

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 February 1, 2021, or at the next earliest meeting of the Commissioners' Court on the 4th floor at the Administration Building in said county, to abandon the following public road:

Being a portion of the west side of County Road 281, a right of way easement, situated in the Thomas Bruce Survey, Abstract No. 103, and intersecting on the south opening with County Road 206. Said portion of abandoned County Road being more particularly shown 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 hears by the Commissioners' Court upon the presentation of said application.

WITNESS OUR HANDS, this the 16 day of December, 2020

Russell Thomsen
RUSSELL THOMSEN
Print or type name under signature

Purchased From: Pulte Homes of Texas, LP
20200227000275080 2/25/2020
Volume and Page or Co. Clerk No. Date

Linda Backlund
LINDA BACKLUND
Print or type name under signature

Purchased From: Highland Homes-Dallas, LLC
20180531000669130 5/30/2018
Volume and Page or Co. Clerk No. Date

Ryan A Rosa
RYAN A ROSA
Print or type name under signature

Purchased From: Beazer Homes Texas, LP
20160708000869810 7/7/2016
Volume and Page or Co. Clerk No. Date

Kym Wilson
Kym Wilson
Print or type name under signature

Purchased From: Beazer Homes Texas, LP
20171127001564510 11/27/2017
Volume and Page or Co. Clerk No. Date

Keith Gehrke
KEITH GEHRKE
Print or type name under signature

Purchased From: Highland Homes-Dallas, LLC
20161212001682880 12/12/2016
Volume and Page or Co. Clerk No. Date

Steven Logalbo
STEVEN LOGALBO
Print or type name under signature

Purchased From: Ashton Dallas Residential LLC
20190508000513680 5/8/2019
Volume and Page or Co. Clerk No. Date

Leslie Caddell
Print or type name under signature

Purchased From: Highland Homes-Dallas, LLC
20180327000365530 3/27/2018
Volume and Page or Co. Clerk No. Date

Jason Heron
Print or type name under signature

Purchased From: MHI Partnership Ltd
20170605000718620 6/5/2017
Volume and Page or Co. Clerk No. Date

2021 JAN -7 AM 10:28
COLLIN COUNTY CLERK
JENNIFER B. HARRIS

EXHIBIT "A"

BEING a tract of land situated in the Thomas Bruce Survey, Abstract No. 103, Collin County, Texas, and being a portion of 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 portion of a called 19.33 acre tract of land described in a deed to Terry L. Hartwick and Rose Etta Jones, as recorded in Instrument No. 94-0065235 of the Land Records of Collin County, Texas, a portion of a called 3.0 acre tract of land described in a deed to Terry L. Hartwick and Rose Etta Jones, as recorded in Volume 5077, Page 5259 of the Land Records of Collin County, Texas, same also being a portion of a 25 foot wide right-of-way easement conveyed to the County of Collin recorded in Volume 3033, Page 775 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said right-of-way easement, common to the northeast corner of a called 8.0 acre tract of land described in a deed to Terry L. Hartwick and Rose Etta Jones, as recorded in Instrument No. 93-0102289 of the Land Records of Collin County, Texas, and the easterly southeast corner of said 19.33 acre tract, being on the westerly line of said Lot 2 and in the centerline of Trinity Falls Parkway (County Road No. 281), a variable width right-of-way;

THENCE North 89°36'43" West, departing the westerly line of said Lot 2 and the centerline of said Trinity Falls Parkway, along the northerly line of said 8.0 acre tract, the southerly line of said 19.33 acre tract, and the southerly line of said right-of-way easement, a distance of 25.00 feet to the southwest corner of said right-of-way easement;

THENCE North 0°31'40" East, departing the northerly line of said 8.0 acre tract and the southerly line of said 19.33 acre tract, along the westerly line of said right-of-way easement and crossing said 19.33 acre tract and said 3.0 acre tract, a distance of 290.54 feet to a point for corner on the northerly line of said 3.0 acre tract and the southerly line of said Lot 2;

THENCE North 0°04'47" East, departing the northerly line of said 3.0 acre tract and the southerly line of said Lot 2, continuing along the westerly line of said right-of-way easement and crossing said Lot 2, a distance of 1238.28 feet to a point for corner;

THENCE South 89°28'20" East, departing the westerly line of said right-of-way easement and continuing across said Lot 2, and crossing said right-of-way easement, a distance of 25.00 feet to a point for corner on the easterly line of said right-of-way easement and in the centerline of said Trinity Falls Parkway;

THENCE South 0°04'47" West, along the easterly line of said right-of-way easement and the centerline of said Trinity Falls Parkway, and continuing across said Lot 2, a distance of 1238.09 feet to a 60D nail found for the northeast corner of said 3.0 acre tract, common to an ell corner of said Lot 2;

THENCE South 0°31'40" West, continuing along the easterly line of said right-of-way easement and centerline of said Trinity Falls Parkway, and along the easterly line of said 3.0 acre tract, passing at a distance of 270.66 feet a 60D nail found for the southeast corner of said 3.0 acre tract, common to the easterly northeast corner of said 19.33 acre tract, and continuing along the same course and along the easterly line of said 19.33 acre tract, for a total distance of 290.66 feet to the **POINT OF BEGINNING** and containing 0.877 of an acre of land (38,220 square feet), more or less.

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



12/03/2020

**ABANDONMENT OF A PORTION OF
 RIGHT-OF-WAY EASEMENT FOR
 COUNTY ROAD NO. 281
 THOMAS BRUCE SURVEY, ABSTRACT NO. 103
 COLLIN COUNTY, TEXAS**

Kimley»Horn

6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034

Tel. No (972) 335-3580
 FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	11/17/2020	068150000	1 OF 2

PETITION

STATE OF TEXAS
COUNTY OF COLLIN

TO THE COMMISSIONERS' COURT OF COLLIN COUNTY TEXAS

2021 JAN -7
CLERK OF COUNTY
COLLIN COUNTY
STATE OF 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 situated in Commissioners Precinct No. 3, Collin County, Texas, said road situated and lying as follows:

Being a portion of the west side of County Road 281, a right of way easement, situated in the Thomas Bruce Survey, Abstract No. 103, and intersecting on the south opening with County Road 206. Said portion of abandoned County Road being more particularly shown on Exhibit "A" attached hereto.

WITNESS OUR HANDS, this the 14 day of December, 2020

Russell Thomsen

RUSSELL THOMSEN
Print or type name under signature

Purchased From: Pulte Homes Texas, LP

20200227000275080 2/25/2020
Volume and Page or Co. Clerk No. Date

Linda Backlund

LINDA BACKLUND
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Purchased From: Highland Homes Dallas, LLC

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Ryan A Rosa

RYAN A ROSA
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Purchased From: Beazer Homes Texas, LP

20160708000869810 7/7/2016
Volume and Page or Co. Clerk No. Date

Kerth Bchrk

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Purchased From: Highland Homes Dallas, LLC

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STEVEN LOGALBO

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Purchased From: Ashton Dallas Residential LLC

20190508000513680 5/8/2019
Volume and Page or Co. Clerk No. Date

Leslie Calvert

Leslie Calvert
Print or type name under signature

Purchased From: Highland Homes Dallas LLC

20180327000365530 3/27/2018
Volume and Page or Co. Clerk No. Date

Ann Wilson

Ann Wilson
Print or type name under signature

Purchased From: Beazer Homes Texas, LP

20171127001564510 11/27/2017
Volume and Page or Co. Clerk No. Date

Jason Moran

Jason Moran
Print or type name under signature

Purchased From: MHI Partnership Ltd

20170605000718620 6/5/2017
Volume and Page or Co. Clerk No. Date

EXHIBIT "A"

BEING a tract of land situated in the Thomas Bruce Survey, Abstract No. 103, Collin County, Texas, and being a portion of 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 portion of a called 19.33 acre tract of land described in a deed to Terry L. Hartwick and Rose Etta Jones, as recorded in Instrument No. 94-0065235 of the Land Records of Collin County, Texas, a portion of a called 3.0 acre tract of land described in a deed to Terry L. Hartwick and Rose Etta Jones, as recorded in Volume 5077, Page 5259 of the Land Records of Collin County, Texas, same also being a portion of a 25 foot wide right-of-way easement conveyed to the County of Collin recorded in Volume 3033, Page 775 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said right-of-way easement, common to the northeast corner of a called 8.0 acre tract of land described in a deed to Terry L. Hartwick and Rose Etta Jones, as recorded in Instrument No. 93-0102289 of the Land Records of Collin County, Texas, and the easterly southeast corner of said 19.33 acre tract, being on the westerly line of said Lot 2 and in the centerline of Trinity Falls Parkway (County Road No. 281), a variable width right-of-way;

THENCE North 89°36'43" West, departing the westerly line of said Lot 2 and the centerline of said Trinity Falls Parkway, along the northerly line of said 8.0 acre tract, the southerly line of said 19.33 acre tract, and the southerly line of said right-of-way easement, a distance of 25.00 feet to the southwest corner of said right-of-way easement;


THENCE North 0°31'40" East, departing the northerly line of said 8.0 acre tract and the southerly line of said 19.33 acre tract, along the westerly line of said right-of-way easement and crossing said 19.33 acre tract and said 3.0 acre tract, a distance of 290.54 feet to a point for corner on the northerly line of said 3.0 acre tract and the southerly line of said Lot 2;

THENCE North 0°04'47" East, departing the northerly line of said 3.0 acre tract and the southerly line of said Lot 2, continuing along the westerly line of said right-of-way easement and crossing said Lot 2, a distance of 1238.28 feet to a point for corner;

THENCE South 89°28'20" East, departing the westerly line of said right-of-way easement and continuing across said Lot 2, and crossing said right-of-way easement, a distance of 25.00 feet to a point for corner on the easterly line of said right-of-way easement and in the centerline of said Trinity Falls Parkway;

THENCE South 0°04'47" West, along the easterly line of said right-of-way easement and the centerline of said Trinity Falls Parkway, and continuing across said Lot 2, a distance of 1238.09 feet to a 60D nail found for the northeast corner of said 3.0 acre tract, common to an ell corner of said Lot 2;

THENCE South 0°31'40" West, continuing along the easterly line of said right-of-way easement and centerline of said Trinity Falls Parkway, and along the easterly line of said 3.0 acre tract, passing at a distance of 270.66 feet a 60D nail found for the southeast corner of said 3.0 acre tract, common to the easterly northeast corner of said 19.33 acre tract, and continuing along the same course and along the easterly line of said 19.33 acre tract, for a total distance of 290.66 feet to the **POINT OF BEGINNING** and containing 0.877 of an acre of land (38,220 square feet), more or less.


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



12/03/2020

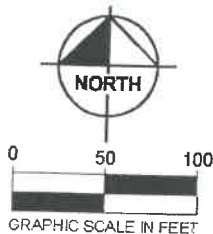
**ABANDONMENT OF A PORTION OF
RIGHT-OF-WAY EASEMENT FOR
COUNTY ROAD NO. 281**
THOMAS BRUCE SURVEY, ABSTRACT NO. 103
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM# 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	11/17/2020	068150000	1 OF 2

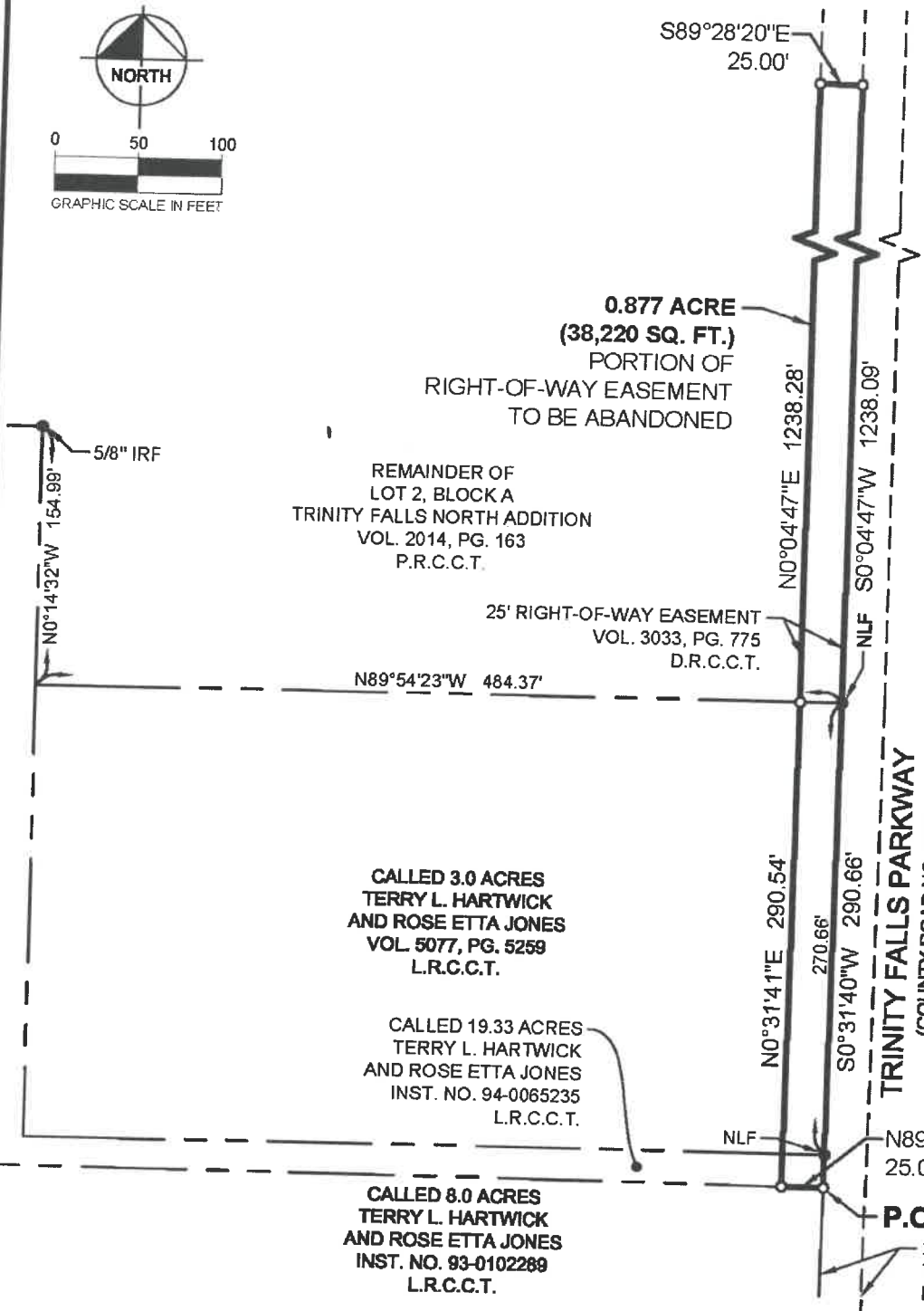


LEGEND

P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 PKF = PK NAIL FOUND
 NLF = 60D NAIL FOUND
 P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
 L.R.C.C.T. = LAND 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.



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

ABANDONMENT OF A PORTION OF RIGHT-OF-WAY EASEMENT FOR COUNTY ROAD NO. 281
 THOMAS BRUCE SURVEY, ABSTRACT NO. 103
 COLLIN COUNTY, TEXAS

Sylviana Gunawan
 SYLVIANA GUNAWAN
 REGISTERED PROFESSIONAL
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12/03/2020

Kimley»Horn

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 FIRM# 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	11/17/2020	068150000	2 OF 2

STATE OF TEXAS
COUNTY OF COLLIN

NOTICE

021 JAN - 7 AM '21
FILED
STACY HEAL
COUNTY CLERK
COLLIN COUNTY TEXAS

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 February 1, 2021, or at the next earliest meeting of the Commissioners' Court on the 4th floor at the Administration Building in said county, to abandon the following public road:

Being a portion of County Road 206, a prescriptive easement, situated in the Thomas Bruce Survey, Abstract No. 103, and the John Emberson Survey, Abstract No. 294, and intersecting on the north opening with County Road 281. Said portion of abandoned County Road being more particularly shown 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 hears by the Commissioners' Court upon the presentation of said application.

WITNESS OUR HANDS, this the 16 day of December, 2020

Russell Thomson
RUSSELL THOMSEN
Print or type name under signature

Purchased From: Pulte Homes Texas, LP
20200227000275080 2/25/2020
Volume and Page or Co. Clerk No. Date

Linda Backlund
LINDA BACKLUND
Print or type name under signature

Purchased From: Highland Homes-Dallas LLC
20180531000669130 5/30/2018
Volume and Page or Co. Clerk No. Date

Ryan A Rosa
RYAN A ROSA
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20160708000869810 7/7/2016
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Kerth Gehrke
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Steven Lo Galbo
STEVEN Lo Galbo
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Leshe Culbert
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Volume and Page or Co. Clerk No. Date

Kim Wilson
Kim Wilson
Print or type name under signature

Purchased From: Beazer Homes Texas LP
20171127001564510 11/27/2017
Volume and Page or Co. Clerk No. Date

JASON MERIA
JASON MERIA
Print or type name under signature

Purchased From: MHI Partnership Ltd
20170605000718620 6/5/2017
Volume and Page or Co. Clerk No. Date

EXHIBIT "A"

BEING a tract of land situated in the Thomas Bruce Survey, Abstract No. 103 and the John Emberson Survey, Abstract No. 294, Collin County, Texas, and being a portion of 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 portion of a called 270.720 acre tract of land described in a deed to Trinity Falls Holdings LP, as recorded in Instrument No. 20171030001439680 of the Official Public Records of Collin County, Texas, and a portion of a called 72 acre tract of land described in a deed to Shaddock & Shaddock, LLC, as recorded in Instrument No. 20140224000164940 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 1.199 acre right-of-way dedication shown on the Record Plat of Trinity Falls, Planning Unit 7 Commercial, Lots 1 and 2, Block A, as recorded in Volume 2020, Page 11 of the Plat Records of Collin County, Texas, being in the centerline of the Trinity Falls Parkway (County Road No. 206), a variable width right-of-way, no record found, the easterly line of said 270.720 acre tract, and the westerly line of said Lot 2;

THENCE North 88°21'47" West, departing the centerline of said Trinity Falls Parkway (County Road No. 206), the easterly line of said 270.720 acre tract, and the westerly line of said Lot 2, and along the northerly line of said right-of-way dedication, a distance of 30.00 feet to a point for corner;

THENCE North 1°38'13" East, departing the northerly line of said right-of-way dedication and crossing said 270.720 acre tract, a distance of 668.25 feet to a point at the beginning of a tangent curve to the left having a central angle of 32°03'16", a radius of 370.00 feet, a chord bearing and distance of North 14°23'25" West, 204.31 feet;

THENCE in a northwesterly direction with said curve to the left, continuing across said 270.720 acre tract and along the apparent westerly right-of-way line of said prescriptive easement, an arc distance of 207.00 feet to a point for corner;

THENCE North 30°25'03" West, continuing across said 270.720 acre tract and along the apparent westerly right-of-way line of said prescriptive easement, passing at a distance of 609.85 feet the northerly line of said 270.720 acre tract and the southerly line of aforesaid 72 acre tract, and continuing along the same course and crossing said 72 acre tract, for a total distance of 1810.86 feet to a northwest corner of said prescriptive easement being on the northerly line of said 72 acre tract, the southerly line of a right-of-way dedication recorded in Cabinet O, Page 430 of the Plat Records of Collin County, Texas, and in the centerline of County Road No. 206, a variable width right-of-way, no record found;

Continued on Sheet 2

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206**

THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	11/17/2020	068150000	1 OF 7

Continued from Sheet 1

THENCE South 88°57'17" East, departing the apparent westerly right-of-way line of said prescriptive easement, along the centerline of said County Road No. 206, the southerly line of said right-of-way dedication, and the northerly line of said 72 acre tract, passing en route a 1/2 inch iron rod and a PK nail found for the southeast corner of said right-of-way dedication, common to an exterior ell corner of aforesaid Lot 2, same being at the intersection of the centerline of said County Road No. 206 with the centerline of Trinity Falls Parkway (County Road No. 281), a variable width right-of-way, and continuing along the same course and along the westerly line of said Lot 2, passing en route the northeast corner of said 72 acre tract, common to an ell corner of said Lot 2, same being at the intersection of the centerline of said County Road No. 206 with the centerline of aforesaid Trinity Falls Parkway (County Road No. 206), and continuing along the same course and crossing said Lot 2, for a total distance of 70.34 feet to a northeast corner of said prescriptive easement;

THENCE continuing across said Lot 2 and along the apparent easterly right-of-way line of said prescriptive easement, the following courses and distances:

South 30°25'03" East, a distance of 1774.14 feet to a point at the beginning of a tangent curve to the right having a central angle of 32°03'16", a radius of 430.00 feet, a chord bearing and distance of South 14°23'25" East, 237.44 feet;

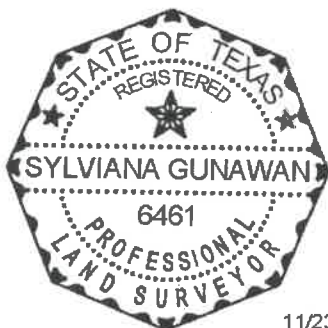
In a southeasterly direction, with said curve to the right, an arc distance of 240.57 feet to a point for corner;

South 1°38'13" West, a distance of 1442.57 feet to a point for corner;

THENCE North 89°48'33" West, departing the apparent easterly right-of-way line of said prescriptive easement, continuing across said Lot 2 and crossing said prescriptive easement, a distance of 30.01 feet to a point for corner on the westerly line of said Lot 2, the centerline of said Trinity Falls Parkway (County Road No. 206), and the easterly line of aforesaid 1.199 acre right-of-way dedication;

THENCE North 1°38'13" East, along the westerly line of said Lot 2, the centerline of said Trinity Falls Parkway (County Road No. 206), and the easterly line of said 1.199 acre right-of-way dedication, a distance of 775.08 feet to the **POINT OF BEGINNING** and containing 4.231 acres (184,313 square feet) of land, more or less.

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



11/23/2020

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206**

THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

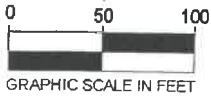
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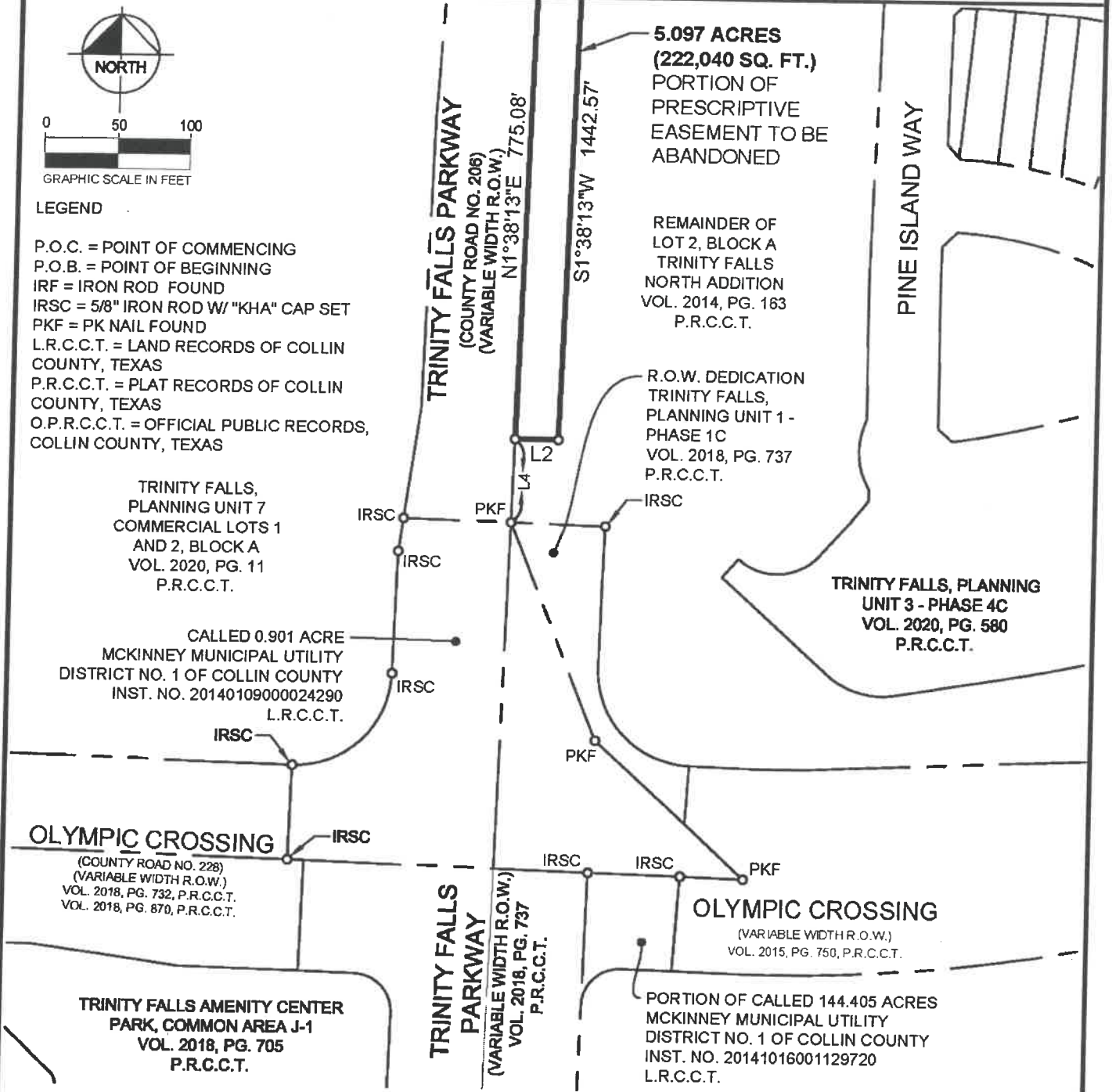
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	11/17/2020	068150000	2 OF 7

MATCHLINE "A"



LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- PKF = PK NAIL FOUND
- L.R.C.C.T. = LAND 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



5.097 ACRES
(222,040 SQ. FT.)
PORTION OF
PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

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

R.O.W. DEDICATION
TRINITY FALLS,
PLANNING UNIT 1 -
PHASE 1C
VOL. 2018, PG. 737
P.R.C.C.T.

TRINITY FALLS,
PLANNING UNIT 7
COMMERCIAL LOTS 1
AND 2, BLOCK A
VOL. 2020, PG. 11
P.R.C.C.T.

CALLED 0.901 ACRE
MCKINNEY MUNICIPAL UTILITY
DISTRICT NO. 1 OF COLLIN COUNTY
INST. NO. 20140109000024290
L.R.C.C.T.

TRINITY FALLS, PLANNING
UNIT 3 - PHASE 4C
VOL. 2020, PG. 580
P.R.C.C.T.

OLYMPIC CROSSING
(COUNTY ROAD NO. 228)
(VARIABLE WIDTH R.O.W.)
VOL. 2018, PG. 732, P.R.C.C.T.
VOL. 2018, PG. 870, P.R.C.C.T.

TRINITY FALLS AMENITY CENTER
PARK, COMMON AREA J-1
VOL. 2018, PG. 705
P.R.C.C.T.

OLYMPIC CROSSING
(VARIABLE WIDTH R.O.W.)
VOL. 2015, PG. 750, P.R.C.C.T.

PORTION OF CALLED 144.405 ACRES
MCKINNEY MUNICIPAL UTILITY
DISTRICT NO. 1 OF COLLIN COUNTY
INST. NO. 20141016001129720
L.R.C.C.T.

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206**
THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. 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.

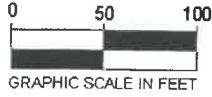
Kimley»Horn

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	11/16/2020	068150000	3 OF 7

MATCHLINE "B"



REMAINDER OF
CALLED 270.720 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20171030001439680
O.P.R.C.C.T.

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

TRINITY FALLS, PLANNING
UNIT 3 - PHASE 4B SOUTH
VOL. 2019, PG. 810
P.R.C.C.T.

TRINITY FALLS, PLANNING
UNIT 3 - PHASE 4C
VOL. 2020, PG. 580
P.R.C.C.T.

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- PKF = PK NAIL FOUND
- L.R.C.C.T. = LAND 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

TRINITY FALLS,
PLANNING UNIT 7
COMMERCIAL, LOTS 1
AND 2, BLOCK A
VOL. 2020, PG. 11
P.R.C.C.T.

1.199 ACRE
RIGHT-OF-WAY
DEDICATION
VOL. 2020, PG. 11
P.R.C.C.T.

5.097 ACRES
(222,040 SQ. FT.)
PORTION OF
PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

TRINITY FALLS PARKWAY
(COUNTY ROAD NO. 206) (VARIABLE WIDTH R.O.W.)
(NO RECORD FOUND)

N1°38'13"E 775.08'

S1°38'13"W 1442.57'

P.O.B.

IRSC

L3

IRSC

L6

SOMERVILLE
DRIVE

MATCHLINE "A"

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206**

THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. 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

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Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	11/16/2020	068150000	4 OF 7

MATCHLINE "C"



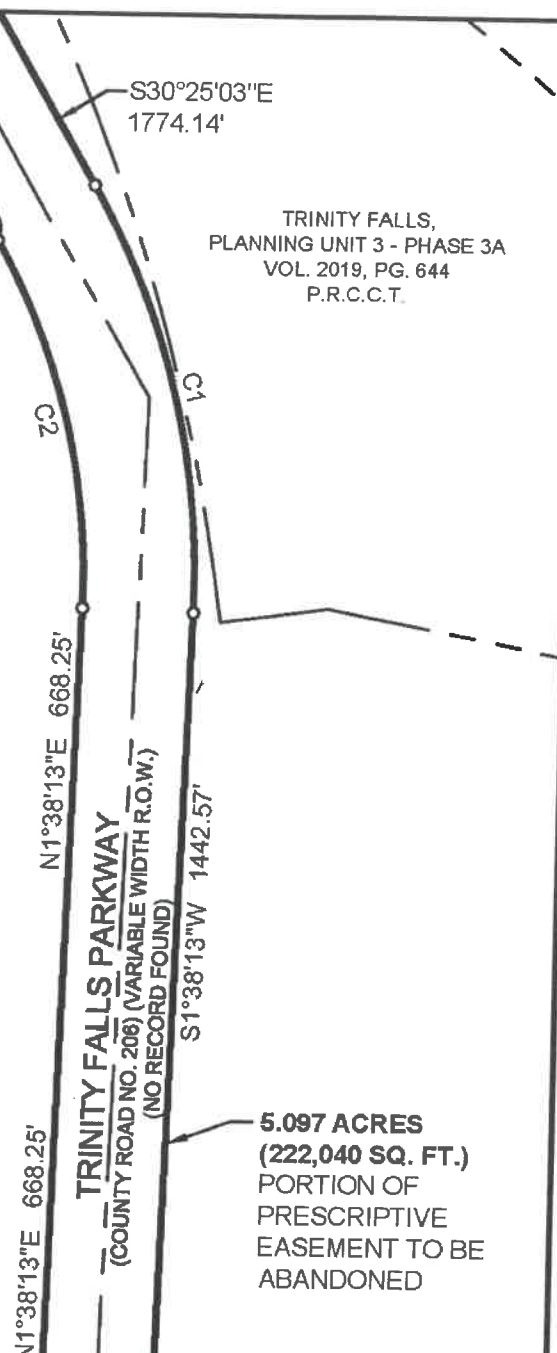
LEGEND

- P.O.C. = POINT OF COMMENCING
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REMAINDER OF
CALLED 270.720 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20171030001439680
O.P.R.C.C.T.

TRINITY FALLS,
PLANNING UNIT 3 - PHASE 3A
VOL. 2019, PG. 644
P.R.C.C.T.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°03'16"	430.00'	240.57'	S14°23'25"E	237.44'
C2	32°03'16"	370.00'	207.00'	N14°23'25"W	204.31'



5.097 ACRES
(222,040 SQ. FT.)
PORTION OF
PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

MATCHLINE "B"

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206**
THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

NOTES

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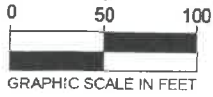
Kimley»Horn

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	11/16/2020	068150000	5 OF 7

MATCHLINE "D"



CALLLED 72 ACRES
SHADDOCK & SHADDOCK, LLC
INST. NO. 20140224000164940
L.R.C.C.T.

4.231 ACRES
(184,313 SQ. FT.)
PORTION OF
PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

N30°25'03"W 1201.01'
1810.86'
S30°25'03"E 1774.14'

WALNUT
BRANCH DRIVE

TRINITY FALLS,
PLANNING UNIT 3 - PHASE 3A
VOL. 2019, PG. 644
P.R.C.C.T.

REMAINDER OF
CALLLED 270.720 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20171030001439680
O.P.R.C.C.T.

5.097 ACRES
(222,040 SQ. FT.)
PORTION OF
PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

TRINITY FALLS PARKWAY
(COUNTY ROAD NO. 206) (VARIABLE WIDTH R.O.W.)
(NO RECORD FOUND)

L5
PKF

809.85'

LEGEND

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MATCHLINE "C"

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206**
THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. 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

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	11/16/2020	068150000	6 OF 7

COUNTY ROAD NO. 206

APPROXIMATE
LOCATION OF
ABSTRACT LINE

1/2" IRF
AND PKF

25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 778
D.R.C.C.T.

THOMAS BRUCE SURVEY,
ABSTRACT NO. 103
JOHN EMBERSON SURVEY,
ABSTRACT NO. 294

NOTES

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

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°57'17"E	70.34'
L2	N89°48'33"W	30.01'
L3	N88°21'47"W	30.00'
L4	N01°38'13"E	57.36'
L5	S89°16'37"E	35.05'
L6	S88°21'47"E	30.00'

CALLED 72 ACRES
SHADDOCK & SHADDOCK, LLC
INST. NO. 20140224000164940
L.R.C.C.T.



4.231 ACRES
(184,313 SQ. FT.)
PORTION OF
PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

TRINITY FALLS PARKWAY
(COUNTY ROAD NO. 206) (VARIABLE WIDTH R.O.W.)
(NO RECORD FOUND)

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
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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

MATCHLINE "D"

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206**

THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

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



11/23/2020

Kimley»Horn

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	11/16/2020	06815000C	7 OF 7

PETITION

STATE OF TEXAS
COUNTY OF COLLIN

FILED

TO THE COMMISSIONERS' COURT OF COLLIN COUNTY TEXAS

2021 JAN -7 AM 10: 27

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 situated in Commissioners Precinct No. 3, Collin County, Texas, said road situated and lying as follows:

Being a portion of County Road 206, a prescriptive easement, situated in the Thomas Bruce Survey, Abstract No. 103, and the John Emberson Survey, Abstract No. 294, and intersecting on the north opening with County Road 281. Said portion of abandoned County Road being more particularly shown on Exhibit "A" attached hereto.

WITNESS OUR HANDS, this the 16th day of December, 2020

Russell Thomson
RUSSELL THOMSEN
Print or type name under signature

Purchased From: Pulte Homes & Teles LP
20200227000275080 2/23/2020
Volume and Page or Co. Clerk No. Date

Linda Backlund
LINDA BACKLUND
Print or type name under signature

Purchased From: Highland Homes Dallas LLC
20180531000669130 3/30/2018
Volume and Page or Co. Clerk No. Date

Ryan A Rosa
RYAN A ROSA
Print or type name under signature

Purchased From: Beazer Homes Texas LP
20160708000869810 7/7/2016
Volume and Page or Co. Clerk No. Date

Keith Gehrke
Keith Gehrke
Print or type name under signature

Purchased From: Highland Homes Dallas LLC
20161212001682880 12/12/2016
Volume and Page or Co. Clerk No. Date

Steven L. Galb.
STEVEN L. GALB.
Print or type name under signature

Purchased From: Ashton Dallas Residential LLC
20190508000513680 5/8/2019
Volume and Page or Co. Clerk No. Date

Hester Culbert
Print or type name under signature

Purchased From: Highland Homes Dallas LLC
20180327000365530 3/27/2018
Volume and Page or Co. Clerk No. Date

Tom Wilson
Print or type name under signature

Purchased From: Beazer Homes Texas LP
2017112700154510 11/27/2017
Volume and Page or Co. Clerk No. Date

Jason Moran
Print or type name under signature

Purchased From: MHI Partnership, Ltd
20170605000718620 6/5/2017
Volume and Page or Co. Clerk No. Date

EXHIBIT "A"

BEING a tract of land situated in the Thomas Bruce Survey, Abstract No. 103 and the John Emberson Survey, Abstract No. 294, Collin County, Texas, and being a portion of 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 portion of a called 270.720 acre tract of land described in a deed to Trinity Falls Holdings LP, as recorded in Instrument No. 20171030001439680 of the Official Public Records of Collin County, Texas, and a portion of a called 72 acre tract of land described in a deed to Shaddock & Shaddock, LLC, as recorded in Instrument No. 20140224000164940 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of a called 1.199 acre right-of-way dedication shown on the Record Plat of Trinity Falls, Planning Unit 7 Commercial, Lots 1 and 2, Block A, as recorded in Volume 2020, Page 11 of the Plat Records of Collin County, Texas, being in the centerline of the Trinity Falls Parkway (County Road No. 206), a variable width right-of-way, no record found, the easterly line of said 270.720 acre tract, and the westerly line of said Lot 2;

THENCE North 88°21'47" West, departing the centerline of said Trinity Falls Parkway (County Road No. 206), the easterly line of said 270.720 acre tract, and the westerly line of said Lot 2, and along the northerly line of said right-of-way dedication, a distance of 30.00 feet to a point for corner;

THENCE North 1°38'13" East, departing the northerly line of said right-of-way dedication and crossing said 270.720 acre tract, a distance of 668.25 feet to a point at the beginning of a tangent curve to the left having a central angle of 32°03'16", a radius of 370.00 feet, a chord bearing and distance of North 14°23'25" West, 204.31 feet;

THENCE in a northwesterly direction with said curve to the left, continuing across said 270.720 acre tract and along the apparent westerly right-of-way line of said prescriptive easement, an arc distance of 207.00 feet to a point for corner;

THENCE North 30°25'03" West, continuing across said 270.720 acre tract and along the apparent westerly right-of-way line of said prescriptive easement, passing at a distance of 609.85 feet the northerly line of said 270.720 acre tract and the southerly line of aforesaid 72 acre tract, and continuing along the same course and crossing said 72 acre tract, for a total distance of 1810.86 feet to a northwest corner of said prescriptive easement being on the northerly line of said 72 acre tract, the southerly line of a right-of-way dedication recorded in Cabinet O, Page 430 of the Plat Records of Collin County, Texas, and in the centerline of County Road No. 206, a variable width right-of-way, no record found;

Continued on Sheet 2

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206**

THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	11/17/2020	068150000	1 OF 7

Continued from Sheet 1

THENCE South 88°57'17" East, departing the apparent westerly right-of-way line of said prescriptive easement, along the centerline of said County Road No. 206, the southerly line of said right-of-way dedication, and the northerly line of said 72 acre tract, passing en route a 1/2 inch iron rod and a PK nail found for the southeast corner of said right-of-way dedication, common to an exterior ell corner of aforesaid Lot 2, same being at the intersection of the centerline of said County Road No. 206 with the centerline of Trinity Falls Parkway (County Road No. 281), a variable width right-of-way, and continuing along the same course and along the westerly line of said Lot 2, passing en route the northeast corner of said 72 acre tract, common to an ell corner of said Lot 2, same being at the intersection of the centerline of said County Road No. 206 with the centerline of aforesaid Trinity Falls Parkway (County Road No. 206), and continuing along the same course and crossing said Lot 2, for a total distance of 70.34 feet to a northeast corner of said prescriptive easement;

THENCE continuing across said Lot 2 and along the apparent easterly right-of-way line of said prescriptive easement, the following courses and distances:

South 30°25'03" East, a distance of 1774.14 feet to a point at the beginning of a tangent curve to the right having a central angle of 32°03'16", a radius of 430.00 feet, a chord bearing and distance of South 14°23'25" East, 237.44 feet;

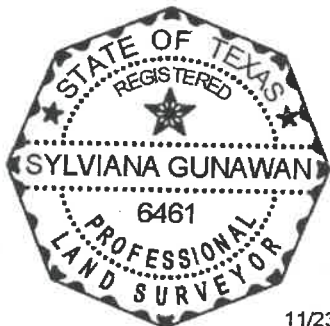
In a southeasterly direction, with said curve to the right, an arc distance of 240.57 feet to a point for corner;

South 1°38'13" West, a distance of 1442.57 feet to a point for corner;

THENCE North 89°48'33" West, departing the apparent easterly right-of-way line of said prescriptive easement, continuing across said Lot 2 and crossing said prescriptive easement, a distance of 30.01 feet to a point for corner on the westerly line of said Lot 2, the centerline of said Trinity Falls Parkway (County Road No. 206), and the easterly line of aforesaid 1.199 acre right-of-way dedication;

THENCE North 1°38'13" East, along the westerly line of said Lot 2, the centerline of said Trinity Falls Parkway (County Road No. 206), and the easterly line of said 1.199 acre right-of-way dedication, a distance of 775.08 feet to the **POINT OF BEGINNING** and containing 4.231 acres (184,313 square feet) of land, more or less.

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



11/23/2020

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206**

THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

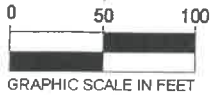
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FIRM # 10193822

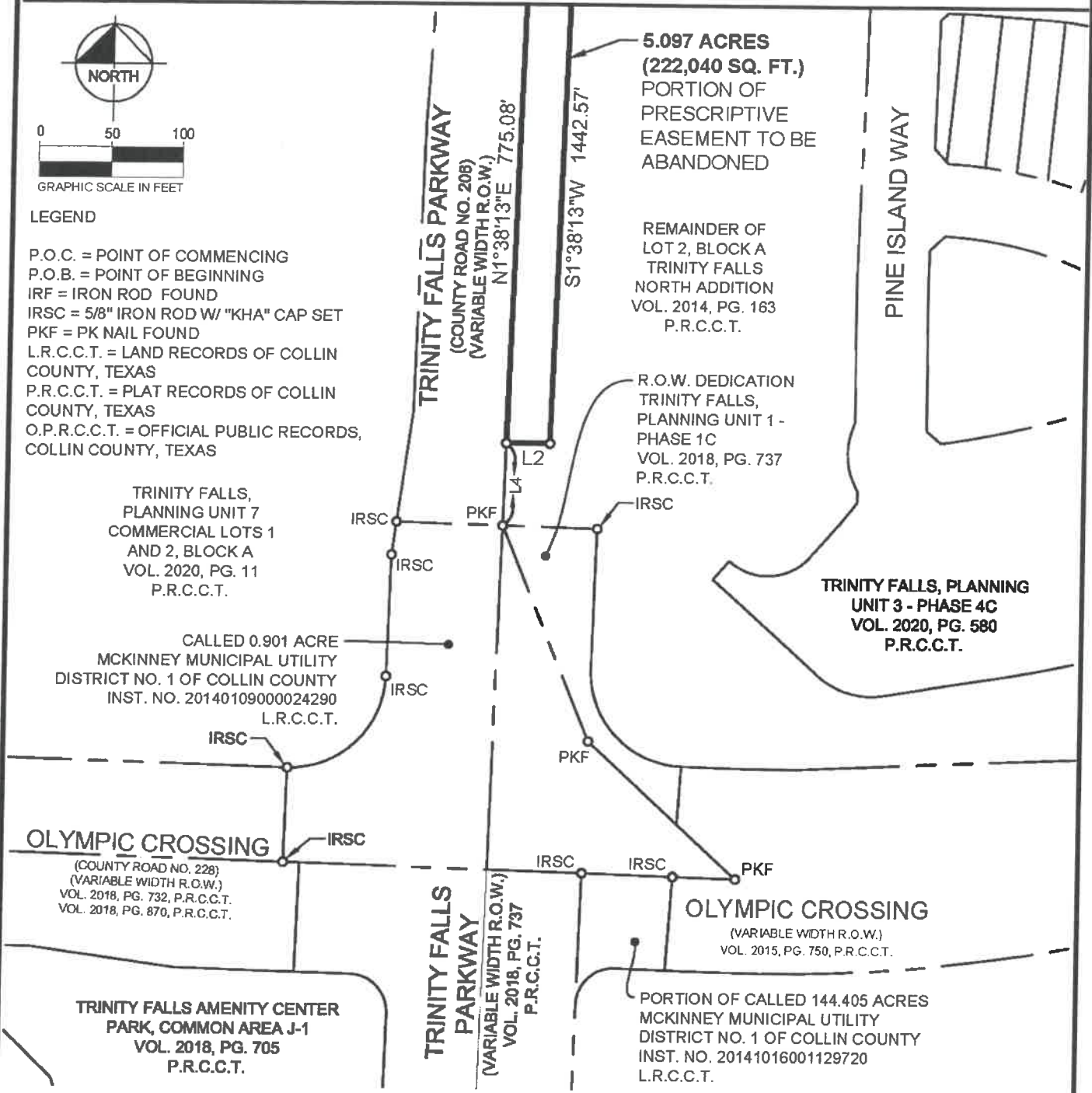
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	11/17/2020	068150000	2 OF 7

MATCHLINE "A"



LEGEND

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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



5.097 ACRES
(222,040 SQ. FT.)
PORTION OF
PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

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

R.O.W. DEDICATION
TRINITY FALLS,
PLANNING UNIT 1 -
PHASE 1C
VOL. 2018, PG. 737
P.R.C.C.T.

TRINITY FALLS,
PLANNING UNIT 7
COMMERCIAL LOTS 1
AND 2, BLOCK A
VOL. 2020, PG. 11
P.R.C.C.T.

CALLED 0.901 ACRE
MCKINNEY MUNICIPAL UTILITY
DISTRICT NO. 1 OF COLLIN COUNTY
INST. NO. 20140109000024290
L.R.C.C.T.

TRINITY FALLS, PLANNING
UNIT 3 - PHASE 4C
VOL. 2020, PG. 580
P.R.C.C.T.

OLYMPIC CROSSING

(COUNTY ROAD NO. 228)
(VARIABLE WIDTH R.O.W.)
VOL. 2018, PG. 732, P.R.C.C.T.
VOL. 2018, PG. 870, P.R.C.C.T.

TRINITY FALLS AMENITY CENTER
PARK, COMMON AREA J-1
VOL. 2018, PG. 705
P.R.C.C.T.

**TRINITY FALLS
PARKWAY**

(VARIABLE WIDTH R.O.W.)
VOL. 2018, PG. 737
P.R.C.C.T.

OLYMPIC CROSSING

(VARIABLE WIDTH R.O.W.)
VOL. 2015, PG. 750, P.R.C.C.T.

PORTION OF CALLED 144.405 ACRES
MCKINNEY MUNICIPAL UTILITY
DISTRICT NO. 1 OF COLLIN COUNTY
INST. NO. 20141016001129720
L.R.C.C.T.

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206**

THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

NOTES

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Kimley»Horn

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Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale 1" = 100'	Drawn by SG	Checked by KHA	Date 11/16/2020	Project No. 068150000	Sheet No. 3 OF 7
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MATCHLINE "B"



LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
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REMAINDER OF
CALLED 270.720 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20171030001439680
O.P.R.C.C.T.

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

TRINITY FALLS, PLANNING
UNIT 3 - PHASE 4B SOUTH
VOL. 2019, PG. 810
P.R.C.C.T.

TRINITY FALLS, PLANNING
UNIT 3 - PHASE 4C
VOL. 2020, PG. 580
P.R.C.C.T.

TRINITY FALLS PARKWAY
(COUNTY ROAD NO. 206) (VARIABLE WIDTH R.O.W.)
(NO RECORD FOUND)

P.O.B.

IRSC

L3

IRSC

L6

S1°38'13"W 1442.57'

N1°38'13"E 775.08'

SOMERVILLE DRIVE

TRINITY FALLS,
PLANNING UNIT 7
COMMERCIAL, LOTS 1
AND 2, BLOCK A
VOL. 2020, PG. 11
P.R.C.C.T.

1.199 ACRE
RIGHT-OF-WAY
DEDICATION
VOL. 2020, PG. 11
P.R.C.C.T.

5.097 ACRES
(222,040 SQ. FT.)
PORTION OF
PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

MATCHLINE "A"

**ABANDONMENT OF A PORTION OF
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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

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale 1" = 100'	Drawn by SG	Checked by KHA	Date 11/16/2020	Project No. 068150000	Sheet No. 4 OF 7
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MATCHLINE "C"



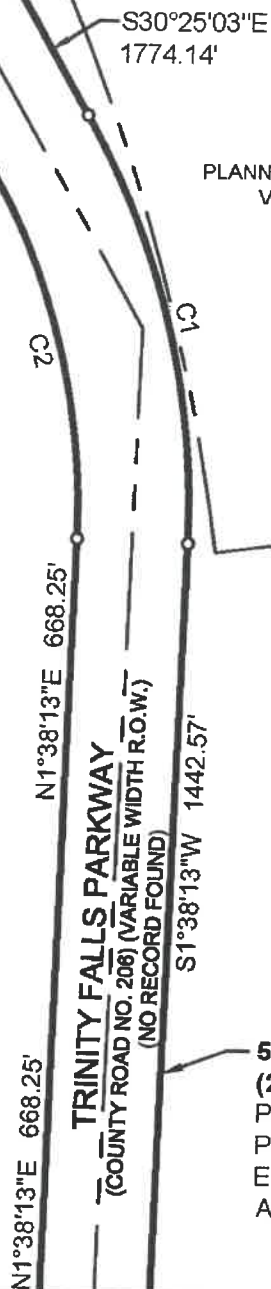
LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- PKF = PK NAIL FOUND
- L.R.C.C.T. = LAND 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

TRINITY FALLS,
PLANNING UNIT 3 - PHASE 3A
VOL. 2019, PG. 644
P.R.C.C.T.

REMAINDER OF
CALLED 270.720 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20171030001439680
O.P.R.C.C.T.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°03'16"	430.00'	240.57'	S14°23'25"E	237.44'
C2	32°03'16"	370.00'	207.00'	N14°23'25"W	204.31'



5.097 ACRES
(222,040 SQ. FT.)
PORTION OF
PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

MATCHLINE "B"

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206**

THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. 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.

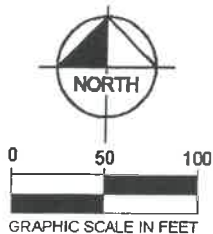
Kimley»Horn

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM# 10193822

Scale 1" = 100'	Drawn by SG	Checked by KHA	Date 11/16/2020	Project No. 068150000	Sheet No. 5 OF 7
--------------------	----------------	-------------------	--------------------	--------------------------	---------------------

MATCHLINE "D"



4.231 ACRES
(184,313 SQ. FT.)
PORTION OF
PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

CALLED 72 ACRES
SHADDOCK & SHADDOCK, LLC
INST. NO. 20140224000164940
L.R.C.C.T.

N30°25'03"W 1810.86'
1201.01'
S30°25'03"E 1774.14'

WALNUT
BRANCH DRIVE

TRINITY FALLS,
PLANNING UNIT 3 - PHASE 3A
VOL. 2019, PG. 644
P.R.C.C.T.

REMAINDER OF
CALLED 270.720 ACRES
TRINITY FALLS HOLDINGS LP
INST. NO. 20171030001439680
O.P.R.C.C.T.

5.097 ACRES
(222,040 SQ. FT.)
PORTION OF
PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

TRINITY FALLS PARKWAY
(COUNTY ROAD NO. 206) (VARIABLE WIDTH R.O.W.)
809.85'

L5
PKF

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
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- L.R.C.C.T. = LAND 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

MATCHLINE "C"

ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206

THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

NOTES

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Kimley»Horn

6160 Warren Pkwy, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	11/16/2020	068150000	6 OF 7

COUNTY ROAD NO. 206

25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 778
D.R.C.C.T.

THOMAS BRUCE SURVEY,
ABSTRACT NO. 103
JOHN EMBERSON SURVEY,
ABSTRACT NO. 294

APPROXIMATE
LOCATION OF
ABSTRACT LINE

1/2" IRF
AND PKF

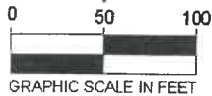
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REMAINDER OF
LOT 2, BLOCK A
TRINITY FALLS NORTH ADDITION
VOL. 2014, PG. 163
P.R.C.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°57'17"E	70.34'
L2	N89°48'33"W	30.01'
L3	N88°21'47"W	30.00'
L4	N01°38'13"E	57.36'
L5	S89°16'37"E	35.05'
L6	S88°21'47"E	30.00'

CALLED 72 ACRES
SHADDOCK & SHADDOCK, LLC
INST. NO. 20140224000184940
L.R.C.C.T.



4.231 ACRES
(184,313 SQ. FT.)
PORTION OF
PRESCRIPTIVE
EASEMENT TO BE
ABANDONED

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
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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

MATCHLINE "D"

**ABANDONMENT OF A PORTION OF
PRESCRIPTIVE EASEMENT FOR
COUNTY ROAD NO. 206**

THOMAS BRUCE SURVEY, ABSTRACT NO. 103
J. EMBERSON SURVEY, ABSTRACT NO. 294
COLLIN COUNTY, TEXAS

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



11/23/2020

Kimley»Horn

8160 Warren Pkwy., Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	11/16/2020	088150000	7 OF 7

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 February 1, 2021, or at the next earliest meeting of the Commissioners' Court on the 4th floor at the Administration Building in said county, to abandon the following public road:

Being a portion of the east side of County Road 281, a right of way easement, situated in the Thomas Bruce Survey Abstract No. 103, and intersecting on the south opening with County Road 206. Said portion of abandoned County Road being more particularly shown 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 hears by the Commissioners' Court upon the presentation of said application.

WITNESS OUR HANDS, this the 16 day of December, 2020

Russell Thomsen

RUSSELL THOMSEN
Print or type name under signature

Purchased From: Pulte Homes of Texas, LP
20200227000275080 2/25/2020
Volume and Page or Co. Clerk No. Date

Linda Backlund

LINDA BACKLUND
Print or type name under signature

Purchased From: Highland Homes Dallas LLC
20180531000649130 5/30/2018
Volume and Page or Co. Clerk No. Date

Ryan A Rosa

RYAN A ROSA
Print or type name under signature

Purchased From: Beazer Homes Texas LP
20160708000869810 7/7/2016
Volume and Page or Co. Clerk No. Date

Keith Gorch

Keith Gorch
Print or type name under signature

Purchased From: Highland Homes Dallas LLC
20161212001682880 12/12/2016
Volume and Page or Co. Clerk No. Date

Steven L. Golb.

STEVEN L. GOLB.
Print or type name under signature

Purchased From: Ashton Dallas Residential LLC
20190508000513680 5/8/2019
Volume and Page or Co. Clerk No. Date

Joshe Adair

Joshe Adair
Print or type name under signature

Purchased From: Highland Homes Dallas LLC
20180327000365530 3/27/2018
Volume and Page or Co. Clerk No. Date

Tom Wilson

Tom Wilson
Print or type name under signature

Purchased From: Beazer Homes Texas LP
20171127001564510 11/27/2017
Volume and Page or Co. Clerk No. Date

Sage Metola

SAGE METOLA
Print or type name under signature

Purchased From: MHI Partnership, Ltd
20170605000718620 6/5/2017
Volume and Page or Co. Clerk No. Date

2020 DEC 17 PM 6:44
CLERK OF COUNTY COURT
COLLIN COUNTY TEXAS

EXHIBIT "A"

BEING a tract of land situated in the Thomas Bruce Survey, Abstract No. 103, Collin County, Texas, and being a portion of 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, same being a portion of a 25 foot wide right-of-way easement conveyed to the County of Collin recorded in Volume 3033, Page 778 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod and a PK nail found for the southeast corner of a right-of-way dedication shown on the Minor Plat of Lot 1 and 2 Block A Miller Addition, as recorded in Cabinet O, Page 430 of the Plat Records of Collin County, Texas, common to the southwest corner of said 25 foot wide right-of-way easement, being at the intersection of the centerline of County Road No. 206, a variable width right-of-way, no record found, with the centerline of Trinity Falls Parkway (County Road No. 281), a variable width right-of-way, same also being on the westerly line of said Lot 2, and on the northerly line of a called 72 acre tract of land described in a deed to Shaddock & Shaddock, LLC, as recorded in Instrument No. 20140224000164940 of the Land Records of Collin County, Texas;

THENCE North 0°31'40" East, departing the northerly line of said 72 acre tract and the centerline of said County Road No. 206, along the easterly line of said right-of-way dedication, the easterly line of a called 8.0 acre tract of land described in a deed to Terry L. Hartwick and Rose Etta Jones, as recorded in Instrument No. 93-0102289 of the Land Records of Collin County, Texas, the easterly line of a called 19.33 acre tract of land described in a deed to Terry L. Hartwick and Rose Etta Jones, as recorded in Instrument No. 94-0065235 of the Land Records of Collin County, Texas, the easterly line of a called 3.0 acre tract of land described in a deed to Terry L. Hartwick and Rose Etta Jones, as recorded in Volume 5077, Page 5259 of the Land Records of Collin County, Texas, the westerly line of said Lot 2, the westerly line of said right-of-way easement, and along the centerline of said Trinity Falls Parkway, a distance of 1627.71 feet to a 60D nail found for the northeast corner of said 3.0 acre tract, common to an ell corner of said Lot 2;

THENCE North 0°04'47" East, continuing along the westerly line of said right-of-way easement and the centerline of said Trinity Falls Parkway, and crossing said Lot 2, a distance of 1238.09 feet to a point for corner;

THENCE South 89°28'20" East, departing the westerly line of said right-of-way easement and the centerline of said Trinity Falls Parkway, and continuing across said Lot 2 and said right-of-way easement, a distance of 25.00 feet to a point for corner on the easterly line of said right-of-way easement;

THENCE South 0°04'47" West, along the easterly line of said right-of-way easement and continuing across said Lot 2, a distance of 1237.99 feet to a point for corner;

THENCE South 0°31'40" West, continuing along the easterly line of said right-of-way easement and the across said Lot 2, a distance of 1628.04 feet to the southeast corner of said right-of-way easement;

THENCE North 88°57'17" West, along the southerly line of said right-of-way easement and continuing across said Lot 2, passing at a distance of 16.33 feet the northeast corner of said 72 acre tract, common to an ell corner of said Lot 2, being at the intersection of the centerline of said County Road No. 206 with the centerline of Trinity Falls Parkway (County Road No. 206), a variable width right-of-way, no record found, and continuing along the same course and along the northerly line of said 72 acre tract, the westerly line of said Lot 2, and the centerline of said County Road No. 206, for a total distance of 25.00 feet to the **POINT OF BEGINNING** and containing 1.645 acres of land (71,648 square feet), more or less.

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



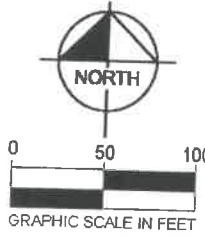
12/03/2020

**ABANDONMENT OF A PORTION OF
 RIGHT-OF-WAY EASEMENT FOR
 COUNTY ROAD NO. 281**
 THOMAS BRUCE SURVEY, ABSTRACT NO. 103
 COLLIN COUNTY, TEXAS

Kimley»Horn		6160 Warren Pkwy., Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 FIRM # 10193822	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	SG	KHA	11/17/2020	068150000	1 OF 5

MATCHLINE "A"

LINE TABLE		
NO.	BEARING	LENGTH
L3	S45°30'15"W	21.04'



LEGEND

P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 PKF = PK NAIL FOUND
 NLF = 60D NAIL FOUND
 P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
 L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS

1.645 ACRES
 (71,648 SQ. FT.)
 PORTION OF
 RIGHT-OF-WAY EASEMENT
 TO BE ABANDONED

RIGHT-OF-WAY
 DEDICATION
 CAB. O, PG. 430
 P.R.C.C.T.

MILLER ADDITION
 CAB. O, PG. 430
 P.R.C.C.T.

LOT 1
 BLOCK A

1/2" IRF

LOT 2
 BLOCK A

1/2" IRF

APPROXIMATE
 LOCATION OF
 ABSTRACT LINE

COUNTY ROAD NO. 206

CALLED 72 ACRES
 SHADDOCK & SHADDOCK, LLC
 INST. NO. 20140224000164940
 L.R.C.C.T.

1/2" IRF
 AND PKF
 P.O.B.

TRINITY FALLS PARKWAY
 (COUNTY ROAD NO. 281)
 (VARIABLE WIDTH R.O.W.)

N0°31'40"E 1627.71'

S0°31'40"W 1628.04'

S2°21'01"W 165.00'

S0°30'15"W 160.00'

N88°57'17"W
 25.00'

16.33'

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

25' RIGHT-OF-WAY EASEMENT
 VOL. 3033, PG. 778
 D.R.C.C.T.

McKINNEY MUNICIPAL UTILITY
 DISTRICT No. 2
 McKINNEY MUNICIPAL UTILITY
 DISTRICT No. 1

THOMAS BRUCE SURVEY,
 ABSTRACT NO. 103
 JOHN EMBERSON SURVEY,
 ABSTRACT NO. 294

**ABANDONMENT OF A PORTION OF
 RIGHT-OF-WAY EASEMENT FOR
 COUNTY ROAD NO. 281**
 THOMAS BRUCE SURVEY, ABSTRACT NO. 103
 COLLIN COUNTY, TEXAS

NOTES

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Kimley»Horn

6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034

Tel. No. (972) 335-3580
 FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	11/17/2020	068150000	2 OF 5

MATCHLINE "B"

25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 775
D.R.C.C.T.

CALLED 3.0 ACRES
TERRY L. HARTWICK AND ROSE ETTA JONES
VOL. 5077, PG. 5259
L.R.C.C.T.

CALLLED 19.33 ACRES
TERRY L. HARTWICK
AND ROSE ETTA
JONES
INST. NO. 94-0065235
L.R.C.C.T.

CALLLED 8.0 ACRES
TERRY L. HARTWICK
AND ROSE ETTA JONES
INST. NO. 93-0102289
L.R.C.C.T.

MILLER ADDITION
CAB. O, PG. 430
P.R.C.C.T.

LOT 1
BLOCK A

1/2" IRF
N 72°36' W 0.2'

S88°58'45"E
50.20'

S0°30'15"W 588.73'

N0°31'40"E 1627.71'
357.10'

S0°31'40"W 1628.04'

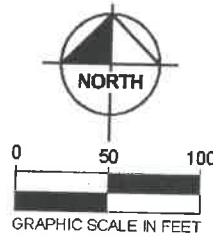
TRINITY FALLS PARKWAY
(COUNTY ROAD NO. 281)
(VARIABLE WIDTH R.O.W.)

25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 778
D.R.C.C.T.

1.645 ACRES
(71,648 SQ. FT.)
PORTION OF
RIGHT-OF-WAY EASEMENT
TO BE ABANDONED

LEGEND

- P.O.B. = POINT OF BEGINNING
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- NLF = 60D NAIL FOUND
- P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
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REMAINDER OF
LOT 2, BLOCK A
TRINITY FALLS NORTH ADDITION
VOL. 2014, PG. 163
P.R.C.C.T.

MATCHLINE "A"

ABANDONMENT OF A PORTION OF
RIGHT-OF-WAY EASEMENT FOR
COUNTY ROAD NO. 281

THOMAS BRUCE SURVEY, ABSTRACT NO. 103
COLLIN COUNTY, TEXAS

NOTES

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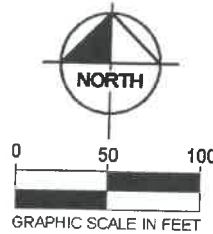
Kimley»Horn

6160 Warren Pkwy., Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	11/17/2020	068150000	3 OF 5

MATCHLINE "C"



LEGEND

- P.O.B. = POINT OF BEGINNING
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- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
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25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 775
D.R.C.C.T.

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

**1.645 ACRES
(71,648 SQ. FT.)**
PORTION OF
RIGHT-OF-WAY EASEMENT
TO BE ABANDONED

TRINITY FALLS PARKWAY
(COUNTY ROAD NO. 281)
(VARIABLE WIDTH R.O.W.)

N0°04'47"E 1238.09'

S0°04'47"W 1237.99'

25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 778
D.R.C.C.T.

NLF

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

CALLED 3.0 ACRES
TERRY L. HARTWICK
AND ROSE ETTA JONES
VOL. 5077, PG. 5259
L.R.C.C.T.

N0°31'40"E 1627.71'
270.66'

S0°31'40"W 1628.04'

MATCHLINE "B"

**ABANDONMENT OF A PORTION OF
RIGHT-OF-WAY EASEMENT FOR
COUNTY ROAD NO. 281**
THOMAS BRUCE SURVEY, ABSTRACT NO. 103
COLLIN COUNTY, TEXAS

NOTES

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Scale 1" = 100'	Drawn by SG	Checked by KHA	Date 11/17/2020	Project No. 068150000	Sheet No. 4 OF 5
--------------------	----------------	-------------------	--------------------	--------------------------	---------------------



LEGEND

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- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
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- L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS

NOTES

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S89°28'20"E
25.00'

25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 775
D.R.C.C.T.

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

NO°04'47"E 1238.09'

S0°04'47"W 1237.99'

TRINITY FALLS PARKWAY
(COUNTY ROAD NO. 281)
(VARIABLE WIDTH R.O.W.)

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

**1.645 ACRES
(71,648 SQ. FT.)**
PORTION OF
RIGHT-OF-WAY EASEMENT
TO BE ABANDONED

25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 778
D.R.C.C.T.

MATCHLINE "C"

**ABANDONMENT OF A PORTION OF
RIGHT-OF-WAY EASEMENT FOR
COUNTY ROAD NO. 281**

THOMAS BRUCE SURVEY, ABSTRACT NO. 103
COLLIN COUNTY, TEXAS

Sylviana Gunawan

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12/03/2020

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FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	11/17/2020	068150000	5 OF 5

PETITION

STATE OF TEXAS
COUNTY OF COLLIN

TO THE COMMISSIONERS' COURT OF COLLIN COUNTY TEXAS

FILED
2021 JAN - 7 AM 10:23
CLERK OF COUNTY CLERK
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 situated in Commissioners Precinct No. 3, Collin County, Texas, said road situated and lying as follows:

Being a portion of the east side of County Road 281, a right of way easement, situated in the Thomas Bruce Survey, Abstract No. 103, and intersecting on the south opening with County Road 206. Said portion of abandoned County Road being more particularly shown on Exhibit "A" attached hereto.

WITNESS OUR HANDS, this the 16 day of December, 2020

Russell Thomsen
RUSSELL THOMSEN
Print or type name under signature

Purchased From: Pulte Homes of Texas, LP
20200227000275080 2/25/2020
Volume and Page or Co. Clerk No. Date

Linda Backlund
LINDA BACKLUND
Print or type name under signature

Purchased From: Highland Homes Dallas LLC
20180531000669130 5/30/2018
Volume and Page or Co. Clerk No. Date

Ryana Rosa
RYANA ROSA
Print or type name under signature

Purchased From: Beazer Homes Texas LP
20160708000869810 7/7/2016
Volume and Page or Co. Clerk No. Date

Keith Gehrk
Keith Gehrk
Print or type name under signature

Purchased From: Highland Homes Dallas LLC
20161212001682880 12/12/2016
Volume and Page or Co. Clerk No. Date

Stevan Logalb
STEVAN LOGALB
Print or type name under signature

Purchased From: Ashton Dallas Residential LLC
20190508000513680 5/8/2019
Volume and Page or Co. Clerk No. Date

Leslie Culwell
Print or type name under signature

Purchased From: Highland Homes - Dallas, LLC
20180327000365530 3/27/2018
Volume and Page or Co. Clerk No. Date

Kim Wilson
Print or type name under signature

Purchased From: Beazer Homes Texas, LP
20171127001564810 11/27/2017
Volume and Page or Co. Clerk No. Date

Stevan Logalb
Print or type name under signature

Purchased From: MHI Partnership, Ltd
20170605000718620 6/5/2017
Volume and Page or Co. Clerk No. Date

EXHIBIT "A"

BEING a tract of land situated in the Thomas Bruce Survey, Abstract No. 103, Collin County, Texas, and being a portion of 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, same being a portion of a 25 foot wide right-of-way easement conveyed to the County of Collin recorded in Volume 3033, Page 778 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod and a PK nail found for the southeast corner of a right-of-way dedication shown on the Minor Plat of Lot 1 and 2 Block A Miller Addition, as recorded in Cabinet O, Page 430 of the Plat Records of Collin County, Texas, common to the southwest corner of said 25 foot wide right-of-way easement, being at the intersection of the centerline of County Road No. 206, a variable width right-of-way, no record found, with the centerline of Trinity Falls Parkway (County Road No. 281), a variable width right-of-way, same also being on the westerly line of said Lot 2, and on the northerly line of a called 72 acre tract of land described in a deed to Shaddock & Shaddock, LLC, as recorded in Instrument No. 20140224000164940 of the Land Records of Collin County, Texas;

THENCE North 0°31'40" East, departing the northerly line of said 72 acre tract and the centerline of said County Road No. 206, along the easterly line of said right-of-way dedication, the easterly line of a called 8.0 acre tract of land described in a deed to Terry L. Hartwick and Rose Etta Jones, as recorded in Instrument No. 93-0102289 of the Land Records of Collin County, Texas, the easterly line of a called 19.33 acre tract of land described in a deed to Terry L. Hartwick and Rose Etta Jones, as recorded in Instrument No. 94-0065235 of the Land Records of Collin County, Texas, the easterly line of a called 3.0 acre tract of land described in a deed to Terry L. Hartwick and Rose Etta Jones, as recorded in Volume 5077, Page 5259 of the Land Records of Collin County, Texas, the westerly line of said Lot 2, the westerly line of said right-of-way easement, and along the centerline of said Trinity Falls Parkway, a distance of 1627.71 feet to a 60D nail found for the northeast corner of said 3.0 acre tract, common to an ell corner of said Lot 2;


THENCE North 0°04'47" East, continuing along the westerly line of said right-of-way easement and the centerline of said Trinity Falls Parkway, and crossing said Lot 2, a distance of 1238.09 feet to a point for corner;

THENCE South 89°28'20" East, departing the westerly line of said right-of-way easement and the centerline of said Trinity Falls Parkway, and continuing across said Lot 2 and said right-of-way easement, a distance of 25.00 feet to a point for corner on the easterly line of said right-of-way easement;

THENCE South 0°04'47" West, along the easterly line of said right-of-way easement and continuing across said Lot 2, a distance of 1237.99 feet to a point for corner;

THENCE South 0°31'40" West, continuing along the easterly line of said right-of-way easement and the across said Lot 2, a distance of 1628.04 feet to the southeast corner of said right-of-way easement;

THENCE North 88°57'17" West, along the southerly line of said right-of-way easement and continuing across said Lot 2, passing at a distance of 16.33 feet the northeast corner of said 72 acre tract, common to an ell corner of said Lot 2, being at the intersection of the centerline of said County Road No. 206 with the centerline of Trinity Falls Parkway (County Road No. 206), a variable width right-of-way, no record found, and continuing along the same course and along the northerly line of said 72 acre tract, the westerly line of said Lot 2, and the centerline of said County Road No. 206, for a total distance of 25.00 feet to the **POINT OF BEGINNING** and containing 1.645 acres of land (71,648 square feet), more or less.


 SYLVIANA GUNAWAN
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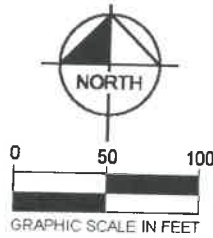
6160 Warren Pkwy., Suite 210
 Frisco, Texas 75034

Tel. No. (972) 335-3580
 FIRM # 10193622

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	11/17/2020	068150000	1 OF 5

MATCHLINE "A"

LINE TABLE		
NO.	BEARING	LENGTH
L3	S45°30'15"W	21.04'



LEGEND

- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- PKF = PK NAIL FOUND
- NLF = 60D NAIL FOUND
- P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
- L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS

**1.645 ACRES
(71,648 SQ. FT.)**
PORTION OF
RIGHT-OF-WAY EASEMENT
TO BE ABANDONED

RIGHT-OF-WAY
DEDICATION
CAB. O, PG. 430
P.R.C.C.T.

MILLER ADDITION
CAB. O, PG. 430
P.R.C.C.T.

LOT 1
BLOCK A

1/2" IRF

LOT 2
BLOCK A

1/2" IRF

APPROXIMATE
LOCATION OF
ABSTRACT LINE

COUNTY ROAD NO. 206

CALLED 72 ACRES
SHADDOCK & SHADDOCK, LLC
INST. NO. 20140224000164940
L.R.C.C.T.

1/2" IRF
AND PKF
P.O.B.

TRINITY FALLS PARKWAY
(COUNTY ROAD NO. 281)
(VARIABLE WIDTH R.O.W.)

N0°31'40"E 1627.71'

S0°31'40"W 1628.04'

25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 778
D.R.C.C.T.

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

MCKINNEY MUNICIPAL UTILITY
DISTRICT No. 2
MCKINNEY MUNICIPAL UTILITY
DISTRICT No. 1

THOMAS BRUCE SURVEY,
ABSTRACT NO. 103
JOHN EMBERSON SURVEY,
ABSTRACT NO. 294

**ABANDONMENT OF A PORTION OF
RIGHT-OF-WAY EASEMENT FOR
COUNTY ROAD NO. 281**
THOMAS BRUCE SURVEY, ABSTRACT NO. 103
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

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SG	KHA	11/17/2020	068150000	2 OF 5

MATCHLINE "B"

25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 775
D.R.C.C.T.

CALLED 3.0 ACRES
TERRY L. HARTWICK AND ROSE ETTA JONES
VOL. 5077, PG. 5259
L.R.C.C.T.

CALLED 19.33 ACRES
TERRY L. HARTWICK
AND ROSE ETTA
JONES
INST. NO. 94-0065235
L.R.C.C.T.

CALLED 8.0 ACRES
TERRY L. HARTWICK
AND ROSE ETTA JONES
INST. NO. 93-0102289
L.R.C.C.T.

MILLER ADDITION
CAB. O, PG. 430
P.R.C.C.T.

LOT 1
BLOCK A

NLF

N0°31'40"E 1627.71'
367.10'

S0°31'40"W 1628.04'

TRINITY FALLS PARKWAY
(COUNTY ROAD NO. 281)
(VARIABLE WIDTH R.O.W.)

1/2" IRF
N 72°36' W 0.2'

S88°58'45"E
50.20'

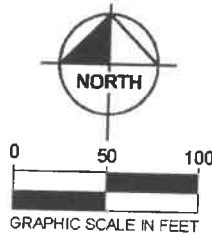
S0°30'15"W 589.73'

25' RIGHT-OF-WAY EASEMENT
VOL. 3033, PG. 778
D.R.C.C.T.

1.645 ACRES
(71,648 SQ. FT.)
PORTION OF
RIGHT-OF-WAY EASEMENT
TO BE ABANDONED

LEGEND

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- CAP SET
- PKF = PK NAIL FOUND
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- P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
- L.R.C.C.T. = LAND RECORDS, COLLIN COUNTY, TEXAS



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

MATCHLINE "A"

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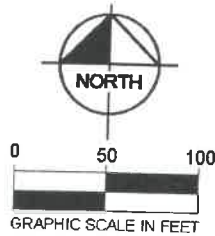
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Scale 1" = 100'	Drawn by SG	Checked by KHA	Date 11/17/2020	Project No. 068150000	Sheet No. 3 OF 5
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MATCHLINE "C"



LEGEND

P.O.B. = POINT OF BEGINNING
 IRF = IRON ROD FOUND
 IRSC = 5/8" IRON ROD W/ "KHA"
 CAP SET
 PKF = PK NAIL FOUND
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 COLLIN COUNTY, TEXAS
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25' RIGHT-OF-WAY EASEMENT
 VOL. 3033, PG. 775
 D.R.C.C.T.

REMAINDER OF
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 VOL. 2014, PG. 163
 P.R.C.C.T.

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TRINITY FALLS PARKWAY
 (COUNTY ROAD NO. 281)
 (VARIABLE WIDTH R.O.W.)

25' RIGHT-OF-WAY EASEMENT
 VOL. 3033, PG. 778
 D.R.C.C.T.

NLF

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

CALLED 3.0 ACRES
 TERRY L. HARTWICK
 AND ROSE ETTA JONES
 VOL. 5077, PG. 5259
 L.R.C.C.T.

MATCHLINE "B"

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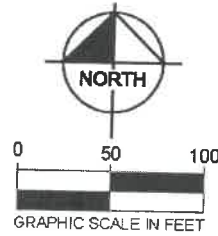
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S89°28'20"E
 25.00'

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