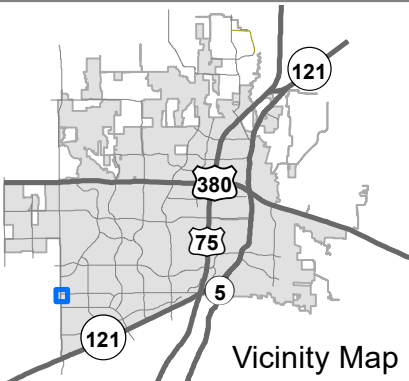


Subject Property

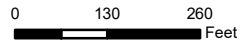
EXHIBIT A



Vicinity Map

# Property Owner Notification Map

ZONE2024-0053



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



**LEGAL DESCRIPTION**  
**LOT 1, BLOCK A**

**BEING** a tract of land situated in the lot 1, block A of the SEC Custer Silverado Addition and part of the George White Survey Abstract No. 993, City of McKinney, Collin County, Texas

**BEGINNING** at a point in the east line of S. Custer Road (a variable width right of way) and the south line of Silverado Trail (a variable width right of way);

**THENCE** along the east line of said S. Custer Road, South 00°29'24" East a distance of 501.65 feet 1/2-inch capped iron rod found for corner in the east line of said S. Custer Road;

**THENCE** along the north line of said McCutchins Drive (a variable width right of way) as follows:

**South 45°33'15" East** a distance of 35.31 feet to a 1/2-inch capped iron rod found for corner in the east line of said S. Custer Road;

**North 89°22'54" East** a distance of 125.41 feet to a 1/2-inch iron rod found for the beginning of a curve to the right having a radius of 262.00 feet and a chord bearing of **South 84°44'02" East**;

**Along** said curve to the right through a central angle of **11°46'07"** for an arc length of 53.82 feet to a 1/2-inch capped iron rod found for corner;

**South 78°20'37" East** a distance of 57.14 feet to a 1/2-inch capped iron rod found for corner of the southwest corner of Lot 2, Block A along the north line of McCutchins Drive;

**THENCE** departing the north line of said McCutchins Drive along the centerline of the shared driveway,

**North 11°39'23" East** a distance of 76.27 feet to a 1/2-inch capped iron rod found for corner;

**North 00°29'24" West** a distance of 499.32 feet to a 1/2-inch capped iron rod found for the northwest corner of Lot 2, Block A;

**THENCE** along the south line of said Silverado Trail as follows:

**South 89°15'55" West** a distance of 112.06 feet to a 1/2-inch capped iron rod found for corner;

**North 84°27'27" West** a distance of 100.60 feet to a 1/2-inch capped iron rod found for corner;

**South 89°15'55" West** a distance of 23.67 feet to a 1/2-inch capped iron rod found for corner;

**South 44°23'05" West** a distance of 56.67 feet to a 1/2-inch capped iron rod found for the **POINT OF BEGINNING**;

EXHIBIT B

**Containing 3.532 acres or 153,868 square feet of land more or less.**

**EXHIBIT C**

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

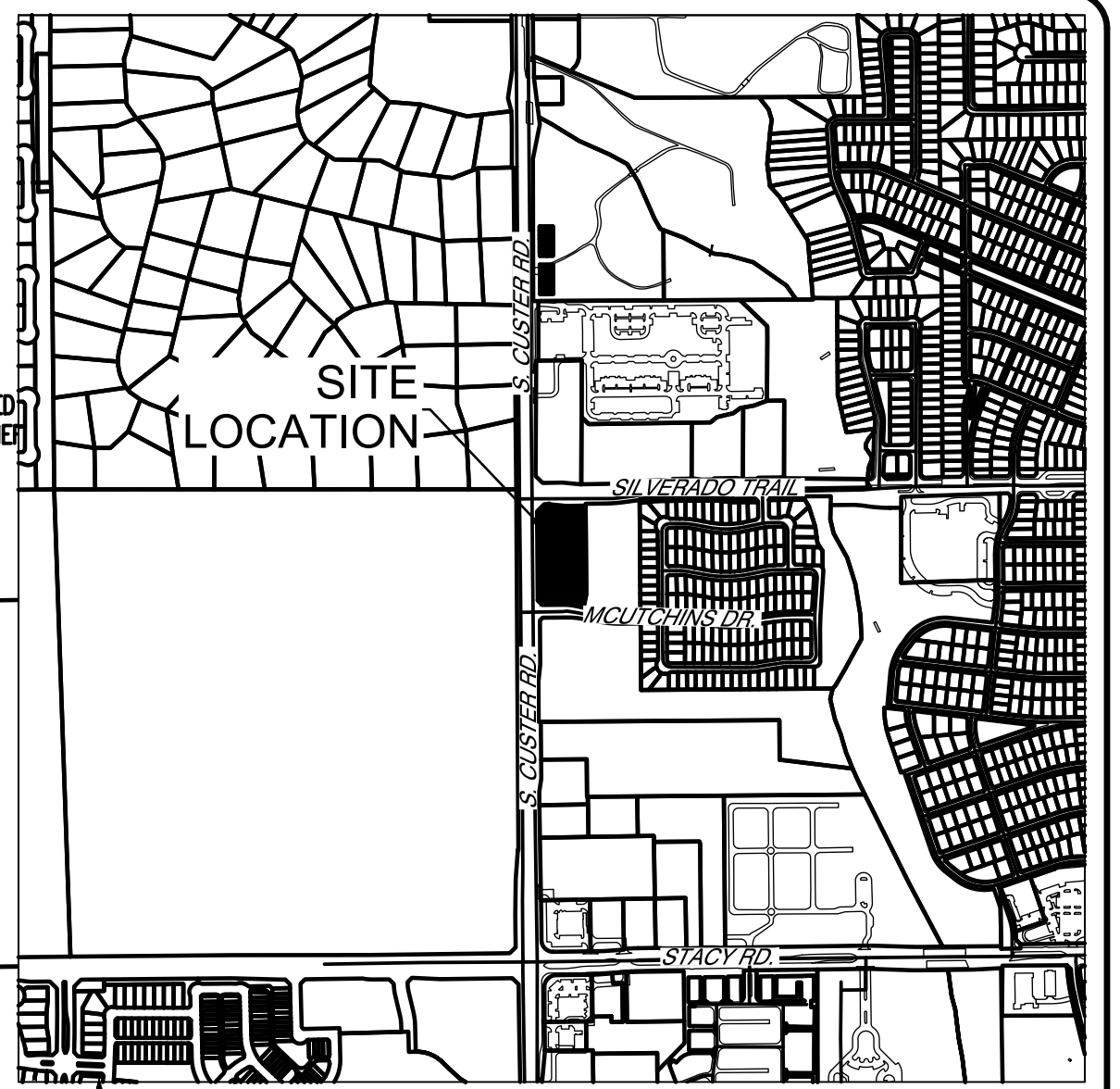
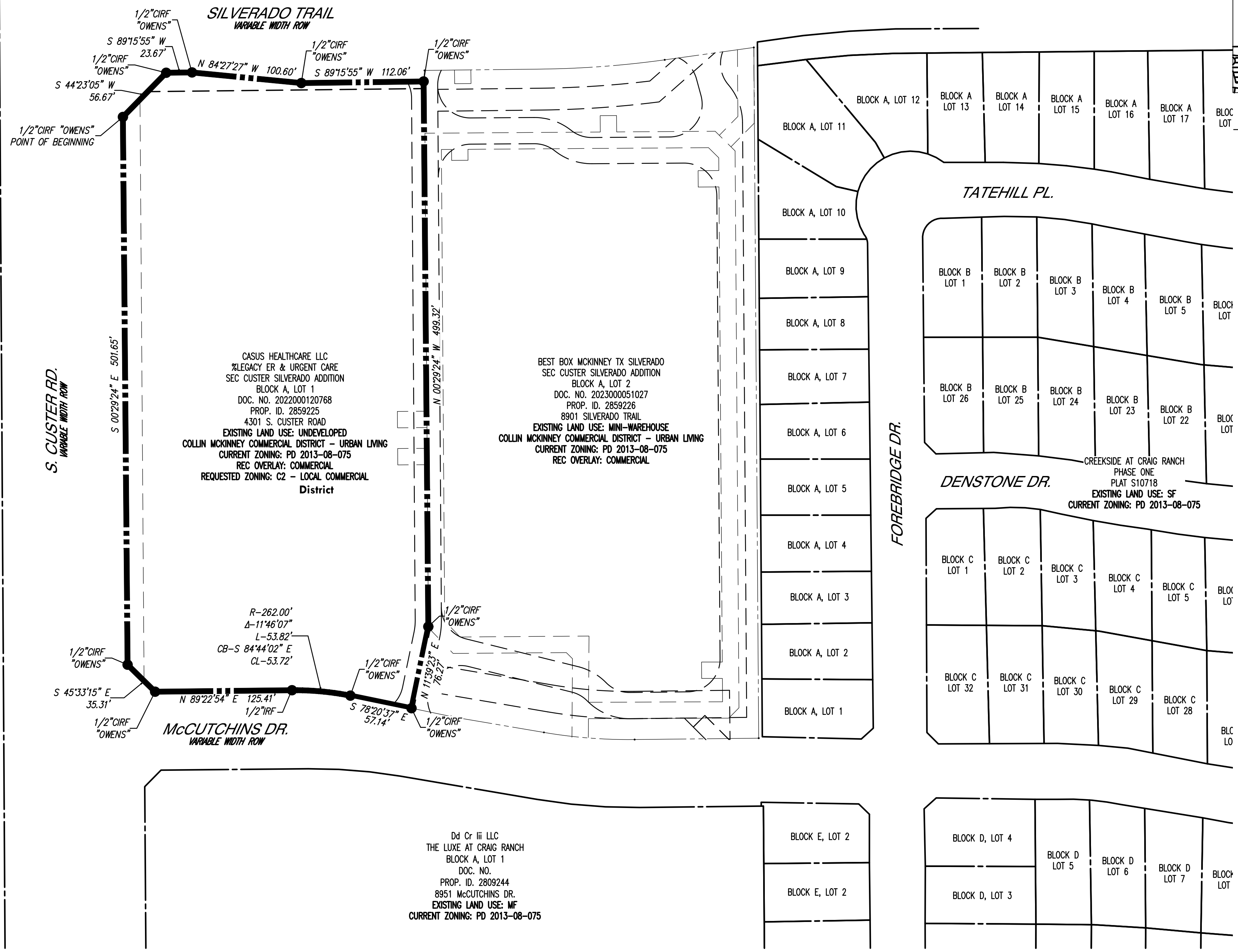
EVANTAGE SYSTEMS M LLC  
CUSTER SILVERADO ADDITION  
BLOCK A, LOT 3  
DOC. NO. 2024000042687  
PROP. ID. 2822968  
8720 SILVERADO TRL  
EXISTING LAND USE: UNDEVELOPED  
CURRENT ZONING: C2 - LOCAL COMMERCIAL  
District

NASH FM 3537 LLC  
C/O NEWLAND REAL ESTATE GROUP LLC  
ABS A0729 J. QUISENBERRY 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**

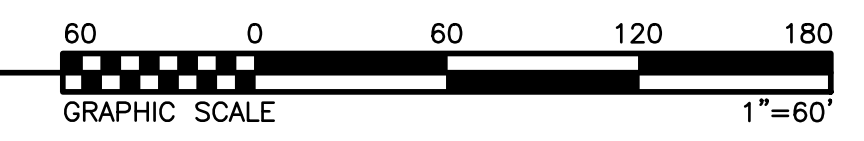
CITY OF MCKINNEY GPS MONUMENT #55  
ALUMINUM DISC STAMPED "CM #55" SET AT THE SOUTHEASTERLY END OF A CONCRETE STORM DRAIN INLET, BEING APPROXIMATELY 45' FROM THE CENTERLINE OF SOUTH STONEBRIDGE DRIVE AND ALSO BEING APPROXIMATELY 95' FROM THE CENTERLINE OF ELDERADO PARKWAY  
ELEV=747.30

**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-BDD000R-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**  
3200 S. Interstate 35E, Suite 1129  
Denton, Texas 76210  
940.383.4177 ph 940.383.8026 fx  
TBPE Registration No. F-230  
www.tnpinc.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**