

EXHIBIT 2

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 YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

SPECIAL WARRANTY DEED **(With Temporary Construction Easement)**

Date: _____, 2021

Grantor: CITY OF WYLIE, TEXAS, a Texas home rule municipality

Grantee: COLLIN COUNTY, a political subdivision of the State of Texas

Grantee's
Mailing Address: Collin County Special Projects
4690 Community Avenue, Ste. 200
McKinney, Texas 75071
Attn: Tracy Homfeld, PE, CFM

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property: Being a 0.2157 acre (9,395 square foot) tract of land more particularly described on Exhibit "A" attached hereto together with all rights and appurtenances pertaining thereto.

Reservations from and Exceptions to Conveyance and Warranty: Conditions, easements and restrictions, if any, relating to the Property, to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Collin County, Texas.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and

warranty, when the claim is by, through or under Grantor but not otherwise.

In addition, Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, has GRANTED AND CONVEYED, and by these presents does GRANT AND CONVEY unto Grantee a privilege, right and easement (the "Easement") in, over and across a 0.0723 acre (3,151 square foot) tract of land more particularly described and/or depicted as the "Temporary Construction Easement" in Exhibit "A" attached hereto and made a part hereof (the "Easement Area"). The Easement hereby granted is for the purpose of giving to Grantee, its successors and assigns, the unimpeded right to enter upon, over, under, and across, and to use the Easement Area for the purpose of constructing, maintaining, widening, straightening and extending Park Boulevard (the "Project"). The Easement granted hereby shall terminate (i) ninety (90) days following the completion of the Project; or (ii) three (3) years from the date hereof, whichever event first occurs. Upon termination, Grantee shall return the Easement Area as nearly as practical to its original condition taking into consideration, however, the nature of the work performed.

SUBJECT TO THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, THIS CONVEYANCE IS MADE AND ACCEPTED WITH THE EXPRESS LIMITATION THAT GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WITH RESPECT TO THE CONDITION OF THE PROPERTY. GRANTEE ACCEPTS THE PROPERTY AND ALL IMPROVEMENTS LOCATED THEREON IN ITS PRESENT CONDITION "AS IS" AND "WITH ALL FAULTS."

GRANTOR:

CITY OF WYLIE, TEXAS,
a Texas home-rule municipality

BY: _____

NAME: Chris Holsted

TITLE: City Manager

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Holsted, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and that he is authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2021.

Notary Public in and for the State of Texas

**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39
0.2157 ACRES (9,395 SQUARE FEET)**

BEING 9,395 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a called 4.55 acre tract of land described in Special Warranty Deed to City of Wylie, recorded in County Clerk File No. 94-0039759 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch found iron rod with cap stamped "ARS" for the southwest corner of said 4.55 acre tract and on the east right-of-way line of Forest Ross Road (a 60-foot wide right-of-way);

THENCE North 01 degree 18 minutes 21 seconds East, with the west line of said 4.55 acre tract and with the east right-of-way line of said Forest Ross Road, a distance of 74.12 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the point of curvature of a non-tangent circular curve to the right, having a radius of 1,180.00 feet whose chord bears South 47 degrees 31 minutes 37 seconds East, a distance of 207.03 feet;

THENCE Southeasterly, departing the west line of said 4.55 acre tract and with the east right-of-way line of said Forest Ross Road, and with said curve, through a central angle of 10 degrees 03 minutes 55 seconds, a distance of 207.30 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 42 degrees 29 minutes 39 seconds East, over and across said 4.55 acre tract, a distance of 86.12 feet to a 1/2-inch set iron rod with cap for corner on the south line of said 4.55 acre tract;

THENCE North 58 degrees 42 minutes 33 seconds West, with the south line of said 4.55 acre tract, a distance of 248.75 feet to the **POINT OF BEGINNING AND CONTAINING** 9,395 square feet (0.2157 acre) of land, more or less.

**EXHIBIT A
RIGHT-OF-WAY DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39
0.2157 ACRES (9,395 SQUARE FEET)**

NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface adjustment scale factor: 1.00015271.
2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
3. A survey plat of even date accompanies this legal description.

G. J. Suthan

April 10/2020

Getsy J. Suthan, R.P.L.S.
Texas Registration No. 6449
Halff Associates, Inc.
1201 North Bowser Road
Richardson, Texas 75081
Tel: (214) 346-6200
TBPELS Firm No. 10029600

Date



4/10/2020 2:40:56 PM an2472 HALFF I:\350000\35192\001\CADD\Sheets\RCHE\Exhibits\Parcel 39\VEH4-P39-ROW01-35192.dgn

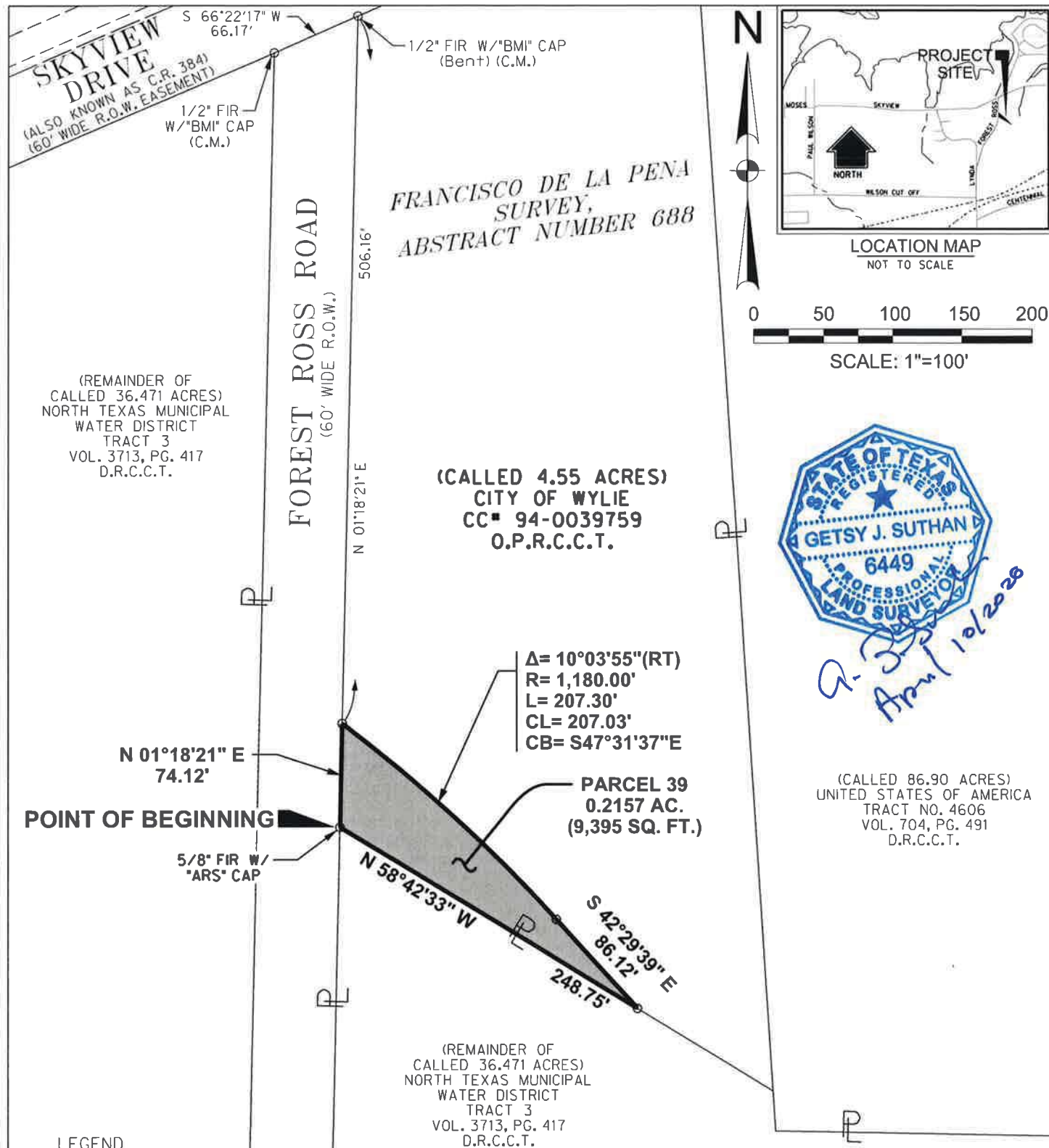


EXHIBIT A
RIGHT-OF-WAY DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39
0.2157 ACRE TRACT (9,395 SQ. FT.)

PREPARED BY



TBPELS FIRM NO. 1002960
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=100' (214)346-6200 AVO: 35192 MARCH, 2020

**EXHIBIT A
TEMPORARY CONSTRUCTION EASEMENT
DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39
0.0723 ACRES (3,151 SQUARE FEET)**

BEING 3,151 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a called 4.55 acre tract of land described in Special Warranty Deed to City of Wylie, recorded in County Clerk File No. 94-0039759 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch found iron rod with cap stamped "ARS" for the southwest corner of said 4.55 acre tract and on the east right-of-way line of Forest Ross Road (a 60-foot wide right-of-way);

THENCE North 01 degree 18 minutes 21 seconds East, with the west line of said 4.55 acre tract and with the east right-of-way line of said Forest Ross Road, a distance of 74.12 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the **POINT OF BEGINNING**;

THENCE North 01 degree 18 minutes 21 seconds East, with the west line of said 4.55 acre tract and with the east right-of-way line of said Forest Ross Road, a distance of 12.35 feet to a corner (not monumented) for the point of curvature of a non-tangent circular curve to the right, having a radius of 1,190.00 feet whose chord bears South 47 degrees 42 minutes 08 seconds East, a distance of 216.04 feet;

THENCE Southeasterly, departing the west line of said 4.55 acre tract and the east right-of-way line of said Forest Ross Road, and over and across said 4.55 acre tract and with said curve, through a central angle of 10 degrees 24 minutes 58 seconds, a distance of 216.34 feet to a corner (not monumented);

THENCE South 42 degrees 29 minutes 39 seconds East, over and across said 4.55 acre tract, a distance of 120.50 feet to a corner (not monumented) on the south line of said 4.55 acre tract;

THENCE North 58 degrees 42 minutes 33 seconds West, with the south line of said 4.55 acre tract, a distance of 35.81 feet to a 1/2-inch set iron rod with cap for corner;


THENCE North 42 degrees 29 minutes 39 seconds West, departing the south line of said 4.55 acre tract and over and across said 4.55 acre tract, a distance of 86.12 feet to a 1/2-inch set iron rod with cap for the point of curvature of a non-tangent circular curve to the left, having a radius of 1,180.00 feet whose chord bears North 47 degrees 31 minutes 37 seconds West, a distance of 207.03 feet;

**EXHIBIT A
TEMPORARY CONSTRUCTION EASEMENT
DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39
0.0723 ACRES (3,151 SQUARE FEET)**

THENCE Northwesterly, over and across said 4.55 acre tract and with said curve, through a central angle of 10 degrees 03 minutes 55 seconds, a distance of 207.30 feet to the **POINT OF BEGINNING AND CONTAINING** 3,151 square feet (0.0723 acre) of land, more or less.

NOTES:

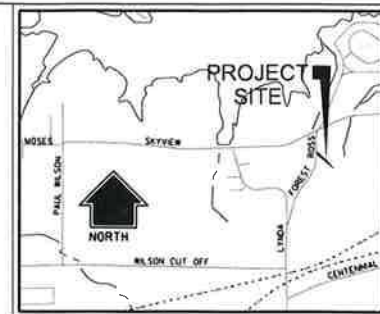
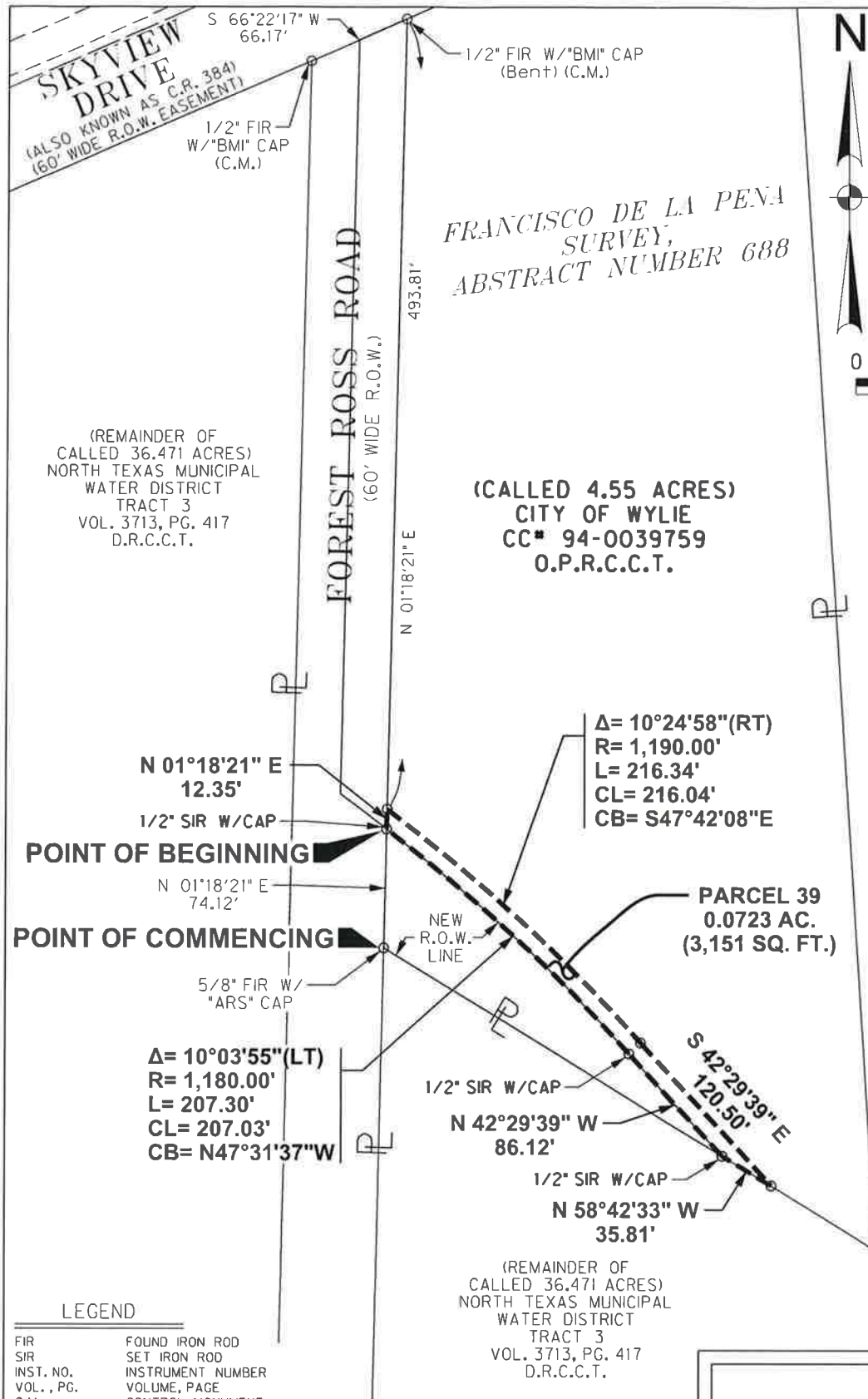
1. The Basis of Bearing is the North American Datum of 1983, Texas Coordinate System, North Central Zone (4202). All distances are surface distances. Surface adjustment scale factor: 1.00015271.
2. This survey was prepared without the benefit of a title commitment. Easements may exist where none are shown.
3. A survey plat of even date accompanies this legal description.



Getsy J. Suthan, R.P.L.S.
Texas Registration No. 6449
Halff Associates, Inc.
1201 North Bowser Road
Richardson, Texas 75081
Tel: (214) 346-6200
TBPLS Firm No. 10029600

06/09/21
Date





0 50 100 150 200

SCALE: 1"=100'



(CALLED 86.90 ACRES)
UNITED STATES OF AMERICA
TRACT NO. 4606
VOL. 704, PG. 491
D.R.C.C.T.

LEGEND

FIR	FOUND IRON ROD
SIR	SET IRON ROD
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
C.M.	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
W/CAP	WITH YELLOW PLASTIC CAP STAMPED "HALFF"
O	NOT MONUMENTED (UNLESS NOTED)

NOTES:

THE BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). ALL DISTANCES ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR: 1.00015271.

A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS MAY EXIST WHERE NONE ARE SHOWN.

EXHIBIT A TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION FOR PARK BOULEVARD PARCEL 39 0.0723 ACRE TRACT (3,151 SQ. FT.)

PREPARED BY



TBP&S FIRM NO. 1002960
HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD - RICHARDSON, TEXAS - 75081-2275
SCALE: 1"=100' (214)346-6200 AVO: 35192 MARCH, 2021