

AFTER RECORDING, RETURN TO:

“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.”

TERMINATION OF RIGHT OF FIRST REFUSAL

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

I, **CHRIS HILL, County Judge, on behalf of COLLIN COUNTY**, for a valuable consideration, do hereby terminate, cancel and hold for naught any right of first refusal which it holds pursuant to that First Refusal Agreement dated **January 14th, 2003**, by and between **COLLIN COUNTY and DAVID SURDUKAN AND WIFE, KAREN SURDUKAN**, recorded under **CC#: 2003012200013279**, Official Public Records, Collin County, Texas, covering the property more particularly as follows: **SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

COLLIN COUNTY

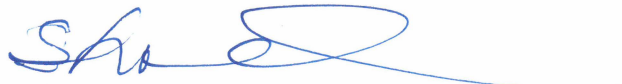
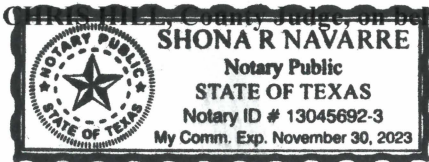


CHRIS HILL, County Judge

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on the 3RD day of OCTOBER, 2022, by ~~CHRIS HILL, County Judge, on behalf of COLLIN COUNTY.~~



Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
McWilliams & McWilliams, PLLC

2713 Virginia Pkwy, Ste. 100
McKinney, Texas 75071

EXHIBIT "A"

Tract 1:

SITUATED in the State of Texas, County of Collin, being part of the John Rowland Survey, Abstract No. 784, being the westerly portion of a Collin County owned 360.477 acre tract as recorded in Volume 5063, Page 4221 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking a northwest corner of said 360.477 acre tract, the northeast corner of Elm Grove Cemetery and being in the south line of a 10.00 acre tract as recorded in volume 2582, Page 486 of the Collin County Land Records;

THENCE with a north line of said 360.477 acre tract and the south line of said 10.00 acre tract, South 88°05'30" East, 284.57 feet to a 1/2-inch iron rod found marking the southeast corner of said 10.00 acre tract and the southwest corner of Surdukan's 20.643 acre tract as recorded in Volume 4484, Page 2492 of the Collin County Land Records;

THENCE with a north line of said 360.477 acre tract and the south line of said 20.643 acre tract, South 88°01'58" East, passing at 511.78 feet a 1/2-inch iron rod set for reference and continuing for a total distance of 511.78 feet to a point marking the northeast corner of said premises in the middle of a small dry creek;

THENCE with the east line of said premises and along the middle of said small creek as follows:

South 09°52'54" East, 43.61 feet;
South 21°00'32" West, 46.14 feet;
South 56°11'19" West, 55.26 feet;
South 09°22'12" West, 55.92 feet;
South 26°03'40" East, 111.32 feet;
South 00°02'40" West, 32.27 feet;
South 52°13'35" West, 38.51 feet;
South 18°53'07" West, 65.97 feet;
South 10°47'09" East, 91.61 feet;
South 41°39'36" West, 60.44 feet;
North 87°08'54" West, 50.29 feet;
South 56°29'23" West, 39.88 feet;
South 31°51'00" East, 107.41 feet;
South 30°24'11" West, 43.70 feet and
South 66°0'01" West, 22.58 feet to the southeast corner of said premises from which a 1/2-inch iron rod set for reference bears North 87°39'25" West, 100.00 feet;

THENCE with the south line of said premises, North 87°39'25" West, passing at 100.00 feet said 1/2-inch iron rod set for reference, passing at 314.17 feet a 3-inch pipe fence corner post marking the northeast corner of a 7.5 acre tract as recorded under County Clerk No. 99-0020106 of the Collin County Land Records and continuing for a total distance of 775.62 feet to a 1/2-inch iron rod found marking the southeast corner of the aforementioned Elm Grove Cemetery and the most westerly southwest corner of said 360.477 acre tract;

THENCE with the most westerly west line of said 360.477 acre tract and the east line of said cemetery, North 03°25'50" East, 687.28 feet to the point of beginning, and containing 11,502 acres of land.

EXHIBIT "A" CONTINUED

TRACT 2:

SITUATED in the State of Texas, County of Collin, being part of the G. Daniels Survey, Abstract No. 289, being the southwesterly portion of a Collin County owned 20.283 acre tract as recorded in Volume 5075, Page 6007 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the southwest corner of said 20.283 acre tract, said premises, the southeast corner of a 0.120 acre tract as recorded under County Clerk No. 2001-0114139 of the Collin County Land Records, and also being in the north line of Surdukan's 20.643 acre tract as recorded in Volume 4484, Page 2492 of the Collin County Land Records;

THENCE with the west line of said 20.283 acre tract, said premises, and the east line of said 0.120 acre tract, North 01°19'17" East, 174.22 feet to a 1/2-inch iron rod set marking the northeast corner of said 0.120 acre tract;

THENCE with a south line of said premises and the north line of said 0.120 acre tract, North 88°12'55" West, 30.00 feet to the northwest corner of said 0.120 acre tract and the centerline of a road and utility easement as recorded in Volume 1300, Page 162 of the Collin County Land Records;

THENCE with a west line of said premises and the centerline of said road and utility easement, North 01°19'17" East, 15.00 feet to the most northerly northwest corner of said premises;

THENCE with the most northerly north line of said premises, South 88°12'55" East, 30.00 feet to 1/2-inch iron rod set in the east line of said road and utility easement;

THENCE with the northeast line of said premises, South 61°07'01" East, 417.34 feet to a 1/2-inch iron rod set marking the southeast corner of said premises in the south line of said 20.283 acre tract and the north line of the aforementioned 20.643 acre tract;

THENCE with the south line of said premises, said 20.283 acre tract, and the north line of said 20.643 acre tract, North 88°04'38" West, 370.00 feet to the point of beginning and containing 0.814 acre of land. //

TRACT 3:

BEING a tract of land situated in the G.W. Daniels Survey, Abstract No. 289, Collin County, Texas and also being all of a 20.8769 acre tract as conveyed to King Richard Hazle as recorded in Volume 2130, Page 678 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for corner at the northwest corner of said 20.8769 acres, said iron rod also being South 88 degrees 18 minutes 21 seconds East a distance of 752.32 feet and South 1 degree 19 minutes 23 seconds West a distance of 1565.55 feet from the northwest corner of a 119.228 acre tract as recorded in Volume 1061, Page 762, D.R.C.C.T., said iron rod also being in the center of a 60 road & utility easement as recorded in Volume 1300, Page 162, D.R.C.C.T.;

THENCE South 88 degrees 04 minutes 41 seconds East passing at 1557.46 feet a 3/4 inch iron pipe found as a reference corner and continuing in all a distance of 1647.35 feet to a 3/4-inch iron pipe found for corner in the west line of a 347 acre tract as conveyed to Flo Brown as recorded in County Clerks No. 92-0005025, Collin County, Texas, said iron rod also being in a north/south fence line;

THENCE South 2 degrees 00 minutes 17 seconds West following the fence line and the west line of said 347 acre tract a distance of 395.23 feet to a 1/2 inch iron set for corner;

THENCE South 2 degrees 56 minutes 48 seconds East following the fence line and the west line of said 347 acre tract a distance of 152.30 feet to a steel corner post found for corner, said corner being an ell corner of said 347 acre tract;

THENCE North 88 degrees 01 minutes 58 seconds West following a fence line and the north line of said 347 acre tract a distance of 1654.00 feet to a 1/2 inch iron rod found for corner at the southeast corner of 10.000 acre tract as recorded in Volume 2582, Page 486, D.R.C.C.T.;

THENCE North 1 degree 19 minutes 23 seconds East following the east line of 10.000 acre tract a distance of 545.70 feet to the POINT OF BEGINNING and containing 899,196 square feet or 20.643 acres of land.

EXHIBIT "A" CONTINUED

Being the same land conveyed by deed dated August 18, 1999, executed by King R. Hazle to David Surdukan and Karen Surdukan, recorded in Volume 4484, Page 2492, Land Records, Collin County, Texas.

LESS AND EXCEPT THE FOLLOWING DESCRIBED 15.690 ACRE TRACT OF LAND:

SITUATED in the State of Texas, County of Collin, being part of the G. Daniels Survey, Abstract No. 289, being the easterly portion of Surdukan's 20.643 acre tract as recorded in Volume 4484, Page 2492 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the northeast corner of said 20.643 acre tract, the southeast corner of a Collin County owned 20.293 acre tract as recorded in volume 5075, Page 5007 of the Collin County Land Records, and being in the west line of a Collin County owned 360.477 acre tract as recorded in Volume 5063, Page 4221 of the Collin County Land Records;

THENCE with the east line of said 20.643 acre tract and a west line of said 360.477 acre tract, South $00^{\circ}37'41''$ West, 547.11 feet to a wood fence corner post found marking the southeast corner of said 20.643 acre tract and an interior of said 360.477 acre tract;

THENCE with the south line of said 20.643 acre tract and a north line of said 360.477 acre tract, North $88^{\circ}01'58''$ West, 1,253.99 feet to a 1/2-inch iron rod set marking the southwest corner of said premises;

THENCE with the west line of said premises, North $01^{\circ}19'41''$ East, 546.03 feet to a 1/2-inch iron rod set marking its northwest corner, said corner being in the north line of said 20.643 acre tract and the south line of the aforementioned Collin County owned 20.293 acre tract;

THENCE with the north line of said 20.643 acre tract and the south line of said 20.293 acre tract, South $88^{\circ}04'38''$ East, 1,247.30 feet to the point of beginning and containing 15.690 acres of land. *ASL*