

PROPERTY DESCRIPTION
25.285 ACRES

BEING a tract of land situated in the Dixon M. Crutchfield Survey, Abstract No. 205, Collin County, Texas and being all of that called 7.870 acre tract of land described in deed to Michael Henry Cisco and Deborah Kay Cisco Revocable Trust as recorded in Document Number 20150828001093930, Official Public Records of Collin County, Texas and being all of that called 5.600 acre tract of land described in deed to Michael Henry Cisco and Deborah Kay Cisco Revocable Trust as recorded in Document Number 20150828001093940, Official Public Records of Collin County, Texas and being all of Tract One- called 5.00 acres and Tract Two- called 6.815 acres as described in deed to Michael Henry Cisco and Deborah Kay Cisco Revocable Trust as recorded in Document Number 2023000142876, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at the northeast corner of said 5.600 acre tract;

THENCE South 00°28'36" West, 440.46 feet;

THENCE South 00°28'32" West, 409.92 feet;

THENCE North 86°04'50" West, 1,026.08 feet;

THENCE South 51°49'25" West, 94.70 feet;

THENCE North 89°31'30" West, 245.65 feet;

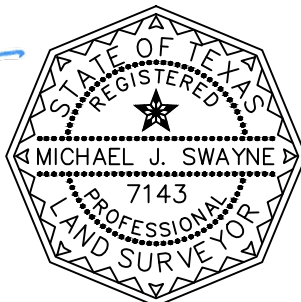
THENCE North 01°29'37" East, 847.92 feet;

THENCE South 89°31'20" East, 1,328.37 feet to the **POINT OF BEGINNING** and containing a computed area of 25.285 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



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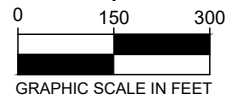
25.285 ACRES
DIXON M. CRUTCHFIELD SURVEY,
ABSTRACT NO. 205
COLLIN COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10194503

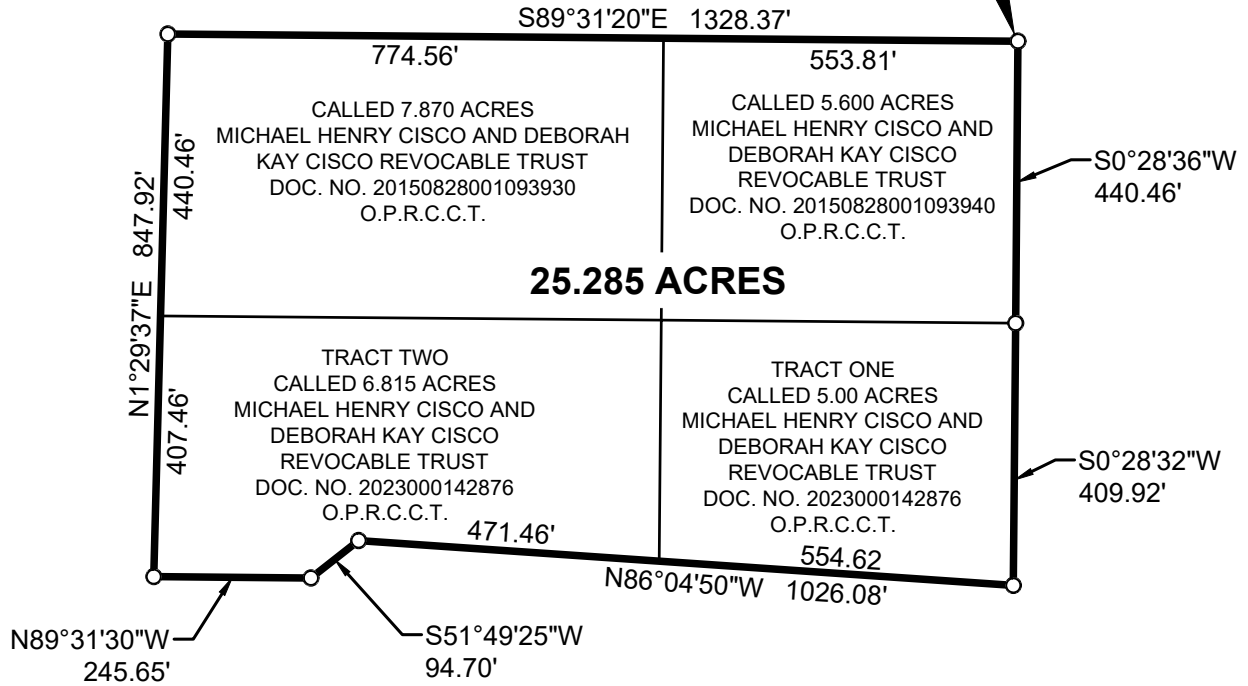
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	KHA	Apr. 2026	Cisco Tract	1 OF 2



P.O.B.

GRID COORDINATES:
N: 7,138,301.43'
E: 2,519,551.99'



LEGEND

P.O.B. = POINT OF BEGINNING
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	WBD	KHA	Apr. 2026	Cisco Tract	2 OF 2