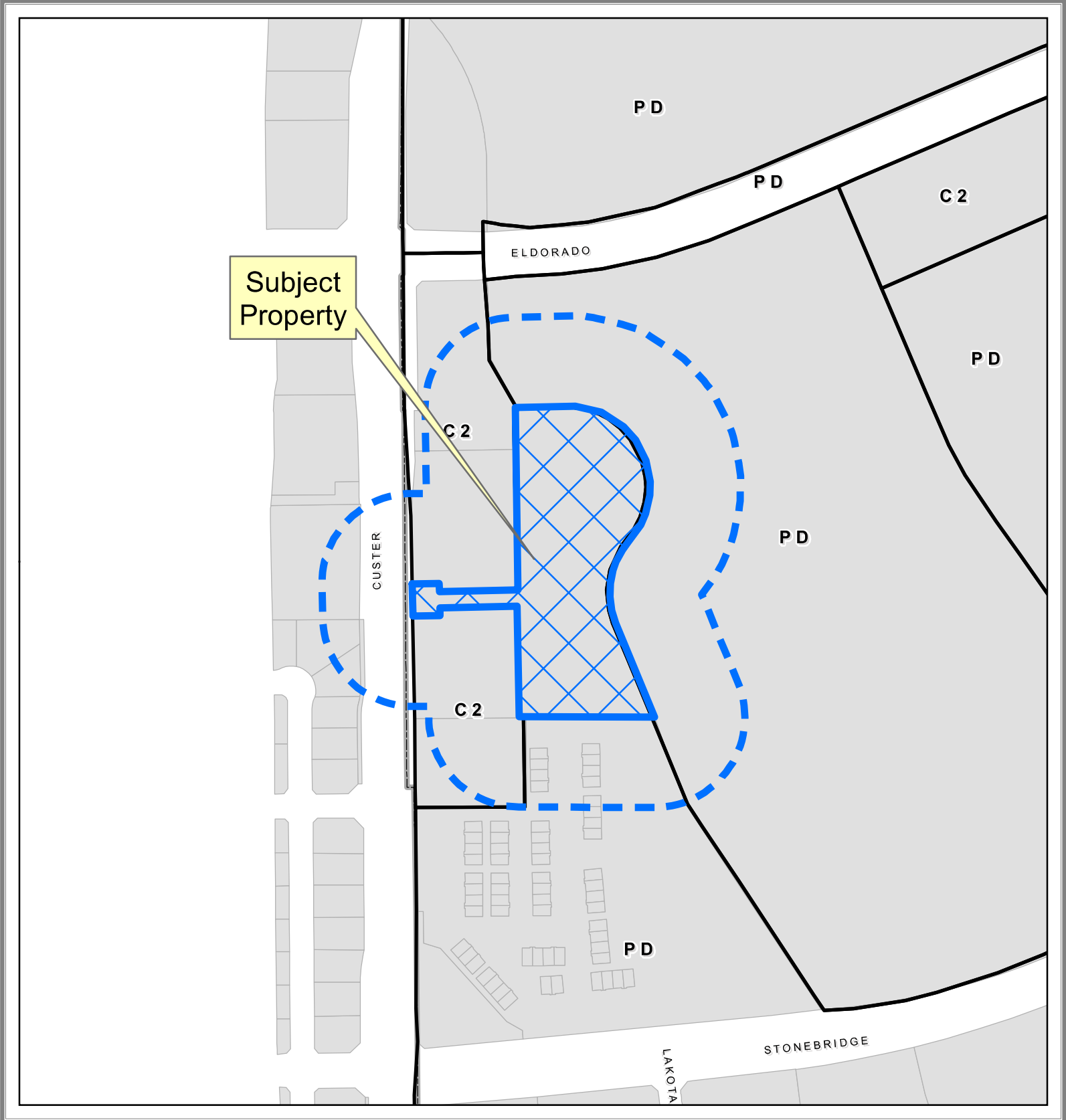
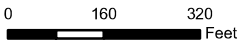


EXHIBIT A



Property Owner Notification Map

ZONE2021-0188



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



# EXHIBIT B



**TOWER SITE PLAN**  
 ELDORADO CUSTER  
 VERIZON WIRELESS  
 CITY OF MCKINNEY, TEXAS 75070  
 COLLIN COUNTY

**SITE INFORMATION**  
 3109 S CUSTER ROAD  
 MCKINNEY, TEXAS 75070  
 COLLIN COUNTY

**PROPERTY OWNER**  
 CUSTER CREEK PROF  
 CTR LTD  
 1816 W FOREST GROVE RD  
 LUCAS, TX 75002-8487

**TOWER OWNER**  
 VERIZON WIRELESS

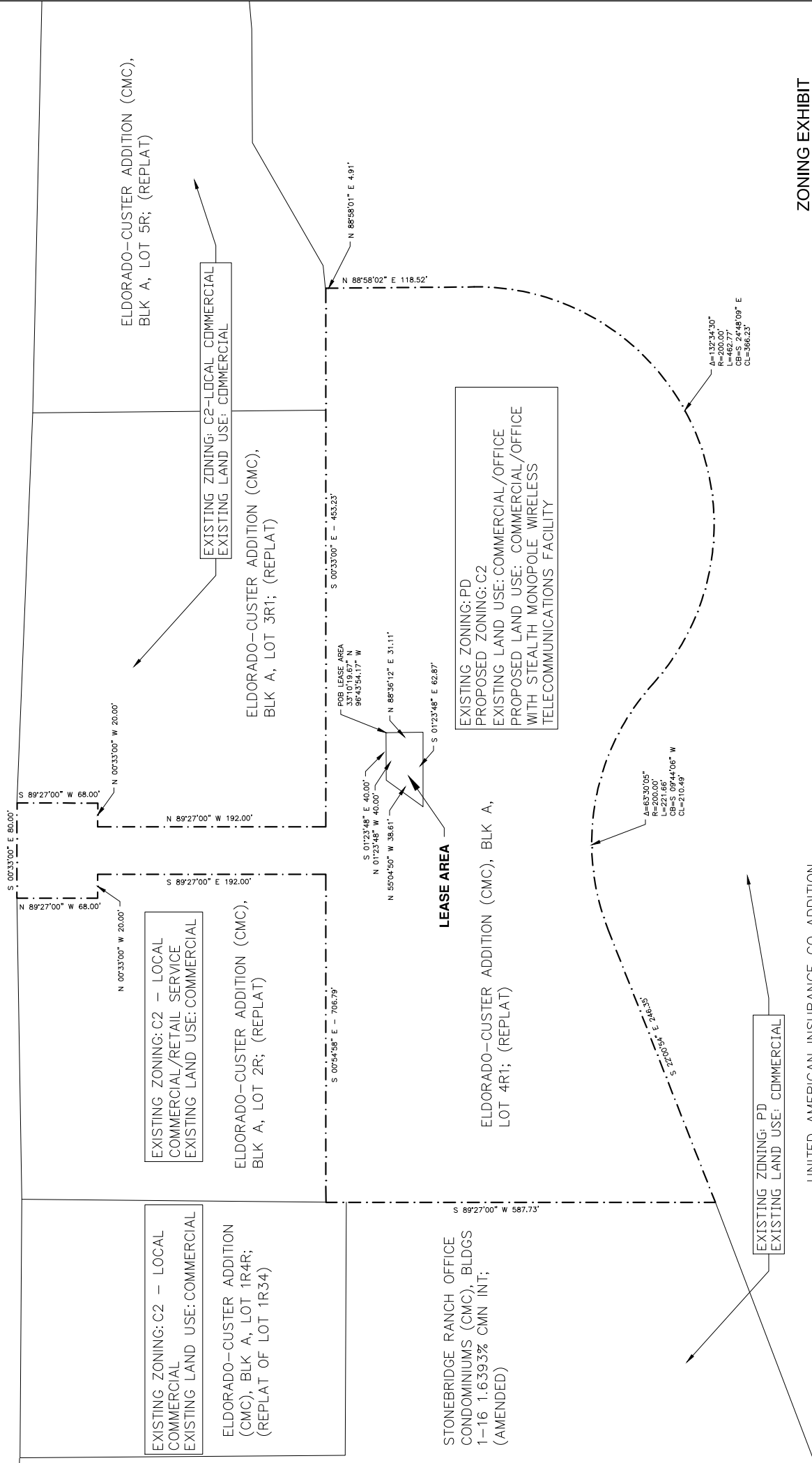
REVISIONS	NO.	DATE	DESCRIPTION

DATE	REVIEWED BY

**1**  
 1 of 3

## ZONING EXHIBIT

CUSTER ROAD



## ZONING EXHIBIT

# ELDORADO CUSTER

CASE NUMBER: #ZONE2021-0188

SUBMITTAL DATE: DECEMBER 13, 2021

EXISTING ZONING: PD  
 EXISTING LAND USE: COMMERCIAL

EXISTING ZONING: PD  
 EXISTING LAND USE: COMMERCIAL

EXISTING ZONING: PD  
 PROPOSED ZONING: C2  
 EXISTING LAND USE: COMMERCIAL/OFFICE  
 PROPOSED LAND USE: COMMERCIAL/OFFICE  
 WITH STEALTH MONOPOLE WIRELESS  
 TELECOMMUNICATIONS FACILITY

EXISTING ZONING: PD  
 EXISTING LAND USE: COMMERCIAL

EXISTING ZONING: C2 - LOCAL  
 COMMERCIAL/RETAIL SERVICE  
 EXISTING LAND USE: COMMERCIAL

EXISTING ZONING: C2 - LOCAL  
 COMMERCIAL  
 EXISTING LAND USE: COMMERCIAL

EXISTING ZONING: C2 - LOCAL  
 COMMERCIAL/RETAIL SERVICE  
 EXISTING LAND USE: COMMERCIAL

EXISTING ZONING: C2 - LOCAL  
 COMMERCIAL  
 EXISTING LAND USE: COMMERCIAL

STONEBRIDGE RANCH OFFICE  
 CONDOMINIUMS (CMC), BLDGS  
 1-16 1:639.5% CMN INT;  
 (AMENDED)

EXISTING ZONING: C2-LOCAL COMMERCIAL  
 EXISTING LAND USE: COMMERCIAL

ELDERADO-CUSTER ADDITION (CMC),  
 BLK A, LOT 5R; (REPLAT)

ELDERADO-CUSTER ADDITION (CMC),  
 BLK A, LOT 3R1; (REPLAT)

ELDERADO-CUSTER ADDITION (CMC),  
 BLK A, LOT 2R; (REPLAT)

ELDERADO-CUSTER ADDITION  
 (CMC), BLK A, LOT 1R4R;  
 (REPLAT OF LOT 1R34)

SCALE: 1"=30'

# EXHIBIT C

**PARENT TRACT**

THAT CERTAIN TRACT OF REAL PROPERTY CONTAINING APPROXIMATELY 10.776 ACRES, LOCATED IN THE JACOBI N. MAULJE SURVEY, ABSTRACT NO. 662, COLIN COUNTY, TEXAS, AND BEING PART OF BLOCK 467, PAGE 1449 OF EL DORADO-CUSTER CENTER ADDITION, LOTS 22, 31, 48, BLOCK 467, MINOR REPLAT OF EL DORADO-CUSTER CENTER ADDITION, PLAT NO. 20170608010002750, OFFICIAL PUBLIC RECORDS, COLIN COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED AT INSTRUMENT NO. 20170608010002750, OFFICIAL PUBLIC RECORDS, COLIN COUNTY, TEXAS.

**LEASE AREA**

BEING a tract of land situated in the J.U.J. Nougay Survey, Abstract No. 662, City of McKinney, Collin County, Texas, also being situated in Lot 481, Block A, Eldorado-Custer Addition, and being located in the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Instrument No. 20170608010002750, Official Public Records, Collin County, Texas, being out of a portion of that certain tract of land conveyed by Custer Creek Professional Center, Ltd., by Warranty Deed with Vendor's Lien dated November 22, 2006, and recorded in Instrument No. 20061221001799420, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a chained "X" set in concrete found for the southeast corner of Lot 36 of said Block A, Eldorado-Custer Addition; also being an interior corner of said Lot 481;

THENCE along the east line of said Lot 36, some being an interior line of said Lot 481, 01 degrees 05 minutes 46 seconds West, a distance of 78.52 feet to a Point;

THENCE through the interior of said Lot 481, North 88 degrees 54 minutes 14 seconds East, a distance of 50.78 feet to the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 481 the following four (4) courses:

1. North 88 degrees 56 minutes 12 seconds East, a distance of 31.11 feet to a Point;
2. South 01 degrees 23 minutes 48 seconds East, a distance of 62.87 feet to a Point;
3. North 55 degrees 04 minutes 50 seconds West, a distance of 38.61 feet to a Point;
4. North 02 degrees 23 minutes 48 seconds West, a distance of 40.00 feet to square feet of land, more or less.

**UTILITY, FIBER & ACCESS EASEMENT**

BEING a tract of land situated in the J.U.J. Nougay Survey, Abstract No. 662, City of McKinney, Collin County, Texas, also being situated in Lot 481, Block A, Eldorado-Custer Addition, on a portion of the City of McKinney, Collin County, Texas, according to the plat thereof recorded in Instrument No. 20170608010002750, Official Public Records, Collin County, Texas, being out of a portion of that certain tract of land conveyed by Custer Creek Professional Center, Ltd., by Warranty Deed with Vendor's Lien dated November 22, 2006, and recorded in Instrument No. 20061221001799420, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a chained "X" set in concrete found for the southeast corner of said Lot 481;

THENCE along the east line of said Lot 36, some being an interior line of said Lot 481, North 01 degrees 05 minutes 46 seconds West, a distance of 78.52 feet to a Point;

THENCE through the interior of said Lot 481 the following five (5) courses:

1. North 88 degrees 54 minutes 14 seconds East, a distance of 50.78 feet to a Point;
2. South 01 degrees 23 minutes 48 seconds West, a distance of 40.00 feet to a Point;
3. South 88 degrees 54 minutes 14 seconds West, a distance of 25.99 feet to a Point;
4. South 01 degrees 05 minutes 46 seconds East, a distance of 78.52 feet to a Point;
5. South 88 degrees 54 minutes 14 seconds West, passing at a distance of 25.00 feet the northeast corner of Lot 28 of said Block A, Eldorado-Custer Addition, also being an interior corner of said Lot 481, and continuing for a total distance of 285.00 feet to a Point on the east right-of-way line of Custer Road (Variable width public right-of-way);

THENCE along the east right-of-way line of Custer Road, North 01 degrees 05 minutes 46 seconds West, a distance of 40.00 feet to a Point;

THENCE leaving said right-of-way line, North 88 degrees 54 minutes 14 seconds East, a distance of 26.00 feet to the POINT OF BEGINNING hereof and continuing 0.5385 acres or 14.97 square feet of land, more or less.

**EASEMENT NOTES:**

3. RIGHT-OF-WAY EASEMENT IN FAVOR OF DENTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDED 02/16/1993 AS BOOK 467, PAGE 1449 OF COLIN COUNTY RECORDS, GENERAL EASEMENT AFFECTING PARENT TRACT.
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONERIDGE RANCH COMMERCIAL PROPERTIES, RECORDED 05/04/1995 AS INSTRUMENT NO. 95-00-303977 OF COLIN COUNTY RECORDS, AFFECTS PARENT TRACT.

NOTE: SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STONERIDGE RANCH COMMERCIAL PROPERTIES, RECORDED 03/14/1999, AS INSTRUMENT NO. 98-02-02668 OF COLIN COUNTY RECORDS, AND RESTRICTIONS RECORDED 09/24/1998, AS BOOK 4288, PAGE 222 OF COLIN COUNTY RECORDS.

NOTE: SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 03/06/2002, AS BOOK 5120, PAGE 1091, RECORDED 9/16/2002 AS BOOK 5254, PAGE 552 OF COLIN COUNTY RECORDS.

NOTE: SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 09/19/2003, AS BOOK 5506, PAGE 5715 OF COLIN COUNTY RECORDS.

5. AMENDED AND REVISED DEVELOPMENT AGREEMENT, RECORDED AS INSTRUMENT NO. 97-2082897 OF COLIN COUNTY RECORDS, AFFECTS PARENT TRACT.

NOTE: FIRST AMENDMENT TO AMENDED AND REVISED DEVELOPMENT AGREEMENT, RECORDED ON 10/11/1999, AS BOOK 4519, PAGE 1562 OF COLIN COUNTY RECORDS.

NOTE: SECOND AMENDMENT TO AMENDED AND REVISED DEVELOPMENT AGREEMENT, RECORDED 03/21/2000, AS BOOK 4829, PAGE 136 OF COLIN COUNTY RECORDS.

NOTE: THIRD AMENDMENT TO AMENDED AND REVISED DEVELOPMENT AGREEMENT, RECORDED 03/21/2000, AS BOOK 4829, PAGE 147 OF COLIN COUNTY RECORDS. NOTE: FOURTH AMENDMENT TO AMENDED AND REVISED DEVELOPMENT AGREEMENT, RECORDED 10/21/2003, AS BOOK 5528, PAGE 2178 OF COLIN COUNTY RECORDS.

6. DECLARATION OF EASEMENTS AND COVENANT TO SHAPE COSTS FOR STONERIDGE RANCH, RECORDED 05/04/1995 AS INSTRUMENT NO. 95-00-303978 OF COLIN COUNTY RECORDS, AFFECTS PARENT TRACT.

7. NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR STONERIDGE RANCH COMMERCIAL PROPERTIES, RECORDED AS BOOK 5280, PAGE 1171 OF COLIN COUNTY RECORDS, SHOWN HEREIN.

NOTE: FIRST SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS, RECORDED 02/06/2003, AS BOOK 5351, PAGE 682 OF COLIN COUNTY RECORDS, DOES NOT AFFECT SUBJECT TRACT.

8. MINOR PLAT PARCEL 814, LOT 1, BLOCK A, 14037 ACRES, 1 LOT & 1 COLIN COUNTY RECORDS, EASEMENTS SHOWN THEREON NOT LONGER AFFECT THE PARENT TRACT.

9. DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 02/27/2004 AS BOOK 5615, PAGE 3445 OF COLIN COUNTY RECORDS, AFFECTS PARENT TRACT.

NOTE: AMENDED AND REVISED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED 11/19/2004, AS BOOK 5800, PAGE 2463 OF COLIN COUNTY RECORDS.

10. MINOR REPLAT OF EL DORADO-CUSTER ADDITION LOTS 18-4, BLOCK A, AS RECORDED ON 11/18/2004 IN PLAT BOOK Q, PAGE 44 OF COLIN COUNTY RECORDS, EASEMENTS SHOWN HEREON.

11. DEVELOPER'S AGREEMENT BY AND BETWEEN CITY OF MCKINNEY AND ALA REAL ESTATE INVESTMENT, P. RECORDED 04/27/2004 AS BOOK 5803, PAGE 953 OF COLIN COUNTY RECORDS, AFFECTS PARENT TRACT.

12. DEVELOPER'S AGREEMENT BY AND BETWEEN CITY OF MCKINNEY AND RONALD P. BERLIN AND CHARLES K. GREEN, RECORDED 11/24/2004 AS BOOK 5803, PAGE 977 OF COLIN COUNTY RECORDS, AFFECTS PARENT TRACT.

13. ACCESS EASEMENT AGREEMENT BY AND BETWEEN WISE, INC. 2, LTD., GRANTOR, AND WALTER W. FISHER, GRANTEE, RECORDED 01/19/2005 AS BOOK 5829, PAGE 2861 OF COLIN COUNTY RECORDS.

14. AMENDED PLAT OF EL DORADO-CUSTER ADDITION, BLOCK LOT 48, AS COLIN COUNTY RECORDS, EASEMENTS SHOWN HEREON.

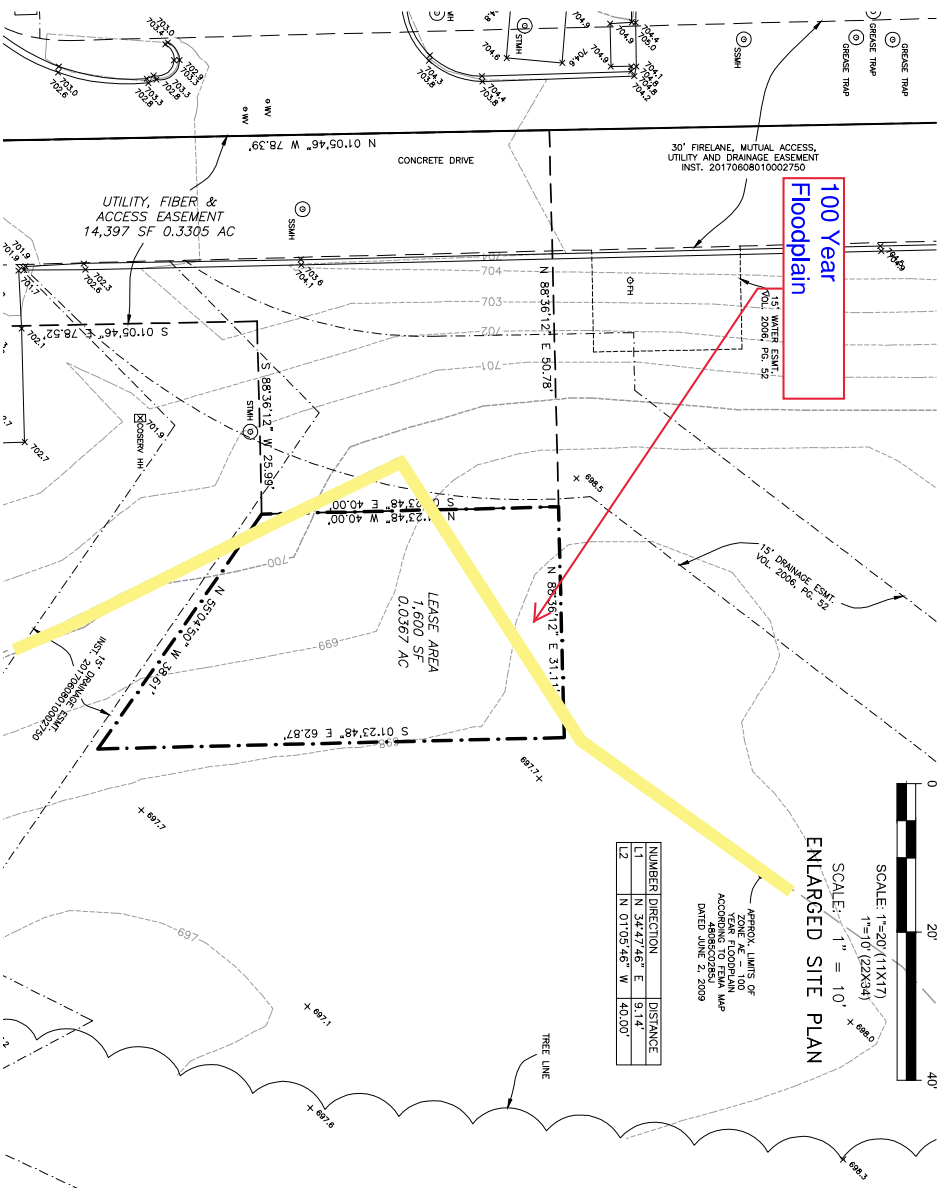
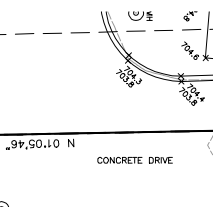
15. DRAINAGE EASEMENT IN FAVOR OF THE CITY OF MCKINNEY, RECORDED 11/28/2016 AS INSTRUMENT NO. 20161128001602090 OF COLIN COUNTY RECORDS, SHOWN HEREON.

16. MINOR REPLAT EL DORADO-CUSTER ADDITION LOTS 22, 31, 48 & 5, BLOCK A, AS RECORDED ON 06/08/2017 IN INSTRUMENT NO. 20170608010002750 OF COLIN COUNTY RECORDS. EASEMENTS SHOWN HEREON.

**LEGEND**

- PP - POWER POLE
- TRHD - TELEPHONE RISER
- WV - WATER VALVE
- FH - FINE HYDRANT
- TW - TOWER CENTER
- LP - LIGHT POLE
- EM - ELECTRIC METER
- OM - GAS METER
- RS - IRON ROD SET
- HR - IRON ROD FOUND
- BM - BENCH MARK
- BLD - BUILDING LINES
- FL - FENCE LINE
- PL - POWER LINE

**VICINITY MAP**



**PROJECT INFORMATION**

CENTER OF TOWER COORDINATES:  
 NAD83:  
 LAT N 33 10' 19.4884"  
 LONG W 96 43' 53.9828"  
 ELEV. 699.7 (ANSL. NAD83)

NOTES:  
 LATITUDE AND LONGITUDE SHOWN HEREON ARE BASED ON NAD83 AND ELEVATIONS WMD 1988.  
 MAGNETIC DECLINATION INFORMATION TAKEN FROM NOAA WEB SITE AND IS APPROXIMATE.  
 LATITUDE AND LONGITUDE FROM GPS OBSERVATIONS PERFORMED CONCURRENT WITH SURVEY, 1983 NORTH AMERICAN DATUM.  
 BASIS OF ELEVATION: GPS OBSERVATIONS PERFORMED CONCURRENT WITH SURVEY.  
 BASIS OF BEARINGS: GRID BEARINGS (TEXAS NORTH CENTRAL ZONE - NAD83) BASED ON GPS OBSERVATIONS PERFORMED CONCURRENT WITH SURVEY.  
 CONVERGENCE ANGLE: 0' 57" 52"

**SURVEYOR'S CERTIFICATE**

The undersigned hereby certifies unto Collin Parish of the State of Texas, that this survey was made in accordance with the provisions of the Surveying Act of 1997, and that the same was made by the undersigned on February 3, 2020, and as to meters of record relies upon Abstractor's Certificate #01-20015143-015, dated effective as of March 9, 2020, issued by the State of Texas, covering the Property (the "Property") described on this drawing; (b) this survey accurately shows to the best of my knowledge and belief the status of all existing instruments provided (1) the same are duly recorded in the public records, and (2) the facts found by the undersigned at the time of said survey; (3) the courses and measured distances of the perimeter, easements and rights-of-way across, abutting or affecting the Property, as shown on this drawing, were ascertained from such observed facts, measurements and calculations as to the same as shown on this drawing; and (4) all setback lines, encroachments, easements and rights-of-way, (5) the area of the Property shown hereon is accurate to the nearest square foot, and there are no discrepancies, conflicts or shortages in area or boundary lines; (6) the legal description attached to this survey accurately states the courses and measured distances of the Property as shown on this drawing; (7) the courses and measured distances shown on the survey drawing, to the best of my knowledge upon review of the shown existing recorded instruments provided, there are no (1) visible easements or rights-of-way across or abutting or affecting the Property of which the undersigned has been advised; (2) visible encroachments from the Property shown hereon; or (3) visible encroachments from the Property of which the undersigned has been advised; (4) visible encroachments on the Property by building structures or other improvements situated on adjoining property; (5) no portion of the Property has been designated as lying within a flood zone or flood prone area as designated on the flood insurance rate map, effective as of 06/02/2009, of the Federal Emergency Management Agency, except as shown hereon; and (6) this survey was made in accordance with the provisions of the Surveying Act of 1997, and the undersigned conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

NUMBER	DIRECTION	DISTANCE
1	N. 86°36'12" E. 31.11'	31.11
2	N. 01°05'46" W. 40.00'	40.00

APPROX. LIMITS OF ZONE ARE 100 ACCORDING TO FEMA MAP 48B0602003AS, DATED 08/02/2009.

SCALE: 1" = 10'

ENLARGED SITE PLAN

 <b>DRAMA NEW</b> <b>CR.</b> <b>KEY</b>	<b>SURVEY</b> SITE NAME: EL DORADO CUSTER SITE NUMBER: 496508  McKINNEY, TX 75070	Webb Surveying, Inc. 3517 Barton Lane Plano, TX 75093  Land Surveyors Phone: (214) 926-6102 mail@webbsurveying.com
--------------------------------------------------	-----------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------

**SV-2**

NO.	DATE:	DESCRIPTION:
1	02/03/2020	DATE OF SURVEY
2	03/01/2020	ISSUED
3	05/15/2020	ADDED TITLE INFO
4	07/13/2020	REVISED LEASE AREA
5	10/06/2020	REVISED TOWER COORDINATES
6		
7		

# EXHIBIT D

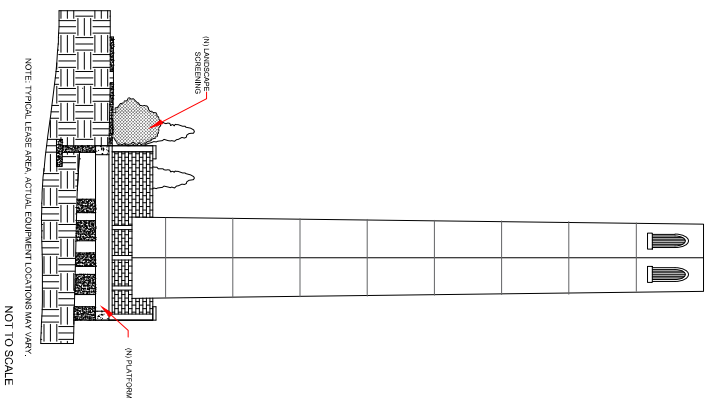
## PLANNED DEVELOPMENT DISTRICT DEVELOPMENT REGULATIONS

The subject property shall be zoned "PD" – Planned Development District with use and development of the subject property conforming to the regulations contained within Section 146-112 (C2 - Local Commercial District) and Section 146-137 (Communications antennas, satellite dishes and support structures/towers) of the City of McKinney Zoning Ordinance except as follows:

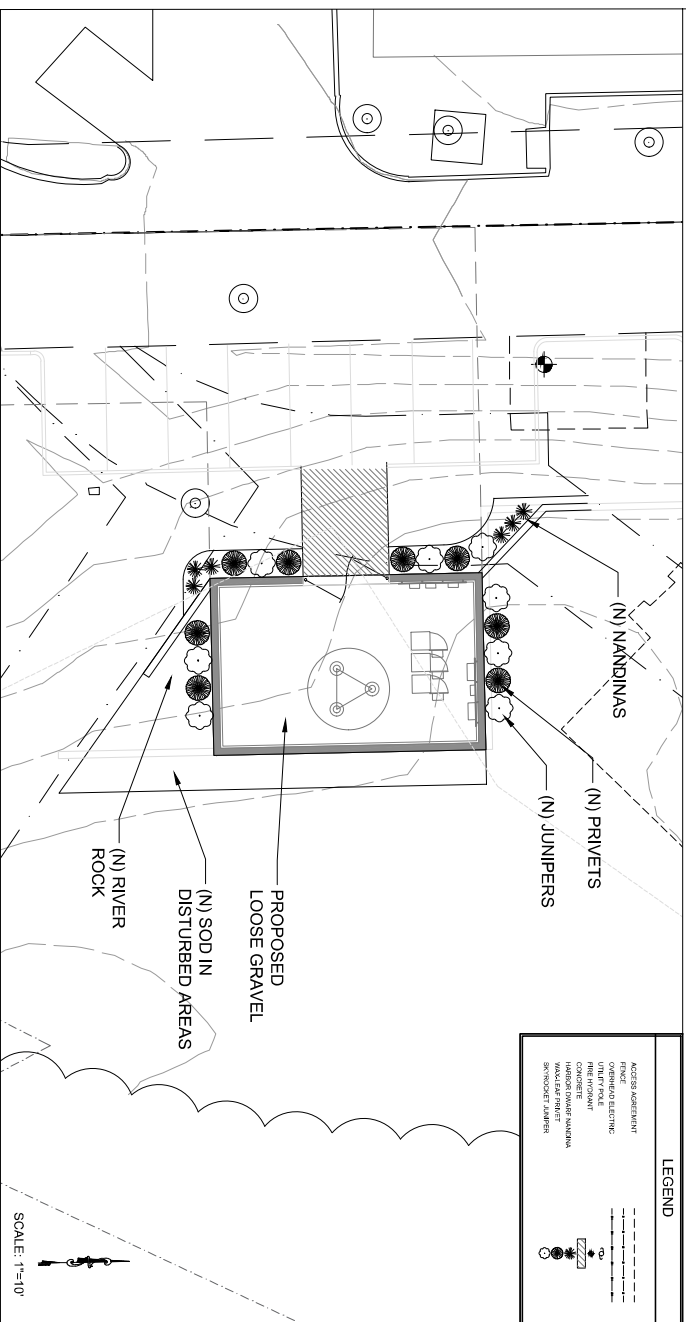
1. A stealth Telcom tower may be constructed on the subject property and shall be generally developed in accordance with the drawings submitted.
2. The minimum setback requirement for a stealth Telcom tower shall be 67 feet from the center of the monopole to the nearest property line. All other uses permitted within Section 146-112 shall follow the requirements of the zoning district.
3. The maximum height for the stealth Telecommunications tower shall be 100 feet. All other uses permitted within Section 146-112 shall follow the requirements of the zoning district.
4. The site is to include a 6-foot masonry wall around the telecommunications facility compound as shown on the attached exhibit. The wall is designed to match the brick and stone architecture of surrounding buildings.
5. The site is to provide a landscape area adjacent to the screening wall of the facility on the north, south, and west sides. The landscape area shall be required to plant evergreen shrubs and/or trees per the following:
  - a. Evergreen shrubs shall be at least 3 feet tall and spaced 3 feet on center at the time of planting.
  - b. Evergreen trees shall be at least 6 feet tall and spaced 6-8 feet on center at the time of planting.

# EXHIBIT E

TOWER - SIDE VIEW



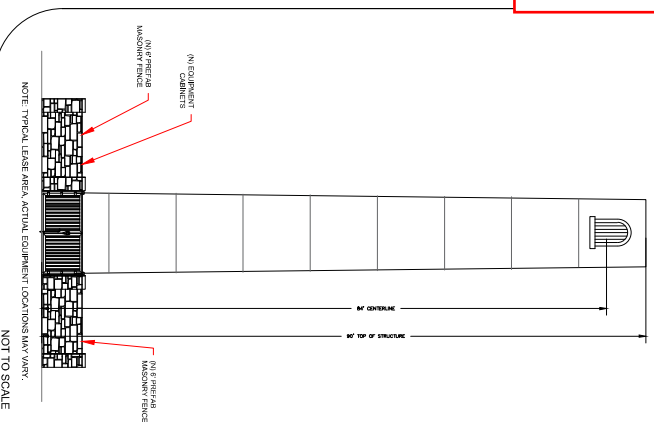
LANDSCAPING PLAN



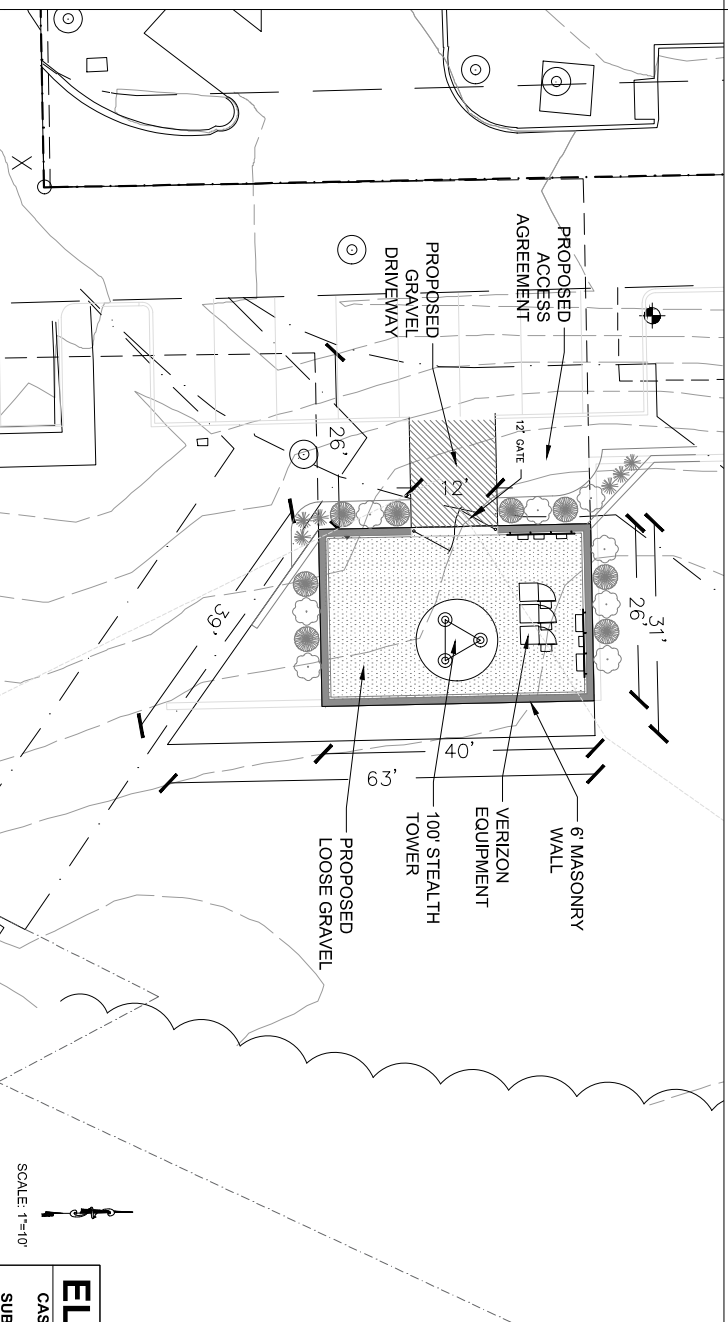
**LEGEND**

- MASONRY ADJACEMENT
- FENCE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- 12" GATE
- 6" MASONRY WALL
- CONCRETE
- MASONRY EQUIPMENT PLATFORM
- 100' STEALTH TOWER
- SHROUDED TOWER
- SHROUDED TOWER

TOWER - STREET VIEW



DETAILED SITE PLAN



ZONING EXHIBIT

## ELDORADO CUSTER

CASE NUMBER: #ZONE2021-0188

SUBMITTAL DATE: DECEMBER 13, 2021



TOWER SITE PLAN  
ELDORADO CUSTER  
VERIZON WIRELESS  
CITY OF MCKINNEY, TEXAS 75070  
COLLIN COUNTY

VINCENT GERARD & ASSOCIATES  
LAND PLANNING & ZONING CONSULTANTS  
1715 CAPITAL OF TEXAS BLVD. SUITE 207  
DALLAS, TEXAS 75246  
(214) 258-2855 • vgerard@vgaconsult.com

SITE INFORMATION  
3109 S CUSTER ROAD  
MCKINNEY, TEXAS 75070  
COLLIN COUNTY

PROPERTY OWNER  
CUSTER CREEK PROF  
CTR LTD  
1815 W FOREST GROVE RD  
LUCAS, TX 75002-8467

TOWER OWNER  
VERIZON WIRELESS

REVISIONS		SUBMITTAL NO.	DATE
NO.	DATE	DESCRIPTION	

DRAWN BY: LOH  
REVIEWED BY: VGH