

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

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

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

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

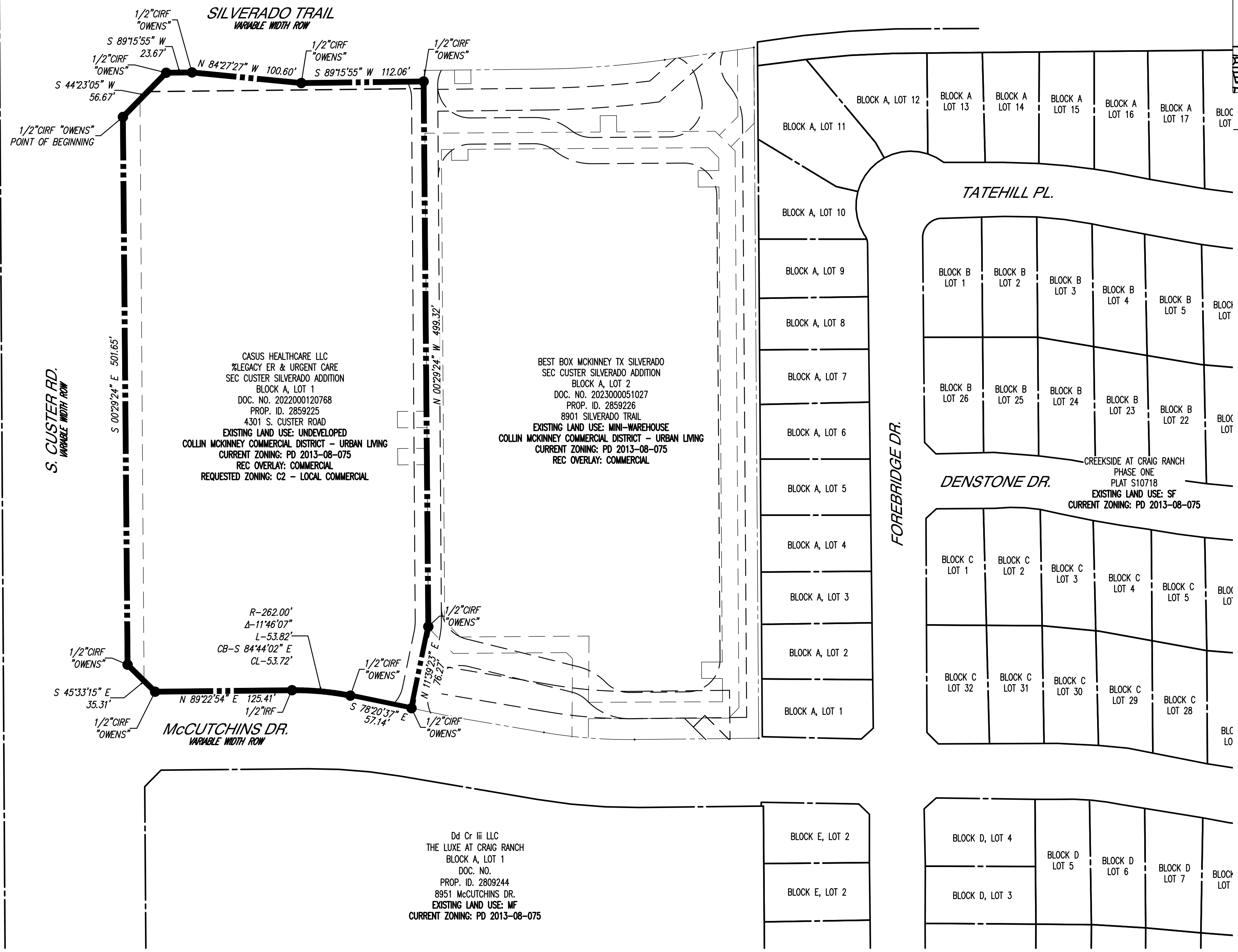
NASH FM 3537 LLC  
 C/O NEWLAND REAL ESTATE GROUP LLC  
 ABS A0729 J. QUENBERRY SURVEY  
 TRACT 1, 153.2765 AC.  
 DOC. NO. 20191219001616820  
 PROP. ID. 2571190  
 CITY OF FRISCO  
 EXISTING LAND USE: SF  
 CURRENT ZONING: PD 286

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

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



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**

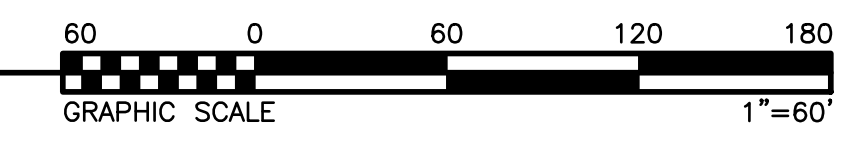
CITY OF MCKINNEY GPS MONUMENT #55  
 ALUMINUM DISC STAMPED "CM #55" SET AT THE SOUTHEASTERLY END OF A CONCRETE STORM DRAIN INLET, BEING APPROXIMATELY 45' FROM THE CENTERLINE OF SOUTH STONEBRIDGE DRIVE AND ALSO BEING APPROXIMATELY 95' FROM THE CENTERLINE OF ELDERADO PARKWAY  
 ELEV=747.30

**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 - Xrefs: XREF-B0000R-24-36.dwg - CTR24225 X-Zoning-Exhibit.dwg - Location x1000.dwg - CTR24225 X-Plan - Location x1000.dwg - CTR24225 X-Property-Literwork-EXT.dwg

no.	revision	by	date

**teague nail & perkins**  
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 TBPE Registration No. F-230  
 www.tnpsc.com

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

scale  
 horiz  
**AS SHOWN**  
 vert  
 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  
**ZE**