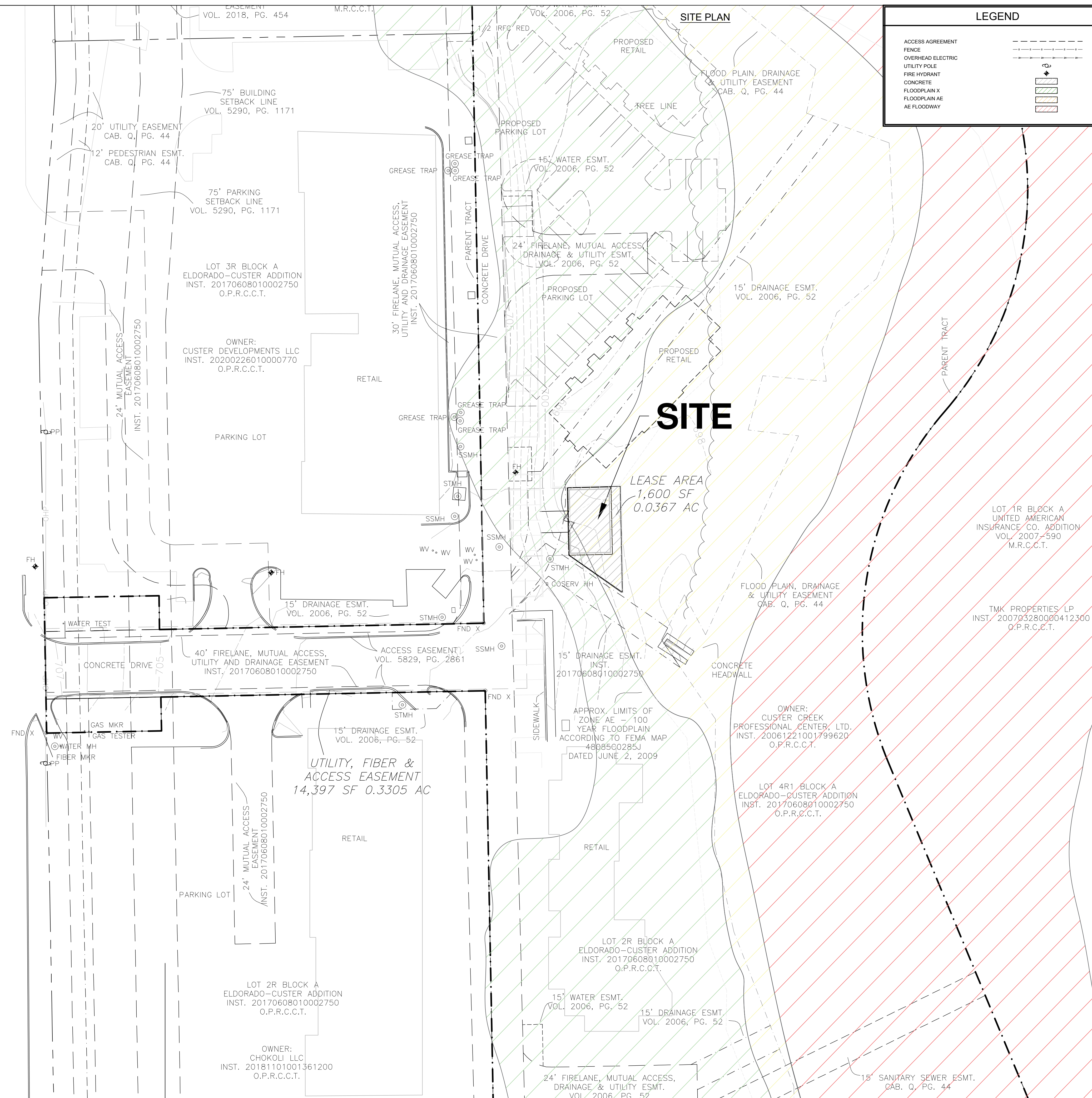
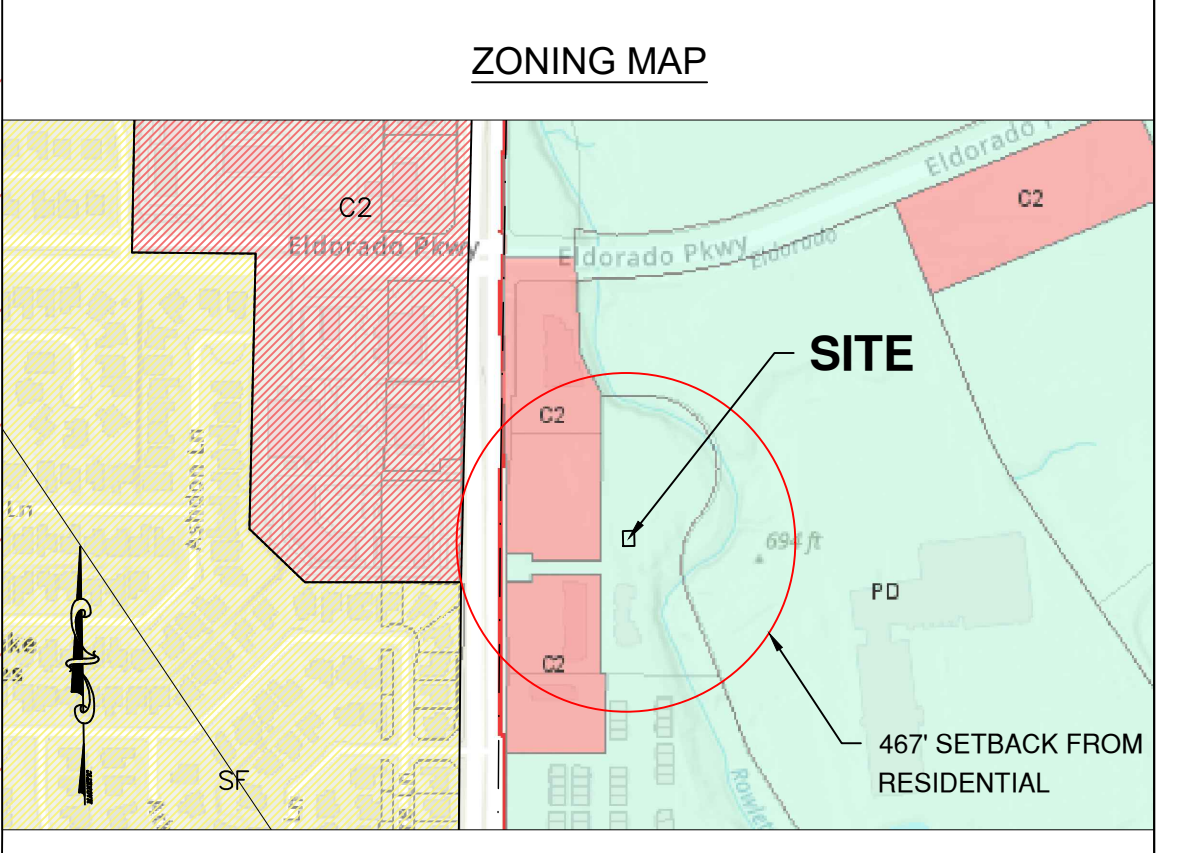
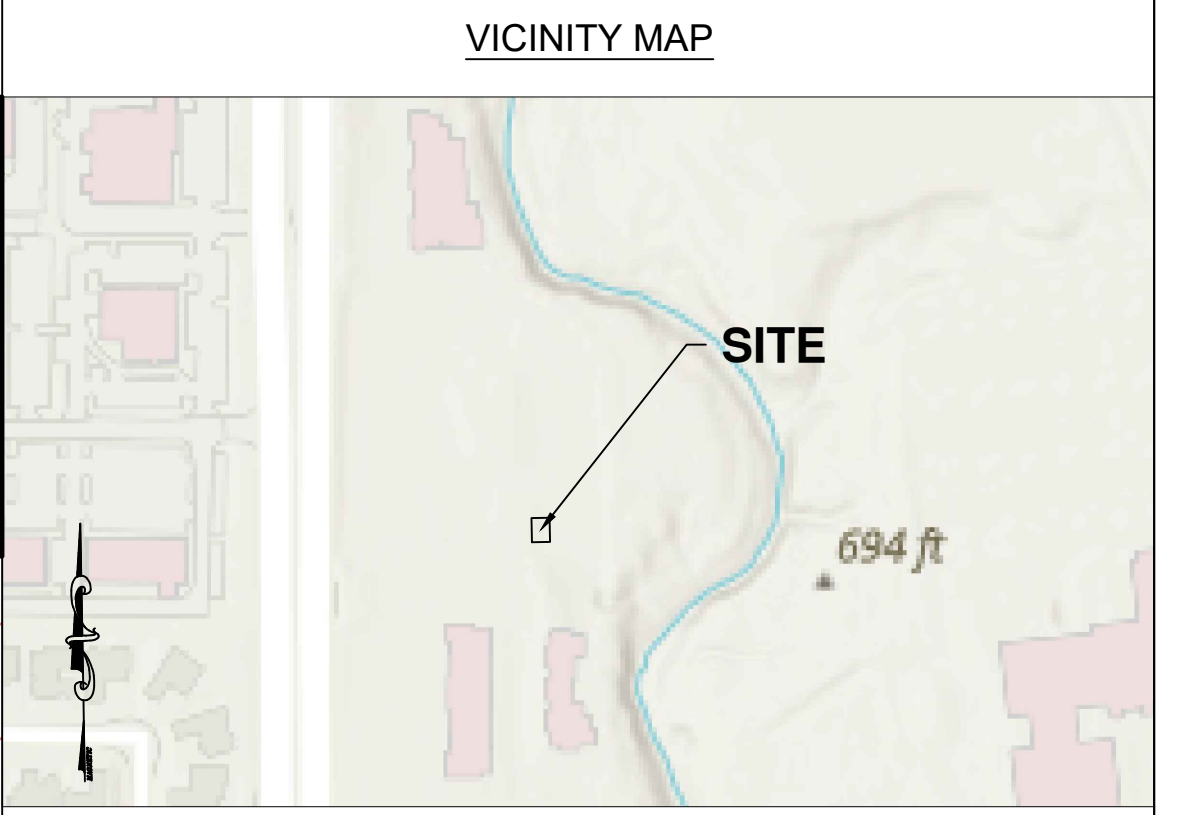


ZONING EXHIBIT



LEGEND

- ACCESS AGREEMENT
- FENCE
- OVERHEAD ELECTRIC
- UTILITY POLE
- FIRE HYDRANT
- CONCRETE
- FLOODPLAIN X
- FLOODPLAIN AE
- AE FLOODWAY



C2 - COMMERCIAL
 PD - PLANNED DEVELOPMENT
 SF - SINGLE FAMILY

SITE INFORMATION

JURISDICTION: CITY OF MCKINNEY, TEXAS 75070
 COLLIN COUNTY

LATITUDE: 33°10'19.49"N
 LONGITUDE: -96°43'53.98"W
 ELEVATION: 702.9' AMSL
 OCCUPANCY: NOT APPLICABLE (N/A)
 EXISTING USE: PRIVATE UNDEVELOPED LAND
 PROPOSED USE: TELECOMMUNICATIONS FACILITY
 ZONING: O-1; PROPOSED PD-C2

DATE
 DECEMBER 13, 2021

LEGAL DESCRIPTION
 ELDORADO-CUSTER ADDITION
 BLK A, LOT 4R1; (REPLAT)
 MCKINNEY, TEXAS 75070

SITE NAME:
 VERIZON WIRELESS
 ELDORADO CUSTER
 NEW TOWER SITE

APPLICANT
 VERIZON WIRELESS
 6696 TRI-COUNTY PARKWAY
 SCHERTZ, TEXAS 78154
 PHONE: (210) 339-2614

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

OWNER AGENT
 VINCENT GERARD & ASSOCIATES
 1715 S. CAPITAL OF TEXAS HWY
 SUITE 207
 AUSTIN, TEXAS 78746
 PHONE: (512) 328-2693

DESCRIPTION
 CONSTRUCT A 100' MONOPOLE STEALTH TOWER

PROJECT TYPE
 100' MONOPOLE TOWER SITE

SITE ADDRESS
 3109 S CUSTER RD
 MCKINNEY, TEXAS 75070

DATE
 DECEMBER 13, 2021

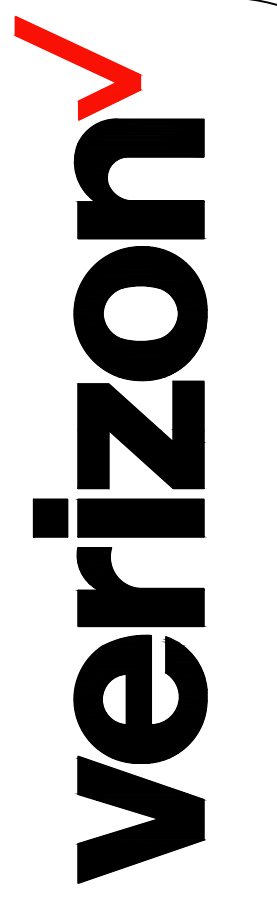
DATE
 DECEMBER 13, 2021

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY LCH **REVIEWED BY** VGH

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 HWY SOUTH, STE. 207
 AUSTIN, TEXAS 78746
 (512) 328-2693 • vgerard@vincentgerard.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

SET ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION

DRAWN BY LCH **REVIEWED BY** VGH

2

2 of 3

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SCALE: 1"=30'