



VICINITY MAP  
NTS



LAND USE: SINGLE FAMILY  
EXISTING ZONING : "PD" 2004-07-075

Lot 33, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 34, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 35, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 36, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 37, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 38, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 39, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 40, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

CA-A1  
Drainage Esm't  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

LAND USE: VACANT  
EXISTING ZONING : "PD" 2004-07-075

Lot 41, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 42, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 43, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 44, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 45, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

Lot 46, Block A  
Craig Ranch North Phase 11  
Vol. 2006, Pg. 725, CCMR

LAND USE: AG (RESIDENTIAL)  
EXISTING ZONING : "PD" 20-01377

LAND USE: FUTURE COMMERCIAL (UNDER CONSTRUCTION)  
EXISTING ZONING : "PD" 19-0013SP

PATHWAY SYSTEMS INC  
INST. No. 20190528000599730  
D.R.C.C.T.

4.065 acres

LAND USE: VACANT  
EXISTING ZONING : "O-1" WITH "REC" OVERLAY  
PROPOSED ZONING: "C-1"

LAND USE: MULTI-FAMILY  
EXISTING ZONING : UNKNOWN

LAND USE: MULTI-FAMILY  
EXISTING ZONING : "PD" 14-025ISP

Lot 1, Block A  
Discovery at Rowlett Creek Addition  
17.8115 Acre Tract  
Vol. 2012, Pg. 372, CCMR

River Ranch Educational Charities Inc  
9.888 Acre Tract  
CC# 20160128000101840, CCLR

**ZONING EXHIBIT**  
FOR  
**4021 S. CUSTER ROAD**  
J. J. NAUGLE SURVEY, ABSTRACT NO. 662  
CITY OF MCKINNEY, COLLIN COUNTY COUNTY, TEXAS  
**Gonzalez & Schneeberg**  
engineers ■ surveyors  
2100 Lakeside Blvd., Suite 200  
Richardson, Texas 75082  
(972) 516-8855 Fax:(972) 516-8901

Engineering Firm No. F-3376 - Surveying License No. 10075200  
SCALE 1" = 40'  
DATE APRIL, 2021  
PROJ. NO. 7155-21-03-14  
DWG. NO. 7055condo-plot5

CUSTER ROAD  
( VARIABLE WIDTH PUBLIC RIGHT-OF-WAY )

CITY OF FRISCO  
CITY OF MCKINNEY