

Line #	Bearing	Distance
BL1	N 01°44'05" E	296.35'
BL2	N 01°27'08" E	36.26'
BL3	N 01°36'23" E	181.11'
BL4	N 11°53'19" W	65.74'
BL5	N 29°51'51" W	75.50'
BL6	N 41°32'30" W	109.83'
BL7	S 00°54'34" W	135.91'
BL8	S 02°24'31" W	175.56'
BL9	S 01°43'04" W	229.28'
BL10	S 01°24'56" W	91.00'
BL11	S 01°07'39" W	151.09'
BL12	S 02°20'22" W	78.33'
BL13	S 00°33'02" W	75.64'
BL14	S 00°12'32" W	302.62'
BL15	S 02°04'28" W	73.83'
BL16	S 00°51'56" W	125.11'

Drawn: C:\2025\08525-199\_C# 317\_McKinney 56 Acres CAD\GIS\Zoning & Annexation\Zoning Exhibit.dwg, Saved By: Brianna.martin, Date: 6/11/2026, 9:54:37 AM  
 Plotted: by: brianna.martin, Plot Date: 6/11/2026, 9:54:37 AM

LOOKER RANCH LOT DEV LLC  
A CALLED 40.782 ACRES  
C.C.# 202500026570  
OPRCT

SWEETBRUSH 10 LLC  
A REMAINDER OF A CALLED 100.704 ACRES  
C.C.# 202500026281  
OPRCT

LOWREY CROSSING LIMITED PARTNERSHIP  
A CALLED 161.81 ACRES  
VOL. 5390, PG.69  
DRCT

LOOKER RANCH LOT DEV LLC  
A CALLED 40.782 ACRES  
C.C.# 202500026570  
OPRCT

LOOKER RANCH LOT DEV LLC  
A CALLED 40.782 ACRES  
C.C.# 202500026570  
OPRCT

FAIRW56 GROUP LLC  
WORLD INVESTMENTS LLC  
TRACT 2  
C.C.# 20210080207020  
OPRCT

56.600 ACRES  
(2,465,487 SQ. FT.)  
FAIRW56 GROUP LLC  
WORLD INVESTMENTS LLC  
TRACT 1  
C.C.# 20210080207020  
OPRCT

4905 COUNTY ROAD 317

Existing Zoning: City of McKinney ETJ  
Proposed Zoning: R12 - Residential District  
56.60 Acres

MICHAEL HARMOND AND WIFE, DEE HARMOND  
A CALLED 5.01 ACRES  
C.C.# 202200081253  
OPRCT

Existing Zoning: Outside of City of McKinney ETJ  
Existing User: Agricultural/Vacant

BRANDON BUSH AND ALICIA BUSH  
A CALLED 6.018 ACRES  
C.C.# 202300047571  
OPRCT

BRANDON SCOTT BUSH AND ALICIA RENEE BUSH  
A CALLED 5.50 ACRES  
C.C.# 202400026258  
OPRCT

Existing Zoning: Outside of City of McKinney ETJ  
Existing User: Residential Single Family

JAMES HOUSTON AKIN AND MIHO SATO AKIN  
A CALLED 5.50 ACRES  
C.C.# 202300078039  
OPRCT

Existing Zoning: Outside of City of McKinney ETJ  
Existing User: Agricultural/Vacant

POINT OF BEGINNING

ADAM TRACZEK AND KATY TRACZEK  
FIRST TRACT  
A CALLED 2.50 ACRES  
C.C.# 20150519000581960  
OPRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

ADAM TRACZEK AND KATY TRACZEK  
SECOND TRACT  
A CALLED 2.50 ACRES  
C.C.# 20150519000581960  
OPRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

TERRY GYNN BURCH  
A CALLED 5 ACRES  
VOL. 4417, PG. 1678  
DRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

TERRY GYNN BURCH  
A CALLED 0.137 ACRES  
C.C.# 2011032000228980  
OPRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

ALEX AMINZADEH  
A CALLED 16.229 ACRES  
C.C.# 2011032000228980  
OPRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

TIMOTHY L. WHITE  
A CALLED 4.64 ACRES  
C.C.# 20140804000820760  
OPRCT

ALSO DESCRIBED AS:  
INBRO BOX PHILLIPS AND HUSBAND,  
CARL D. PHILLIPS  
FIRST TRACT  
VOL. 940, PG. 209  
DRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

LOUIS ALFRED GROSS  
TRACT B  
A CALLED 3.400 ACRES  
C.C.# 202500026686  
OPRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Agricultural/Vacant

FERRELL LEE HUNTER JR. AND ANGELA HUNTER  
A CALLED 2.154 ACRES  
C.C.# 2021032000228980  
OPRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

DARYL RAY HEUSSNER AND SANDI NICOLE HEUSSNER  
A CALLED 2.154 ACRES  
C.C.# 202106200117570  
OPRCT

AS DESCRIBED IN:  
DARYL RAY HEUSSNER AND SANDI NICOLE HEUSSNER  
A CALLED 2.154 ACRES  
C.C.# 202106200117570  
OPRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

DARYL RAY HEUSSNER AND SANDI NICOLE HEUSSNER  
A CALLED 2.154 ACRES  
C.C.# 2021032000228980  
OPRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

JOHN C. LOEWEN AND WIFE, PATRICIA LOEWEN  
A CALLED 1.2212 ACRES  
VOL. 2001, PG. 756  
OPRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

JOHN REVOCABLE TRUST  
A CALLED 1.495 ACRES  
C.C.# 2021090701817800  
OPRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

THOMPSON FAMILY LEGACY WEALTH TRUST  
A CALLED 1.501 ACRES  
C.C.# 2015080800136060  
OPRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

RICHARD DALE HAWKINS AND KIMBERLY ALLISON HAWKINS  
A CALLED 2.591 ACRES  
C.C.# 20160929001312370  
OPRCT

Existing Zoning: City of McKinney ETJ  
Existing User: Residential Single Family

**LEGAL DESCRIPTION**

BEING a tract of land situated in the Calvin Boles Survey, Abstract No. 28, City of McKinney Extraterritorial Jurisdiction, Collin County, Texas, being all of Tract 1 and Tract 2 of land to FAIRW56 GROUP LLC, XFOLD Investments LLC, and Texas Investments LLC as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 20211008002070120 of the Official Public Records, Collin County, Texas; said 56.600 acre tract having a bearing basis of Grid North, Texas State Plane Coordinate, North Central Zone 4202, North American Datum of 1983 (NAD83(2011)), EPOCH Date 2010.00, with the subject tract being more particularly described as follows:

BEGINNING at a MAG NAIL with shiner stamped "SPIARS ENG" set for the southwest corner of said Tract 1, said corner being on the common north line of a called 2.325 acre tract of land to Adam Traczek and Katy Traczek as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 20150519000581960 of said Official Public Records, said corner being over and across a called 5.50 acre tract of land to James Houston Akin and Miho Sato Akin as described in Warranty Deed recorded in 202300078039 of said Official Public Records, and said corner being at the approximate intersection of C.R. 325 (a generally recognized right-of-way) and C.R. 317 (a generally recognized right-of-way), from which a spike found bears N 01°11'57" E, a distance of 715.28 feet ;

THENCE, generally along and with the approximate center of said C.R. 317 the following courses and distances:

N 01°13'59" E, departing said north line, passing the north line of said 5.50 acre Akin tract, same being the common south line of a called 5.50 acre tract of land to Brandon Scott Bush and Alicia Renee Bush as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 202400082658 of said Official Public Records, and over and across said 5.50 acre Bush tract, continuing in all a total distance of 73.66 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner on the northeast line of said 5.50 acre Bush tract;

N 15°07'21" W, along and with said northeast line, a distance of 57.55 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for a reentrant corner of said 5.50 acre tract;

N 01°44'05" E, along and with the east line of said 5.50 acre tract, a distance of 296.35 feet to a MAG NAIL found for the north corner of said 5.50 acre tract, said corner being the southeast corner of a called 6.018 acre tract of land to Brandon Bush and Alicia Renee Bush as described in Warranty Deed recorded in County Clerk's File No. 2023000067257 of said Official Public Records;

N 01°27'08" E, along and with the east line of said 6.018 acre tract, a distance of 36.26 feet to a MAG NAIL found for the northwest corner of said 6.018 acre tract, said corner being the southeast corner of a called 5.00 acre tract of land to Michael Harmon and wife, Dee Harmon as described in General Warranty Deed with Vendor's Lien recorded in 2022000081253 of said official Public Records;

N 01°36'23" E, along and with the east line of said 5.00 acre tract, a distance of 181.11 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for the most easterly northeast corner of said 5.00 acre tract;

N 11°53'19" W, along and with a northeast line of said 5.00 acre tract, a distance of 65.74 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner;

N 29°51'51" W, along and with a northeast line of said 5.00 acre tract, a distance of 75.50 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner;

N 41°32'30" W, along and with the most northerly northeast line of said 5.00 acre tract, a distance of 109.83 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner, from which a 1/2-inch iron rod found for the north corner of said 5.00 acre tract bears N 41°32'30" W, a distance of 131.27 feet;

THENCE, N 01°14'49" E, departing said northeast line, and over and across said C.R. 317, to the west line of said 55.397 acre tract, along and with said west line, same being the common southerly east line of a called 40.782 acre tract of land to Locke Ranch Lot Dev LLC as described in Special Warranty Deed recorded in County Clerk's File No. 2025000026570 of said Official Public Records, passing at a distance of 49.14 feet a 5/8-inch iron rod with orange plastic cap stamped "5256" found, and generally along a barbed-wire fence, continuing in all a total distance of 1,568.89 feet to a point for the northwest corner of said 55.397 acre tract, said corner being a reentrant corner of said 40.782 acre tract, from which a 3/8-inch iron rod found bears N 18°38'39" W, a distance of 0.56 feet;

THENCE, S 87°47'55" E, along and with the north line of said 55.397 acre tract, and generally along a barbed-wire fence line, same being the most easterly common south line of said 40.782 acre tract, departing said fence line, along the common south line of a remainder of a called 100.704 acre tract of land to Sweetbrush 10 LLC as described in General Warranty Deed recorded in County Clerk's File No. 2025000026251 of said Official Public Records, passing at a distance of 994.14 feet a 5/8-inch iron rod with yellow cap stamped "5674" found for the southeast corner of said remainder tract, same being the most southerly southwest corner of a called 161.81 acre tract of land to Lowrey Crossing Limited Partnership as described in Warranty Deed recorded in Volume 5390, Page 69 of said Official Public Records, along the common south line of said 161.81 acre tract, passing at a distance of 1,045.77 feet a 5/8-inch iron rod with orange plastic cap stamped "5256" found for the northeast corner of said 55.397 acre tract, same being the northwest corner of said 0.927 acre tract, continuing along the north line of said 0.927 acre tract, same being the common south line of said 161.81 acre tract, and continuing in all a total distance of 1,077.17 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for the northeast corner of said 0.927 acre tract, said corner being the northwest corner of a called 2.591 acre tract of land to Richard Dale Hawkins and Kimberly Allison Hawkins as described in Warranty Deed with Vendor's Lien recorded in 20160929001312370 of said Official Public Records;

THENCE, departing said south line and along and with the east line of

said 0.927 acre tract the following courses and distances:

S 00°54'34" W, along and with the common west line of said 2.591 acre tract, a distance of 135.91 feet to a 1/2-inch iron rod found for corner;

S 02°24'31" W, continuing along and with said common west line, a distance of 175.56 feet to a 1-inch pipe (crimped) found for the southwest corner of said 2.591 acre tract, said corner being the northwest corner of a called 1.501 acre tract of land to the Thompson Family Legacy Wealth Trust as described in General Warranty Deed recorded in 20150908001136060 of said Official Public Records;

S 01°43'04" W, along and with the common west line of said 1.501 acre tract, a distance of 229.28 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for corner;

S 01°24'56" W, continuing along and with said common west line, passing at a distance of 43.20 feet a 1-inch iron pipe found (crimped), continuing in all a total distance of 91.00 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for the southwest corner of said 1.501 acre tract, said corner being the northwest corner of a called 1.495 acre tract of land to Johns Revocable Trust as described in Special Warranty Deed recorded in 20210907001817800 of said Official Public Records;

S 01°07'39" W, along and with the common west line of said 1.495 acre tract of land, a distance of 151.09 feet to a 1-inch iron pipe found (crimped) for the southwest corner of said 1.495 acre tract, said corner being the northwest corner of a called 1.2212 acre tract of land to John C. Loewen and wife, Patricia Loewen as described in Warranty Deed recorded in Volume 2301, Page 756 of said Official Public Records;

S 02°20'22" W, along and with the common west line of said 1.2212 acre tract of land, a distance of 78.33 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for corner;

S 00°33'02" W, continuing along and with said common west line, distance of 75.64 feet to a 1-inch iron pipe found (crimped) for the southwest corner of said 1.2212 acre tract, said corner being the northwest corner of a called 2.154 acre tract of land to Daryl Ray Heussner and Sandi Nicole Heussner as described in Correction Instrument recorded in County Clerk's File No. 2021060200117570 of said Official Public Records;

S 00°12'32" W, along and with the common west line of said 2.154 acre tract, a distance of 302.62 feet to a 1/2-inch iron rod with yellow cap stamped "SPIARS ENG" set for corner;

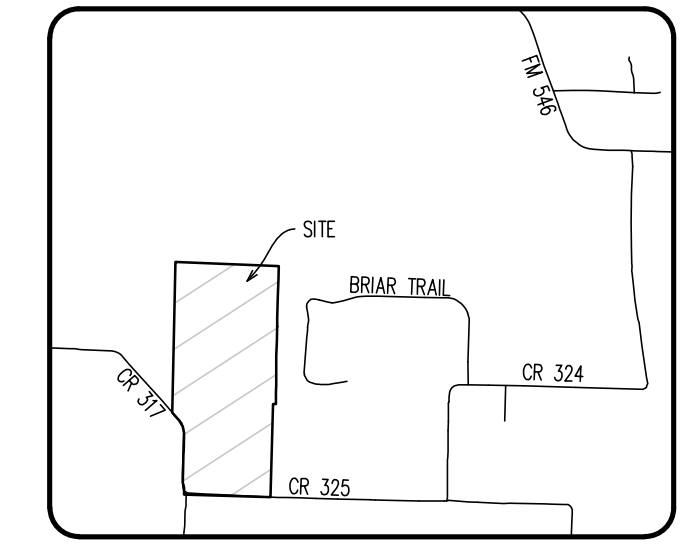
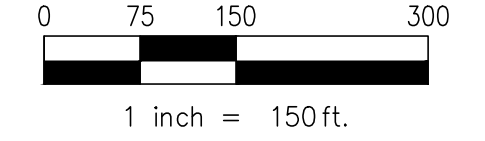
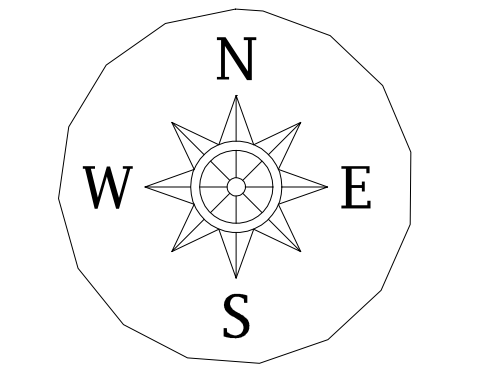
S 02°04'28" W, continuing along and with said common west line, a distance of 73.83 feet to a 1-inch iron pipe found (crimped) for the southwest corner of said 2.154 acre tract, said corner being the northeast corner of a called 1.706 acre tract of land to Ferrell Lee Hunter Jr. and Angela Hunter as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 20171110001501230 of said Official Public Records;

S 00°51'56" W, along and with the common west line of said 1.706 acre tract, a distance of 125.11 feet to a 3/8-inch iron rod found for the southeast corner of said 0.927 acre tract of land, said corner being the southwest corner of said 1.706 acre tract, and said corner being on the north line of Tract III, a called 3.400 acre tract of land to Louis Alfred Gross as described in Correction Special Warranty Deed recorded in County Clerk's No. 2025000026686 of said Official Public Records;

THENCE, N 88°56'30" W, along the south line of said 0.927 acre tract, same being the north line of said 3.400 acre tract, passing at a distance of 22.38 feet a 1/2-inch iron rod with yellow cap stamped "PRECISE" which bears N 01°03'30" E, a distance of 0.47 feet, continuing in all a total distance of 30.43 feet to a 1/2-inch iron rod found for the southwest corner of said 0.927 acre tract of land, said corner being on the west line of said 55.397 acre tract of land, and said corner being the northwest corner of said 3.400 acre tract;

THENCE, S 01°26'35" W, along the east line of said 55.397 acre tract of land, same being the common west line of said 3.400 acre tract, and the west line of a called 4.64 acre tract of land to Timothy L. White as described in General Warranty Deed recorded in County Clerk's File No. 20140804000820760 of said Official Public Records, also described as described in Warranty Deed recorded in Volume 940, Page 209 of the Deed Records, Collin County, Texas, passing at a distance of 950.21 feet a 5/8-inch iron rod found, and continuing in all a total distance of 969.60 feet to a MAG NAIL with shiner stamped "SPIARS ENG" set for corner in aforementioned C.R. 325, said corner being on the north line of a called 16.229 acre tract of land to Alex Aminzadeh as described in Warranty Deed with Vendor's Lien recorded in County Clerk's File No. 2011032000228980 of said Official Public Records;

THENCE, N 88°25'36" W, along the south line of said 55.397 acre tract, same being the common north line of said 16.229 acre tract, along the common north line of a called 0.137 acre tract of land to Terry Glynn Burch as described in Deed (Without Warranty) recorded in County Clerk's File No. 20110222000190670 of said Official Public Records, along the common north line of a called 5 acres to Terry Glynn Burch as described in General Warranty Deed recorded in Volume 4417, Page 1678 of said Official Public Records, along the common north line of First Tract, a called 2.50 acre tract of land to Adam Traczek and Katy Traczek as described in said Warranty Deed with Vendor's Lien, and continuing along the common north line of said Second Tract, continuing in all a total distance of 902.35 feet to the POINT OF BEGINNING with the subject tract containing 2,465,486 square feet or 56.600 acres of land more or less.



LOCATION MAP  
1" = 2000'

Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

**ZONING EXHIBIT**  
**CASE NUMBER: ZONE2026-0058**

**STILLWATER**

**56.6 ACRES**  
**OUT OF THE CALVIN BOLES SURVEY ~**  
**ABSTRACT NO. 28**  
**CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS**

<b>OWNER(S)</b> FAIRW56 Group LLC, XFOLD Investments LLC, & Texas Investments LLC 2531 Grandview Ln Northlake, Tx 76226-4561	<b>APPLICANT</b> Robertson Companies, LLC Granite Park Two 5700 Granite Pkwy, Ste 380 Plano, Texas 75024 Contact: Bryan Robertson Email: bryan@robertson-co.com	<b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPels No. F-2121 And No. F-10043100 Contact: Tristan Poore
---	---	--

**SPIARS**  
ENGINEERING & SURVEYING  
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077  
TBPel No. F-2121 • TBLPS No. F-10043100 • www.spiarseng.com