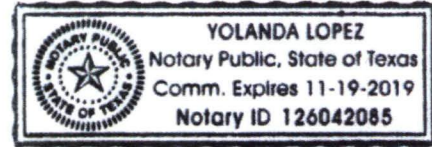


8/13/2016 Collin County McKinney  
TX Yolanda Lopez

COUNTY 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 September 19, 2016, or at the next earliest meeting of Commissioners' Court in the Commissioners' Courtroom on the 4<sup>th</sup> 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 a portion of County Road 279 (W. Melissa Road), a prescriptive easement, situated in 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 Exhibit "A" 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 15<sup>th</sup> day of August, 2016.

[Signature]  
Print or type name under signature  
Eric Foley

Purchased From: 709 Old Salado Rd  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8/13/2016

[Signature]  
Print or type name under signature  
Robert Wright

Purchased From: 917 Llano Falls Dr  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8/13/16

[Signature]  
Print or type name under signature  
Mason Colman

Purchased From: 901 Llano Falls Dr  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8/13/16

[Signature]  
Print or type name under signature  
Jessica Tenhet

Purchased From: 904 Llano Falls Dr  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8-13-16

[Signature]  
Print or type name under signature  
Byron Foote

Purchased From: 7420 Elm Fork Dr  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8/13/16

[Signature]  
Print or type name under signature  
Julia Forsyth

Purchased From: 7429 San Jacinto Trl  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8-13-16

[Signature]  
Print or type name under signature  
Clinton Bailey

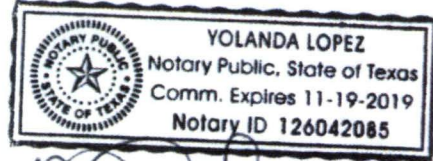
Purchased From: 7520 Sabine Dr  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8-13-16

[Signature]  
Print or type name under signature  
Mary Lorenson

Purchased From: 820 Llano Falls Dr  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8-13-16

8/13/2016 Collin County, McKinney  
TX Yolanda Lopez

PETITION



STATE OF TEXAS  
COUNTY OF COLLIN

TO THE COMMISSIONER'S COURT OF COLLIN COUNTY, TEXAS.

We, the undersigned freeholders in Commissioners Precinct No.3, Collin County, and being freeholders most vitally interested in the road hereinafter petitioned to be abandoned, do hereby respectfully petition the Commissioners' Court of Collin County to take all necessary steps and to make all necessary orders for the purpose of abandoning the following described public road situation in Commissioners Precinct No. 3, Collin County, Texas, said road situated and lying as follows:

Being a portion of County Road 279 (W. Melissa Road), a prescriptive easement, situated in 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 Exhibit "A" attached hereto.

WITNESS OUR HANDS, this the 13 day of August, 2016.

[Signature]  
Print or type name under signature

Eric Foley

Purchased From: 709 Old Salado Rd.  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8/13/2016

[Signature]  
Print or type name under signature

Robert Wright

Purchased From: 917 Llano Falls Dr  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8/13/16

[Signature]  
Print or type name under signature

Mason Colman

Purchased From: 901 Llano Falls Dr  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8/13/16

[Signature]  
Print or type name under signature

Jessica Tenhet

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Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8-13-16

[Signature]  
Print or type name under signature

Byron Foote

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[Signature]  
Print or type name under signature

Julia Forsyth

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Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8-13-16

[Signature]  
Print or type name under signature

Clinton Bailey

Purchased From: 7520 Sabine Dr  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8-13-16

[Signature]  
Print or type name under signature

Mary Lorenson

Purchased From: 820 Llano Falls Dr  
Volume and Page or Co. Clerk No. \_\_\_\_\_ Date 8-13-16



**LEGAL DESCRIPTION**

6.596 Acres

**BEING** a tract of land situated in the John Emberson Survey, Abstract No. 294, Collin County, Texas, and being a portion of the following tracts:

Lot 2, Block A of Trinity Falls North Addition, according to the Conveyance Plat thereof recorded in Volume 2014, Page 163 of the Plat Records of Collin County, Texas;

A called 1,014.400 acre tract of land described as Tract 3 in a Special Warranty Deed with Vendor's Lien to Trinity Falls Holdings LP, as recorded in Instrument No. 20160721000940300 of the Official Public Records of Collin County, Texas;

A called 95.785 acre tract of land described in a Special Warranty Deed to McKinney Municipal Utility District No. 1 of Collin County, Texas, as recorded in Instrument No. 20150910001153430 of the Official Public Records of Collin County, Texas;

A Prescriptive Easement for road purposes 60 feet wide lying 30 feet on each side of the approximate centerline of W. Melissa Road, no record found;

and being more particularly described as follows:

**COMMENCING** at a PK nail found for the northeast corner of a called 0.901 acre tract of land described in a Special Warranty Deed to McKinney Municipal Utility District No. 1 of Collin County, as recorded in Instrument No. 20140109000024290 of the Official Public Records of Collin County, Texas, being on the westerly line of said Lot 2, and in the approximate centerline of County Road 206, a variable width public right-of-way, no record found;

**THENCE** North 01°38'13" East, along the westerly line of said Lot 2 and along the approximate centerline of said County Road 206, a distance of 1488.40 feet to a point for corner, from which a 3/4 inch iron rod found for a corner bears North 01°38'13" East, a distance of 127.19 feet;

**THENCE** South 87°54'50" East, departing the westerly line of said Lot 2 and the approximate centerline of said County Road 206, and crossing said Lot 2 and said County Road 206, a distance of 30.00 feet to a point for corner on the easterly right-of-way line of said County Road 206, being 30 feet east of and parallel with said approximate centerline, common to the northerly end of the westerly terminus of said W. Melissa Road, and for the **POINT OF BEGINNING** of the herein described tract;

**THENCE** departing the easterly right-of-way line of said County Road 206 and the westerly terminus of said W. Melissa Road, continuing across said Lot 2 and along the approximate northerly right-of-way line of said W. Melissa Road, the following courses:

South 87°54'50" East, a distance of 765.00 feet to a point for corner;

North 83°25'52" East, a distance of 131.43 feet to a point for corner;

North 73°21'11" East, a distance of 111.34 feet to a point for corner;

North 89°55'50" East, a distance of 449.87 feet to a point for corner;

South 89°02'59" East, a distance of 2668.01 feet to a point at the beginning of a tangent curve to the right having a central angle of 61°43'31", a radius of 230.00 feet, a chord bearing and distance of South 58°11'13" East, 235.97 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 247.78 feet to a point for corner;

South 27°19'27" East, a distance of 185.69 feet to a point at the beginning of a tangent curve to the left having a central angle of 54°47'48", a radius of 220.00 feet, a chord bearing and distance of South 54°43'22" East, 202.48 feet;

**ABANDONMENT OF PORTION OF  
PRESCRIPTIVE EASEMENT FOR  
W. MELISSA ROAD**

LOT 2, BLOCK A  
TRINITY FALLS NORTH ADDITION  
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	09/21/2016	068150000	1 OF 5

Continued on Sheet No. 2

Continued from Sheet No. 1

In a southeasterly direction, with said curve to the left, an arc distance of 210.40 feet to a point for corner;

South 82°07'16" East, a distance of 18.12 feet to a point for corner on the easterly line of said Lot 2 and in the approximate centerline of the East Fork of the Trinity River;

**THENCE** South 16°37'27" East, departing the approximate northerly right-of-way line of said W. Melissa Road, along the easterly line of said Lot 2, the approximate centerline of said East Fork of the Trinity River, and crossing said W. Melissa Road, a distance of 4.54 feet to a point for corner;

**THENCE** South 2°31'58" West, continuing along the easterly line of said Lot 2, the approximate centerline of said East Fork of the Trinity River, and continuing across said W. Melissa Road, a distance of 56.11 feet to a point for corner on the approximate southerly right-of-way line of said W. Melissa Road;

**THENCE** departing the easterly line of said Lot 2 and the approximate centerline of said East Fork of the Trinity River, along the approximate southerly right-of-way line of said W. Melissa Road, and crossing said Lot 2, the following courses:

North 82°07'16" West, a distance of 25.23 feet to a point at the beginning of a tangent curve to the right having a central angle of 54°47'48", a radius of 280.00 feet, a chord bearing and distance of North 54°43'22" West, 257.70 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 267.79 feet to a point for corner;

North 27°19'27" West, a distance of 185.69 feet to a point at the beginning of a tangent curve to the left having a central angle of 61°43'31", a radius of 170.00 feet, a chord bearing and distance of North 58°11'13" West, 174.41 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 183.14 feet to a point for corner;

North 89°02'59" West, a distance of 2667.48 feet to a point for corner;

South 89°55'50" West, a distance of 440.59 feet to a point for corner;

South 73°21'11" West, a distance of 107.89 feet to a point for corner;

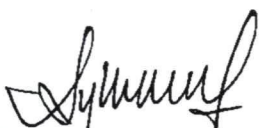
South 83°25'52" West, a distance of 141.26 feet to a point for corner;

North 87°54'50" West, a distance of 769.07 feet to the southerly end of aforesaid westerly terminus of W. Melissa Road, being on the easterly right-of-way line of said County Road 206;

**THENCE** North 01°38'13" East, along the easterly right-of-way line of said County Road 206, along the westerly terminus of said W. Melissa Road, and continuing across said Lot 2, a distance of 60.00 feet to the **POINT OF BEGINNING**, and containing 6.596 acres (287,316 square feet) of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

  
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

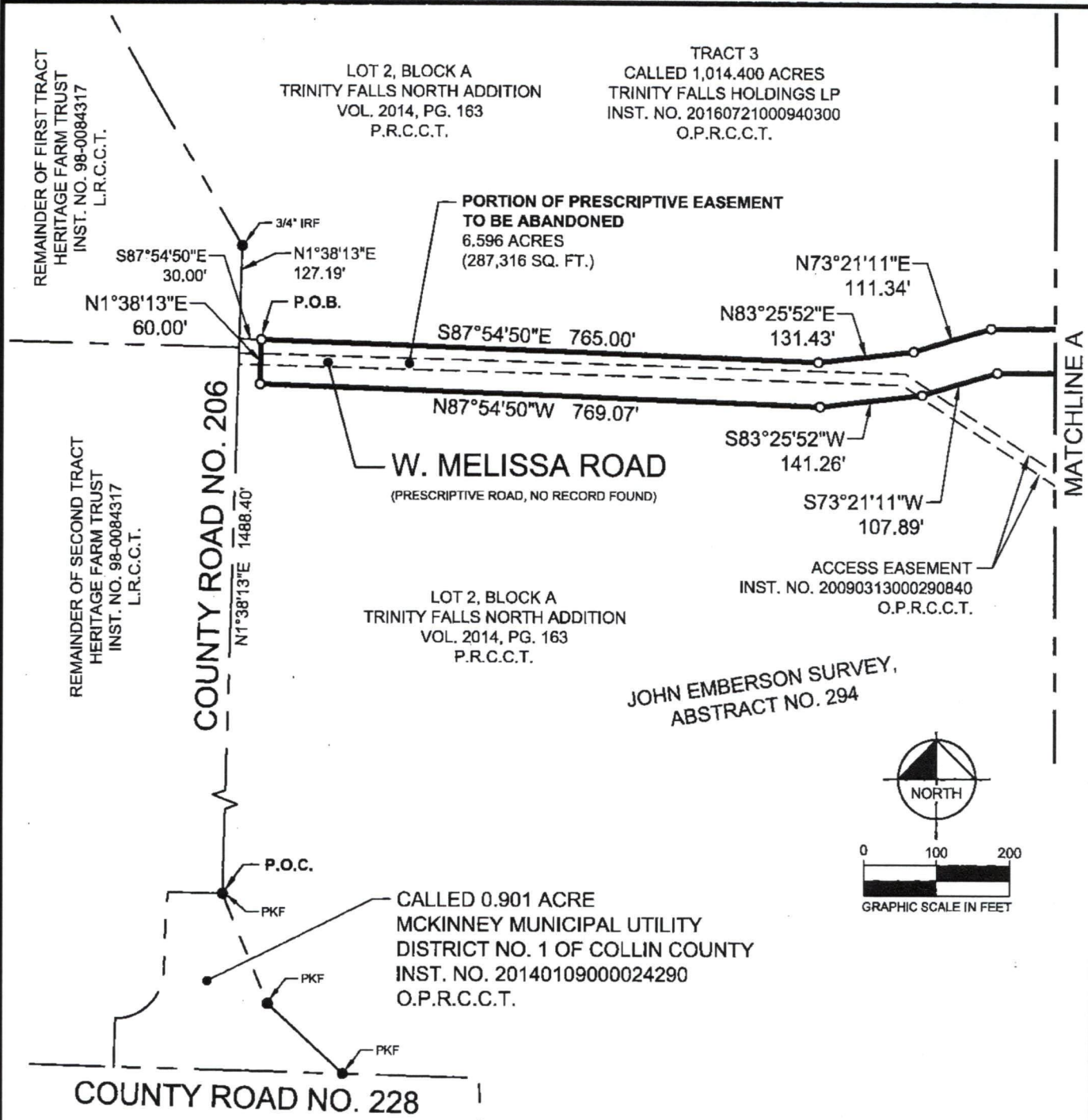


**ABANDONMENT OF PORTION OF  
PRESCRIPTIVE EASEMENT FOR  
W. MELISSA ROAD**  
LOT 2, BLOCK A  
TRINITY FALLS NORTH ADDITION  
JOHN EMBERSON SURVEY, ABSTRACT NO. 294  
COLLIN COUNTY, TEXAS

**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	09/21/2016	068150000	2 OF 5





REMAINDER OF FIRST TRACT  
HERITAGE FARM TRUST  
INST. NO. 98-0084317  
L.R.C.C.T.

LOT 2, BLOCK A  
TRINITY FALLS NORTH ADDITION  
VOL. 2014, PG. 163  
P.R.C.C.T.

TRACT 3  
CALLED 1,014.400 ACRES  
TRINITY FALLS HOLDINGS LP  
INST. NO. 20160721000940300  
O.P.R.C.C.T.

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

COUNTY ROAD NO. 206

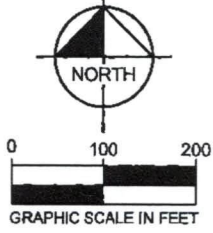
W. MELISSA ROAD  
(PRESCRIPTIVE ROAD, NO RECORD FOUND)

LOT 2, BLOCK A  
TRINITY FALLS NORTH ADDITION  
VOL. 2014, PG. 163  
P.R.C.C.T.

JOHN EMBERSON SURVEY,  
ABSTRACT NO. 294

CALLLED 0.901 ACRE  
MCKINNEY MUNICIPAL UTILITY  
DISTRICT NO. 1 OF COLLIN COUNTY  
INST. NO. 20140109000024290  
O.P.R.C.C.T.

COUNTY ROAD NO. 228



**LEGEND**

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRF = IRON ROD FOUND
- PKF = PK NAIL FOUND
- L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS

**NOTES**

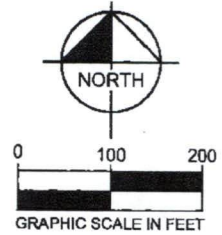
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**ABANDONMENT OF PORTION OF  
PRESCRIPTIVE EASEMENT FOR  
W. MELISSA ROAD**  
LOT 2, BLOCK A  
TRINITY FALLS NORTH ADDITION  
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.
1" = 200'	SG	KHA	09/21/2016	068150000	3 OF 5



PORTION OF PRESCRIPTIVE EASEMENT  
TO BE ABANDONED  
6.596 ACRES  
(287,316 SQ. FT.)

N89°55'50"E 449.87'

S89°02'59"E 2668.01'

S89°55'50"W 440.59'

**W. MELISSA ROAD**  
(PRESCRIPTIVE ROAD, NO RECORD FOUND)

N89°02'59"W 2667.48'

MATCHLINE A

MATCHLINE B

TRACT 3  
CALLED 1,014.400 ACRES  
TRINITY FALLS HOLDINGS LP  
INST. NO. 20160721000940300  
O.P.R.C.C.T.

LOT 2, BLOCK A  
TRINITY FALLS NORTH ADDITION  
VOL. 2014, PG. 163  
P.R.C.C.T.

ACCESS EASEMENT  
INST. NO. 20090313000290840  
O.P.R.C.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S82°07'16"E	18.12'
L2	S16°37'27"E	4.54'
L3	S02°31'58"W	56.11'
L4	N82°07'16"W	25.23'

**LEGEND**

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRF = IRON ROD FOUND
- PKF = PK NAIL FOUND
- L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
- P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS

**NOTES**

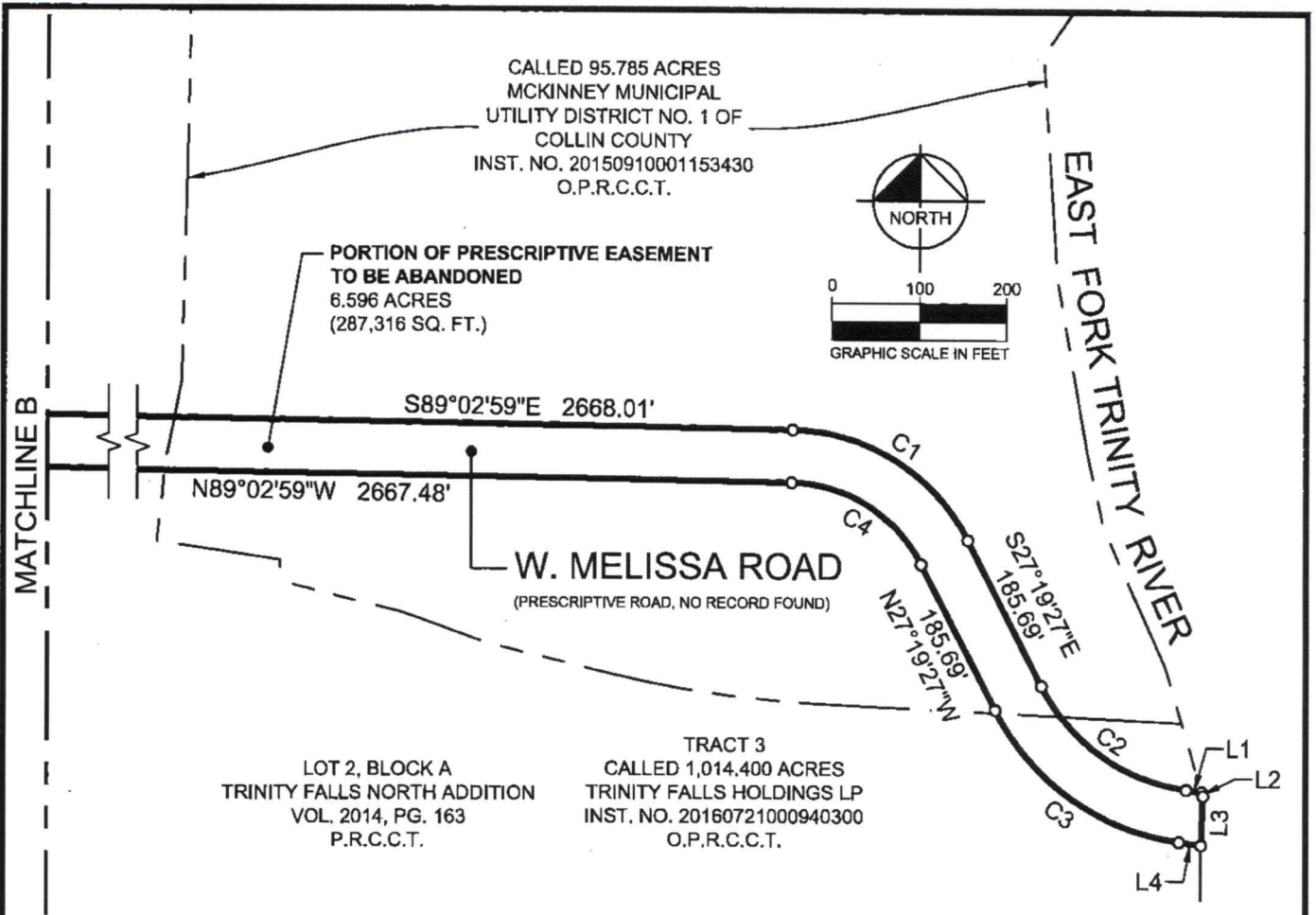
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

See Sheet No. 5 for Curve Table.

**ABANDONMENT OF PORTION OF  
PRESCRIPTIVE EASEMENT FOR  
W. MELISSA ROAD**  
LOT 2, BLOCK A  
TRINITY FALLS NORTH ADDITION  
JOHN EMBERSON SURVEY, ABSTRACT NO. 294  
COLLIN COUNTY, TEXAS

		5750 Genesis Court, Suite 200 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
		Scale 1" = 200'	Drawn by SG	Checked by KHA	Date 09/21/2016	Project No. 068150000	Sheet No. 4 OF 5





**LEGEND**

P.O.C. = POINT OF COMMENCING  
P.O.B. = POINT OF BEGINNING  
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
IRF = IRON ROD FOUND  
PKF = PK NAIL FOUND  
L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS  
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	61°43'31"	230.00'	247.78'	S58°11'13"E	235.97'
C2	54°47'48"	220.00'	210.40'	S54°43'22"E	202.48'
C3	54°47'48"	280.00'	267.79'	N54°43'22"W	257.70'
C4	61°43'31"	170.00'	183.14'	N58°11'13"W	174.41'

**NOTES**

Bearing system based on the Texas  
Coordinate System of 1983, North  
Central Zone (4202), North  
American Datum of 1983.

See Sheet No. 4 for Line Table.

*Sylviana Gunawan*

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 PORTION OF  
PRESCRIPTIVE EASEMENT FOR  
W. MELISSA ROAD**  
LOT 2, BLOCK A  
TRINITY FALLS NORTH ADDITION  
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 1" = 200'	Drawn by SG	Checked by KHA	Date 09/21/2016	Project No. 068150000	Sheet No. 5 OF 5
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