

PROPERTY ID:
2032743

CURRENT ZONING: N/A, CITY OF MCKINNEY ETJ
CURRENT LAND USE: AGRICULTURAL AND RANCHING, PRIVATE/SINGLE FAMILY DETACHED RESIDENTIAL

CALLED 25.399 ACRES
TODD L. GARRETT AND
LAURA S. GARRETT
DOC. NO.
20150618000729990,
O.P.R.C.C.T.

N64°09'43"E
174.46'

PROPERTY ID:
2120710

CURRENT ZONING: N/A, CITY OF MCKINNEY ETJ
CURRENT LAND USE: AGRICULTURAL AND RANCHING,
PRIVATE/SINGLE FAMILY DETACHED RESIDENTIAL
PROPOSED ZONING: MF36 MULTI-FAMILY RESIDENTIAL

CALLED 7.36 ACRES
FLINT LOUGHBRIDGE AND
WIFE, REGINA LOUGHBRIDGE
VOL. 3959, PG. 1450,
D.R.C.C.T.

PROPERTY ID:
2034601

CURRENT ZONING: N/A, CITY OF MCKINNEY ETJ
CURRENT LAND USE: AGRICULTURAL AND RANCHING, PRIVATE
PROPOSED ZONING: MF36 MULTI-FAMILY RESIDENTIAL

CALLED 5.051 ACRES
FLINT L. LOUGHBRIDGE OR
REGINA C. LOUGHBRIDGE, AS TRUSTEE
OF THE LOUGHBRIDGE LIVING TRUST
DOC. NO. 2023000107816,
O.P.R.C.C.T.

PROPERTY ID:
2060349

CURRENT ZONING: N/A, CITY OF MCKINNEY ETJ
CURRENT LAND USE: AGRICULTURAL AND RANCHING, PRIVATE/SINGLE FAMILY DETACHED RESIDENTIAL
PROPOSED ZONING: MF36 MULTI-FAMILY RESIDENTIAL

37.4063 ACRES
1,629,420 SQ. FT.

CALLED 10.648 ACRES
VALERIE ANNE FITZAU AND
SPOUSE, BERND SITZAU
VOL. 4068, PG. 3194,
D.R.C.C.T.

PROPERTY ID:
2631384

CURRENT ZONING: N/A, CITY OF MCKINNEY ETJ
CURRENT LAND USE: AGRICULTURAL AND RANCHING, PRIVATE

CALLED 10.0006 ACRES
SIMPLICITY CAPITAL, LLC
DOCUMENT NO.
20200507000667590,
O.P.R.C.C.T.

N0°39'07"E
79.52'

N30°25'40"W
68.09'

N49°28'33"W
93.43'

S89°16'05"W
62.78'

PROPERTY ID:
2700265

CURRENT ZONING: PD ORD. NO. 2012-07-035
CURRENT LAND USE: AGRICULTURAL AND RANCHING, PRIVATE

CALLED 200.496 ACRES
BILLINGSLEY 380 NORTH, LTD.
DOC. NO. 20140109000025020,
O.P.R.C.C.T.

N0°12'45"E
471.79'

CURRENT ZONING: N/A, CITY OF MCKINNEY ETJ
CURRENT LAND USE: AGRICULTURAL AND RANCHING, PRIVATE/SINGLE FAMILY DETACHED RESIDENTIAL
PROPOSED ZONING: MF36 MULTI-FAMILY RESIDENTIAL

CALLED 14.359 ACRES
ERIC J. WIKSTROM, TRUSTEE
OF THE OZ RANCH
DATED JUNE 24, 2020
DOC. NO. 20200710001064610,
O.P.R.C.C.T.

PROPERTY ID:
1225668

CURRENT ZONING: N/A, CITY OF MCKINNEY ETJ
CURRENT LAND USE: AGRICULTURAL AND RANCHING, PRIVATE

CALLED 7.870 ACRES
MICHAEL HENRY CISCO AND
DEBORAH KAY CISCO REVOCABLE TRUST
DOC. NO. 20150828001093930,
O.P.R.C.C.T.

PROPERTY ID:
2721308

CURRENT ZONING: N/A, CITY OF MCKINNEY ETJ
CURRENT LAND USE: AGRICULTURAL AND RANCHING, PRIVATE

CALLED 5.600 ACRES
MICHAEL HENRY CISCO AND
DEBORAH KAY CISCO REVOCABLE TRUST
DOC. NO. 20150828001093940,
O.P.R.C.C.T.

PROPERTY ID:
2692382

CURRENT ZONING: N/A, CITY OF MCKINNEY ETJ
CURRENT LAND USE: CHURCH

TRACT I
CALLED 4.667 ACRES
MCKINNEY LIFEPOINTE FELLOWSHIP
DOCUMENT NO.
20200507000667590,
O.P.R.C.C.T.

P.O.B.
N: 7138301.27
E: 2519552.77

S0°50'28"E
471.95'

S0°11'36"E
865.36'

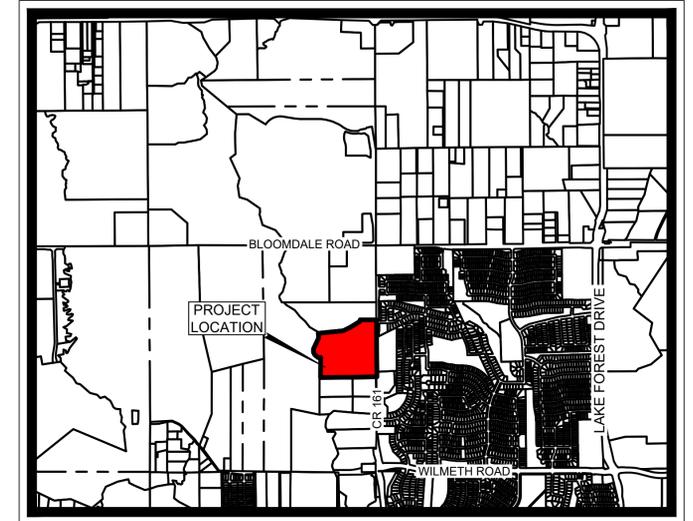
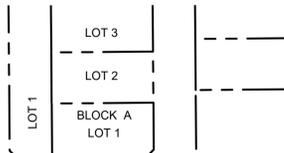
COUNTY ROAD NO. 161
(VARIABLE WIDTH RIGHT-OF-WAY)

FREMONT DRIVE
(60' RIGHT-OF-WAY)

ROBINSON RIDGE
PHASE V-A
VOL. 2015, PG. 249,
O.P.R.C.C.T.

COMMON AREA C-1
OPEN SPACE
DRAINAGE EASEMENT

CURRENT ZONING: PD ORD. NO. 2003-03-025
CURRENT LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL



VICINITY MAP

SCALE: 1" = 2000'

NOTES

The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, U.S. Survey Feet (sFT). Surface coordinate values shown can be converted to grid by dividing the combined scale factor of 0.999847313, at base point 0.0.

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
VOL./PG = VOLUME, PAGE
INST. NO. = INSTRUMENT NUMBER
M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

ZONING EXHIBIT
37.4063 ACRES
D.M. CRUTCHFIELD SURVEY,
ABSTRACT NO. 205
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

Kimley»Horn

260 East Davis Street, Suite 100
McKinney, Texas 75069

Tel. No. (469) 301-2580
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	NWA	ETJ	OCT. 2024	064592702	1 OF 1