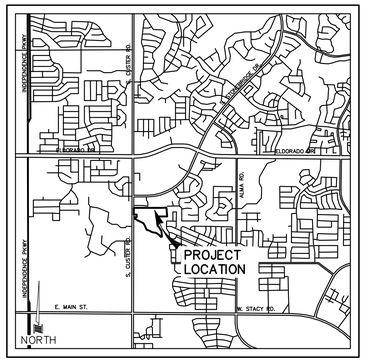

LOCATION MAP
NOT TO SCALE

LOT 1R, LOT 2, AND LOT 3, BLOCK A
CUSTER CROSSING ADDITION
DOC. NO. 20060411010001400
O.P.R.C.C.T.

LOT 1R, BLOCK A

SYNERGY DRIVE
(50' RIGHT-OF-WAY)

EX. ZONING:
PD-1621-06-35
PD-2004-02-015

EX. ZONING:
SUBURBAN OFFICE

LOT 1R1, LOT 3, AND LOT 4, BLOCK B
CUSTER CROSSING ADDITION
DOC. NO. 20070419010001410
O.P.R.C.C.T.

LOT 1R2, LOT 5, AND LOT 6,
CUSTER CROSSING ADDITION
DOC. NO. 20071121010004150
O.P.R.C.C.T.

CUSTER CROSSING ADDITION,
LOTS 8R1, 9, 10 AND 11, BLOCK B
DOC. NO. 20160722010002990
O.P.R.C.C.T.

VARIABLE WIDTH FLOOD & DRAINAGE EASEMENT
DOC. NO. 20060817001181010
O.P.R.C.C.T.

15' SANITARY SEWER EASEMENT
DOC. NO. 20060817001181030
O.P.R.C.C.T.

15' DRAINAGE EASEMENT
DOC. NO. 20060817001181020
O.P.R.C.C.T.

TURTLEBACK CT.
(50' RIGHT-OF-WAY)

THE CASCADES PHASE 2
DOC. NO. 20061116010005000
O.P.R.C.C.T.

EX. ZONING:
PD-1621-06-35
PD-2004-02-015

24' FIRELANE, MUTUAL ACCESS, DRAINAGE AND UTILITY EASEMENT
DOC. NO. 20160722010002990
O.P.R.C.C.T.

20' SANITARY SEWER EASEMENT
VOL. 4707, PG. 1297
D.R.C.C.T.

20' SANITARY SEWER EASEMENT
DOC. NO. 96-0016013
O.P.R.C.C.T.

AMENDING PLAT
CRAIG RANCH NORTH, PHASE 11
LOTS 16R, 17R, 18R & 19R, BLOCK A
DOC. NO. 20061101010004730
O.P.R.C.C.T.

P.O.C.
TRACT-B
N: 7112004.8770
E: 2509230.6975

N89°50'21"E 959.86'

258.20'

701.66'

P.O.B.
OVERALL &
TRACT-A

30' SANITARY SEWER EASEMENT
DOC. NO. 2002-0127789
O.P.R.C.C.T.

P.O.B.
TRACT-B

TRACT-A
EX. ZOINING: AG

PROPOSED
ZONING: C-2

TRACT-B
EX. ZONING: AG
PROPOSED ZONING: MF-3

CUSTER ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

N0°27'20"W 327.42'

N0°21'19"W 242.81'

S0°09'39"E 275.03'

80.85'
LONE STAR GAS
VOL. 3737, PG. 223
D.R.C.C.T.

Δ=48°26'14"
R=98.86'
T=44.47'
L=83.57'
Chord=N23°34'10"E 81.11'

RIVER RANCH EDUCATION CHARITIES, INC.
CALLED 18.9640 ACRES
DOC. NO. 20100210000137550
O.P.R.C.C.T.

Δ=33°50'50"
R=100.00'
T=30.43'
L=59.07'
Chord=N30°34'14"E 58.22'

ZONE X (UNSHADED)

APPROXIMATE ℄
ROWLETT CREEK

ZONE AE

20' SANITARY SEWER EASEMENT
DOC. NO. 98-0015861
O.P.R.C.C.T.

ZONE X (UNSHADED)

EX. ZONING: AG

EX. ZONING:
PD-2004-07-075

S39°18'15"E 138.92'

N8°30'39"W 42.57'

S89°06'13"W 158.58'

N89°06'19"E
30.20'

PROPERTY LINE

S46°29'11"E 42.22'

S39°18'15"E 89.96'

N89°42'55"E 129.22'

100yr FEMA FLOODWAY

LONE STAR GAS
VOL. 3737, PG. 223
D.R.C.C.T.

N0°53'47"W
150.00'

N89°06'13"E 139.73'

PROPERTY LINE

CORRECTED DISTRIBUTION DEED
KENNETH RICHARD MAYER, TRUSTEE OF THE TYLER
ELIZABETH MAYER TRUST AND KENNETH RICHARD MAYER,
TRUSTEE OF THE CLARK PERRY MAYER, TRUST EQUALLY
DOC. 20190211000143510
DOC. 20190211000143530
O.P.R.C.C.T.

S38°12'08"E 88.07'

S16°27'15"E 61.24'

S7°43'36"W 63.53'

N7°23'08"W
72.65'

LONE STAR GAS
VOL. 3737, PG. 223
D.R.C.C.T.

184.61'

S5°09'37"W

N62°02'10"W
82.01'

N58°32'28"W
66.27'

N58°49'26"W
112.02'

N66°23'12"W
186.77'

N61°42'29"W
113.68'

N32°17'29"W
117.53'

CITY OF FRISCO

EX. ZONING:
PD-2004-07-075

S7°12'25"E 127.28'

S41°55'42"E 83.23'

REYBURN ANDERSON
TRACT 2
DOC. 20110208000135600
O.P.R.C.C.T.

KENNETH RICHARD MAYER, TRUSTEE OF THE TYLER
ELIZABETH MAYER TRUST AND KENNETH RICHARD MAYER,
TRUSTEE OF THE CLARK PERRY MAYER, TRUST EQUALLY
DOC. 20190211000143510
O.P.R.C.C.T.

TRACT-B
EX. ZONING:
PD-2010-10-040
PROPOSED ZONING: MF-3

20' WIDE ELECTRIC EASEMENT
DENTON COUNTY ELECTRIC
COOPERATIVE, INC.
VOL. 2279, PG. 406
D.R.C.C.T.

N24°02'56"W 224.80'

S32°59'18"E 289.42'

CRAIG RANCH NORTH, PHASE 11
DOC. NO. 20061101010004730
O.P.R.C.C.T.

N29°38'59"W
68.74'

TRIBUTARY OF THE
ROWLETT CREEK

APPROXIMATE LOCATION OF
FLOOD PLAIN FLOOD ZONE AE
FEMA PANEL NO. 48085C0260 J
DATED JUNE 2, 2009

APPROXIMATE ℄
ROWLETT CREEK

N69°49'34"W
137.35'

CORRECTED DISTRIBUTION DEED
KENNETH RICHARD MAYER
DOC. NO. 20190211000143520
O.P.R.C.C.T.

N62°38'24"W 195.28'

N83°50'01"W
78.77'

N74°51'09"W
148.44'

N55°11'12"W 228.19'

325.01'

S5°00'17"E

15' DRAINAGE EASEMENT
DOC. NO. 20110909000960510
O.P.R.C.C.T.

PEDESTRIAN ACCESS EASEMENT
DOC. NO. 20110909000960530
O.P.R.C.C.T.

100yr FEMA FLOODWAY

N37°31'51"W
98.51'

S89°25'02"W
74.45'

9.888 ACRE TRACT
RIVER RANCH EDUCATINAL CHARITIES
DOC. NO. 20160128000101840
O.P.R.C.C.T.

EX. ZONING:
PD-2004-07-075

EX. ZONING:
PD-2010-01-040

WATER LINE EASEMENT
DOC. NO. 97-0003847
D.R.C.C.T.

WATER LINE EASEMENT
DOC. NO. 97-0003846
D.R.C.C.T.

GRAPHIC SCALE

100 50 0 100 300

(IN FEET)
1 inch = 100 ft.

TRACT A	=	2.100 ACRES
TRACT B	=	27.407 ACRES

PROPERTY EXHIBIT

ZONED PLANNED DEVELOPMENT-2010-10-040, AND AG
PROPOSED ZONING: PLANNED DEVELOPMENT MF-3 AND C-2
LOCATED IN THE J.J. NAUGLE SURVEY, ABSTRACT NO. 662
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

NOVEMBER 22, 2019 SCALE: 1" = 100'

OWNER
RIVER RANCH EDUCATIONAL CHARITIES, INC.
3701 S. CUSTER ROAD
MCKINNEY, TEXAS 75070
214-842-1390
CONTACT: WAYNE KIRK

OWNER
TYLER ELIZABETH MAYER TRUST
4021 S. CUSTER ROAD
MCKINNEY, TEXAS 75070
214-679-6454
CONTACT: KENNETH MAYER

CLARK PERRY MAYER TRUST
4021 S. CUSTER ROAD
MCKINNEY, TEXAS 75070
214-679-6454
CONTACT: KENNETH MAYER

ENGINEER / SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

CONTACT: AARON HUNSAKER

P:\Projects\DD\07068\07068-ZONE-EXH-2020-01-16.dwg, ZONE-EXHIBIT-01, 1/16/2020 9:59:19 PM, chelfrich, Dowdey, Anderson & Associates, Inc., CWH