



Department of Public Works

May 20, 1992

Mr. Stan McWilliams
McWilliams & Houser
1600 Redbud
McKinney, Texas 75069

SUBJECT: Quitclaim Deed - Hancock Family Partnership -
Abandonment of Property - State Highway 78,
Farmersville, Texas

Dear Mr. McWilliams:

Enclosed is the original and one copy of a Quitclaim Deed to the Hancock Family Partnership. Both copies have been fully executed by Judge Ron Harris and County Commissioners.

After execution by the HANCOCK FAMILY PARTNERSHIP, and recording of same, please return an original executed copy for our files.

If I may be of additional assistance, please advise.

Sincerely,

A handwritten signature in cursive script that reads "Ruben Delgado".

RUBEN DELGADO, P.E.
Assistant Director of Public
Works - Engineering

Enc. (2)

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QUITCLAIM DEED

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That COLLIN COUNTY, a Texas political subdivision, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand to Grantor paid by the HANCOCK FAMILY PARTNERSHIP, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, have QUITCLAIMED, and by these presents do QUITCLAIM unto the said Grantee all of Grantor's right, title, interest, claim and demand in and to the following described real estate, to-wit:

SITUATED in Collin County, Texas, and being a part of the ED O'HARA SURVEY, ABSTRACT NO. 685, and being 1.7333 acres out of the West portion of a 340.63 acre tract as described in Deed from H. W. Maler, Jr., et al, to Gary C. Hutchison dated January 13, 1970 and recorded in Volume 750, Page 569 of the Collin County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West R.O.W. line of Old State Highway No. 78, said corner bears South 85 deg. 14 min. 10 sec. East, 226.8 feet; South 87 deg. 02 min. 41 sec. East, 152.19 feet and South 85 deg. 28 min. 21 sec. East, 75.10 feet from the most Westerly Southwest corner of the said tract;

THENCE North 01 deg. 36 min. 10 sec. West, along the West R.O.W. line of Old State Highway No. 78, a distance of 430.14 feet to a point for corner;

THENCE North 08 deg. 02 min. 30 sec. West, along said West R.O.W. line of Old State Highway No. 78, a distance of 602.82 feet to a point for corner and the intersection of the East R.O.W. line of New State Highway No. 78 and the West R.O.W. line of Old State Highway No. 78 and a curve to the right, having a radius of 11,349.32 feet, a central angle of 1 deg. 54 min. 09

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sec., a chord bearing North 00 deg. 10 min. 01 sec. West, a chord distance of 376.83 feet;

THENCE along said curve to the right and the East R.O.W. line of New State Highway No. 78, an arc length of 376.84 feet to a point for corner;

THENCE South 61 deg. 25 min. 42 sec. East, a distance of 10.43 feet to a point for corner in the East R.O.W. line of Old State Highway No. 78;

THENCE South 08 deg. 02 min. 30 sec. East, along said East R.O.W. line of Old State Highway No. 78, a distance of 973.24 feet to an angle point for corner;

THENCE South 01 deg. 36 min. 10 sec. East, along the East R.O.W. line of Old State Highway No. 78, a distance of 439.97 feet to a fence post for corner;

THENCE North 85 deg 28 min. 21 sec. West, a distance of 60.35 feet to the PLACE OF BEGINNING and CONTAINING 75,502.0358 square feet or 1.7311 acres of land.

Together with all and singular Grantor's right, title, interest, estate, claim, and demand in and to the hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE AND TO HOLD the above released rights, titles, interests, claims, and demands to the said Grantee, the Grantee's heirs and assigns forever.

WITNESS THE GRANTOR'S HAND on this the 5th day of May, 1992.

COLLIN COUNTY

By *Ron Harris*
RON HARRIS, County Judge

By *Phyllis Cole*
PHYLLIS COLE, Commissioner, Pct. 1

By *Jerry Hoagland*
JERRY HOAGLAND, Commissioner, Pct. 2

By *John D. WITHERSPOON*
JOHN WITHERSPOON, Commissioner, Pct. 3

By *Jack Hatchell*
JACK HATCHELL, Commissioner, Pct. 4

PREPARED IN THE LAW OFFICES OF:

McWILLIAMS & HOUSER
A Professional Corporation
1600 Redbud Boulevard, Suite 400
McKinney, Texas 75069-0844
214/542-1251 or 248-0152

AFTER RECORDING, RETURN TO:

HANCOCK FAMILY PARTNERSHIP
6334 Westchester
Dallas, Texas 75205