

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

SPECIAL WARRANTY DEED

THE STATE OF TEXAS            §  
  §        KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF COLLIN           §

That **COUNTY OF COLLIN**, a political subdivision of the State of Texas (“Grantor”), for and in consideration of the sum of Ten and no/100 dollars (\$10.00), and other valuable consideration to it in hand paid by **CITY OF FRISCO**, a municipality in the State of Texas (“Grantee”), whose address is 6101 Frisco Square Blvd., Frisco, TX 75034, the receipt and sufficiency of which are hereby acknowledged, has Granted, Sold and Conveyed, and by these presents does Grant, Sell and Convey unto said Grantee all that certain tract or parcel of land situated in Collin County, Texas, more particularly described in **Exhibit “A”** attached hereto and made a part hereof for all purposes (the “Property”).

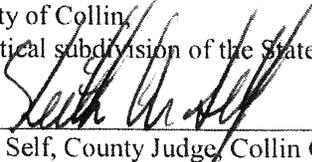
This conveyance is made pursuant to Section 272.001(l) of the Texas Local Government Code. The Property conveyed hereunder is now and shall hereafter continue to be used by Grantee for public road purposes for benefit of the general public, including residents of Collin County.

TO HAVE AND TO HOLD Grantor, for and in the consideration stated above, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, until Grantee ceases to use the Property for the purposes described herein, and in that event title to the Property as hereby conveyed shall immediately and automatically terminate and revert to Grantor or Grantor's successors or assigns. Grantor binds Grantor and Grantor’s successors and assigns, to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor but not otherwise.

Executed this 23rd day of June, 2014.

GRANTOR

County of Collin,  
a political subdivision of the State of Texas

By:   
Keith Self, County Judge, Collin County, Texas

THE STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

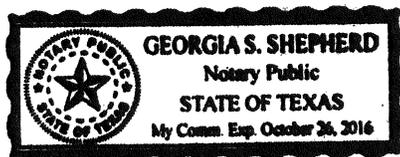
COUNTY OF COLLIN

§

§

BEFORE ME, the undersigned authority, on this day personally appeared Keith Self, County Judge, Collin County, Texas on behalf of COUNTY OF COLLIN, a political subdivision of the State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he/she is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of June, A. D. 2014.



Georgia S. Shepherd  
Notary Public in and for the State of Texas

**EXHIBIT "A"**

**COLLIN COUNTY ROAD 24  
4.249 ACRE (185,100 SQ. FT.) RIGHT-OF-WAY  
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 148  
BENJAMIN NAUGLE SURVEY, ABSTRACT NO. 669  
CITY OF FRISCO, COLLIN COUNTY, TEXAS**

BEING a tract of land situated in the Collin County School Land Survey, Abstract Number 148 and the Benjamin Naugle Survey, Abstract Number 669, City of Frisco, Collin County, Texas, and being a portion of that certain called 4.32 acre tract described to County of Collin, Texas, as recorded in Volume 479, Page 377 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod with cap stamped "HALFF" found for the southeast corner of that certain called 114.6 acre tract of land described to Oncor Electric Delivery Company, LLC as recorded in Document Number 20121219001615620, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), said corner being on the west right-of-way line of Preston Road (State Highway 289, a variable width right-of-way), and from which point a TXDOT monument Number 8021 found on the said west right-of-way line of Preston Road bears North 00 degrees 19 minutes 44 seconds West, a distance of 981.07 feet;

THENCE South 00 degrees 19 minutes 44 seconds East, with said west right-of-way line of Preston Road, a distance of 46.34 feet to a point for corner in the southerly line of said 4.32 acre tract;

THENCE with the southerly line of said 4.32 acre tract, the following four courses:

1. South 89 degrees 54 minutes 39 seconds West, a distance of 732.76 feet to a point for corner;
2. South 00 degrees 07 minutes 13 seconds East, a distance of 22.00 feet to a point for corner, from which a found 60d nail bears North 68 degrees 23 minutes 34 seconds West, a distance of 2.00 feet;
3. South 87 degrees 50 minutes 38 seconds West, a distance of 1420.81 feet to a point for corner;
4. South 89 degrees 58 minutes 39 seconds West, a distance of 2182.48 feet to a point for corner in the easterly right-of-way line of the Burlington Northern Santa Fe Railroad Company (formerly called St. L.-S.F. & Texas RR) called 100-foot wide right-of-way;

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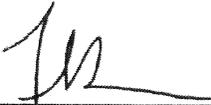
THENCE North 11 degrees 20 minutes 12 seconds East, with said easterly right-of-way line of the Burlington Northern Santa Fe Railroad Company tract, a distance of 34.37 feet to a 1-1/4-inch iron pipe found for the southwest corner of the remainder of that certain called 342.5 acre tract described to TXU Collin Company, LLC as recorded in Volume 5952, Page 4300, D.R.C.C.T., and from which a 1/2-inch iron rod with cap stamped "HALFF" found on said easterly right-of-way line of the Burlington Northern Santa Fe Railroad Company tract bears North 11 degrees 20 minutes 12 seconds East, a distance of 1362.86 feet;

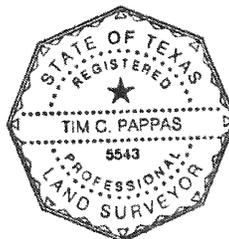
THENCE with the southerly line of said 342.5 acre tract and said 116.4 acre tract and the northerly line of said 4.32 acre tract, the following three courses:

1. North 89 degrees 49 minutes 55 seconds East, passing at a distance of 160.12 feet a 1/2-inch iron rod with cap stamped "HALFF" found at a southwest corner of said 114.6 acre tract, and continuing the same course for a total distance of 2172.77 feet to a 1/2-inch iron rod with cap stamped "HALFF" for corner;
2. North 86 degrees 55 minutes 22 seconds East, a distance of 1537.29 feet to a 3/4-inch iron rod found for corner;
3. North 89 degrees 53 minutes 22 seconds East, a distance of 620.14 feet to the POINT OF BEGINNING AND CONTAINING 185,100 square feet or 4.249 acres of land, more or less.

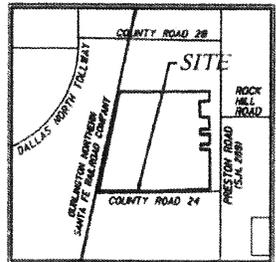
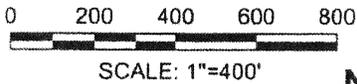
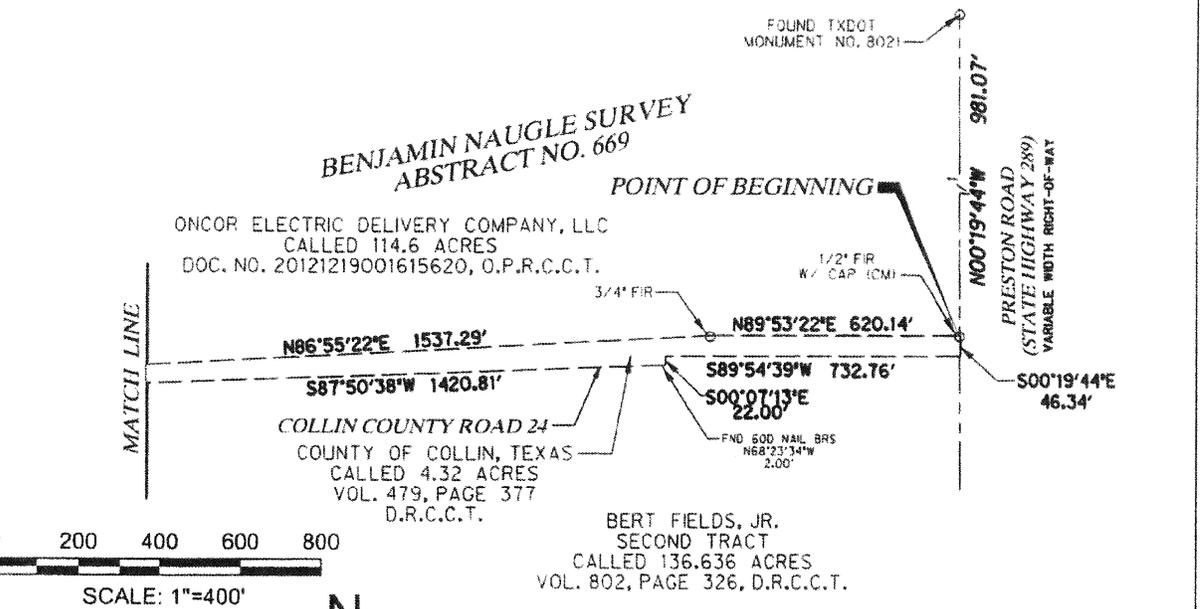
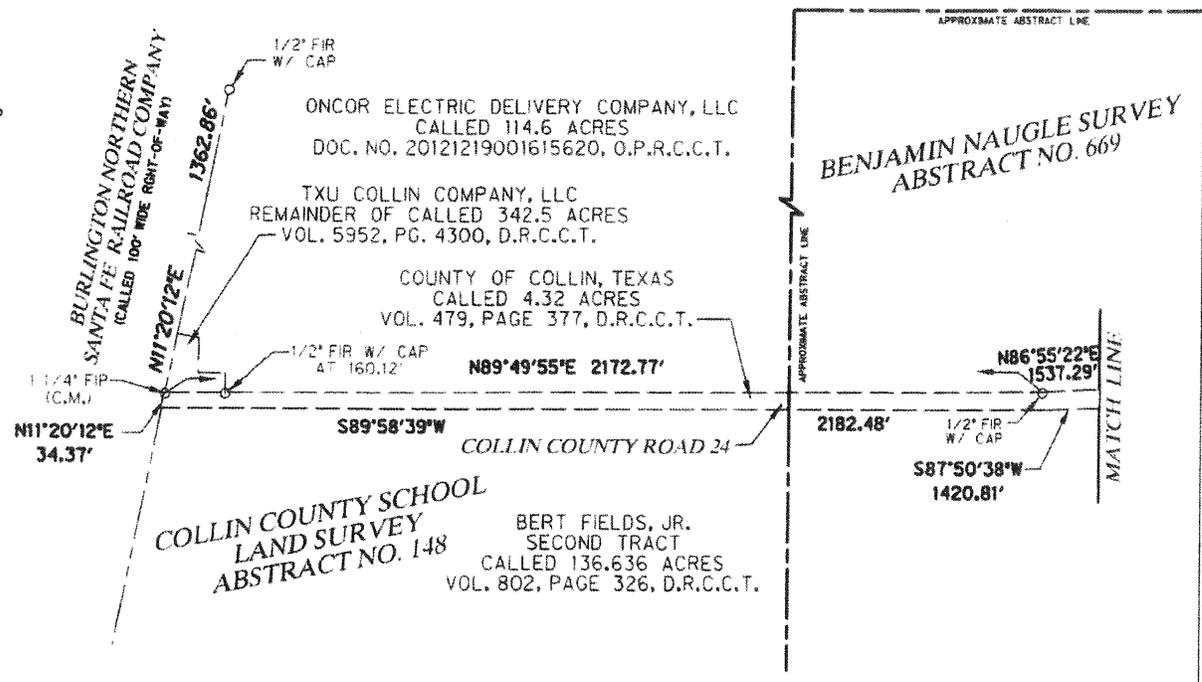
Basis of bearings is the Texas Coordinate System of 1983, North Central Zone, and being South 11 degrees 20 minutes 05 seconds West as derived from GPS measurements of the line between City of Frisco GPS Control Monuments 24 and 34. All distances are surface distances.

This description is accompanied by and attached to an exhibit of even date.

  
6 MAY 2014  
Tim C. Pappas  
Registered Professional Land Surveyor  
Texas No. 5543



128000928152CADDSheets2014-05-01-EXHIBIT.dgn



**LOCATION MAP**  
NOT TO SCALE



EXHIBIT 'A'  
PAGE 3 OF 3

**COLLIN COUNTY ROAD 24  
RIGHT-OF-WAY**  
A 4.249 ACRE TRACT OF LAND

DATE: MAY 2014 AVO: 27401-LD01

**HALFF**

1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081 (214) 346-5200