

Sundown Ranch Office Park  
9191 Kyser Way  
Suite 600  
Frisco, TX 75033



1,404 SF

Site plan of Block A, Lot 3 (3545 Acres) showing buildings, parking, and landscaping. The plan includes dimensions for various areas and a north arrow. A large orange arrow points to a specific area within the plan.

**Top Dimensions:**  
 S 89°16'10" E 380.75'  
 S 00°49'23" W 27.03'

**Left Dimensions:**  
 N 00°45'59" E 140.17'  
 N 00°29'37" E 309.74'

**Right Dimensions:**  
 D=20715'L  
 R=420.25'  
 L=148.53'  
 CH=S 10°51'02" W  
 CL=147.76'

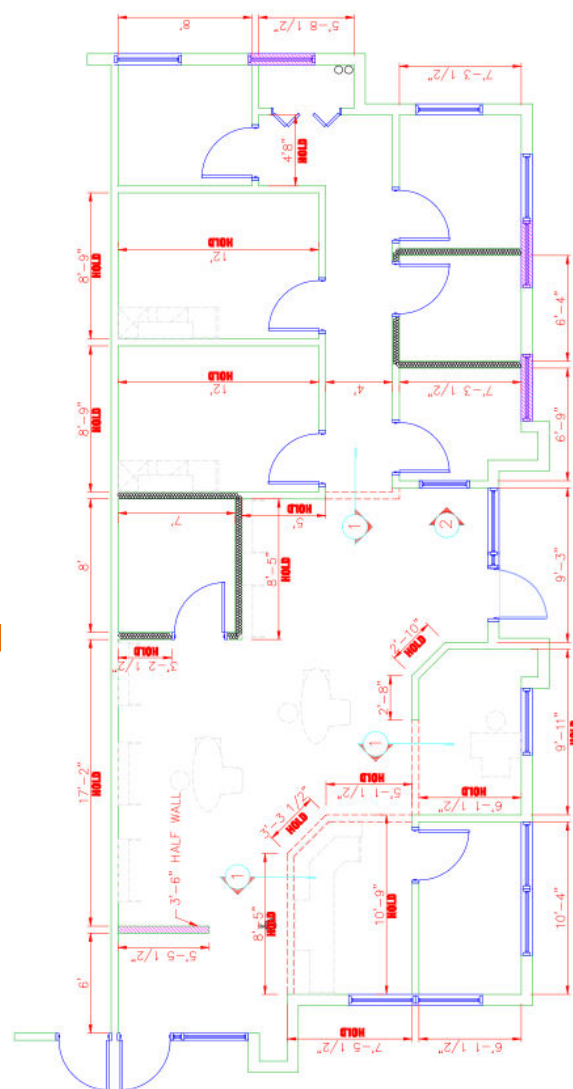
**Bottom Dimensions:**  
 N 89°10'44" W 169.15'  
 N 00°28'37" E 6.09'

**Internal Dimensions:**  
 25' Building Line  
 30' Overlap Exmt. Cdn. V. Pg. 994  
 30' Overlap Exmt. Per Revised Conveyance Plat  
 30' Overlap Exmt. Per Revised Conveyance Plat  
 30' Building Setback  
 15' Landscape Setback

**Buildings:**  
 BLDG. 1 6,672 S. F.  
 BLDG. 2 5,140 S. F.  
 BLDG. 3 6,672 S. F.  
 BLDG. 4 5,431 S. F.  
 BLDG. 5 4,947 S. F.  
 BLDG. 6 10,003 S. F.

**Other Features:**  
 Dumpster  
 Block A, Lot 3 3545 Acres  
 KYSER WAY  
 Sign

**Bottom Right Dimensions:**  
 D=20709'36"  
 R=433.00'  
 L=292.04'  
 CH=N 10°34'05" E  
 CL=290.54'



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