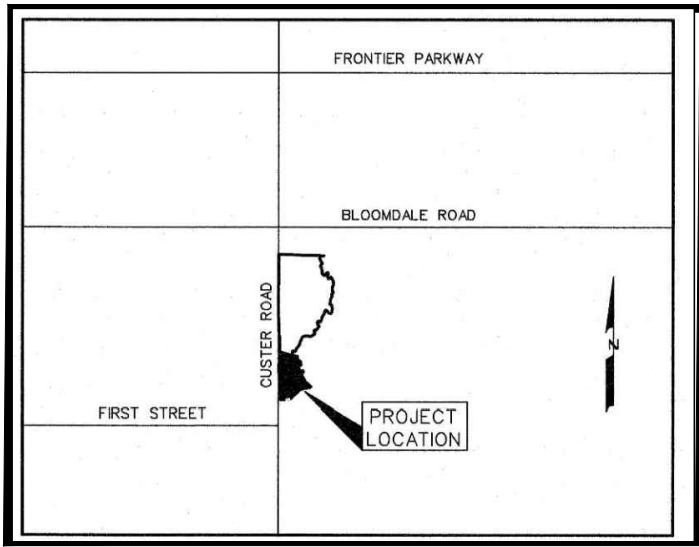
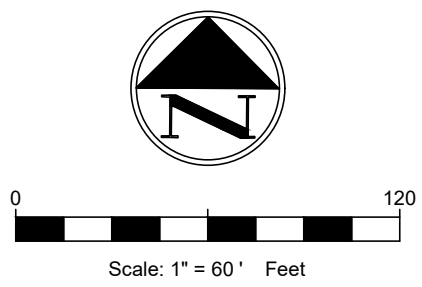




VICINITY MAP
N.T.S.

ZONING SUMMARY TABLE

CURRENT ZONED	PD (PLANNED DEVELOPMENT)
PROPOSED ZONING	C2 (LOCAL COMMERCIAL)
OVERLAY DISTRICT	N/A
TOTAL SITE AREA	8.022 ACRES

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KIEW KAM, P.E. PHONE: 469-213-2268	OWNER/DEVELOPER FRASER NORTH CREEK SOUTH LLC 17250 DALLAS PARKWAY DALLAS, TX 75248 CONTACT: STEVEN SMITH PHONE: 214-736-3909
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LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 81°37'43" E	38.40'
2.	S 76°01'19" E	43.21'
3.	S 60°59'16" E	21.78'
4.	S 52°49'41" E	25.53'
5.	S 00°13'20" E	24.75'
6.	S 18°12'16" E	31.84'
7.	S 38°00'38" W	16.15'
8.	N 83°12'51" W	36.56'
9.	S 81°23'38" W	21.04'
10.	S 02°28'30" E	21.14'
11.	S 36°44'24" E	34.11'
12.	S 18°28'11" E	25.53'
13.	S 10°49'07" E	33.80'
14.	S 89°46'31" E	25.24'
15.	N 80°40'42" E	32.62'
16.	S 54°21'06" W	42.04'
17.	S 36°48'04" W	26.45'
18.	S 48°10'59" E	51.87'

ZONING EXHIBIT

ZONING 2025-0001

3716 N CUSTER ROAD

CITY OF MCKINNEY

COLLIN COUNTY

TEXAS



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
XX	XX	XX-XX-XX	SEE SCALE BAR	XXX-XX	C-3.0

TX. P.E. FIRM #11525



Know what's below.
Call before you dig.

NO.	DATE	DESCRIPTION	BY
1	01-06-25	1st ZONING SUBMITTAL	KK
2	01-28-25	2nd REZONING SUBMITTAL	KK
3	05-23-25	3RD REZONING SUBMITTAL	KK
4	-	-	-
5	-	-	-
6	-	-	-
7	-	-	-
8	-	-	-

TOWN OF PROSPER
WHITLEY PLACE PHASE 1
BLOCK D, LOT 1X; OPEN SPACE
INST.NO.20160801000990120
O.P.R.C.C.T.
ZONING:(PD)PLANNED DEVELOPMENT
EXISTING USE: SINGLE FAMILY

WILSON CREEK TRAIL
(VARIABLE WIDTH R.O.W.)

TOWN OF PROSPER
WHITLEY PLACE PHASE 1, BLOCK, LOT 16XN
INST.NO.20080410010001390)
O.P.R.C.C.T.
ZONING:(PD)PLANNED DEVELOPMENT
EXISTING USE: SINGLE FAMILY

NORTH CREEK ESTATES PH.1 LOT A-1R
INST.NO.2023000115112) O.P.R.C.C.T
ZONING:(PD)PLANNED DEVELOPMENT
CURRENT USE - SINGLE FAMILY

WRIA 2018-5
MANSIONS ADDITION (GCN), BLKA, LOT 3
ZONING:(PD)PLANNED DEVELOPMENT
CURRENT USE - VACANT LAND
INST.NO.20190917001147060) O.P.R.C.C.T

CB PARKWAY BUSINESS
CENTER XIV, LTD.
(VOL. 6082, PG.1767)
D.R.C.C.T.
ZONING:(PD)PLANNED DEVELOPMENT
CURRENT USE - VACANT LAND

LOT 1 BLOCK F
8.022 ACRES
(INST.NO.2023-128)
O.P.R.C.C.T.

EXISTING ZONING : PD PLANNED DEVELOPMENT
EXISTING USE : RESIDENTIAL
PROPOSED ZONING : C2 LOCAL COMMERCIAL

KATHRYN HAMILL
ABS A0206 JOHN CRUTCHFIELD SURVEY
TRACT 14, 2.26 ACRES
(INST.NO.20200113000051850) O.P.R.C.C.T
ZONING: MCKINNEY EXTRATERRITORIAL JURISDICTION
CURRENT USE - MOBILE HOMES

WOODMEN
PROPERTIES, LLC
(INST. NO.
20180208000162380)
O.P.R.C.C.T.

ZONING: MCKINNEY EXTRATERRITORIAL JURISDICTION
CURRENT USE - MOBILE HOMES

WOODMEN
PROPERTIES, LLC
TRACT 16, 1.24
ACRES
(INST. NO.
20180208000162370)
O.P.R.C.C.T.
CURRENT USE - RV PARK
ZONING: MCKINNEY EXTRATERRITORIAL JURISDICTION

RUSHING ENTERPRISES,
INC.
LOT1, BLOCK A
RICHARDSON GLASS COMPANY ADDITION
(INST.NO. 2019-5502)
O.P.R.C.C.T.
CURRENT USE - RETAIL & RESTAURANT
ZONING: MCKINNEY EXTRATERRITORIAL JURISDICTION

POINT OF BEGINNING
X = 2,508,946.83 FT
Y = 7,137,738.76 FT
Z = 0

NORTH CUSTER ROAD
(VARIABLE WIDTH R.O.W.)