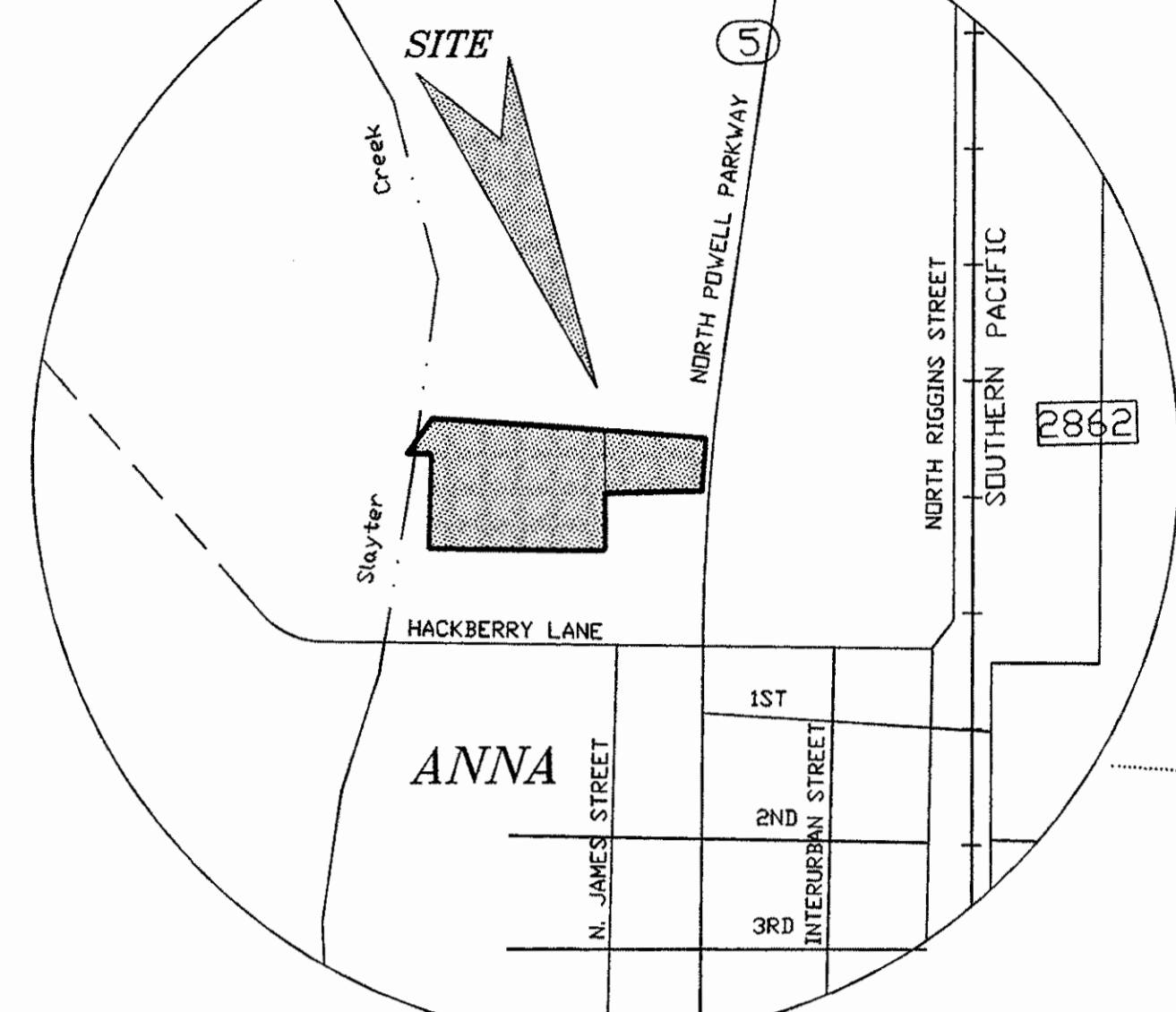


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Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/01/2009 08:12:15 AM
\$21.00 DLIRID
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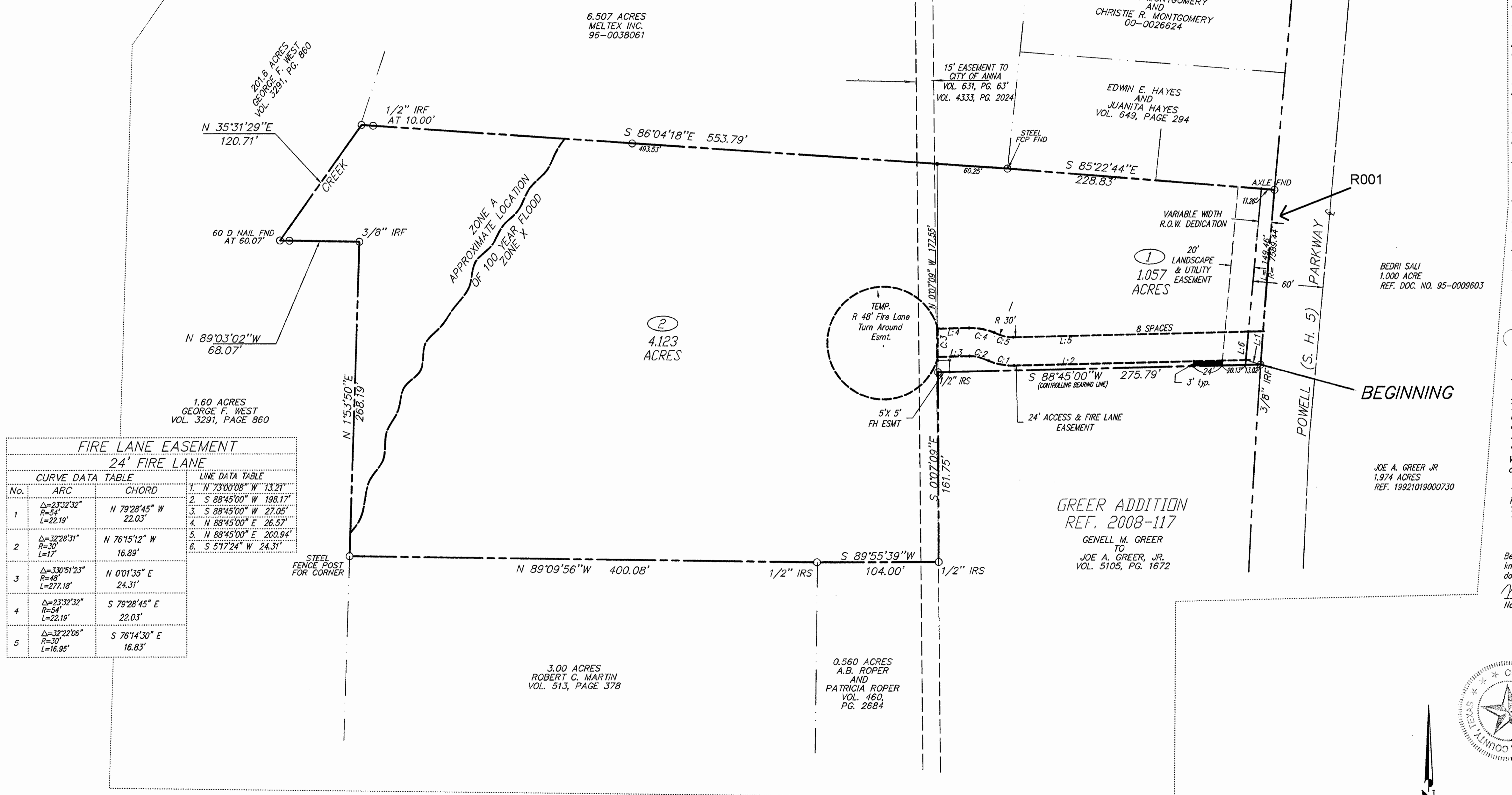
2009-433
[Signature]

FROM:
R-6071-000-0160-1 / 5.18 ACS
FOR TAX YEAR 2010

STATE OF TEXAS : OWNER'S CERTIFICATE
COUNTY OF COLLIN :

WHEREAS, SUMPROP, LTD. is the owner of a tract of land described as follows:
All that certain lot, tract or parcel of land situated in the HENRY BRANTLEY SURVEY, ABSTRACT NO. 71, City of Anna, Collin County, Texas, and being a part of that 107.48 acres tract of land as described in a Warranty deed from Marvel Louis Vermillion and wife, Julia Ann Vermillion to Louis D. Hudgins and wife, Irene Hudgins, dated May 14, 1953 and being recorded in Volume 471, Page 56 of the Land Records of Collin County, Texas, and being more particularly described as follows:
BEGINNING at a 3/8" iron rod found for corner in a gravel driveway in the West right-of-way line of Powell Parkway (State Highway 5) at the East most Southeast corner of said 107.48 acres tract and being in the North line of a 5.00 acres tract as described in a Warranty deed from Genell M. Greer to Joe A. Greer, Jr., as recorded in Volume 5105, Page 1672 of the Land Records of Collin County, Texas;
THENCE S. 88 deg. 45 min. 00 sec. W. (Controlling bearing line) along the North line of said 5.00 acres tract and a South line of said 107.48 acres tract, a distance of 275.79 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the base of an old fence post found at the Northwest corner of said 5.00 acres tract;
THENCE S. 00 deg. 07 min. 09 sec. E. a distance of 161.75 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Northeast corner of a 0.560 acres tract as described in a Warranty deed to A.B. Roper and wife, Patricia Roper, as recorded in Volume 4660, Page 2634 of the Land Records of Collin County, Texas;
THENCE S. 89 deg. 55 min. 39 sec. W. along the North line of said 0.560 acres tract, a distance of 104.00 feet to a 1/2" iron rod found for corner at the Northwest corner of same, said point being at the Northeast corner of a 3.00 acres tract of land as described in a Warranty deed to Robert C. Martin, as recorded in Volume 513, Page 378 of the Land Records of Collin County, Texas;
THENCE N. 89 deg. 09 min. 56 sec. W. a distance of 400.08 feet to a steel fence post found at the Northwest corner of said 3.00 acres tract;
THENCE N. 01 deg. 53 min. 50 sec. E. a distance of 268.19 feet to a 3/8" iron rod found for corner at the Northeast corner of a 1.60 acres tract of land as described in a Warranty deed to George F. West, as recorded in Volume 3291, Page 860 of the Land Records of Collin County, Texas;
THENCE N. 89 deg. 03 min. 02 sec. W., at 60.07 feet pass a 60d nail found for witness on the East bank of a creek, and continuing for a total distance of 68.07 feet to a point for corner in said creek;
THENCE N. 35 deg. 31 min. 29 sec. E. along the center of said creek, a distance of 120.71 feet to a point for corner at the Southwest corner of a 6.507 acres tract of land as described in a Deed to Meltex, Inc. as recorded in County Clerk's file no. 96-0038061 of the Land Records of Collin County, Texas;
THENCE S. 86 deg. 04 min. 18 sec. E. at 10.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 553.79 feet to a steel fence post found for corner at the Southeast corner of said 6.507 acres tract and the Southwest corner of a tract of land as described in a Deed to Juanita Hayes, as recorded in Volume 649, Page 294 of the Land Records of Collin County, Texas;
THENCE S. 85 deg. 22 min. 44 sec. E. along the South line of said Hayes tract, a distance of 228.83 feet to a steel axle rod found for corner at its Southeast corner and being in the West right-of-way line of Powell Parkway (State Highway 5);
THENCE in a Southerly direction along a curve to the left having a central angle of 01 deg. 06 min. 57 sec., a radius of 7674.44 feet, a tangent of 74.73 feet, a chord of S. 04 deg. 38 min. 54 sec. W., 149.46 feet, along said right-of-way line, an arc distance of 149.46 feet to the POINT OF BEGINNING and containing 5.18 acres of land.

LOCATION MAP SCALE 1"=500'



FIRE LANE EASEMENT
24' FIRE LANE

No.	ARC	CHORD	LINE DATA TABLE
1	$\Delta=233232^\circ$ $R=54'$ $L=22.19'$	N 79°28'45" W 22.03'	1. N 73°00'08" W 13.21' 2. S 88°45'00" W 198.17' 3. S 88°45'00" W 27.05' 4. N 88°45'00" E 26.57'
2	$\Delta=322831^\circ$ $R=30'$ $L=17'$	N 76°15'12" W 16.89'	5. N 88°45'00" E 200.94' 6. S 57°24' W 24.31'
3	$\Delta=3305123^\circ$ $R=48'$ $L=27.18'$	N 0°11'35" E 24.31'	
4	$\Delta=233232^\circ$ $R=54'$ $L=22.19'$	S 79°28'45" E 22.03'	
5	$\Delta=322208^\circ$ $R=30'$ $L=16.95'$	S 76°14'30" E 16.83'	

NOTE:
DATE OF THE GROUND SURVEY: MAY 15, 2002.
NOTES
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 49085C0160J dated June 2, 2009, this property lies in Zone X and Zone A. Part of this property does appear to lie within a 100-year flood plain.
2) BEARING SOURCE: RECORDED DEED IN VOL. 471, PG. 56, D.R.C.C.T.
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

LEGEND
• IRS 1/2" IRON ROD SET
• IRF IRON ROD FOUND
• FCP FENCE CORNER POST
--- R.O.W. BOUNDARY LINE
--- EASEMENT
--- ADJOINER BOUNDARY

Edwin E. Hayes and Juanita Hayes Vol. 649, Page 294
Mark R. Montgomery and Christie R. Montgomery 00-0026624
Bedri Salji 1.000 Acre Ref. Doc. No. 95-0009603
Joe A. Greer Jr 1.974 Acres Ref. 19921019000730
Greer Addition Ref. 2008-117
Genell M. Greer to Joe A. Greer, Jr. Vol. 5105, Pg. 1672

WITNESS my hand at Anna, Texas, this the 23rd day of October, 2009.
Glenda Pinkston, Agent, Sumprop, LTD.
Before me, a notary public, on this day personally appeared Glenda Pinkston, known to me to be the person whose name is subscribed to the foregoing document.
Notary Public, State of Texas
SURVEYOR'S CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS:
THAT I, Harold D. Fetty III, do hereby certify that this plat was prepared under my supervision and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Regulations of the City of Anna, Texas.
WITNESS my hand at Anna, Texas, this the 23rd day of October, 2009.
Harold D. Fetty III
Registered Professional Land Surveyor
Tx. Reg. No. 5034

Before me, a notary public, on this day personally appeared Harold D. Fetty III, known to me to be the person whose name is subscribed to the foregoing document.
Notary Public, State of Texas

Approved this the 27th day of October, 2009, by the City Council of the City of Anna, Texas.
Mayor: *[Signature]*
City Secretary: *[Signature]*

2 LOTS
MINOR PLAT
PINKSTON ADDITION
5.180 ACRES IN THE HENRY BRANTLEY SURVEY, ABSTRACT NO. 71, CITY OF ANNA, COLLIN COUNTY, TEXAS
OWNER: SUMPROP, LTD.
ENGINEER: G. M. GEER
SURVEYOR: ROCKWALL SURVEYING COMPANY
GLENDA PINKSTON
G. M. GEER ENGR.
HAROLD D. FETTY III
709 POWELL PARKWAY
1514 NORTH McDONALD ST
6770 Farm Road No. 1565
ANNA, TEXAS 75409
MCKINNEY, TEXAS 75071
ROYSE CITY, TEXAS 75189
PHONE: 214-544-0311
PHONE: 972-562-3959
PHONE: 972-635-2255

