

Addison, Texas 75001

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

Being 2.330 acres of land, more or less, situated in the William Culwell Survey, Abstract No. 184, Collin County, Texas, more particularly described in and depicted on Exhibit "A" and Exhibit "B", attached hereto and made a part hereof ("Property").

The warranty contained herein is subject to: (i) any and all mineral reservations, restrictions, covenants, conditions and easements, if any, relating to the above-described property, but only to the extent that they are still in effect and shown of record in Denton County, Texas as of the effective date of this deed; and (ii) all zoning law regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect as of the effective date of this deed and relate to the Property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's successors, and assigns forever.

And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Grantor does hereby represent and warrant that there are no liens, attachments or other encumbrances which will affect the title or right of the Grantor to convey this deed to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein.

This instrument may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

EXECUTED on the dates appearing in the acknowledgements below, however, to be effective
on this 30th day of August, 2019.

GRANTOR: HONEY CREEK PARTNERS, LTD.

HONEY CREEK PARTNERS, LTD.

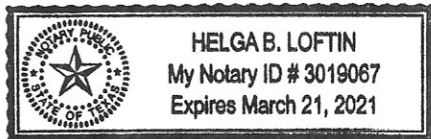
A Texas limited partnership

By: Jon Bayless
Name: JOH BAYLESS
Title: GENERAL PARTNER

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

BEFORE ME, the undersigned authority, on this day personally appeared Jon Bayless known to me to be the person whose name is subscribed hereto; they acknowledged to me they executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of August, 2019.



Helga B. Loftin
Notary Public, State of Texas
My commission expires: 3-21-2021

AGREED AND ACCEPTED:
THE CITY OF WESTON, TEXAS

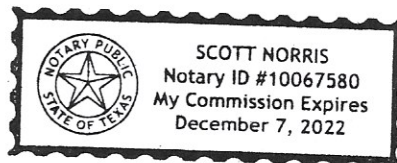
GRANTEE: **THE CITY OF WESTON, TEXAS**

By: Patti Harrington
Name: PATTI HARRINGTON
Title: MAYOR

THE STATE OF TEXAS §
 §
COUNTY OF Coleman §

BEFORE ME, the undersigned authority, on this day personally appeared PATTI, HARRINGTON, known to me to be the person whose name is subscribed hereto; they acknowledged to me they executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12TH day of SEPTEMBER, 2019.



[Signature]
Notary Public, State of Texas
My commission expires: 12/7/22

EXHIBIT “A” and EXHIBIT “B”
Legal Description and Depiction of Easement
Property

[__ pages]

**EXHIBIT A
SHEET 1 OF 3**

LEGAL DESCRIPTION—CITY OF WESTON TO OWNER—2.330 ACRES

BEING that parcel of land located in the City of Weston, Collin County, Texas, being a part of the William Culwell Survey, Abstract Number 184, and being all of that called 2.3 acre tract of land described in a dedication deed from Honey Creek Partners, L.P., to the City of Weston as recorded in Document Number 20150331000351110 in the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "JBI" found at the northeast corner of said 2.3 acre tract of land;

THENCE along the east line of said 2.3 acre tract of land as follows:

Southeasterly, 19.04 feet along a curve to the left having a central angle of 01 degrees 02 minutes 20 seconds, a radius of 1,050.00 feet, a tangent of 9.52 feet, and whose chord bears South 03 degrees 12 minutes 35 seconds East, 19.04 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

South 03 degrees 43 minutes 45 seconds East, 305.91 feet to a one-half inch iron rod with cap stamped "JBI" found at the southeast corner of said 2.3 acre tract of land;

THENCE along the southerly and westerly line of said 2.3 acre tract of land as follows:

South 86 degrees 16 minutes 15 seconds West, 138.81 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

Northwesterly, 389.16 feet along a curve to the right having a central angle of 112 degrees 36 minutes 49 seconds, a radius of 198.00 feet, a tangent of 296.97 feet, and whose chord bears North 37 degrees 25 minutes 21 seconds West, 329.48 feet to a one-half inch iron rod with cap stamped "JBI" found for corner;

Northeasterly, 66.87 feet along a curve to the left having a central angle of 13 degrees 41 minutes 00 seconds, a radius of 280.00 feet, a tangent of 33.59 feet, and whose chord bears

North 12 degrees 02 minutes 36 seconds East, 66.71 feet to a one-half inch iron rod with cap stamped "JBI" found at the northwest corner of said 2.3 acre tract of land;

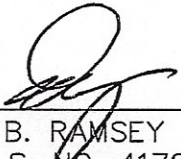
THENCE along the north line of said 2.3 acre tract of land as follows:

North 88 degrees 52 minutes 00 seconds East, 28.74 feet to a one-half inch iron rod with cap stamped "GEER" found for corner;

North 88 degrees 47 minutes 14 seconds East, 275.18 feet to the POINT OF BEGINNING and containing 101,479 square feet or 2.330 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from the TEXAS WDS RTK Cooperative Network — Texas State Plane Coordinate System, North Central Zone (4202), NAD83.



DAN B. RAMSEY
R.P.L.S. NO. 4172
SEPTEMBER 05, 2019



TBPE No. F-438 TBPLS No. 10076000

SCALE:

DATE

09-26-18

DRAWN
WBD

PROJECT
HOE288
EXHIBIT FOR LAND
WITH WESTON

2121 MIDWAY ROAD, SUITE 300
CARROLLTON, TEXAS 75006



EXHIBIT A SHEET 2 OF 3

LEGAL DESCRIPTION-OWNER TO CITY OF WESTON-2.330 ACRES

BEING that parcel of land located in the City of Weston, Collin County, Texas, being a part of the William Culwell Survey, Abstract Number 184, and being part of that called 206.91 acre tract of land described as Tract 1 in a Special Warranty Deed to Honey Creek Ranch Corp., as recorded in Volume 4768, Page 3562 in the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found in the east line of said 206.91 acre tract of land and said point being in the west right-of-way line of Farm-To-Market Road 543 (an 80 foot right-of-way), said point being the southeast corner of a called 3.60 acre tract of land described in an Amended Corrected Special Warranty Deed to the City of Weston, as recorded in Document Number 20090917001158930 in the Official Public Records of Collin County, Texas;

THENCE along the east line of said 206.91 acre tract of land and along the west right-of-way line of Farm-To-Market Road 543 as follows:

Southeasterly, 76.03 feet along a curve to the right having a central angle of 15 degrees 39 minutes 07 seconds, a radius of 278.31 feet, a tangent of 38.25 feet, and whose chord bears South 07 degrees 29 minutes 28 seconds East, 75.79 feet to a concrete monument found for corner;

Southeasterly, 58.94 feet along a curve to the left having a central angle of 08 degrees 28 minutes 57 seconds, a radius of 398.10 feet, a tangent of 29.52 feet, and whose chord bears South 04 degrees 28 minutes 39 seconds East, 58.88 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;


THENCE South 86 degrees 17 minutes 17 seconds West, 755.82 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

THENCE North 03 degrees 42 minutes 43 seconds West, 134.51 feet to a one-half inch iron rod with cap stamped "JBI" found at southwest corner of said 3.60 acre tract of land;

THENCE North 86 degrees 17 minutes 17 seconds East, 750.04 feet along the south line of said 3.60 acre tract of land to the POINT OF BEGINNING and containing 101,479 square feet or 2.330 acres of land.

BASIS OF BEARING:

The basis of bearing is derived from the TEXAS WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.



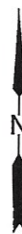
DAN B. RAMSEY
R.P.L.S. NO. 4172
SEPTEMBER 05, 2019



TBPE No. F-438 TBPLS No. 10076000

SCALE:	DATE 09-26-18	DRAWN WBD	PROJECT HOE288 EXHIBIT FOR LAND WITH WESTON	2121 MIDWAY ROAD, SUITE 300 CARROLLTON, TEXAS 75006	
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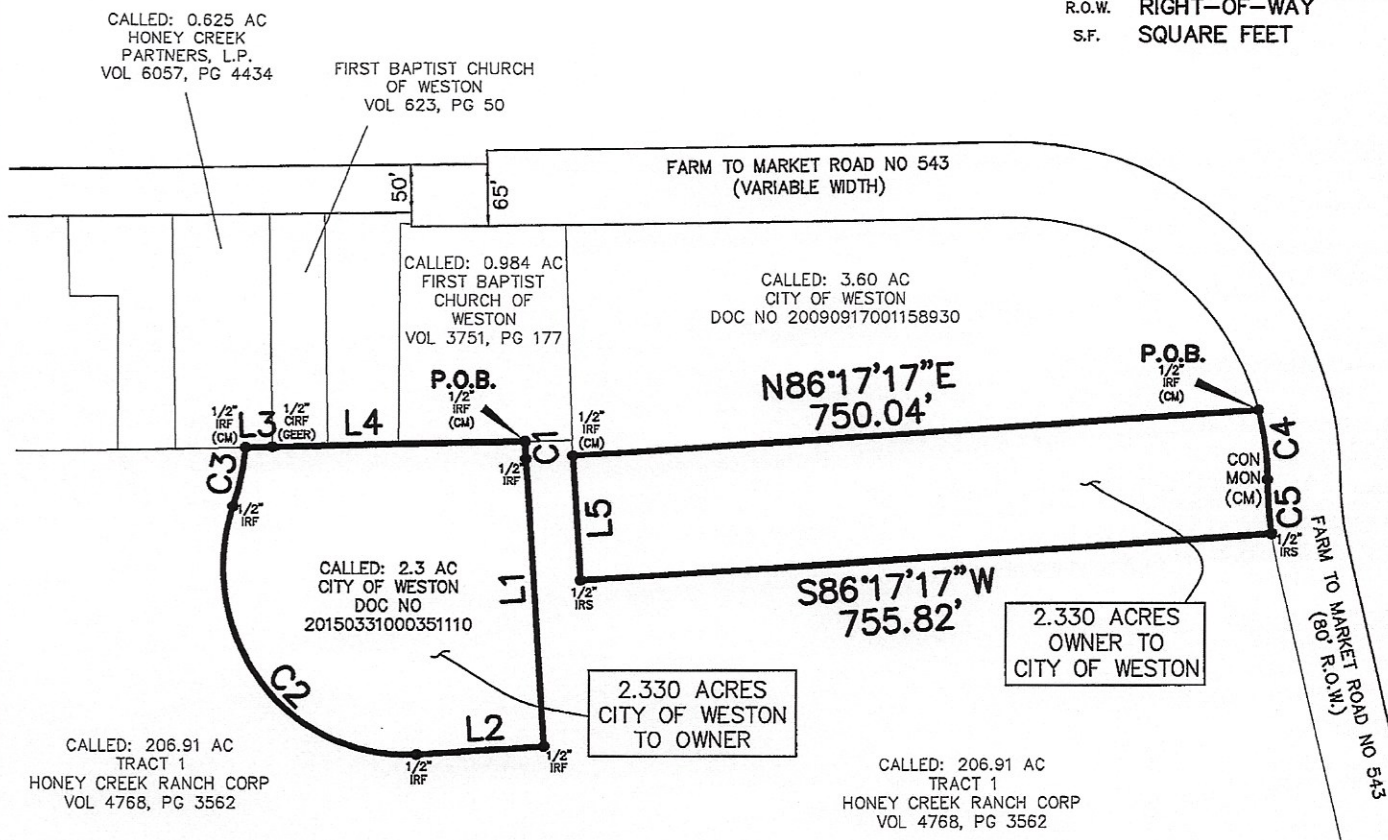
EXHIBIT A SHEET 3 OF 3



1"=200'

LEGEND

POB POINT OF BEGINNING
CIRS CAPPED IRON ROD SET
CIRF IRON ROD FOUND
CM CONTROL MONUMENT
R.O.W. RIGHT-OF-WAY
S.F. SQUARE FEET



LINE TABLE		
NO.	BEARING	LENGTH
L1	S03°43'45"E	305.91'
L2	S86°16'15"W	138.81'
L3	N88°52'00"E	28.74'
L4	N88°47'14"E	275.18'
L5	N03°42'43"W	134.51'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	19.04'	001°02'20"	1050.00'	9.52'	S03°12'35"E	19.04'
C2	389.16'	112°36'49"	198.00'	296.97'	N37°25'21"W	329.48'
C3	66.87'	013°41'00"	280.00'	33.59'	N12°02'36"E	66.71'
C4	76.03'	015°39'07"	278.31'	38.25'	S07°29'28"E	75.79'
C5	58.94'	008°28'57"	398.10'	29.52'	S04°28'39"E	58.88'

TBPE No. F-438 TBPLS No. 10076000

SCALE:
1"=200'

DATE
09-26-18

DRAWN
WBD

PROJECT
HOE288
EXHIBIT FOR LAND
WITH WESTON

2121 MIDWAY ROAD, SUITE 300
CARROLLTON, TEXAS 75006



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
10/31/2019 01:26:04 PM
\$58.00 DKITZMILLER
20191031001379150



A handwritten signature in cursive script that reads "Stacey Kemp".