

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.

DEED

STATE OF TEXAS

§

COUNTY OF COLLIN

§

§

WHEREAS, the City of Anna, Texas, County of Collin, State of Texas (the "City"), a home-rule municipality, is authorized under the Texas Local Government Code to acquire land and such other property rights, including acquisition of street/road/highway right of way deemed necessary or convenient to a City road project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a road project providing for public transportation;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Collin County, hereinafter referred to as "Grantors," whether one or more, for and in consideration of the sum of Ten dollars (\$10) to Grantors in hand paid by the City, hereinafter sometimes referred to as Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto the Grantee all that certain tract or parcel of land lying and being situated in the City of Anna, County of Collin, State of Texas, more particularly described in Exhibit "D," which is attached hereto and incorporated herein for any and all purposes.

Grantors hereby acknowledge that their use of and access to the City street/road/highway to be constructed in conjunction with the public road facility of which the land hereby conveyed shall become a part (herein called "Road Facility"), shall be and forever remain subject to the same regulation by legally constituted authority as applies to the public's use thereof; and Grantors further acknowledge that the design, construction and operation of such Road Facility requires and Grantor hereby grants rights of ingress and egress and the right of direct access to and from Grantors' remaining property (if any) to said Road Facility as may be necessary for Road Facility construction, alteration or redesign.

TO HAVE AND TO HOLD the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the Grantee and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the Grantee and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 13th day of July, 2016.

GRANTOR:

Keith Self
Signature
Keith Self
Printed name

Acknowledgement

State of Texas
County of Collin

This instrument was acknowledged before me on July 12, 2016 by Keith Self
Hilari Monk
Notary Public's Signature

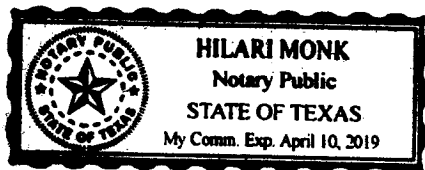


EXHIBIT "D"

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**FIELD NOTE DESCRIPTION
RIGHT-OF-WAY ACQUISITION
(W. FOSTER CROSSING ROAD)
COLLIN COUNTY, TEXAS**

Being a parcel of land, variable in width reserved for the public right-of-way of W. Foster Crossing Road in the William Kitchens Survey, Abstract No. 505, City of Anna, Collin County, Texas, and being part of a 3.0625 acre tract remaining from a called 12.9625 acre tract of land conveyed to Collin County, by Final Judgment recorded in Instrument Number 20081114001335080 of the Deed Records of Collin County, Texas (D.R.C.C.T.), said parcel of land for public right-of-way being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a cap stamped "BH&C" for corner in the south property line of said 3.0625 acre Collin County tract, said iron rod also being in the northwest right-of-way line of said W. Foster Crossing Road, said iron rod also being in the north line of a called 9.90 acre tract of land conveyed to Collin County Toll Road Authority by deed recorded in Instrument Number 20090504000530520 of the D.R.C.C.T., said iron rod bearing S 79°44'07" E, a distance of 565.32 feet from a 1/2" iron rod set with a cap stamped "BH&C" at the southwest property corner of said 3.0625 acre Collin County tract;

THENCE N 14°10'30" E, departing the south property line of said 3.0625 acre Collin County tract, and being along the northwest right-of-way line of said W. Foster Crossing Road, a distance of 70.55 feet to a 1/2" iron rod set with a cap stamped "BH&C" for corner, said iron rod being the beginning of a curve to the right;

THENCE, continuing along the northwest right-of-way line of said W. Foster Crossing Road, and along said curve having a radius of 244.67 feet, a central angle of 11°09'51", an arc distance of 47.67 feet (chord bearing- N 23°53'37" E and a chord distance of 47.60 feet) to a 1/2" iron rod set with a cap stamped "BH&C" for a corner, said iron rod being in the north property line of said 3.0625 acre Collin County tract;

THENCE S 88°12'24" E, departing the northwest right-of-way line of said W. Foster Crossing Road, being along the north property line of said 3.0625 acre Collin County tract, a distance of 50.43 feet to a point for corner, said point being at the beginning of a curve to the left;

THENCE, continuing along the north property line of said 3.0625 acre Collin County tract and the said curve having a radius of 554.80, a central angle of 05°09'54", and an arc distance of 50.01 feet (chord bearing- N 89°12'42" E, and a chord distance of 50.00 feet) to a 1/2" iron rod set with a cap stamped "BH&C" for corner, said iron rod being in the southeast right-of-way line of said W. Foster Crossing Road, said iron rod also being at the beginning of a non-tangent curve to the left;

THENCE, departing north property line of said 3.0625 acre Collin County tract, and being along southeast right-of-way line of said W. Foster Crossing Road, and also being along said curve having a radius of 146.30, a central angle of 30°58'12", and an arc distance of 79.08 feet (chord bearing- S 33°17'43" W, and a chord distance of 78.12 feet) to a 1/2" iron rod set with a cap stamped "BH&C" for corner,

THENCE S 14°10'30" W, continuing along the southeast right-of-way line of said W. Foster Crossing Road, a distance of 61.90 feet to a 1/2" iron rod set with a cap stamped "BH&C" for corner, said iron rod being in the south property line of said 3.0625 acre Collin County tract;

EXHIBIT "D"

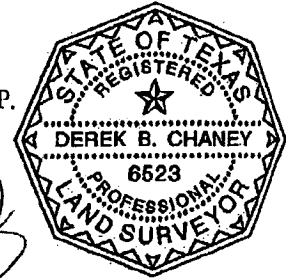
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THENCE N 79°44'07" W, departing the southeast right-of-way line of said W. Foster Crossing Road, and being along the south property line of said 3.0625 acre Collin County tract; a distance of 80.19 feet to the POINT OF BEGINNING, and containing 0.233 acre of land, more or less.

Notes:

1. Bearings and distances cited in this field note description are based on the Texas State Plane Coordinate System, NAD-83, Texas North Central Zone 4202.
2. Field survey concluded on 04/07/2016.
3. An exhibit (conveyance plat) of even date herewith accompanies this Field Note Description.

Derek B. Chaney, P.E., R.P.L.S.
Texas Registration No. 6523
Birkhoff, Hendricks & Carter, L.L.P.
TBPLS Firm No. 100318-00
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Derek B. Chaney
06/08/16

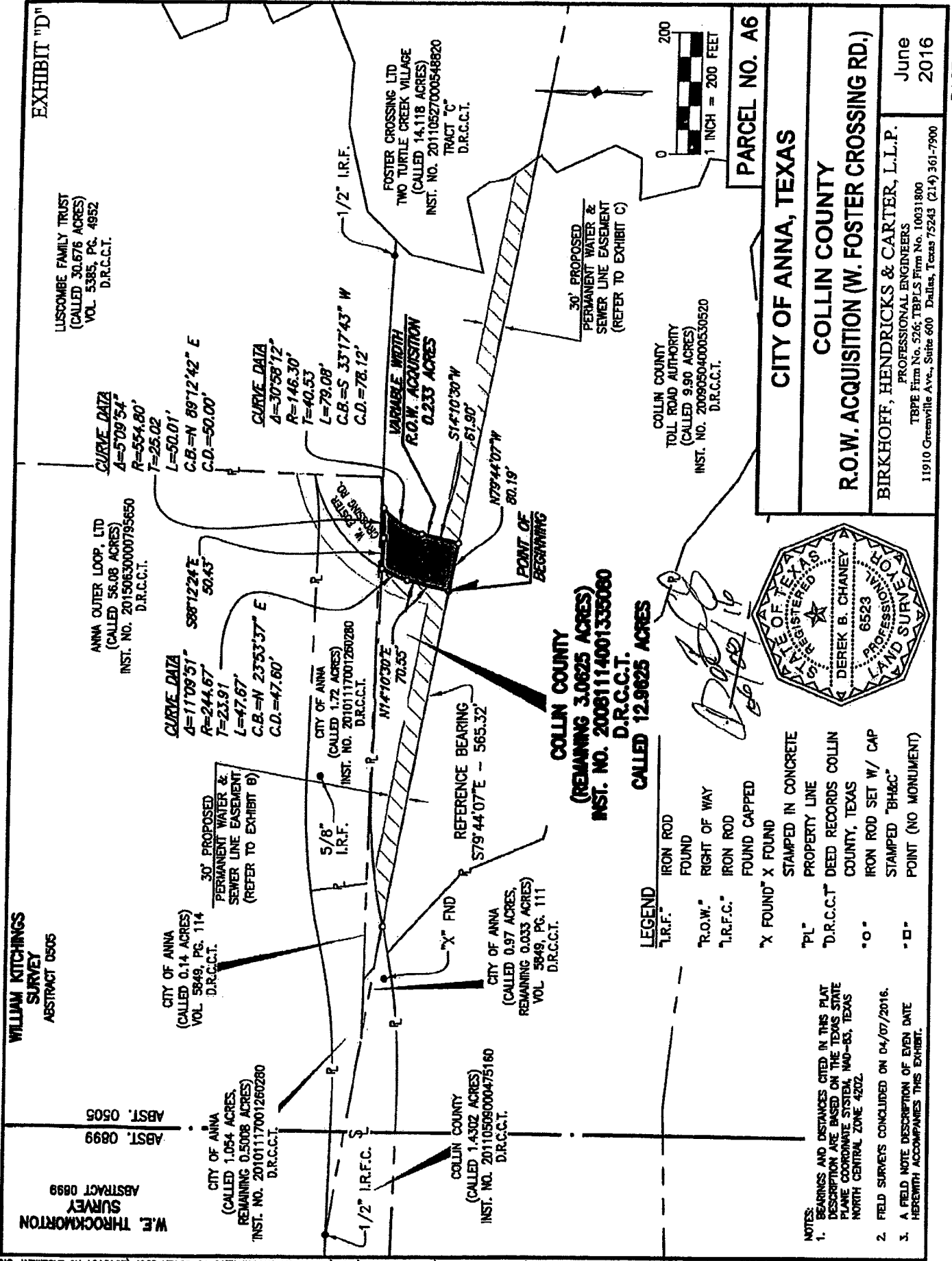


EXHIBIT "D"

LUSCOMBE FAMILY TRUST
(CALLED 30.576 ACRES)
VOL. 5385, PG. 4952
D.R.C.C.T.

ANNA OUTER LOOP, LTD
(CALLED 56.08 ACRES)
INST. NO. 20150630000795650
D.R.C.C.T.

CURVE DATA
A=579.54'
R=554.80'
T=25.02'
L=50.01'
C.B.=N 89°12'42" E
C.D.=50.00'

CURVE DATA
A=1109.51'
R=244.67'
T=23.91'
L=47.67'
C.B.=N 23°53'37" E
C.D.=47.60'

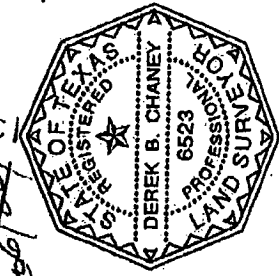
CURVE DATA
A=3058.12'
R=146.30'
T=40.53'
L=79.08'
C.B.=S 33°17'43" W
C.D.=78.12'

**VARIABLE WIDTH
R.O.W. ACQUISITION
0.233 ACRES**
S14°10'30"W
81.90'
N79°44'07"W
80.19'

FOSTER CROSSING LTD
TWO TURTLE CREEK VILLAGE
(CALLED 14.118 ACRES)
INST. NO. 20110527000548820
TRACT "C"
D.R.C.C.T.

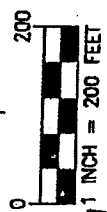
**COLLIN COUNTY
(REMAINING 3.0625 ACRES)
INST. NO. 2008114001339080
D.R.C.C.T.
CALLED 12.9825 ACRES**

LEGEND
"I.R.F." IRON ROD FOUND
"R.O.W." RIGHT OF WAY
"I.R.F.C." IRON ROD FOUND CAPPED
"X FOUND" X FOUND
"PL" STAMPED IN CONCRETE
"D.R.C.C.T." DEED RECORDS COLLIN COUNTY, TEXAS
"O" IRON ROD SET W/ CAP STAMPED "BHCC"
"□" POINT (NO MONUMENT)



NOTES:
1. BEARINGS AND DISTANCES CITED IN THIS PLAT DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS NORTH CENTRAL ZONE 4202.
2. FIELD SURVEYS CONCLUDED ON 04/07/2016.
3. A FIELD NOTE DESCRIPTION OF EVEN DATE HEREBY ACCOMPANIES THIS EXHIBIT.

COLLIN COUNTY
TOLL ROAD AUTHORITY
(CALLED 9.90 ACRES)
INST. NO. 20090504000530520
D.R.C.C.T.



PARCEL NO. A6

CITY OF ANNA, TEXAS

COLLIN COUNTY

R.O.W. ACQUISITION (W. FOSTER CROSSING RD.)

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPE Firm No. 526; TBPLS Firm No. 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

June 2016