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**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 DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY GIFT DEED**

STATE OF TEXAS §

**KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF COLLIN §

TEDDIE GENE ROBERTSON AND KAREN ANNE ROBERTSON (hereinafter referred to as "Grantor"), whose mailing address is 1301 W. Wheeler, Breckenridge, TX 76424, by these presents does GIVE, DONATE, GRANT, TRANSFER, and CONVEY unto COLLIN COUNTY, a body politic and/or a municipal corporation of the State of Texas, Collin County, Texas (hereinafter referred to as "Grantee"), whose mailing address is 2300 Bloomdale Road, McKinney, Texas 75071, the following described property situated in Collin County, Texas, to-wit (hereinafter the "Property"):

*Being situated in Collin County, Texas, in the Polly Ann Boone Survey, Abstract No. 1048, Tract 35, 1.8 acres, described in a deed from Carl Davidson et ux Anita Davidson to Ted Robertson et ux Karen Robertson, dated February 29, 2000, recorded in Volume 4620, Page 2592 of Collin County Land Records, Texas describing Tract Two*

*SITUATED in Collin County, Texas, in the Polly Ann Boone Survey, Abstract No. 1048, being a survey of part of the 145.740 acre "Tract III" described in a deed from Mary Lou Clark to A. Robert Beer, Trustee, dated June 15, 1973, recorded in Volume 873, Page 112 of the Collin County deed records, being described by metes and bounds as follows:*

*COMMENCING at an iron pin found in the center of County Road No. 338, at the south-southwest corner of the 10.00 acre tract, recorded in Volume 1439, Page 367; THENCE south 0 deg. 07 min. 52 sec. East, with said road, 20.05 feet to the beginning point;*

*THENCE North 85 deg. 53 min. 11 sec. East, passing an iron pin set at 30.0 feet and continuing in all 1589.00 feet to an iron pin set; same being in the northwest right-of-way line of the Union Pacific Railroad and being 50.0 feet at a right-angles to the center of the tract;*

*THENCE south 41 deg. 37 min. 35 sec. West, with the southeast line of said 145.740 acre tract and the northwest line of said railroad, 42.73 feet to an iron pin set;*

*THENCE South 85 deg. 53 min. 11 sec. West, passing an iron pin set at 1530.66 feet and continuing in all 1560.66 feet to a point in said County Road No. 338;*

*THENCE North 0 deg. 07 min. 52 sec. West, with said road, 30.07 feet to the PLACE OF BEGINNING and containing 1.08 acres of land, more or less.*

*CCTA Account #R704800003501, or more commonly known as Private Road 5042.*

GIFT DEED:

Ted Robertson and Karen Robertson, Grantors to Collin County, Grantee

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To have and to hold the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Grantee, its heirs, successors or assigns forever; and Grantor does hereby bind itself, its heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

This Deed is effective as of this 12<sup>th</sup> day of February 2018.

EXECUTED this 12<sup>th</sup> day of February 2018.

GRANTOR:

Teddie Gene Robertson  
Teddie Gene Robertson

Karen Anne Robertson  
Karen Anne Robertson

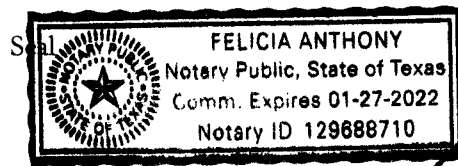
STATE OF TEXAS

§

COUNTY OF STEPHENS

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This instrument was acknowledged before me on the 12<sup>th</sup> day of February 2018, by Teddie Gene Robertson and Karen Anne Robertson, Grantors.



Felicia Anthony  
Notary Public for the State of Texas

My Commission Expires: 1-27-2022

Return to:  
Ted & Karen Robertson  
1301 W. Wheeler St.  
Breckenridge, Texas 76424

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
02/15/2018 02:12:17 PM  
\$30.00 CJAMAL  
20180215000189840



Stacey Kemp

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Ted Robertson and Karen Robertson, Grantors to Collin County, Grantee

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