

**LEGAL DESCRIPTION**  
**0.086 OF AN ACRE**

**BEING** a tract of land situated in the Meredith Hart Survey, Abstract No. 371, Collin County, Texas and being a portion of FM 543 (Weston Road), a variable width right-of-way, dedicated by Volume 516, Pages 47, 540, 547, 553, 555, and 563 of the Deed Records of Collin County, Texas, and conveyed to City of McKinney in a Transfer of Right-of-Way as recorded in Instrument No. 20140217000146290 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

**COMMENCING** at the northeast corner of a called 30.164 acre tract of land described in a General Warranty Deed to James Alan Augsperger, as recorded in Volume 4988, Page 2791 of the Land Records of Collin County, Texas, common to the southeast corner of a called 210.817 acre tract of land described in a deed to Monty J. Jackson and wife, Sallie R. Jackson, as recorded in Volume 1197, Page 885 of the Land Records of Collin County, Texas, same being on the westerly right-of-way line of said FM 543, from which a 5/8 inch iron rod with an illegible plastic cap (bent) bears North 88°50' West, 0.7 feet;

**THENCE** South 00°46'30"W, along the westerly right-of-way line of said FM 543 and the easterly line of said 30.164 acre tract, a distance of 142.03 feet to the **POINT OF BEGINNING** of the herein described tract, from which a 1/2 inch iron rod with plastic cap stamped "TX REG 100189-00" found for witness bears North 43°30' East, 0.2 foot;

**THENCE** South 0°46'31" West, departing the westerly right-of-way line of said FM 543, and crossing said FM 543, a distance of 400.00 feet to a 1/2 inch iron rod with plastic cap stamped "TX REG 100189-00" found for corner on the westerly right-of-way line of said FM 543 and the easterly line of said 30.164 acre tract;

**THENCE** along the westerly right-of-way line of said FM 543 and the easterly line of said 30.164 acre tract, the following courses and distances:

North 3°30'51" West, a distance of 200.56 feet to a 1/2 inch iron rod with plastic cap stamped "TX REG 100189-00" found for corner;

North 0°46'30" East, a distance of 100.00 feet to a 3/8 inch iron rod found for corner;

North 9°18'21" East, a distance of 101.12 feet to the **POINT OF BEGINNING** and containing 0.086 of an acre (3,750 square feet) of land, more or less.

SYLVIANA GUNAWAN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6461  
6160 WARREN PKWY., SUITE 210  
FRISCO, TEXAS 75034  
PH. 972-335-3580  
sylviana.gunawan@kimley-horn.com

**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

ABANDONMENT OF A PORTION OF  
RIGHT-OF-WAY FOR FM 543  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
COLLIN COUNTY, TEXAS

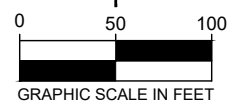
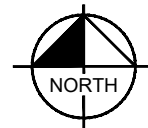
**Kimley»Horn**

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Frisco, Texas 75034

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Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DG	KHA	02/19/2021	068150000	2 OF 2



CALLED 210.817 ACRES  
MONTY J. JACKSON AND  
WIFE, SALLIE R. JACKSON  
VOL. 1197, PG. 885  
L.R.C.C.T.

15' WIDE WATER EASEMENT  
INST. NO. 20180105000026330  
O.P.R.C.C.T.

5/8" IRFC  
(BENT)  
N 88°50' W 0.7'

**P.O.C.**

**P.O.B.**

1/2" IRFC  
"TX REG 100189-00"  
N 43°30' E 0.2'

CALLED 30.164 ACRES  
JAMES A. AUGSPURGER  
VOL. 4988, PG. 2791  
L.R.C.C.T.

3/8" IRF

L3

1/2" IRFC  
"TX REG 100189-00"

**PORCION OF FM 543  
RIGHT-OF-WAY TO BE  
ABANDONED  
0.086 ACRE  
(3,750 SQ. FT.)**

L2

**FM 543 (WESTON ROAD)**  
S0°46'31"W 400.00'  
(VARIABLE WIDTH R.O.W.)  
VOL. 516, PG. 47, VOL. 540, VOL. 516, PG. 547, VOL. 516, PG. 553,  
VOL. 516, PG. 555, VOL. 516, PG. 563, D.R.C.C.T.  
INST. NO. 20140217000146290, O.P.R.C.C.T.

PAUL H. POGUE AND WIFE,  
JUDY L. POGUE  
INST. NO. 92-0008425  
L.R.C.C.T.

**MEREDITH HART SURVEY,  
ABSTRACT NO. 371**

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°46'30"W	142.03'
L2	N03°30'51"W	200.56'
L3	N00°46'30"E	100.00'
L4	N09°18'21"E	101.12'

15' WIDE WATER EASEMENT  
INST. NO. 20180105000026330  
O.P.R.C.C.T.

1/2" IRFC  
"TX REG 100189-00"

**LEGEND**

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRFC = IRON ROD FOUND W/ CAP
- IRF = IRON ROD 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
- D.R.C.C.T. = DEED 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.

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**ABANDONMENT OF A PORTION OF  
RIGHT-OF-WAY FOR FM 543  
MEREDITH HART SURVEY, ABSTRACT NO. 371  
COLLIN COUNTY, TEXAS**

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1" = 100'	DG	KHA	02/19/2021	068150000	2 OF 2