



DEDICATION DEED

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

That HONEY CREEK PARTNERS, L.P. ("Grantor") for Ten Dollars (\$10.00) cash and other valuable consideration to it in hand paid by the CITY OF WESTON ("Grantee") whose address is 301 Main Street, Weston, Texas 75097, the receipt and sufficiency of which is acknowledged, has DEDICATED, GRANTED and CONVEYED and by these presents does hereby DEDICATE, GRANT and CONVEY as community parkland unto the said Grantee that certain parcel of land more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

This conveyance is subject to easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens or conveyances, that affect the Property; and rights of parties in possession.

TO HAVE AND TO HOLD the Property unto the Grantee for the purposes herein set forth, and Grantor hereby binds itself, its successor and assigns to warrant and forever defend, all and singular, the said premises unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or to claim the same, or any part thereof, except as to the reservations and exceptions referenced herein.

IN WITNESS WHEREOF this Dedication Deed is executed this 2nd day of March, 2015.



HONEY CREEK PARTNERS, LP, a
Texas limited partnership

By: Honey Creek Partners, G.P., Inc.,
General partner

By: 

Jon W. Bayless, President



STATE OF TEXAS §

§

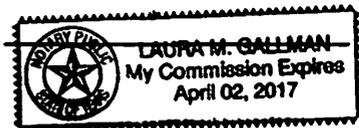
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 2nd day of March, 2015,
by Jon W. Bayless, President of Honey Creek Partners, G.P., Inc. general partner of Honey
Creek Partners, LP, a Texas limited partnership.

[Seal]

Laura M. Gallman
Notary Public in and for the State of Texas

My Commission Expires:



Laura M. Gallman
Printed Name of Notary

AFTER RECORDING RETURN TO:

City Secretary
City of Weston
P.O. Box 248
Weston, Texas 75097

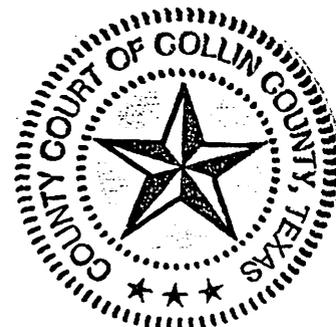


EXHIBIT "A"
2.3 ACRE TRACT
CITY PARK LEGAL DESCRIPTION

BEING a part of a 206.91 acre tract of land conveyed to Honey Creek Ranch Corporation by Deed recorded in Volume 4768, Page 3562 of Deed Records of Collin County, Texas, in the William Culwell Survey, Abstract No. 184, situated in the Town of Weston, Collin County, Texas and being more particularly described as follows:

BEGINNING on the North property line of said 206.91 acre tract of land, said point also being on the Southeast corner of a 0.6550 acre tract of land conveyed from Everett Alan Miller to Honey Creek Ranch Corporation;

THENCE, S89°38'27"E, along North property line of said 206.91 acre tract, a distance of 275.11 feet to a point for corner, said point also being the beginning of a non-tangent curve to the left having a delta of 01°02'21", a radius of 1050.0 feet and a chord of S01°38'16"E, 19.04 feet; said point also being on the West R.O.W. line of a future 100 foot R.O.W.:

THENCE, along said curve to the left, and along West R.O.W. line of a future 100' R.O.W., a distance of 19.04 feet to a point for corner;

THENCE, S02°09'26"E, along West R.O.W. line of a future 100' R.O.W., a distance of 305.91 feet to a point for corner, said point also being on the North R.O.W. line of a future 60 foot R.O.W.:

THENCE, S87°50'34"W, along future North R.O.W. line, a distance of 138.81 feet to a point for corner, said point also being the beginning of a curve to the right having a delta of 112°36'48", a radius of 198.0 feet and a chord of N35°51'02"W, 329.48 feet;

THENCE, along said curve to the right, a distance of 389.16 feet to a point for corner, said point also being the beginning of a curve to the left having a delta of 13°40'32", a radius of 280.0 feet and a chord of N13°37'06"E, 66.68 feet;

THENCE, along said curve to the left, a distance of 66.83 feet to a point for corner, said point also being on the South line of said 0.6550 acre tract;

THENCE, S89°38'27"E, a distance of 28.81 feet to the POINT OF BEGINNING AND CONTAINING 2.3 acres of land.





FM 543

0.6550 ACRE TRACT
EVERETT ALAN MILLER
TO
HONEY CREEK RANCH CORP.

POINT OF
BEGINNING

S89°38'27"E
28.81'

S89°38'27"E

275.11'

A=01°02'21"
R=1050.0'
L=19.04'
CB=S01°38'16"E
CL=19.04'

A=13°40'32"
R=280.0'
L=66.83'
CB=N13°37'06"E
CL=66.68'

2.3 ACRES

S02°09'26"E
305.91'

FUTURE 100' ROW

A=112°36'48"
R=198.0'
L=389.16'
CB=N35°51'02"W
CL=329.48'

206.91 ACRE TRACT
HONEY CREEK RANCH CORP.

FUTURE 60' ROW

S87°50'34"W
138.81'

EXHIBIT 'A'
2.3 ACRE TRACT
CITY PARK



THE STATE OF TEXAS
COUNTY OF COLLIN

I, Stacey Kemp County Clerk,
Court Collin County, Texas

Do hereby certify that the foregoing instrument of writing is
a full, true and correct copy of the instrument as filed for
record in my office the 31st day of March, 20 15
No 2015033100035110

Witness my hand and official seal at my office in McKinney,
Texas, this 31st day of March, 20 15

Stacey Kemp Collin County Clerk
Collin County, Texas

By: Shannon Caple, Deputy



THE STATE OF TEXAS
 COUNTY OF COLLIN
 I, Stacey Kemp, County Clerk
 do hereby certify that the foregoing is a true and correct copy of the original as filed for record in my office this _____ day of _____, 2015.

Witness my hand and official seal at my office in McKinney, Texas this _____ day of _____, 2015.

Stacey Kemp, County Clerk
 Collin County, Texas

By _____ Deputy

Filed and Recorded
 Official Public Records
 Stacey Kemp, County Clerk
 Collin County, TEXAS
 03/31/2015 09:44:23 AM
 \$42.00 SCAPELA
 20150331000351110

