

R & K HOLDINGS, LLC
CUSTER CREEK FARMS ADDITION
PHASE III, LOT 57
DOC. NO. 2019073100909840
PROP. ID. 934181
9995 BARTON CIR.
FRISCO, TX 75035
CITY OF FRISCO
EXISTING LAND USE: SF
CURRENT ZONING: SF-16

TAGGART ALAN KRAMER
CUSTER CREEK FARMS ADDITION
PHASE III, LOT 58
DOC. NO. 20180921001184950
PROP. ID. 934190
9990 BARTON CIR.
FRISCO, TX 75035
CITY OF FRISCO
EXISTING LAND USE: SF
CURRENT ZONING: SF-16

CUSTER SILVERADO HOLDINGS LLC
CUSTER SILVERADO ADDITION
BLOCK A, LOT 1R REPLAT
DOC. NO. 2024000010858
PROP. ID. 934190
CUSTER RD/SILVERADO TRL
EXISTING LAND USE: UNDEVELOPED
CURRENT ZONING: C2 - LOCAL COMMERCIAL
District

CUSTER SILVERADO HOLDINGS LLC
CUSTER SILVERADO ADDITION
BLOCK A, LOT 2R REPLAT
DOC. NO. 2024000010858
PROP. ID. 2902818
SILVERADO TRL
EXISTING LAND USE: UNDEVELOPED
CURRENT ZONING: C2 - LOCAL COMMERCIAL
District

BADMINTON Aa REAL ESTATE LLC
CUSTER SILVERADO ADDITION
BLOCK A, LOT 5 REPLAT
DOC. NO. 2024000010858
PROP. ID. 2902817
8900 SILVERADO TRL
EXISTING LAND USE: UNDEVELOPED
CURRENT ZONING: C2 - LOCAL COMMERCIAL
District

EVANTAGE SYSTEMS M LLC
CUSTER SILVERADO ADDITION
BLOCK A, LOT 3
DOC. NO. 2024000042687
PROP. ID. 2822968
8720 SILVERADO TRL
EXISTING LAND USE: UNDEVELOPED
CURRENT ZONING: C2 - LOCAL COMMERCIAL
District

NASH FM 3537 LLC
C/O NEWLAND REAL ESTATE GROUP LLC
ABS A0729 J. QUENBERRY SURVEY
TRACT 1, 153.2765 AC.
DOC. NO. 20191219001616820
PROP. ID. 2571190
CITY OF FRISCO
EXISTING LAND USE: SF
CURRENT ZONING: PD 286

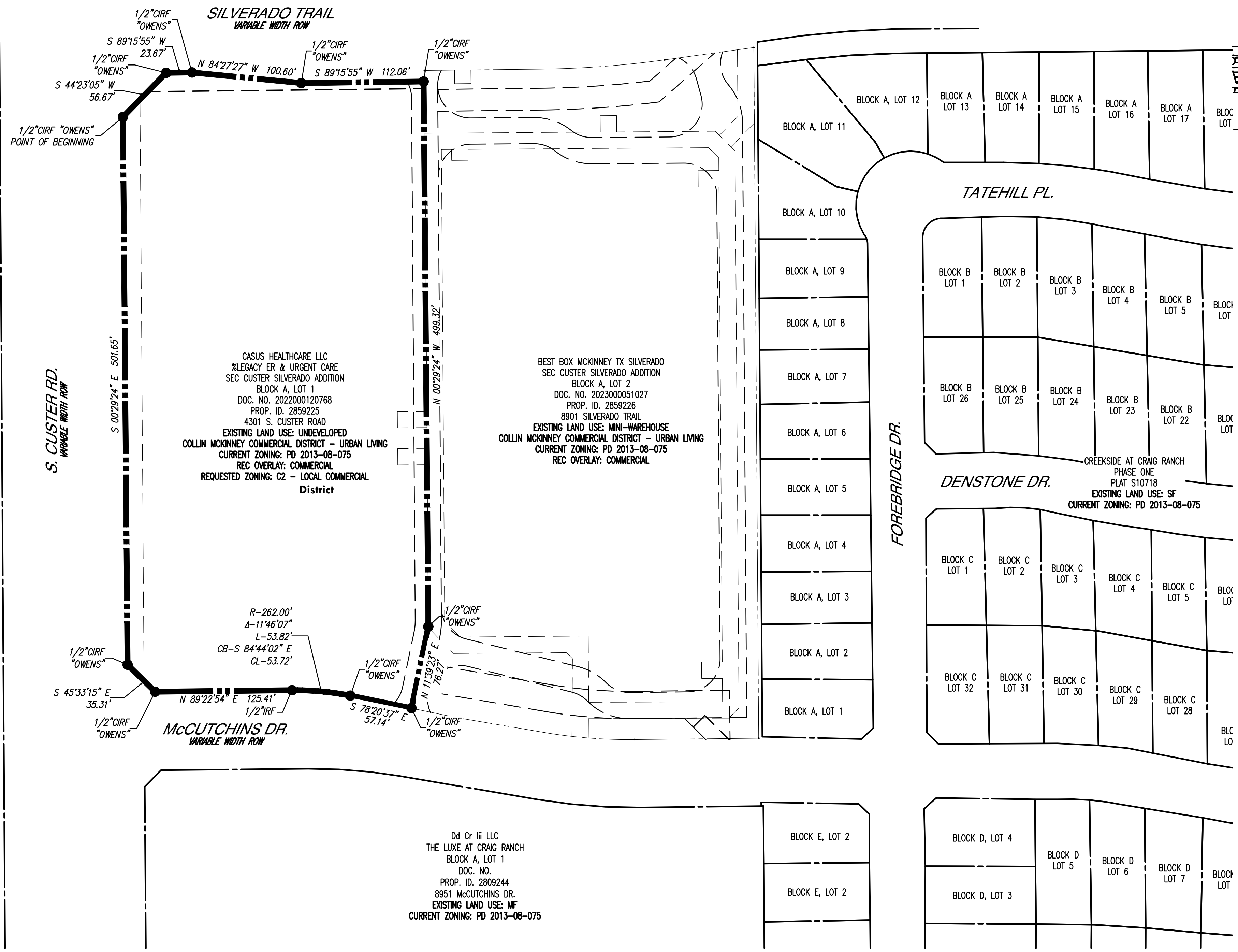
CASUS HEALTHCARE LLC
SILEGACY ER & URGENT CARE
SEC CUSTER SILVERADO ADDITION
BLOCK A, LOT 1
DOC. NO. 2022000120768
PROP. ID. 2859225
4301 S. CUSTER ROAD
EXISTING LAND USE: UNDEVELOPED
COLLIN MCKINNEY COMMERCIAL DISTRICT - URBAN LIVING
CURRENT ZONING: PD 2013-08-075
REC OVERLAY: COMMERCIAL
REQUESTED ZONING: C2 - LOCAL COMMERCIAL
District

BEST BOX MCKINNEY TX SILVERADO
SEC CUSTER SILVERADO ADDITION
BLOCK A, LOT 2
DOC. NO. 2023000051027
PROP. ID. 2859226
8901 SILVERADO TRAIL
EXISTING LAND USE: MINI-WAREHOUSE
COLLIN MCKINNEY COMMERCIAL DISTRICT - URBAN LIVING
CURRENT ZONING: PD 2013-08-075
REC OVERLAY: COMMERCIAL

Dd Cr Iii LLC
THE LUXE AT CRAIG RANCH
BLOCK A, LOT 1
DOC. NO.
PROP. ID. 2809244
8951 McCUTCHINS DR.
EXISTING LAND USE: MF
CURRENT ZONING: PD 2013-08-075



LOCATION MAP
SCALE: 1"=1000'-0"



BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTIONET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000182710.

THE ELEVATIONS SHOWN ARE NAVD83 AND WERE DERIVED FROM THE ABOVE RTK OBSERVATIONS. ORTHOMETRIC HEIGHTS WERE CALCULATED BY APPLYING THE GEOID12B MODEL TO THE ELLIPSOID HEIGHTS. THE CITY OF MCKINNEY GEODETIC CONTROL MONUMENT NUMBER 55 (ELEVATION=747.30)

PROJECT BENCHMARKS

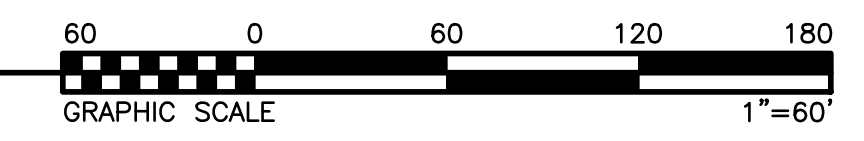
CITY OF MCKINNEY GPS MONUMENT #55
ALUMINUM DISC STAMPED "CM #55" SET AT THE SOUTHEASTERLY END OF A CONCRETE STORM DRAIN INLET, BEING APPROXIMATELY 45' FROM THE CENTERLINE OF SOUTH STONEBRIDGE DRIVE AND ALSO BEING APPROXIMATELY 95' FROM THE CENTERLINE OF ELDERADO PARKWAY
ELEV=747.30

SITE BENCHMARKS

BM# 1
[CP# 16] X-CUT SET ON MEDIAN ON CENTER OF SOUTH CUSTER ROAD APPROXIMATELY 6' NORTH OF A LIGHT POLE IN MEDIAN AND APPROXIMATELY 87' SOUTHWEST OF INTERSECTION OF SILVERADO TRAIL AND CUSTER RD
ELEV=707.69

BM# 2
[CP# 13] X-CUT SET ON SIDEWALK APPROXIMATELY 35' SOUTH OF MCCUTCHINS DRIVE SOUTH MAIN STREET, LOCATED APPROXIMATELY 91' EAST OF THE CENTER OF CUSTER RD
ELEV=721.83

POINT DESCRIPTION	GRID COORDINATES		GROUND COORDINATES	
	NORTHING	EASTING	NORTHING	EASTING
POINT OF BEGINNING	7,110,281.1265	2,509,637.0172	7,109,195.4813	2,509,253.8290



1 ZONING EXHIBIT
SCALE: 1"=50'-0"

Drawing: T:\Projects\CTR24225\Eng-C30\CAD\Construction\plans\Exhibits\Zoning\CTR24225 ZE-Zoning Exhibit x60.dwg at Jul 08, 2024-9:28am by cabre
Layout: ZE Xref: XREF-BD000R-24-36.dwg - CTR24225 X-Zoning-Exhibit.dwg - CTR24225 X-Plan - Location x1000.dwg - CTR24225 X-Property-Literwork-EXT.dwg

no.	revision	by	date

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www.tnppinc.com

CUSTER 4331, LLC
7543 WRIGHT DR.,
FRISCO, TX 75035
CONTACT: SRIKANTH NAILAPAREDDY
713-751-9890
srikanth.nailapareddy@gmail.com

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date
JULY 8, 2024



This document is for interim review and is not intended for construction, bidding or permit purposes.
CARLOS I. CABRE, P.E. Date: July 8, 2024
Tx. Reg. # **86705**

S. CUSTER-SILVERADO CROSSING
4311 CUSTER RD., MCKINNEY, TX 75070
(LOT 1, BLOCK A, SEC CUSTER SILVERADO ADDITION)
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TX

ZONING EXHIBIT

tnp project
CTR24225
sheet
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