

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS 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.**

**DEED**  
**(Without Warranties)**

STATE OF TEXAS            )  
  )  
COUNTY OF COLLIN        )        ss:

COLLIN COUNTY, TEXAS, a political subdivision of the State of Texas ("**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has, subject to the exceptions hereinafter set forth, GRANTED, SOLD, BARGAINED and CONVEYED and does hereby GRANT, SELL, BARGAIN and CONVEY unto 78/HOOPER LTD., a Texas limited partnership ("**Grantee**"), whose address is 10935 Estate Lane, Suite S487, Dallas, TX 75238, the land described on Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements located on such land (such land and improvements are collectively referred to herein as the "**Property**");

SUBJECT to all conditions, restrictions, easements, limitations, zoning ordinances and mineral reservations of record, if any.

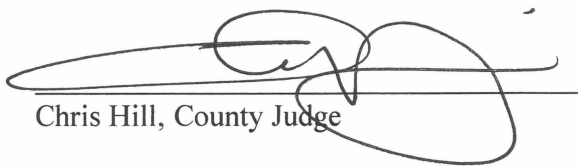
TO HAVE AND TO HOLD the Property, together with all rights and appurtenances pertaining thereto, unto Grantee and Grantee's successors, heirs, and assigns forever, without express or implied warranty.

**THE PROPERTY IS CONVEYED AND ACCEPTED "AS IS" IN ITS PRESENT PHYSICAL CONDITION, WITH ALL FAULTS AND DEFECTS, KNOWN OR UNKNOWN, AND WITHOUT WARRANTIES, EXPRESS OR IMPLIED.**

EXECUTED as of the 27 day of October, 2021.

**GRANTOR:**

COLLIN COUNTY, TEXAS

  
Chris Hill, County Judge

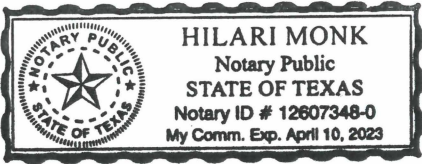
**ACKNOWLEDGMENT**

STATE OF TEXAS            )  
  )  
COUNTY OF COLLIN        )        ss:

This instrument was acknowledged before me on the 27 day of October, 2021, by Chris Hill, County Judge, Collin County, on behalf of Collin County.

(Personalized Seal)

Hilari Monk  
Notary Public, State of Texas



# EXHIBIT "A"

BEING a tract of land situated in the F. de la Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, being part of a tract conveyed to 78/Hooper, Ltd., by deed recorded in Volume 5191, Page 1925 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a point on the north line of Cimarron Estates Phase II, an addition recorded in Cabinet O, Page 362, Plat Records, Collin County, Texas, from which a 1/2" iron rod found on the east line of Anson Parkway, a 60-foot right-of-way, for the northwest corner of Cimarron Estates Phase II, bears N 89°07'31" W, 675.41 feet;

THENCE N 24°50'11" E, 514.88 feet;

THENCE around a tangent curve to the right having a central angle of 08°34'26", a radius of 1230.96 feet, a chord of N 29°07'24" E – 184.03 feet, an arc length of 184.20 feet to a point on the south line of State Highway 78, a variable width right-of-way;

THENCE along the south line of said highway, the following:

S 89°06'32" E, 36.05 feet to a 1/2" iron rod found;

A non-tangent curve to the right having a central angle of 07°06'00", a radius of 1195.96 feet, a chord of N 42°34'40" E – 148.11 feet, an arc length of 148.20 feet to a 1/2" iron rod with plastic cap found;

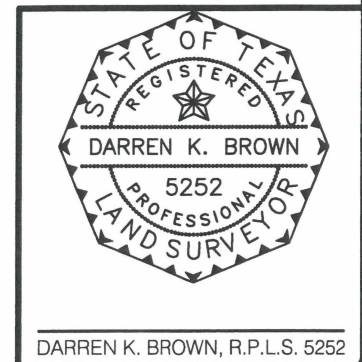
And a non-tangent curve to the left having a central angle of 00°29'18", a radius of 5797.08 feet, a chord of N 76°22'25" E – 49.41 feet, an arc length of 49.41 feet;

THENCE departing said highway, around a non-tangent curve to the left having a central angle of 18°34'53", a radius of 1160.96 feet, a chord of S 34°07'38" W – 374.86 feet, an arc length of 376.51 feet;

THENCE S 24°50'11" W, 483.78 feet to the north line of Cimarron Estates Phase II, a point from which a 1/2" iron rod with plastic cap found for the northeast corner thereof bears S 89°07'31" E, 722.99 feet;

THENCE N 89°07'31" W, 76.60 feet along the north line thereof to the POINT OF BEGINNING with the subject tract containing 53,988 square feet or 1.239 acres of land.

PAGE 1 OF 2

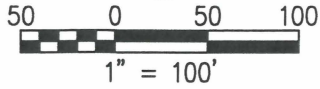
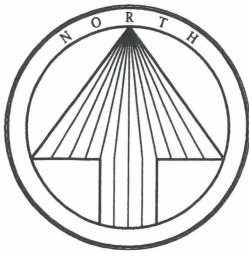


**SPIARS**  
ENGINEERING & SURVEYING  
765 Cluster Road, Suite 100 • Plano, TX 75075 • 972.422.0077  
TBPB No. F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

Drawn:	Checked:	Date	Job No.
ED	DKB	2/11/21	21-022

NOTES:

1. State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.

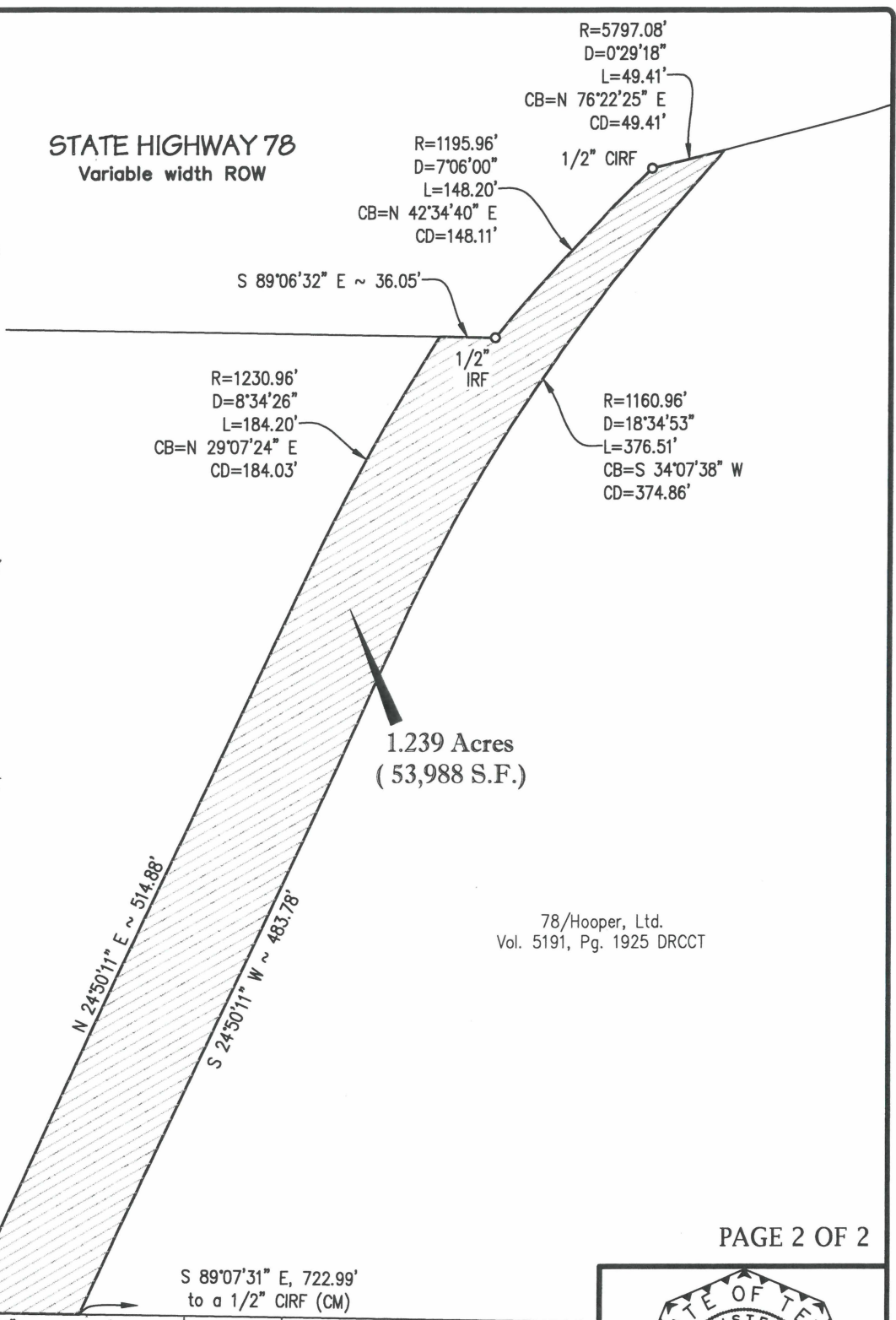


Basis of bearing:  
 State Plane Coordinate  
 System, North Texas  
 Central Zone 4202, North  
 American Datum of 1983.  
 Adjustment Realization  
 2011.

F. DE LA PINA SURVEY  
 ABSTRACT NO. 688

78/Hooper, Ltd.  
 Vol. 5191, Pg. 1925 DRCC

**STATE HIGHWAY 78**  
 Variable width ROW



78/Hooper, Ltd.  
 Vol. 5191, Pg. 1925 DRCC

**POINT OF BEGINNING**

89°07'31" W, 675.41'  
 to a 1/2" CIRF (CM)

S 89°07'31" E, 722.99'  
 to a 1/2" CIRF (CM)

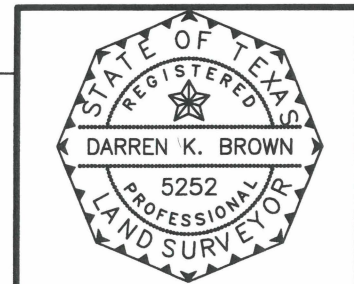
N 89°07'31" W ~ 76.60'

PAGE 2 OF 2

**CIMARRON ESTATES PHASE II**  
 Cab. O, Pg. 362 PRCCT

NOTES:

1. State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.



DARREN K. BROWN, R.P.L.S. 5252

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