



LOT 7, BLOCK A
PROSPER PLAZA

LOT 1, BLOCK A
PROSPER PLAZA

LOT 2, BLOCK A
CUSTER/380 ADDITION
ZONED C PLANNED CENTER
DISTRICT

LOT 1, BLOCK A
CUSTER/380 ADDITION
ZONED PD 2002-04-033
& 2004-09-093

U.S. HIGHWAY NO. 380
(VARIABLE WIDTH R.O.W.)

J. HORN SURVEY, ABSTRACT NO. 411
J. BURROWS SURVEY, ABSTRACT NO. 70

BRIAN P. WORLEY SURVEY, ABSTRACT NO. 995
C. SEARCY SURVEY, ABSTRACT NO. 830

LOT 3R, BLOCK A
CUSTER WAL-MART
ADDITION
ZONED PD 2002-05-048
& 2004-10-109

LOT 4R, BLOCK A
CUSTER WAL-MART
ADDITION
ZONED PD 2002-05-048
& 2004-10-109

LOT 2, BLOCK A
PARCEL 601-603
ZONED PD 2003-02-015

LOT 3R, BLOCK A
PARCEL 601-603
ZONED PD 2003-02-015
& 2009-04-026

P.O.B.

CUSTER ROAD (F.M. 2478)
(VARIABLE WIDTH R.O.W.)

N89°34'31"E 290.00'
SUBJECT PROPERTY
PART OF LOT 1, BLOCK A
PARCEL 601-603
1.165 ACRES
50750 SQ. FT.
EXISTING ZONING: PD 2003-02-015
PROPOSED ZONING: BG
GENERAL BUSINESS DISTRICT
S89°34'31"W 290.00'

LOT 1, BLOCK A
PARCEL 601-603
ZONED PD 2003-02-015

LOT 1, BLOCK A
CUSTER WAL-MART
ADDITION
ZONED PD 2002-05-048
& 2004-10-109

J. BURROWS SURVEY, ABSTRACT NO. 70
C. SEARCY SURVEY, ABSTRACT NO. 830

COMMON AREA A-1, BLOCK A
PARCEL 602
ZONED OPEN SPACE

LACIMA HAVEN-MEADOWS
ADDITION
ZONED SF-1 AND OPEN SPACE

LEGAL DESCRIPTION

BEING a tract of land situated in the C. Searcy Survey, Abstract No. 830, City of McKinney, Collin County, Texas and being part of Lot 1, Block A, Parcel 601-603 Addition, an addition to the City of McKinney, Texas according to the plat thereof recorded in Instrument No. 20081007010003560 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a point in the east right-of-way line of Custer Road (F.M. 2478; a variable width right-of-way) and the west line of said Lot 1; said point being the southwest corner of Lot 2, Block A of said Parcel 601-603 Addition;

THENCE departing the said east right-of-way line of Custer Road and with the south line of said Lot 2 and Lot 3R of said Parcel 601-603 Addition, North 89°34'31" East, a distance of 290.00 feet to a point for corner;

THENCE departing the said south line of Lot 3R, South 00°26'04" East, a distance of 175.00 feet to a point for corner;

THENCE South 89°34'31" West, a distance of 290.00 feet to a point for corner in the said east right-of-way line of Custer Road and the said west line of Lot 1;

THENCE with the said east right-of-way line of Custer Road and the said west line of Lot 1, North 00°26'04" West, a distance of 175.00 feet to the **POINT OF BEGINNING** and containing 1.165 acres or 50,750 square feet of land.

This legal description was received by the Planning Department on August 10, 2011.

ZONING EXHIBIT
1.165 ACRES
C. SEARCY SURVEY, ABSTRACT NO. 830
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

APPLICANT:
KIMLEY-HORN AND ASSOCIATES, INC.
5750 GENESIS COURT
SUITE 200
FRISCO, TEXAS 75034
TEL. NO.: (972) 335-3580
CONTACT: DAVID KOCHALKA

OWNER:
LEVICAL CUSTER, LLC
100 WATERFRONT PLACE
15TH FLOOR
WEST SACRAMENTO, CA 95605
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CONTACT: GREG NYLAND

Kimley-Horn and Associates, Inc.
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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-----------|----------|------------|------------|-------------|-----------|
| 1" = 100' | SLJ | DAB | 08/10/2011 | 069308400 | 1 OF 1 |