
CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. • McKinney, Texas 75069
972.562.4409 • Fax 972.562.4471

September 26, 2016

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

Attn: Mr. Brian Lockley

Re: Minor Replat – Eldorado Custer Addition

Dear Mr. Lockley:

Attached please find the Minor Replat submittal for Lots 2R, 3R, 4R1 and 5, Block A, Edorado Custer Addition. The 10.776 acre site is located at the southeast corner of Custer Road and Eldorado Parkway. The property is currently a vacant tract other than Lot 4R1, which is the location of a medical professional business. The developer, Leon Capital, intends to replat three recorded lots to add necessary easements for the development of the Eldorado Custer Retail development on Lot 2R, as well as locate new property lines between Lot 3R and Lot 5 that was subdivided by deeds. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney for Building and Engineering Design. Project details are listed in detail below:

- Subject Property is 10.776 total acres.
- Property is Zoned C2.
- Property is located the southeast corner of Custer Road and Eldorado Parkway.
- No variances to the City of McKinney ordinances are being sought at this time.
- The subject tract development on Lot 2R has been approved by the Stonebridge ARC.

Thank you for your consideration of this Minor Plat. Please call if you have any questions.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Dwayne Zinn
Project Manager