

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.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

SPECIAL WARRANTY DEED

Date: _____, 2021

Grantor: COLLIN COUNTY, a political subdivision of the State of Texas

Grantee: CITY OF WYLIE, TEXAS, a home rule municipality

Grantee's Mailing Address: 2000 State Highway 78 North
Wylie, TX 75098
Attn: City Manager

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property: Being a 0.3364 acre (14,654 square foot) tract of land more particularly described on Exhibit "A" attached hereto together with all rights and appurtenances pertaining thereto.

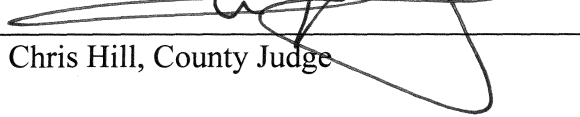
Reservations from and Exceptions to Conveyance and Warranty: Conditions, easements and restrictions, if any, relating to the Property, to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Collin County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

SUBJECT TO THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, THIS CONVEYANCE IS MADE AND ACCEPTED WITH THE EXPRESS LIMITATION THAT GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WITH RESPECT TO THE CONDITION OF THE PROPERTY. GRANTEE ACCEPTS THE PROPERTY AND ALL IMPROVEMENTS LOCATED THEREON IN ITS PRESENT CONDITION "AS IS" AND "WITH ALL FAULTS."

GRANTOR:

COLLIN COUNTY, TEXAS,
a political subdivision of the State of Texas


By: 
Chris Hill, County Judge

ACKNOWLEDGMENTS

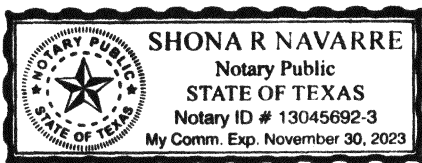
STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Hill, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and that he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of AUGUST, 2021.



Notary Public in and for the State of Texas



**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39-2
0.3364ACRES (14,654 SQUARE FEET)**

BEING 14,654 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a called 1.9721 acre tract of land described in Right of Way Deed to County of Collin, recorded in Volume 3227, Page 432 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being part of a Forrest Ross Road (also known as County Road 389, a 60 foot wide right-of-way), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch found iron rod with cap stamped "BMI" for the northwest corner of a called 4.55 acre tract of land described in deed to The City of Wylie, recorded in Document Number 94-0039759 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and the northeast corner of said 1.9721 acre tract, said corner at the intersection of the south right-of-way line of Skyview Drive (also known as C.R. 384, a 60-foot wide right-of-way easement) and the east right-of-way line of said Forrest Ross Road;

THENCE South 01 degree 18 minutes 21 seconds West, with the west line of said 4.55 acre tract, the east line of said 1.9721 acre tract and the east right-of-way line of said Forrest Ross Road, a distance of 506.16 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" for the point of curvature of a non-tangent circular curve to the left, having a radius of 1,180.00 feet whose chord bears North 53 degrees 27 minutes 05 seconds West, a distance of 36.73 feet;

THENCE Northwesterly, departing said west and east lines, over and across said Forrest Ross Road, and with said curve, through a central angle of 01 degree 47 minutes 01 second, a distance of 36.73 feet to a set PK nail with washer stamped "HALFF" for corner;

THENCE North 01 degree 18 minutes 21 seconds East, over and across said Forrest Ross Road, a distance of 471.02 feet to a set PK nail with washer stamped "HALFF" for corner on the south right-of-way line of said Skyview Drive;

THENCE North 66 degrees 22 minutes 17 seconds East, with the south right-of-way line of said Skyline Drive, a distance of 33.08 feet to the **POINT OF BEGINNING AND CONTAINING** 14,654 square feet (0.3364 acre) of land, more or less.

**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39-2
0.3364ACRES (14,654 SQUARE FEET)**

NOTES:

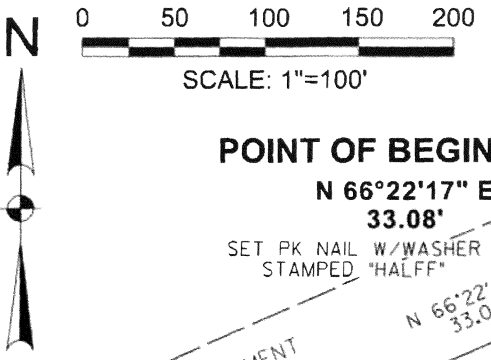
1. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface adjustment scale factor: 1.00015271.
2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
3. A survey plat of even date accompanies this legal description.

G. J. Suthan

Oct. 8/2020

Getsy J. Suthan, R.P.L.S. Date
Texas Registration No. 6449
Halff Associates, Inc.
1201 North Bowser Road
Richardson, Texas 75081
Tel: (214) 346-6200
TBPELS Firm No. 10029600





POINT OF BEGINNING

**N 66°22'17" E
33.08'**

SET PK NAIL W/WASHER
STAMPED "HALFF"

SKYVIEW DRIVE
(ALSO KNOWN AS C.R. 384)
S 66°22'17" W 260.76'

FND. MON.
(C.M.)

60' R.O.W. EASEMENT
VOL. 531, PG. 316
D.R.C.C.T.

1/2" FIR W/
"BM" CAP
(C.M.)

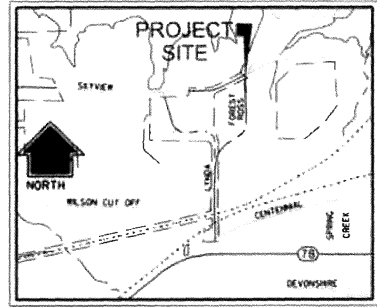
1/2" FIR W/"BM" CAP
(C.M.)

(CALLED 1.9721 ACRES)
COUNTY OF COLLIN
PARCEL 3,
COUNTY ROAD 389
VOL. 3227, PG. 432
D.R.C.C.T.

(CALLED 4.55 ACRES)
CITY OF WYLIE
DOC. NO. 94-0039759
O.P.R.C.C.T.

(CALLED 36.471 ACRES)
NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT 3
VOL. 3713, PG. 417
D.R.C.C.T.

**PARCEL 39-2
0.3364 ACRES
(14,654 SQ. FT.)**



LOCATION MAP
NOT TO SCALE

SET PK NAIL
W/WASHER
STAMPED
"HALFF"

FORREST ROSS ROAD
471.02'

(KNOWN AS COUNTY ROAD 389,
60' WIDE R.O.W.)

506.16'

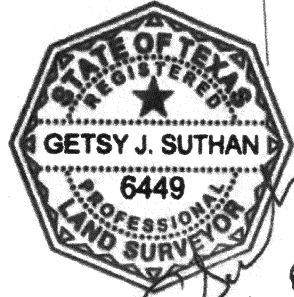
S 01°18'21" W

N 01°18'21" E

*FRANCISCO DE LA PENA
SURVEY,
ABSTRACT NUMBER 688*

1/2" SIR
W/CAP

**Δ = 01°47'01" (LT)
R = 1,180.00'
L = 36.73'
CL = 36.73'
CB = N53°27'05" W**



*G. Suthan
Oct. 8/2020*

Notes:

The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202) All distances are surface distances Surface Adjustment Scale Factor: 1.00015271
A metes and bounds description of even date accompanies this exhibit
This survey was prepared without the benefit of a title commitment.
Easements may exist where none are shown

LEGEND

- O 1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)
- FIR FOUND IRON ROD
- FND. MON. FOUND CORPS OF ENGINEERS CONCRETE MONUMENT WITH BRASS CAP
- (C.M.) CONTROL MONUMENT
- R.O.W. RIGHT-OF-WAY
- VOL., PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39-2
0.3364 ACRES (14,654 SQ. FT.)**



PREPARED BY
TBPELS FIRM NO 1002960
HALFF ASSOCIATES, INC ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=100' (214)346-6200 AVO: 35192 SEPTEMBER, 2020

10/8/2020 3:45:11 PM a12472 HALFF I:\350004\35192\001\CADD\Sheets\RCH\Exhibits\Parcel 30-2\VIEW\H-ROW_30-2\FG01-35192.dwg

RESOLUTION NO. 2021-15(R)

A JOINT RESOLUTION OF THE CITY OF WYLIE, TEXAS AND COLLIN COUNTY IN A COOPERATIVE TRANSFER OF PROPERTY FOR THE MUTUAL BENEFIT OF BOTH PARTIES; AUTHORIZING THE CITY MANAGER OF THE CITY OF WYLIE TO EXECUTE A SPECIAL WARRANTY DEED TO GRANT, SELL, AND CONVEY TO COLLIN COUNTY A 0.2157 ACRE (9,395 SQUARE FEET) TRACT OF LAND AND TEMPORARY CONSTRUCTION EASEMENT ON A 0.0723 ACRE (3,151 SQUARE FEET) TRACT OF LAND, BOTH OF WHICH ARE SITUATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, COLLIN COUNTY, TEXAS; AUTHORIZING THE COUNTY JUDGE OF COLLIN COUNTY TO EXECUTE A SPECIAL WARRANTY DEED TO GRANT, SELL, AND CONVEY TO THE CITY OF WYLIE A 0.3364 ACRE (14,654 SQUARE FEET) TRACT OF LAND IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, COLLIN COUNTY, TEXAS; PROVIDING FOR AN EFFECTIVE DATE OF THIS RESOLUTION.

WHEREAS, the City of Wylie, a Texas home rule municipality, and Collin County, a political subdivision of the State of Texas, both agree that it will be in their best self-interest to extend Park Boulevard and allow the conveyance of rights-of-way between the City and the County.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF WYLIE AND COLLIN COUNTY MUTUALLY AGREE TO THE FOLLOWING:

SECTION 1: The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: The County Judge of Collin County is hereby authorized to execute the Special Warranty Deed attached hereto as Exhibit 1, conveying Parcel 39-2 consisting of 0.3364 acres to the City of Wylie.

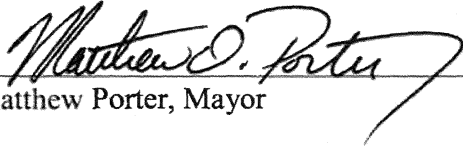
SECTION 3: The City Manager of the City of Wylie is hereby authorized to execute the Special Warranty Deed attached hereto as Exhibit 2, conveying Parcel 39 Right-of-Way consisting of a 0.2157-acre (9,395 SF) tract of right-of-way for Park Blvd. to Collin County, and granting temporary construction easement to Collin County on a 0.0723-acre (3,151 SF) tract.

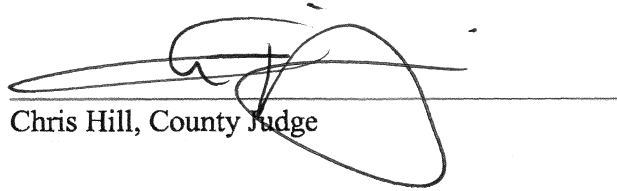
[The remainder of this page intentionally left blank.]

SECTION 4: Effective Date: This joint Resolution approved by the City of Wylie on this the 22nd day of June 2021, and by the Collin County Commissioners Court on this the 2nd day of AUGUST, 2021.

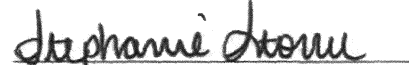
CITY OF WYLIE, TEXAS

COLLIN COUNTY COMMISSIONER'S COURT


Matthew Porter, Mayor


Chris Hill, County Judge

ATTEST:


Stephanie Storm, City Secretary

ATTEST:

Stacey Kemp, County Clerk



EXHIBIT 1

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.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

SPECIAL WARRANTY DEED

Date: _____, 2021

Grantor: COLLIN COUNTY, a political subdivision of the State of Texas

Grantee: CITY OF WYLIE, TEXAS, a home rule municipality

Grantee's Mailing Address: 300 Country Club Rd, Bldg. 100
Wylie, TX 75098
Attn: Chris Holsted, City Manager

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property: Being a 0.3364 acre (14,654 square foot) tract of land more particularly described on Exhibit "A" attached hereto together with all rights and appurtenances pertaining thereto.

Reservations from and Exceptions to Conveyance and Warranty: Conditions, easements and restrictions, if any, relating to the Property, to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Collin County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

SUBJECT TO THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, THIS

CONVEYANCE IS MADE AND ACCEPTED WITH THE EXPRESS LIMITATION THAT GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WITH RESPECT TO THE CONDITION OF THE PROPERTY. GRANTEE ACCEPTS THE PROPERTY AND ALL IMPROVEMENTS LOCATED THEREON IN ITS PRESENT CONDITION "AS IS" AND "WITH ALL FAULTS."

GRANTOR:

COLLIN COUNTY, TEXAS,
a political subdivision of the State of Texas


By: 
Chris Hill, County Judge

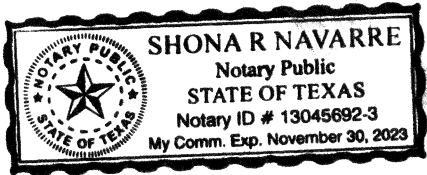
ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Hill, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and that he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of AUGUST, 2021.


Notary Public in and for the State of Texas



**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39-2
0.3364ACRES (14,654 SQUARE FEET)**

BEING 14,654 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a called 1.9721 acre tract of land described in Right of Way Deed to County of Collin, recorded in Volume 3227, Page 432 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being part of a Forrest Ross Road (also known as County Road 389, a 60 foot wide right-of-way), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch found iron rod with cap stamped "BMI" for the northwest corner of a called 4.55 acre tract of land described in deed to The City of Wylie, recorded in Document Number 94-0039759 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and the northeast corner of said 1.9721 acre tract, said corner at the intersection of the south right-of-way line of Skyview Drive (also known as C.R. 384, a 60-foot wide right-of-way easement) and the east right-of-way line of said Forrest Ross Road;

THENCE South 01 degree 18 minutes 21 seconds West, with the west line of said 4.55 acre tract, the east line of said 1.9721 acre tract and the east right-of-way line of said Forrest Ross Road, a distance of 506.16 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" for the point of curvature of a non-tangent circular curve to the left, having a radius of 1,180.00 feet whose chord bears North 53 degrees 27 minutes 05 seconds West, a distance of 36.73 feet;

THENCE Northwesterly, departing said west and east lines, over and across said Forrest Ross Road, and with said curve, through a central angle of 01 degree 47 minutes 01 second, a distance of 36.73 feet to a set PK nail with washer stamped "HALFF" for corner;

THENCE North 01 degree 18 minutes 21 seconds East, over and across said Forrest Ross Road, a distance of 471.02 feet to a set PK nail with washer stamped "HALFF" for corner on the south right-of-way line of said Skyview Drive;

THENCE North 66 degrees 22 minutes 17 seconds East, with the south right-of-way line of said Skyline Drive, a distance of 33.08 feet to the **POINT OF BEGINNING AND CONTAINING** 14,654 square feet (0.3364 acre) of land, more or less.

**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39-2
0.3364ACRES (14,654 SQUARE FEET)**

NOTES:

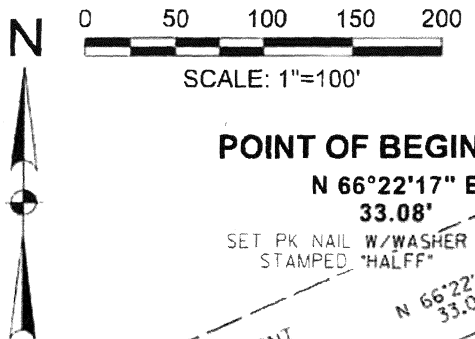
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2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
3. A survey plat of even date accompanies this legal description.

G. J. Suthan

Oct. 8/2020

Getsy J. Suthan, R.P.L.S. Date
Texas Registration No. 6449
Halff Associates, Inc.
1201 North Bowser Road
Richardson, Texas 75081
Tel: (214) 346-6200
TBPELS Firm No. 10029600





POINT OF BEGINNING

N 66°22'17" E
33.08'

SET PK NAIL W/WASHER
STAMPED "HALFF"

N 66°22'17" E
33.08'

SKYVIEW DRIVE
(ALSO KNOWN AS C.R. 384)
S 66°22'17" W 260.76'

1/2" FIR W/"BMI" CAP
(C.M.)

60' R.O.W. EASEMENT
VOL. 531, PG. 316
D.R.C.C.T.

1/2" FIR W/
"BMI" CAP
(C.M.)

FORREST ROSS ROAD
471.02'

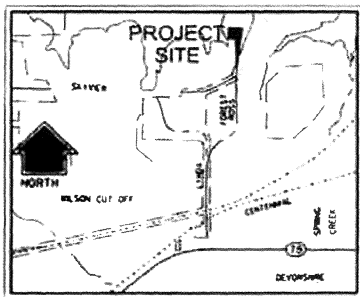
506.16'

(CALLED 1.9721 ACRES)
COUNTY OF COLLIN
PARCEL 3,
COUNTY ROAD 389
VOL. 3227, PG. 432
D.R.C.C.T.

(CALLED 4.55 ACRES)
CITY OF WYLIE
DOC. NO. 94-0039759
O.P.R.C.C.T.

(CALLED 36.471 ACRES)
NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT 3
VOL. 3713, PG. 417
D.R.C.C.T.

PARCEL 39-2
0.3364 ACRES
(14,654 SQ. FT.)



LOCATION MAP
NOT TO SCALE

FRANCISCO DE LA PENA
SURVEY,
ABSTRACT NUMBER 688

SET PK NAIL
W/WASHER
STAMPED
"HALFF"

1/2" SIR
W/CAP

$\Delta = 01^{\circ}47'01''$ (LT)
 $R = 1,180.00'$
 $L = 36.73'$
 $CL = 36.73'$
 $CB = N53^{\circ}27'05''$ W



G. J. Suthan
Oct. 8/2020

NOTES:

The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface Adjustment Scale Factor: 1.00015271.
A metes and bounds description of even date accompanies this exhibit.
This survey was prepared without the benefit of a title commitment.
Easements may exist where none are shown.

LEGEND

| | |
|--|---|
| <p>○ 1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)</p> <p>FIR FOUND IRON ROD</p> <p>FND. MON. FOUND CORPUS OF ENGINEERS CONCRETE MONUMENT WITH BRASS CAP</p> <p>(C.M.) CONTROL MONUMENT</p> <p>R.O.W. RIGHT-OF-WAY</p> <p>VOL., PG. VOLUME, PAGE</p> <p>DOC. NO. DOCUMENT NUMBER</p> <p>D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS</p> <p>O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS</p> | <p>1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)</p> <p>FOUND IRON ROD</p> <p>FOUND CORPUS OF ENGINEERS CONCRETE MONUMENT WITH BRASS CAP</p> <p>CONTROL MONUMENT</p> <p>RIGHT-OF-WAY</p> <p>VOLUME, PAGE</p> <p>DOCUMENT NUMBER</p> <p>DEED RECORDS OF COLLIN COUNTY, TEXAS</p> <p>OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS</p> |
|--|---|

EXHIBIT A
RIGHT-OF-WAY DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39-2
0.3364 ACRES (14,654 SQ. FT.)



PREPARED BY
HALFF
TBPELS FIRM NO. 1002960
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=100' (214)346-6200 AVO: 35192 SEPTEMBER, 2020

10/8/2020 3:45:11 PM a32472 HALFF I:\35000\35102\001\CADD\Sheet\RCH\Enbld\Parcel 30-2\VIEW\RDW_30_2.PG01_35192.dwg

EXHIBIT 2

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.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

SPECIAL WARRANTY DEED
(With Temporary Construction Easement)

Date: _____, 2021

Grantor: CITY OF WYLIE, TEXAS, a Texas home rule municipality

Grantee: COLLIN COUNTY, a political subdivision of the State of Texas

Grantee's Mailing Address: Collin County Special Projects
4690 Community Avenue, Ste. 200
McKinney, Texas 75071
Attn: Tracy Homfeld, PE, CFM

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property: Being a 0.2157 acre (9,395 square foot) tract of land more particularly described on Exhibit "A" attached hereto together with all rights and appurtenances pertaining thereto.

Reservations from and Exceptions to Conveyance and Warranty: Conditions, easements and restrictions, if any, relating to the Property, to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Collin County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and

warranty, when the claim is by, through or under Grantor but not otherwise.

In addition, Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, has GRANTED AND CONVEYED, and by these presents does GRANT AND CONVEY unto Grantee a privilege, right and easement (the "Easement") in, over and across a 0.0723 acre (3,151 square foot) tract of land more particularly described and/or depicted as the "Temporary Construction Easement" in Exhibit "A" attached hereto and made a part hereof (the "Easement Area"). The Easement hereby granted is for the purpose of giving to Grantee, its successors and assigns, the unimpeded right to enter upon, over, under, and across, and to use the Easement Area for the purpose of constructing, maintaining, widening, straightening and extending Park Boulevard (the "Project"). The Easement granted hereby shall terminate (i) ninety (90) days following the completion of the Project; or (ii) three (3) years from the date hereof, whichever event first occurs. Upon termination, Grantee shall return the Easement Area as nearly as practical to its original condition taking into consideration, however, the nature of the work performed.

SUBJECT TO THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, THIS CONVEYANCE IS MADE AND ACCEPTED WITH THE EXPRESS LIMITATION THAT GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WITH RESPECT TO THE CONDITION OF THE PROPERTY. GRANTEE ACCEPTS THE PROPERTY AND ALL IMPROVEMENTS LOCATED THEREON IN ITS PRESENT CONDITION "AS IS" AND "WITH ALL FAULTS."

GRANTOR:

CITY OF WYLIE, TEXAS,
a Texas home-rule municipality

BY: _____

NAME: Chris Holsted

TITLE: City Manager

ACKNOWLEDGMENTS

STATE OF TEXAS

§

COUNTY OF COLLIN

§

§

BEFORE ME, the undersigned authority, on this day personally appeared Chris Holsted, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and that he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Texas

**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39
0.2157 ACRES (9,395 SQUARE FEET)**

BEING 9,395 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a called 4.55 acre tract of land described in Special Warranty Deed to City of Wylie, recorded in County Clerk File No. 94-0039759 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch found iron rod with cap stamped "ARS" for the southwest corner of said 4.55 acre tract and on the east right-of-way line of Forest Ross Road (a 60-foot wide right-of-way);

THENCE North 01 degree 18 minutes 21 seconds East, with the west line of said 4.55 acre tract and with the east right-of-way line of said Forest Ross Road, a distance of 74.12 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the point of curvature of a non-tangent circular curve to the right, having a radius of 1,180.00 feet whose chord bears South 47 degrees 31 minutes 37 seconds East, a distance of 207.03 feet;

THENCE Southeasterly, departing the west line of said 4.55 acre tract and with the east right-of-way line of said Forest Ross Road, and with said curve, through a central angle of 10 degrees 03 minutes 55 seconds, a distance of 207.30 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 42 degrees 29 minutes 39 seconds East, over and across said 4.55 acre tract, a distance of 86.12 feet to a 1/2-inch set iron rod with cap for corner on the south line of said 4.55 acre tract;

THENCE North 58 degrees 42 minutes 33 seconds West, with the south line of said 4.55 acre tract, a distance of 248.75 feet to the **POINT OF BEGINNING AND CONTAINING** 9,395 square feet (0.2157 acre) of land, more or less.

**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39
0.2157 ACRES (9,395 SQUARE FEET)**

NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface adjustment scale factor: 1.00015271.
2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
3. A survey plat of even date accompanies this legal description.

G. S. Suthan

April 10/2020

Getsy J. Suthan, R.P.L.S.
Texas Registration No. 6449
Halff Associates, Inc.
1201 North Bowser Road
Richardson, Texas 75081
Tel: (214) 346-6200
TBPELS Firm No. 10029600

Date



SKYVIEW DRIVE
 (ALSO KNOWN AS C.R. 384)
 (60' WIDE R.O.W. EASEMENT)

S 66°22'17" W
 66.17'
 1/2" FIR W/"BMI" CAP
 (C.M.)

1/2" FIR W/"BMI" CAP
 (Bent) (C.M.)

**FRANCISCO DE LA PENA SURVEY,
 ABSTRACT NUMBER 688**

(REMAINDER OF
 CALLED 36.47) ACRES)
 NORTH TEXAS MUNICIPAL
 WATER DISTRICT
 TRACT 3
 VOL. 3713, PG. 417
 D.R.C.C.T.

FOREST ROSS ROAD
 (60' WIDE R.O.W.)

506.16'

N 01°18'21" E

(CALLED 4.55 ACRES)
 CITY OF WYLIE
 CC# 94-0039759
 O.P.R.C.C.T.

$\Delta = 10^{\circ}03'55"$ (RT)
 $R = 1,180.00'$
 $L = 207.30'$
 $CL = 207.03'$
 $CB = S47^{\circ}31'37"E$

N 01°18'21" E
 74.12'

POINT OF BEGINNING

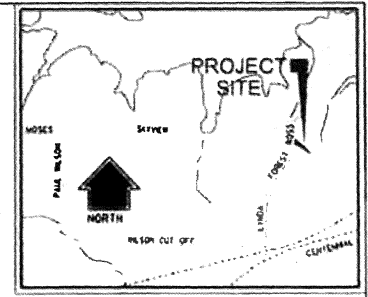
PARCEL 39
 0.2157 AC.
 (9,395 SQ. FT.)

5/8" FIR W/
 "ARS" CAP

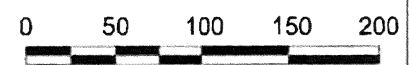
N 58°42'33" W

S 42°29'39" E
 86.12'
 248.75'

(REMAINDER OF
 CALLED 36.471 ACRES)
 NORTH TEXAS MUNICIPAL
 WATER DISTRICT
 TRACT 3
 VOL. 3713, PG. 417
 D.R.C.C.T.



LOCATION MAP
 NOT TO SCALE



SCALE: 1"=100'



G. S. Suthan
April 10, 2020

(CALLED 86.90 ACRES)
 UNITED STATES OF AMERICA
 TRACT NO. 4606
 VOL. 704, PG. 491
 D.R.C.C.T.

LEGEND

| | |
|--------------|--|
| FIR | FOUND IRON ROD |
| CC# | COUNTY CLERK'S FILE NUMBER |
| INST. NO. | INSTRUMENT NUMBER |
| VOL., PG. | VOLUME, PAGE |
| C.M. | CONTROL MONUMENT |
| D.R.D.C.T. | DEED RECORDS OF COLLIN COUNTY, TEXAS |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS |
| ○ | 1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'HALFF' (UNLESS NOTED) |

NOTES:

THE BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR: 1.00015271.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS MAY EXIST WHERE NONE ARE SHOWN.

**EXHIBIT A
 RIGHT-OF-WAY DESCRIPTION FOR
 PARK BOULEVARD
 PARCEL 39
 0.2157 ACRE TRACT (9,395 SQ. FT.)**

PREPARED BY
HALFF

TBPEI'S FIRM NO 1002960
 HALFF ASSOCIATES, INC ENGINEERS - SURVEYORS
 1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
 SCALE: 1"=100' (214)346-6200 AVO: 35192 MARCH, 2020

4/10/2020 2:40:56 PM 1:359005:35132:001:CADDD-SheetsRCH\E:\m\p\p\Parcel_35\VIEW\A.P.39-ROAW1-35.02.dgn

**EXHIBIT A
TEMPORARY CONSTRUCTION EASEMENT
DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39
0.0723 ACRES (3,151 SQUARE FEET)**

BEING 3,151 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a called 4.55 acre tract of land described in Special Warranty Deed to City of Wylie, recorded in County Clerk File No. 94-0039759 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch found iron rod with cap stamped "ARS" for the southwest corner of said 4.55 acre tract and on the east right-of-way line of Forest Ross Road (a 60-foot wide right-of-way);

THENCE North 01 degree 18 minutes 21 seconds East, with the west line of said 4.55 acre tract and with the east right-of-way line of said Forest Ross Road, a distance of 74.12 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the **POINT OF BEGINNING**;

THENCE North 01 degree 18 minutes 21 seconds East, with the west line of said 4.55 acre tract and with the east right-of-way line of said Forest Ross Road, a distance of 12.35 feet to a corner (not monumented) for the point of curvature of a non-tangent circular curve to the right, having a radius of 1,190.00 feet whose chord bears South 47 degrees 42 minutes 08 seconds East, a distance of 216.04 feet;

THENCE Southeasterly, departing the west line of said 4.55 acre tract and the east right-of-way line of said Forest Ross Road, and over and across said 4.55 acre tract and with said curve, through a central angle of 10 degrees 24 minutes 58 seconds, a distance of 216.34 feet to a corner (not monumented);

THENCE South 42 degrees 29 minutes 39 seconds East, over and across said 4.55 acre tract, a distance of 120.50 feet to a corner (not monumented) on the south line of said 4.55 acre tract;

THENCE North 58 degrees 42 minutes 33 seconds West, with the south line of said 4.55 acre tract, a distance of 35.81 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 42 degrees 29 minutes 39 seconds West, departing the south line of said 4.55 acre tract and over and across said 4.55 acre tract, a distance of 86.12 feet to a 1/2-inch set iron rod with cap for the point of curvature of a non-tangent circular curve to the left, having a radius of 1,180.00 feet whose chord bears North 47 degrees 31 minutes 37 seconds West, a distance of 207.03 feet;

**EXHIBIT A
TEMPORARY CONSTRUCTION EASEMENT
DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39
0.0723 ACRES (3,151 SQUARE FEET)**

THENCE Northwesterly, over and across said 4.55 acre tract and with said curve, through a central angle of 10 degrees 03 minutes 55 seconds, a distance of 207.30 feet to the **POINT OF BEGINNING AND CONTAINING 3,151 square feet (0.0723 acre)** of land, more or less.

NOTES:

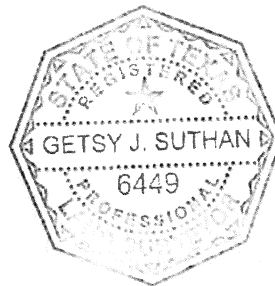
1. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface adjustment scale factor: 1.00015271.
2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
3. A survey plat of even date accompanies this legal description.

G. J. Suthan

Getsy J. Suthan, R.P.L.S.
Texas Registration No. 6449
Half Associates, Inc.
1201 North Bowser Road
Richardson, Texas 75081
Tel: (214) 346-6200
TBPLS Firm No. 10029600

06/09/21

Date



SKYVIEW DRIVE
 ALSO KNOWN AS C.R. 384
 (60' WIDE R.O.W. EASEMENT)

S 66°22'17" W
 66.17'

1/2" FIR
 W/"B.M." CAP
 (C.M.)

1/2" FIR W/"B.M." CAP
 (Bent) (C.M.)

FRANCISCO DE LA PENA
 SURVEY,
 ABSTRACT NUMBER 688

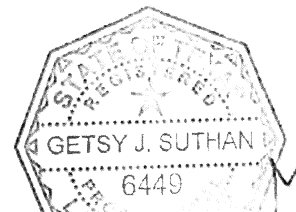
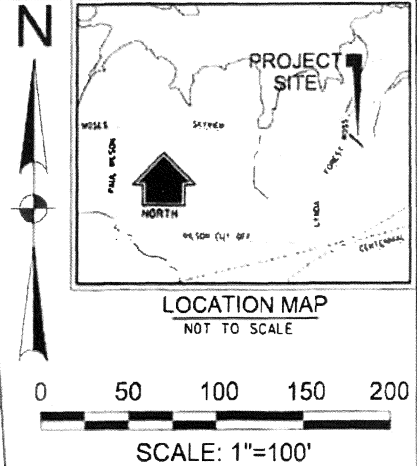
(REMAINDER OF
 CALLED 36.471 ACRES)
 NORTH TEXAS MUNICIPAL
 WATER DISTRICT
 TRACT 3
 VOL. 3713, PG. 417
 D.R.C.C.T.

FOREST ROSS ROAD
 (60' WIDE R.O.W.)

493.81'

N 01°18'21" E

(CALLED 4.55 ACRES)
 CITY OF WYLIE
 CC# 94-0039759
 O.P.R.C.C.T.



G. J. Suthan
 06/09/21

N 01°18'21" E
 12.35'

POINT OF BEGINNING

N 01°18'21" E
 74.12'

POINT OF COMMENCING

5/8" FIR W/
 "ARS" CAP

$\Delta = 10^{\circ}03'55"$ (LT)
 R= 1,180.00'
 L= 207.30'
 CL= 207.03'
 CB= N47°31'37" W

$\Delta = 10^{\circ}24'58"$ (RT)
 R= 1,190.00'
 L= 216.34'
 CL= 216.04'
 CB= S47°42'08" E

PARCEL 39
 0.0723 AC.
 (3,151 SQ. FT.)

(CALLED 86.90 ACRES)
 UNITED STATES OF AMERICA
 TRACT NO. 4606
 VOL. 704, PG. 49'
 D.R.C.C.T.

NEW
 R.O.W.
 LINE

1/2" SIR W/CAP

N 42°29'39" W
 86.12'

1/2" SIR W/CAP

N 58°42'33" W
 35.81'

S 42°29'39" E
 120.50'

(REMAINDER OF
 CALLED 36.471 ACRES)
 NORTH TEXAS MUNICIPAL
 WATER DISTRICT
 TRACT 3
 VOL. 3713, PG. 417
 D.R.C.C.T.

LEGEND

| | |
|--------------|---|
| FIR | FOUND IRON ROD |
| SIR | SET IRON ROD |
| INST. NO. | INSTRUMENT NUMBER |
| VOL., PG. | VOLUME, PAGE |
| C.M. | CONTROL MONUMENT |
| D.R.O.C.T. | DEED RECORDS OF COLLIN COUNTY, TEXAS |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS |
| W/CAP | WITH YELLOW PLASTIC CAP STAMPED "HALFF" |
| ○ | NOT MONUMENTED (UNLESS NOTED) |

NOTES:

THE BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR: 1.00015271.

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TEMPORARY CONSTRUCTION EASEMENT
DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39
0.0723 ACRE TRACT (3,151 SQ. FT.)

PREPARED BY
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6/9/2021 11:21:57 AM JND0372 HALFF I:\35000\035192\001\CADD\SDS\Sheet\RC\Exhibit\Parcel_39\EXHIBIT A\B39_TCE03-151-02.dwg