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2014 NOV 10 PM 12:52

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: [Signature] DEPUTY

NOTICE

STATE OF TEXAS
COUNTY OF COLLIN

NOTICE IS HEREBY GIVEN THAT, application will be made to the Commissioners' Court of Collin County, Texas, at a regular term thereof to be held on December 8, 2014, or at the next earliest meeting of Commissioners' Court in the Commissioners' Courtroom on the 4th floor of the Jack Hatchell Collin County Administration Building located at 2300 Bloomdale Road, McKinney, Texas 75071, to abandon the following described public road:

Being portions of County Road 206 in the Meredith Hart Survey, Abstract No. 371 and the John Emberson Survey, Abstract No. 294 and being located approximately 2 miles north of the John Hatchell Collin County Administration Building located at 2300 Bloomdale Road, McKinney, Texas 75071; Said portions of road being more particularly described on Exhibits "A", "B" and "C" attached hereto.

We, the undersigned freeholders of Commissioners Precinct No. 3, Collin County, Texas, give notice of said application and hearing to be heard by the Commissioners' Court upon the presentation of said application.

WITNESS OUR HANDS, this the 30 day of October, 2014.

[Signature]

Print or type name under signature

DAVID KOCHALKA

Purchased From: Ashton Dallas Residential LLC
2006071700098960 5-9-2006
Volume and Page or Co. Clerk No. Date

[Signature]

Print or type name under signature

Stacey Finley Thomas

Purchased From: RH of Texas, LP
5203-4615 4/29/2002
Volume and Page or Co. Clerk No. Date

[Signature]

Print or type name under signature

Scott Pangburn

Purchased From: Louis Morelli & Iva Morelli
26140321000263890 3/20/2014
Volume and Page or Co. Clerk No. Date

[Signature]

Print or type name under signature

Pavel L. Aronson

Purchased From: Michael Murky
26120417000446150 4/12/2012
Volume and Page or Co. Clerk No. Date

[Signature]

Print or type name under signature

TONY STEHLINGS

Purchased From: James L. Gilmore & Brenda L. Gilmore
4822-1986 8/31/1998
Volume and Page or Co. Clerk No. Date

[Signature]

Print or type name under signature

Angela Anderson

Purchased From: Michael Murky
26120417000446150 4/12/2012
Volume and Page or Co. Clerk No. Date

[Signature]

Print or type name under signature

Michelle Pittman

Purchased From: Dills, Todd and Sundry
5377-2627 3/7/2003
Volume and Page or Co. Clerk No. Date

[Signature]

Print or type name under signature

Betty Walthall

Purchased From: DR Horton Texas LTD
20120516000575900 5/15/2012
Volume and Page or Co. Clerk No. Date

EXHIBIT "A"

LEGAL DESCRIPTION

BEING A PORTION OF A PRESCRIPTIVE EASEMENT FOR ROAD PURPOSES 60 FEET WIDE LYING 30 FEET ON EACH SIDE OF THE EXISTING CENTERLINE OF COUNTY ROAD 206, SITUATED IN JOHN EMBERSON SURVEY, ABSTRACT NO. 294, COLLIN COUNTY, TEXAS, SAME BEING OUT OF A CALLED 1 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO PROVINCE REAL ESTATE HOLDINGS, LTD., AS RECORDED IN INSTRUMENT NO. 20020109000051480, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), OUT OF CALLED TRACTS 2A, 5A, AND 5B DESCRIBED IN A SPECIAL WARRANTY DEED TO CH-B TRINITY FALLS, L.P., AS RECORDED IN INSTRUMENT NO. 20120229000234690, O.P.R.C.C.T., BEING A PORTION OF A CALLED 0.901 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY, AS RECORDED IN INSTRUMENT NO. 20140109000024290, O.P.R.C.C.T., AND OUT OF THE REMAINDER OF SECOND TRACT DESCRIBED IN EXECUTORS' SPECIAL WARRANTY DEED TO CLAUDE WHITE FRAZIER AND MARY LINNET FRAZIER DEILY, TRUSTEES OF THE HERITAGE FARM TRUST, SAME BEING OUT OF LOT 2 IN BLOCK A OF TRINITY FALLS NORTH ADDITION, AS RECORDED IN DOCUMENT NO. 2014, PAGES 163-168, PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a point at the westerly southwest corner of said Lot 2, same being the northwest corner of said called 1 acre tract, on an east line of said Tract 2A, from which point a 3/8 inch iron rod found marking the northeast corner of said called 1 acre tract bears South 89°19'40" East, 408.28 feet;

THENCE South 33°47'07" East, over and across said called 1 acre tract, a distance of 54.78 feet to a point on the east line of said Prescriptive Easement, for the POINT OF BEGINNING, and southeast corner of herein described easement tract;

THENCE South 85°06'26" West, continuing across said called 1 acre tract, over and across said Tract 2A, along the south line of herein described easement tract, a distance of 60.20 feet to a point on the west line of said Prescriptive Easement, for the southwest corner of herein described easement tract;

THENCE continuing across said Tract 2A, over and across said Tract 5A, Tract 5B, said called 0.901 acre tract, and said remainder of Second Tract, along the west line of herein described easement tract, the following courses and distances:

North 00°13'03" West, a distance of 1,565.63 feet to a point at the beginning of a tangent curve to the left of herein described easement tract;

In a northwesterly direction and with said tangent curve to the left, having a radius of 320.00 feet, a delta angle of 47°38'57", an arc distance of 266.12 feet, and a chord bearing North 24°02'32" West, a distance of 258.52 feet to a point at the end of said curve;

North 47°52'00" West, a distance of 198.46 feet to a point at the beginning of a tangent curve to the right of herein described easement tract;

In a northwesterly direction and with said tangent curve to the right, having a radius of 330.00 feet, a delta angle of 49°31'10", an arc distance of 285.21 feet, and a chord bearing North 23°06'25" West, a distance of 276.42 feet to a point at the end of said curve;

North 01°39'10" East, a distance of 7.67 feet to a point for the northwest corner of herein described easement tract;

THENCE South 89°48'33" East, continuing over said remainder, over and across said Lot 2, and along the north line of herein described easement tract, a distance of 60.02 feet to a point for the northeast corner of herein described easement tract;

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD 206
JOHN EMBERSON SURVEY,
ABSTRACT NO. 294
COLLIN COUNTY, TEXAS**

NOTES

Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. The horizontal coordinates of this survey are local surface coordinates derived from McKinney Monument 26 utilizing the combined scale factor of 0.999856823.

Kimley»Horn

5750 Genesis Court, Suite 200 FIRM # 10193822 Tel. No. (972) 335-3580
Frisco, Texas 75034 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	10/08/2014	068150000	1 OF 8

THENCE continuing across said Lot 2, over and across said Tract 5A, and said called 1 acre tract, along the east line of herein described easement, the following courses and distances:

South $01^{\circ}39'10''$ West, a distance of 9.20 feet to a point at the beginning of a tangent curve to the left of herein described easement tract;

In a southeasterly direction and with said tangent curve to the left, having a radius of 270.00 feet, a delta angle of $49^{\circ}31'10''$, an arc distance of 233.36 feet, and a chord bearing South $23^{\circ}06'25''$ East, a distance of 226.16 feet to a point at the end of said curve;

South $47^{\circ}52'00''$ East, a distance of 198.46 feet to a point at the beginning of a tangent curve to the right of herein described easement tract;

In a southeasterly direction and with said tangent curve to the right, having a radius of 380.00 feet, a delta angle of $47^{\circ}38'57''$, an arc distance of 316.02 feet, and a chord bearing South $24^{\circ}02'32''$ East, a distance of 306.99 feet to a point at the end of said curve;

South $00^{\circ}13'03''$ East, a distance of 1,560.72 feet to a point for the **POINT OF BEGINNING**, and containing 3.196 acres (139,226 sq. ft.) of land, more or less.

NOTES:

Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. The horizontal coordinates of this survey are local surface coordinates derived from McKinney Monument 26 utilizing the combined scale factor of 0.999856823.

ABANDONMENT OF A PORTION OF
 PRESCRIPTIVE EASEMENT FOR
 COUNTY ROAD 206
 JOHN EMBERSON SURVEY,
 ABSTRACT NO. 294
 COLLIN COUNTY, TEXAS

PRELIMINARY

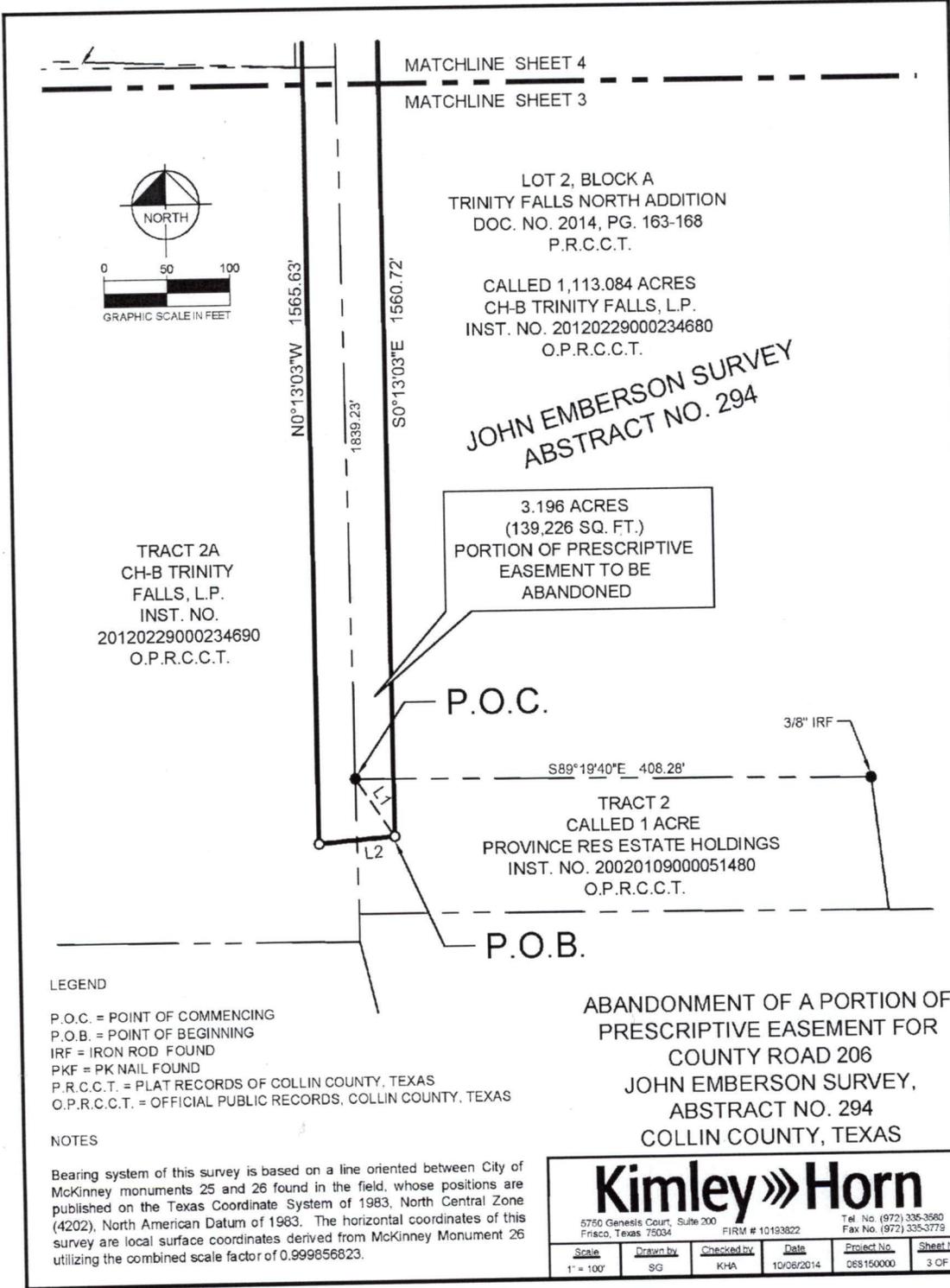
THIS DOCUMENT SHALL
 NOT BE RECORDED FOR
 ANY PURPOSE AND
 SHALL NOT BE USED OR
 VIEWED OR RELIED
 UPON AS A FINAL
 SURVEY DOCUMENT

SYLVIANA GUNAWAN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6461
 5750 GENESIS COURT, SUITE 200
 FRISCO, TEXAS 75034
 PH. 972-335-3580
 sylviana.gunawan@kimley-horn.com

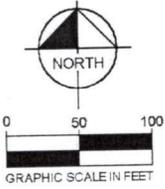
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	10/08/2014	068150000	2 OF 8



MATCHLINE SHEET 4
 MATCHLINE SHEET 3



LOT 2, BLOCK A
 TRINITY FALLS NORTH ADDITION
 DOC. NO. 2014, PG. 163-168
 P.R.C.C.T.

CALLED 1,113.084 ACRES
 CH-B TRINITY FALLS, L.P.
 INST. NO. 20120229000234680
 O.P.R.C.C.T.

**JOHN EMBERSON SURVEY
 ABSTRACT NO. 294**

TRACT 2A
 CH-B TRINITY
 FALLS, L.P.
 INST. NO.
 20120229000234690
 O.P.R.C.C.T.

3.196 ACRES
 (139,226 SQ. FT.)
 PORTION OF PRESCRIPTIVE
 EASEMENT TO BE
 ABANDONED

P.O.C.

3/8" IRF

S89°19'40"E 408.28'

TRACT 2
 CALLED 1 ACRE
 PROVINCE RES ESTATE HOLDINGS
 INST. NO. 20020109000051480
 O.P.R.C.C.T.

P.O.B.

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- PKF = PK NAIL FOUND
- P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES

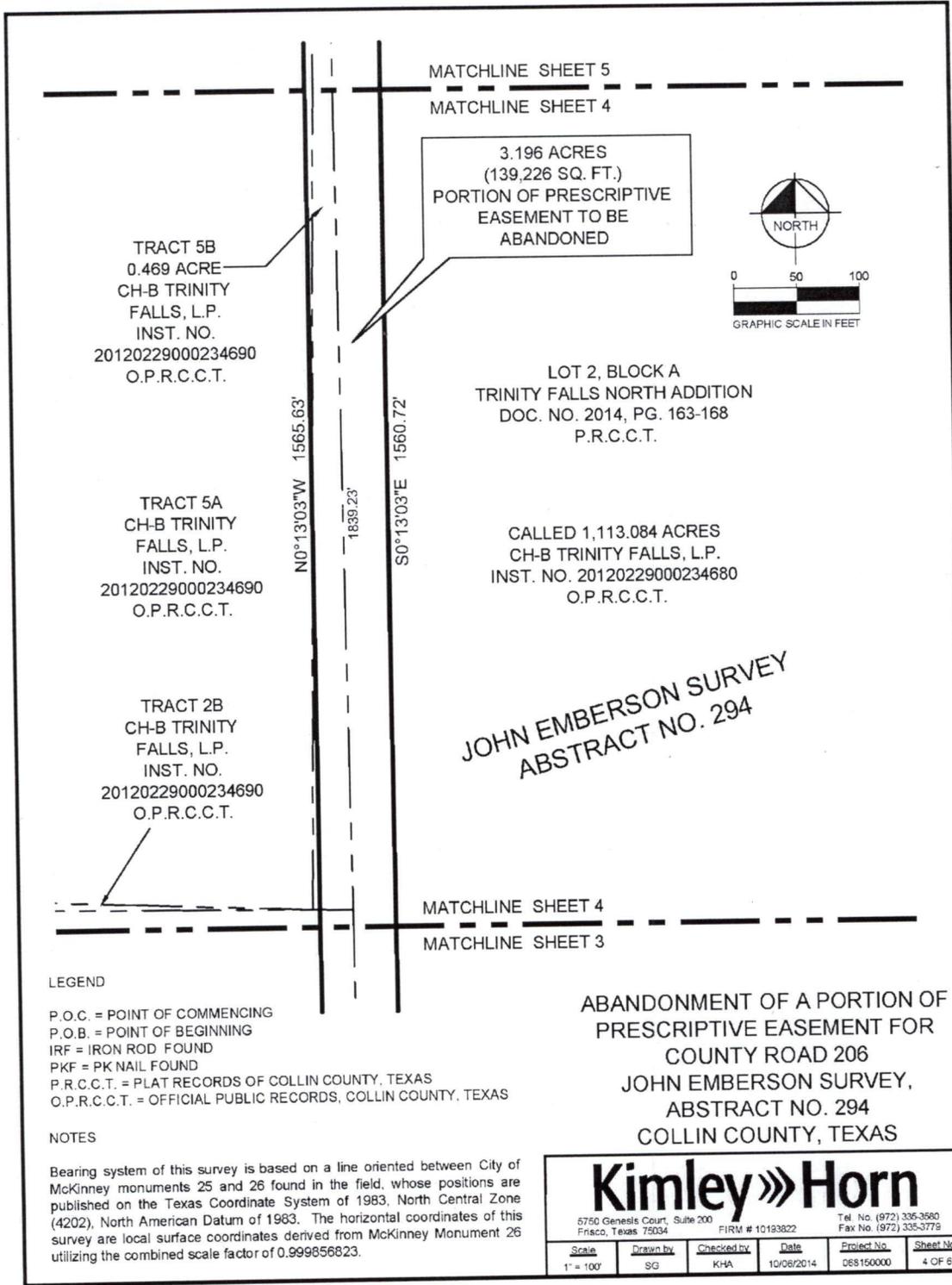
Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. The horizontal coordinates of this survey are local surface coordinates derived from McKinney Monument 26 utilizing the combined scale factor of 0.999856823.

**ABANDONMENT OF A PORTION OF
 PRESCRIPTIVE EASEMENT FOR
 COUNTY ROAD 206
 JOHN EMBERSON SURVEY,
 ABSTRACT NO. 294
 COLLIN COUNTY, TEXAS**

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel No. (972) 335-3560 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	10/08/2014	068160000	3 OF 6



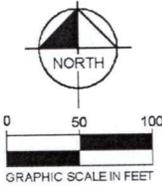
TRACT 5B
0.469 ACRE
CH-B TRINITY
FALLS, L.P.
INST. NO.
20120229000234690
O.P.R.C.C.T.

TRACT 5A
CH-B TRINITY
FALLS, L.P.
INST. NO.
20120229000234690
O.P.R.C.C.T.

TRACT 2B
CH-B TRINITY
FALLS, L.P.
INST. NO.
20120229000234690
O.P.R.C.C.T.

MATCHLINE SHEET 5
MATCHLINE SHEET 4

3.196 ACRES
(139,226 SQ. FT.)
PORTION OF PRESCRIPTIVE
EASEMENT TO BE
ABANDONED



LOT 2, BLOCK A
TRINITY FALLS NORTH ADDITION
DOC. NO. 2014, PG. 163-168
P.R.C.C.T.

CALLED 1,113.084 ACRES
CH-B TRINITY FALLS, L.P.
INST. NO. 20120229000234680
O.P.R.C.C.T.

JOHN EMBERSON SURVEY
ABSTRACT NO. 294

MATCHLINE SHEET 4
MATCHLINE SHEET 3

LEGEND

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

NOTES

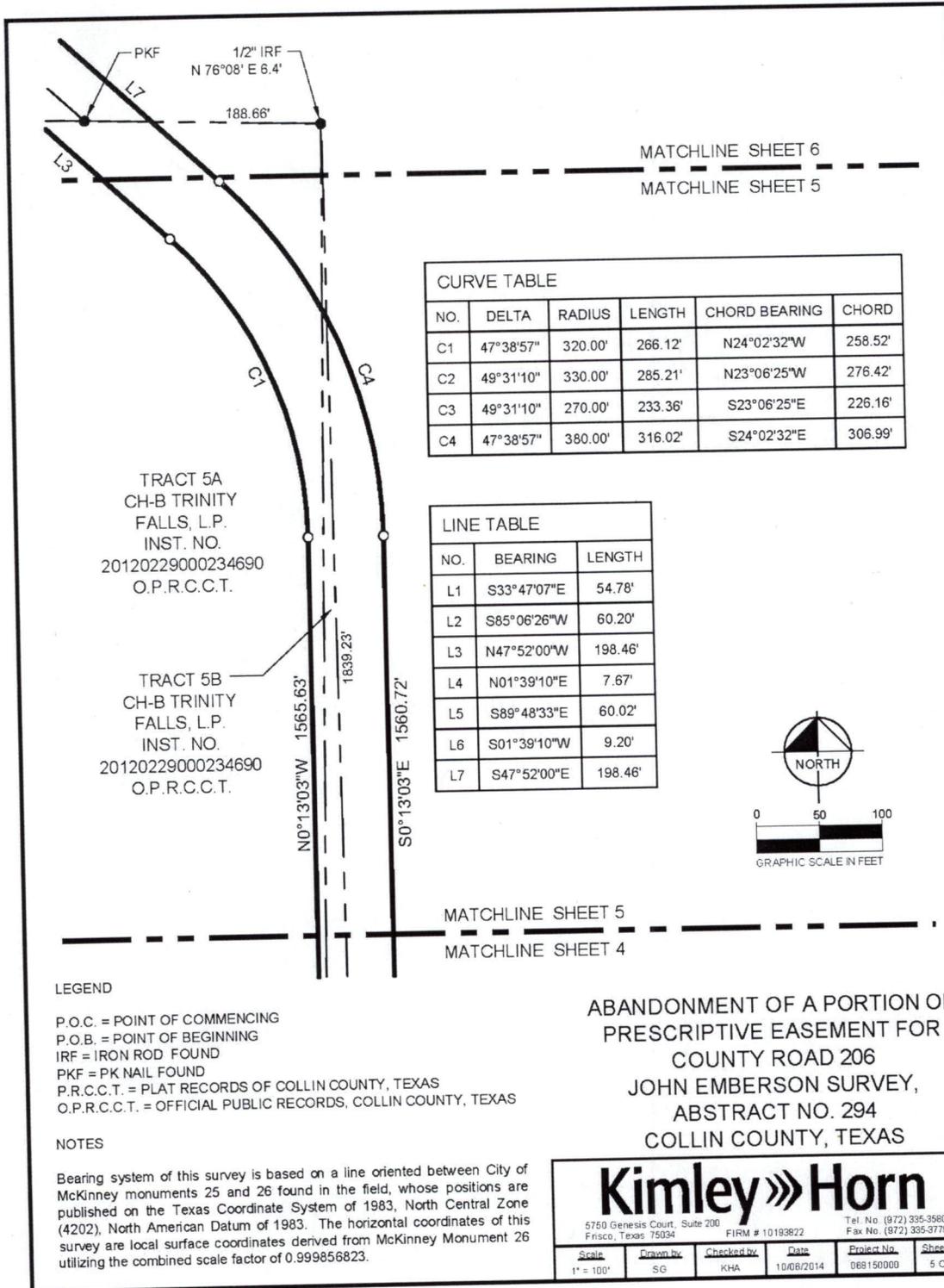
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ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD 206
JOHN EMBERSON SURVEY,
ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

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Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	10/08/2014	068150000	4 OF 6



CURVE TABLE

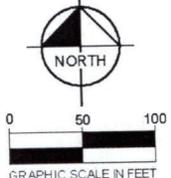
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	47°38'57"	320.00'	266.12'	N24°02'32"W	258.52'
C2	49°31'10"	330.00'	285.21'	N23°06'25"W	276.42'
C3	49°31'10"	270.00'	233.36'	S23°06'25"E	226.16'
C4	47°38'57"	380.00'	316.02'	S24°02'32"E	306.99'

LINE TABLE

NO.	BEARING	LENGTH
L1	S33°47'07"E	54.78'
L2	S85°06'26"W	60.20'
L3	N47°52'00"W	198.46'
L4	N01°39'10"E	7.67'
L5	S89°48'33"E	60.02'
L6	S01°39'10"W	9.20'
L7	S47°52'00"E	198.46'

TRACT 5A
CH-B TRINITY
FALLS, L.P.
INST. NO.
20120229000234690
O.P.R.C.C.T.

TRACT 5B
CH-B TRINITY
FALLS, L.P.
INST. NO.
20120229000234690
O.P.R.C.C.T.



LEGEND

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- P.O.B. = POINT OF BEGINNING
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- P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
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NOTES

Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. The horizontal coordinates of this survey are local surface coordinates derived from McKinney Monument 26 utilizing the combined scale factor of 0.999856823.

ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD 206
JOHN EMBERSON SURVEY,
ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

Kimley»Horn

5760 Genesis Court, Suite 200
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3560
Fax No. (972) 335-3779

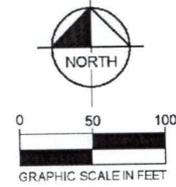
Scale 1" = 100'	Drawn by SG	Checked by KHA	Date 10/08/2014	Project No. 088150000	Sheet No. 5 OF 8
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LEGEND

P.O.C. = POINT OF COMMENCING
 P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
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 P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY,
 TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
 COLLIN COUNTY, TEXAS

NOTES

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LOT 2, BLOCK A
 TRINITY FALLS NORTH ADDITION
 DOC. NO. 2014, PG. 163-168
 P.R.C.C.T.

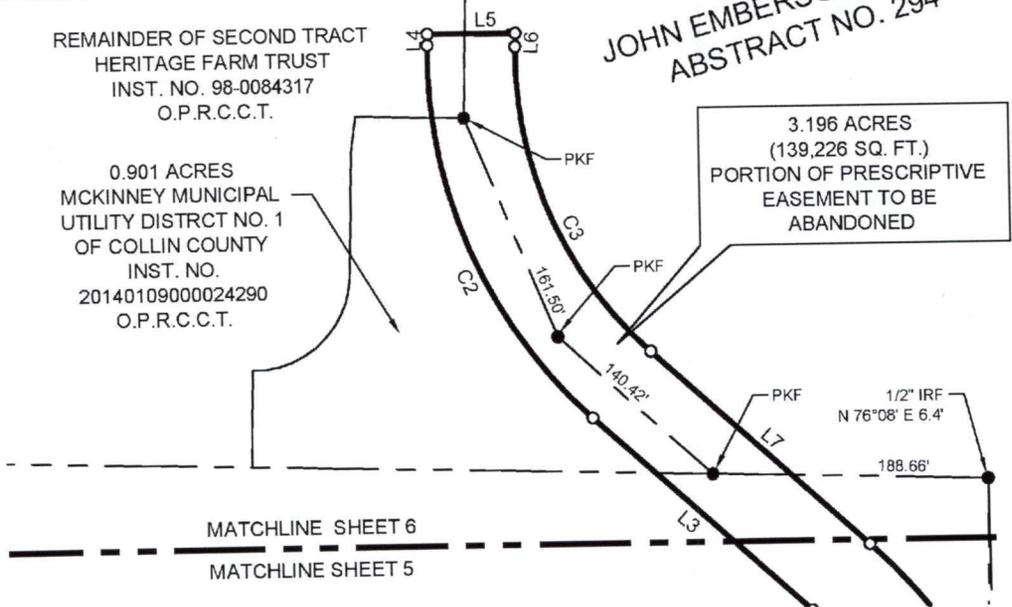
CH-B TRINITY FALLS, L.P.
 INST. NO. 20120229000234680
 O.P.R.C.C.T.

**JOHN EMBERSON SURVEY
 ABSTRACT NO. 294**

REMAINDER OF SECOND TRACT
 HERITAGE FARM TRUST
 INST. NO. 98-0084317
 O.P.R.C.C.T.

0.901 ACRES
 MCKINNEY MUNICIPAL
 UTILITY DISTRCT NO. 1
 OF COLLIN COUNTY
 INST. NO.
 20140109000024290
 O.P.R.C.C.T.

3.196 ACRES
 (139,226 SQ. FT.)
 PORTION OF PRESCRIPTIVE
 EASEMENT TO BE
 ABANDONED



MATCHLINE SHEET 6
 MATCHLINE SHEET 5

ABANDONMENT OF A PORTION OF
 PRESCRIPTIVE EASEMENT FOR
 COUNTY ROAD 206
 JOHN EMBERSON SURVEY,
 ABSTRACT NO. 294
 COLLIN COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL
 NOT BE RECORDED FOR
 ANY PURPOSE AND
 SHALL NOT BE USED OR
 VIEWED OR RELIED
 UPON AS A FINAL
 SURVEY DOCUMENT

SYLVIANA GUNAWAN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6461
 5750 GENESIS COURT, SUITE 200
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 sylviana.gunawan@kimley-horn.com

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5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3680 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	10/06/2014	068150000	6 OF 6

EXHIBIT "B"

LEGAL DESCRIPTION

BEING A PORTION OF A PRESCRIPTIVE EASEMENT FOR ROAD PURPOSES 60 FEET WIDE LYING 30 FEET ON EACH SIDE OF THE EXISTING CENTERLINE OF COUNTY ROAD 206, SITUATED IN JOHN EMBERSON SURVEY, ABSTRACT NO. 294 AND MEREDITH HART SURVEY, ABSTRACT NO. 371, COLLIN COUNTY, TEXAS, SAME BEING OUT OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LEON AND VERA ROBINSON, AS RECORDED IN VOLUME 528, PAGE 323, DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.), OUT OF A CALLED 69.5680 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO STEVEN A. GROGEAN AND BRENDA GROGEAN, AS RECORDED IN INSTRUMENT NO. 2000101100111519, O.P.R.C.C.T., OUT OF A CALLED 1.272 ACRE TRACT DESCRIBED IN AN AGREED JUDGEMENT TO MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY, AS RECORDED IN INSTRUMENT NO. 20131023001452120, O.P.R.C.C.T., AND OUT OF TRACT 5A DESCRIBED IN A SPECIAL WARRANTY TO CH-B TRINITY FALLS, L.P., AS RECORDED IN INSTRUMENT NO. 20120229000234690, O.P.R.C.C.T., SAME BEING A PART OF THE RIGHT-OF-WAY OF F.M. 543 (VARIABLE WIDTH RIGHT-OF-WAY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found 5/8 inch iron rod for an interior corner of the Robinson Tract and the northwest corner of said called 69.5680 acre tract;

THENCE North 35°20'50" West, over and across said Robinson Tract, a distance of 72.77 feet to the POINT OF BEGINNING, and northeast corner of herein described easement tract;

THENCE continuing across said Robinson Tract, over and across said called 69.5680 acre tract, and the right-of-way of said F.M. 543, along the east line of herein described easement tract, the following courses and distances:

South 24°56'51" East, a distance of 58.45 feet to a point at the beginning of a tangent curve to the right of herein described easement tract;

In a southwesterly direction and with said tangent curve to the right, having a radius of 530.00 feet, a delta angle of 58°49'47", an arc distance of 544.19 feet, and a chord bearing South 04°28'03" West, a distance of 520.60 feet to a point at the end of said curve and for the southeast corner of herein described easement tract;

THENCE North 56°07'04" West, continuing across the right-of-way of said F.M. 543 and along the southwest line of herein described easement tract, a distance of 60.00 feet to a point at the beginning of a non-tangent curve to the left and for the southwest corner of herein described easement tract;

THENCE continuing across the right-of-way of said F.M. 543, over and across said called 1.272 acre tract and said Tract 5A, along the west line of herein described easement tract, the following courses and distances:

In a northeasterly direction and with said non-tangent curve to the left, having a radius of 470.00 feet, a delta angle of 58°49'47", an arc distance of 482.58 feet, and a chord bearing North 04°28'03" East, a distance of 461.66 feet to a point at the end of said curve;

North 24°56'51" West, a distance of 58.45 feet to a point for the northwest corner of herein described easement tract;

THENCE North 65°03'09" East, continuing across said Tract 5A, over and across said Robinson Tract, and along the northwest line of herein described easement tract, a distance of 60.00 feet to the POINT OF BEGINNING, and containing 0.7877 acres (34,310 sq. ft.) of land, more or less.

NOTES

Bearing system of this survey is based on a line oriented between City of McKinney monuments 25 and 26 found in the field, whose positions are published on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. The horizontal coordinates of this survey are local surface coordinates derived from McKinney Monument 26 utilizing the combined scale factor of 0.999856823.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

SYLVIANA GUNAWAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6461
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
sylviana.gunawan@kimley-horn.com

ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD 206
JOHN EMBERSON SURVEY,
ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	10/08/2014	068150000	1 OF 2

TRACT 5A
CH-B TRINITY FALLS,
L.P.
INST. NO.
20120229000234690
O.P.R.C.C.T.

P.O.B. JOHN EMBERSON SURVEY
ABSTRACT NO. 294

LEON ROBINSON
VERA ROBINSON
VOL. 528, PG. 323
D.R.C.C.T.

C.R. 206
(VARIABLE WIDTH R.O.W.)

P.O.C. MEREDITH HART SURVEY
ABSTRACT NO. 371

0.7877 ACRES
(34,310 SQ. FT.)
PORTION OF PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

LEGEND
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
D.R.C.C.T. = DEED RECORDS OF
COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC
RECORDS, COLLIN COUNTY,
TEXAS

CALLED 1.272 ACRES
MCKINNEY MUNICIPAL
UTILITY DISTRICT NO. 1 OF
COLLIN COUNTY
INST. NO.
20131023001452120
O.P.R.C.C.T.

CALLLED 69.5680 ACRES
STEVEN A. GROGEAN
AND BRENDA GROGEAN
INST. NO. 2000101100111519
O.P.R.C.C.T.

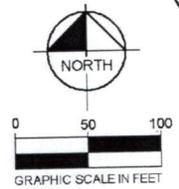
F.M. 543
(VARIABLE
WIDTH R.O.W.)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	58°49'47"	530.00'	544.19'	S04°28'03"W	520.60'
C2	58°49'47"	470.00'	482.58'	N04°28'03"E	461.66'

NOTES

LINE TABLE		
NO.	BEARING	LENGTH
L1	N35°20'50"W	72.77'
L2	S24°56'51"E	58.45'
L3	N56°07'04"W	60.00'
L4	N24°56'51"W	58.45'
L5	N65°03'09"E	60.00'

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F.M. 543
(VARIABLE WIDTH R.O.W.)

ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD 206
JOHN EMBERSON SURVEY,
ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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5750 Genesis Court, Suite 200 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	10/06/2014	088150000	2 OF 2

EXHIBIT "C"

LEGAL DESCRIPTION

BEING A PORTION OF A PRESCRIPTIVE EASEMENT FOR ROAD PURPOSES 60 FEET WIDE LYING 30 FEET ON EACH SIDE OF THE EXISTING CENTERLINE OF COUNTY ROAD 206, SITUATED IN JOHN EMBERSON SURVEY, ABSTRACT NO. 294, COLLIN COUNTY, TEXAS, SAME BEING OUT OF A CALLED 57 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO PROVINCE REAL ESTATE HOLDINGS, LTD., AS RECORDED IN INSTRUMENT NO. 20020109000051480, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), SAME BEING OUT OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LEON AND VERA ROBINSON, AS RECORDED IN VOLUME 528, PAGE 323, DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND OUT OF TRACTS 2A AND 5A DESCRIBED IN A SPECIAL WARRANTY DEED TO CH-B TRINITY FALLS, L.P., AS RECORDED IN INSTRUMENT NO. 20120229000234690, O.P.R.C.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a point at the westerly southwest corner of Lot 2 in Block A of Trinity Falls North Addition, as recorded in Document No. 2014, Pages 163-168, Plat Records of Collin County, Texas (P.R.C.C.T.), same being the northwest corner of a called 1 acre tract described in said Special Warranty Deed to Province Real Estate Holdings, Ltd., from which point a 3/8 inch iron rod found marking the northeast corner of said called 1 acre tract bears South 89°19'40" East, 408.28 feet, same being on an east line of said Tract 2A;

THENCE South 14°06'18" East, over and across said called 1 acre tract and said called 57 acre tract, a distance of 128.28 feet to a point on the east line of said Prescriptive Easement, for the **POINT OF BEGINNING**, and the northeast corner of herein described easement tract;

THENCE South 13°23'32" East, continuing across said called 57 acre tract and along the east line of herein described easement tract, a distance of 612.77 feet to a point for corner;

THENCE South 26°26'21" East, continuing across said called 57 acre tract, over and across said Robinson Tract, and along the east line of herein described easement tract, a distance of 116.78 feet to a point for the southeast corner of herein described easement tract;

THENCE South 61°51'21" West, continuing across said Robinson tract, over and across said Tract 5A, and along the southeast line of herein described easement tract, a distance of 60.03 feet to a point for the southwest corner of herein described easement tract;

THENCE North 26°26'21" West, continuing across said Tract 5A and along the west line of herein described easement tract, a distance of 125.42 feet to a point for corner;

THENCE North 13°23'32" West, continuing across said Tract 5A and along the west line of herein described easement tract, a distance of 626.40 feet to a point for corner;

THENCE North 00°34'35" West, continuing across said Tract 5A, over and across said Tract 2A, and along the west line of herein described easement tract, a distance of 6.70 feet to a point for the northwest corner of herein described easement tract;

THENCE North 89°25'25" East, continuing across said Tract 2A, over and across said called 57 acre tract, and along the north line of herein described easement tract, a distance of 60.01 feet to the **POINT OF BEGINNING**, and containing 1.025 acres (44,642 sq. ft.) of land, more or less.

NOTES

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ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD 206
JOHN EMBERSON SURVEY,
ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	10/08/2014	088150000	1 OF 3

TRACT 2A
CH-B TRINITY
FALLS, L.P.
INST. NO.
20120229000234690
O.P.R.C.C.T.

LOT 2, BLOCK A
TRINITY FALLS NORTH ADDITION
DOC. NO. 2014, PG. 163-168
P.R.C.C.T.

TRACT 2
CALLED 1 ACRE
PROVINCE RES ESTATE HOLDINGS
INST. NO. 20020109000051480
O.P.R.C.C.T.

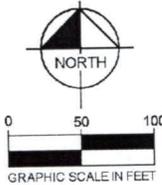
P.O.C.

3/8" IRF

S89°19'40"E 408.28'

L6

P.O.B.



1.025 ACRES
(44,642 SQ. FT.)
PORTION OF PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

JOHN EMBERSON SURVEY
ABSTRACT NO. 294

TRACT 5A
CH-B TRINITY FALLS, L.P.
INST. NO. 20120229000234690
O.P.R.C.C.T.

CALLLED 57 ACRES
TRACT 1
PROVINCE RES ESTATE HOLDINGS
INST. NO. 20020109000051480
O.P.R.C.C.T.

N13°23'32"W 626.40'
S13°23'32"E 612.77'

MATCHLINE SHEET 2

MATCHLINE SHEET 3

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- PKF = PK NAIL FOUND
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	10/06/2014	068150000	2 OF 3

MATCHLINE SHEET 2
 MATCHLINE SHEET 3

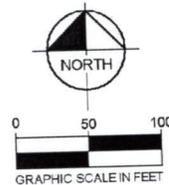
LINE TABLE		
NO.	BEARING	LENGTH
L1	S14°06'18"E	128.28'
L2	S26°26'21"E	116.78'
L3	S61°51'21"W	60.03'
L4	N26°26'21"W	125.42'
L5	N00°34'35"W	6.70'
L6	N89°25'25"E	60.01'

1.025 ACRES
 (44,642 SQ. FT.)
 PORTION OF PRESCRIPTIVE
 EASEMENT TO BE
 ABANDONED

LEON ROBINSON
 VERA ROBINSON
 VOL. 528, PG. 323
 D.R.C.C.T.

LEGEND

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 P.O.B. = POINT OF BEGINNING
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 COUNTY ROAD 206
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 COLLIN COUNTY, TEXAS

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1" = 100'	SG	KHA	10/06/2014	068150000	3 OF 3