

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.

When Recorded, Return To:
Collin County Special Projects
4690 Community Avenue, Ste. 200
McKinney, Texas 75071
Attn: Tracy Homfeld, PE, CFM

SPECIAL WARRANTY DEED

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

THAT, CCC PARTNERSHIP, L.P., a Texas limited partnership (“**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 COLLIN COUNTY, TEXAS, a political subdivision of the State of Texas (“**Grantee**”), the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Collin County, Texas, together with all improvements situated thereon and all rights, privileges and appurtenances thereto belonging (the “**Property**”), said lot, tract or parcel of land being more particularly described and/or depicted in Exhibit “A” attached hereto and made a part hereof;

SUBJECT TO, 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

The consideration exchanged between the parties hereto for the Property shall be considered full compensation for the Property and for any severance damages, or any damages in the nature of damages to the remainder, or diminution in the value of, other lands belonging to Grantor, that may be claimed or asserted by virtue of such acquisition and use of the Property by Grantee, its successors or assigns.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, privileges, and appurtenances thereto in anywise belonging, unto Grantee, its successors or assigns, forever; and Grantor does hereby bind itself, its successors or assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

EXECUTED this _____ day of _____, 202____.

GRANTOR:

CCC PARTNERSHIP, L.P.,
a Texas limited partnership

By: Texas Land Management, L.L.C.,
a Texas limited liability company,
its General Partner

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 202____, by _____, the _____ of Texas Land Management, L.L.C., a Texas limited liability company, General Partner of CCC Partnership, L.P., a Texas limited partnership, on behalf of said limited partnership and limited liability company.

Notary Public in and for
the State of Texas

My Commission Expires:

Printed Name of Notary

EXHIBIT A
Bloomdale Road R.O.W. Dedication
CCC Partnership, L.P.

BEING a tract of land situated in the Thomas J. McDonald Survey, Abstract No. 576, in the City of McKinney, Collin County, Texas, and being a part of that same tract of land as described in deed to CCC Partnership, L.P. recorded in Volume 5071, Page 605 of the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

BEGINNING at a the north end of a corner clip at the intersection of the south line of Bloomdale Road (variable width right-of-way), with the west line of U.S. Highway No. 75 (variable width right-of-way);

THENCE S 15°44'46" W, along said corner clip, 16.41 feet to a 5/8-inch iron rod found;

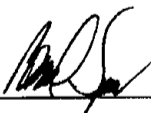
THENCE S 37°55'51" E, continuing along said corner clip, 17.90 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys";

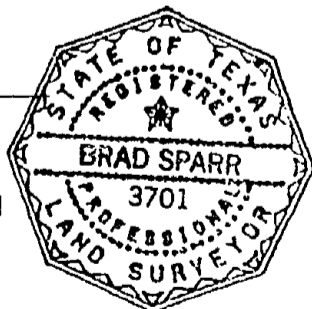
THENCE S 89°02'01" W, departing said corner clip, 706.68 feet to a 5/8-inch iron rod set with plastic cap stamped "Sparr Surveys" at the point of curvature of a non-tangent circular curve to the right having a radius of 2065.00 feet;

THENCE northwesterly, along said curve to the right, through a central angle of 09°10'11" an arc distance of 330.48 feet and having a chord which bears N 86°23'42" W, 330.13 feet to a 1/2-inch iron rod found in the present south line of said Bloomdale Road at the easterly northeast corner of Lot 1, Block 2 of the Collin County Justice Center, an addition to the City of McKinney according to the plat thereof recorded in Volume H, Page 225 of the Map Records of Collin County, Texas;

THENCE N 85°43'45" E, along the present south line of said Bloomdale Road, 63.64 feet;

THENCE N 89°01'57" E, continuing along the present south line of said Bloomdale Road, 966.18 feet to the POINT of BEGINNING and containing 27,861 square feet of land.


Brad Sparr
Registered Professional
Land Surveyor No. 3701

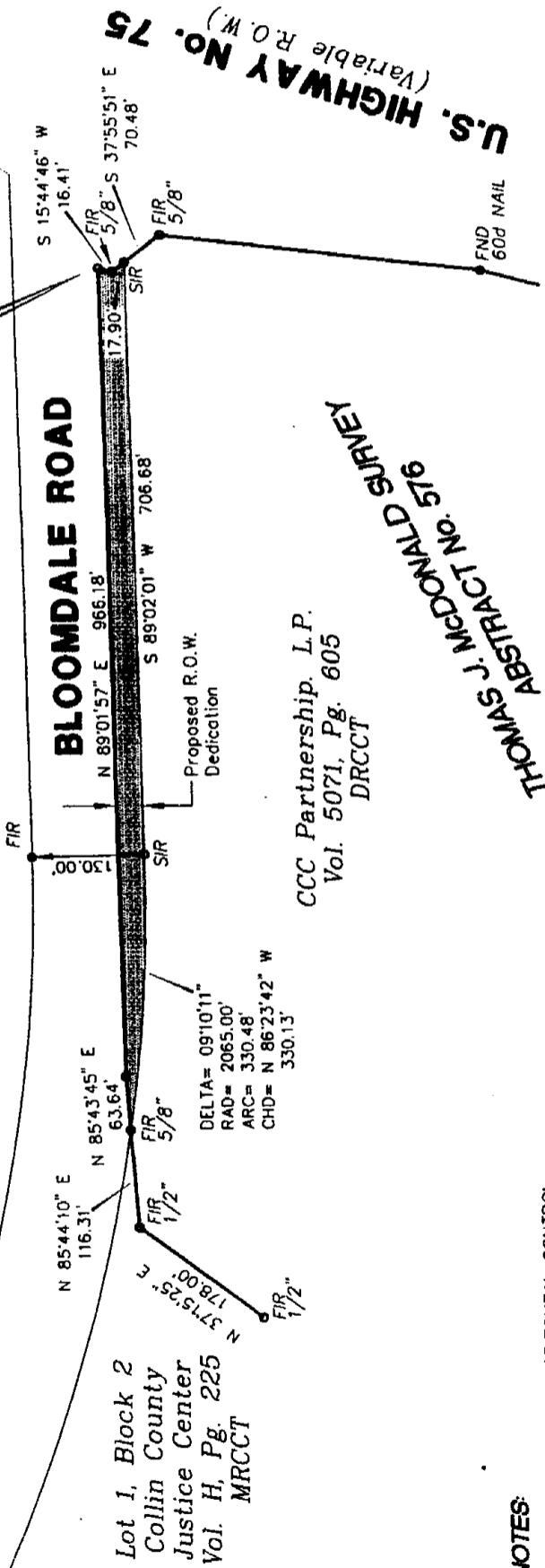


Sparr Surveys
2553 C.R. 722
McKinney, Tx 75069
(214) 544-2297

EXHIBIT A

Lot 1, Block 1
Collin County
Justice Center
Vol. H, Pg. 225
MRCCT

Lot 1, Block 2
Collin County
Justice Center
Vol. H, Pg. 225
MRCCT



CCC Partnership, L.P.
Vol. 5071, Pg. 605
DRCCT

FND NAIL

U.S. HIGHWAY NO. 75
(Variable R.O.W.)



Sparr Surveys

2553 C.R. 722
McKinney, Texas 75069
(214) 544-2297

NOTES:

BEARINGS BASED ON HORIZONTAL CONTROL
MONUMENT INFORMATION PROVIDED BY THE
CITY OF MCKINNEY.

FIR DENOTES A FOUND IRON ROD.

SIR DENOTES A 5/8" IRON ROD SET WITH
PLASTIC CAP STAMPED "SPARR SURVEYS".

Scale 1" = 200'

Date 01-24-2005

JOB No.: 16604
DWG FILE: ROWEXHIBIT PAGE 2 OF 2