



**LINE TYPE LEGEND**

	BOUNDARY LINE
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**ABBREVIATION LEGEND**

ABBREVIATION	NAME
CMP	CORRUGATED METAL PIPE
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
IRF	IRON ROD FOUND
P.R.C.C.T.	PLAT RECORD COLLIN COUNTY TEXAS
PFC	POINT FOR CORNER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
RR	RAILROAD

- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
  - THIS EXHIBIT IS INTENDED FOR ZONING PURPOSES ONLY.**
  - Total tract area of 25.277 acres includes Type "A" Lots (14.855 acres), Type "B" Lots (8.592 acres), and 1.83 acres of proposed ROW dedication.

**PROPERTY DESCRIPTION:**  
 BEING a tract of land situated in the Dixon M. Crutchfield, Abstract No. 205, Collin County, Texas, being all of a called 5.600 acre tract of land conveyed to Michael Henry Cisco and Deborah Kay Cisco Revocable Trust by deed in Document No. 20150828001093940, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), being all of a called 5.000 acre tract of land (Tract One) conveyed to Michael Henry Cisco and Deborah Kay Cisco Revocable Trust by deed recorded in Document No. 2023000142876, O.P.R.C.C.T., being all of a called 6.815 acre tract of land (Tract Two) conveyed to Michael Henry Cisco and Deborah Kay Cisco Revocable Trust by deed recorded in Document No. 2023000142876, O.P.R.C.C.T., being all of a called 7.870 acre tract of land conveyed to Michael Henry Cisco and Deborah Kay Cisco Revocable Trust by deed recorded in Document No. 20150828001093930, O.P.R.C.C.T., and being more particularly described as follows:

**BEGINNING** at a PK nail at the northeast corner of said 5.600 acre tract, and for the southeast corner of a called 14.359 acre tract of land conveyed to Eric J. Widstrom, Trustee of the QZ Ranch Trust by deed recorded in Document No. 20200710001064610, O.P.R.C.C.T., and being in County Road 161;

**THENCE** South 00°46'43" East, with the east line of said 5.600 acre tract and in County Road 161, passing at a distance of 440.20 feet a 1/2-inch iron rod found for the southeast corner of said 5.600 acre tract and for the northeast corner of said 5.000 acre tract, from which a 1/2-inch iron rod found for the southwest corner of said 5.600 acre tract, the northwest corner of said 5.000 acre tract, the northeast corner of said 6.815 acre tract, and the southeast corner of said 7.870 acre tract bears, South 89°13'44" West, a distance of 553.03 feet, continuing with the east line of said 5.000 acre tract and in County Road 161 for a total distance of 850.45 feet to a railroad spike found at the southeast corner of said 5.000 acre tract and at the northeast corner of a 10.266 acre tract of land conveyed to Tracy J. Hopkins and Rhonda D. Hopkins as recorded in Volume 4912, Page 1757, Deed Records of Collin County Texas (D.R.C.C.T.);

**THENCE** North 87°19'11" West, with the north line of said 10.266 acre tract and the south line of said 5.000 acre tract, passing at a distance of 554.90 feet a 3/8-inch iron rod found for the southwest corner of said 5.000 acre tract and the southeast corner of said 6.815 acre tract, continuing with the north line of said 10.266 acre tract and the south line of said 6.815 acre tract for a total distance of 1,025.35 feet to a 3/8-inch iron rod found for a south corner of said 6.815 acre tract, and for a north corner of said 10.266 acre tract;

**THENCE** South 50°28'51" West, with the north line of said 10.266 acre tract and the south line of said 6.815 acre tract, a distance of 94.94 feet to a point in a creek at a north corner of said 10.266 acre tract, a south corner of said 6.815 acre tract, and the northeast corner of Prose Aviator, Lot 1, Block A as recorded in Document No. 202400077642, Plat Records of Collin County, Texas (P.R.C.C.T.);

**THENCE** South 89°48'22" West, with the north line of said Lot 1 and south line of said 6.815 acre tract, a distance of 245.65 feet to a 3/8-inch iron rod found for the southwest corner of said 6.815 acre tract, a north corner of said Lot 1, and for an east corner of a called 200.496 acre tract of land conveyed to Billingsley 380 North, LTD as recorded in Document No. 2014010900025020;

**THENCE** North 00°13'54" East, with the east line of said 200.496 acre tract and west line of said 6.815 acre tract, passing at a distance of 405.97 feet a 1/2-inch iron rod found for the northwest corner of said 6.815 acre tract and for the southwest corner of said 7.870 acre tract, continuing with said east line and the west line of said 7.870 acre tract for a total distance of 845.61 feet to a point in a creek at the northwest corner of said 7.870 acre tract and at the southwest corner of said 14.359 acre tract;

**THENCE** North 89°13'14" East, with the south line of said 14.359 acre tract and the north line of said 7.870 acre tract, passing at 774.37 feet a 3/8-inch iron rod found for the northeast corner of said 7.870 acre tract and the northwest corner of said 5.600 acre tract, continuing with the south line of said 14.359 acre tract and the north line of said 5.600 acre tract for a total distance of 1,328.27 feet to the **POINT OF BEGINNING** and containing 1,101,048 square feet or 25.277 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.

**ZONING EXHIBIT**  
**25.277 ACRES**  
 DIXON M. CRUTCHFIELD SURVEY  
 ABSTRACT NO. 205  
 COLLIN COUNTY, TEXAS

**Kimley»Horn**

400 North Oklahoma Dr., Suite 105  
 Celina, Texas 75009  
 FIRM # 10194503  
 Tel. No. (469) 501-2200  
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	TM	MS	Apr. 2026	060084600	1 OF 1