

EXHIBIT 1

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

Date: _____, 2021

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

Grantee: CITY OF WYLIE, TEXAS, a home rule municipality

Grantee's

Mailing Address: 300 Country Club Rd, Bldg. 100
Wylie, TX 75098
Attn: Chris Holsted, City Manager

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

Property: Being a 0.3364 acre (14,654 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.

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:

COLLIN COUNTY, TEXAS,
a political subdivision of the State of Texas

By: _____
Chris Hill, County Judge

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Hill, 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 39-2
0.3364ACRES (14,654 SQUARE FEET)**

BEING 14,654 square feet of land situated in the Francisco De La Pina Survey, Abstract Number 688, Collin County, Texas, and being part of a called 1.9721 acre tract of land described in Right of Way Deed to County of Collin, recorded in Volume 3227, Page 432 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being part of a Forrest Ross Road (also known as County Road 389, a 60 foot wide right-of-way), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch found iron rod with cap stamped "BMI" for the northwest corner of a called 4.55 acre tract of land described in deed to The City of Wylie, recorded in Document Number 94-0039759 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and the northeast corner of said 1.9721 acre tract, said corner at the intersection of the south right-of-way line of Skyview Drive (also known as C.R. 384, a 60-foot wide right-of-way easement) and the east right-of-way line of said Forrest Ross Road;

THENCE South 01 degree 18 minutes 21 seconds West, with the west line of said 4.55 acre tract, the east line of said 1.9721 acre tract and the east right-of-way line of said Forrest Ross Road, a distance of 506.16 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" 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 53 degrees 27 minutes 05 seconds West, a distance of 36.73 feet;

THENCE Northwesterly, departing said west and east lines, over and across said Forrest Ross Road, and with said curve, through a central angle of 01 degree 47 minutes 01 second, a distance of 36.73 feet to a set PK nail with washer stamped "HALFF" for corner;

THENCE North 01 degree 18 minutes 21 seconds East, over and across said Forrest Ross Road, a distance of 471.02 feet to a set PK nail with washer stamped "HALFF" for corner on the south right-of-way line of said Skyview Drive;

THENCE North 66 degrees 22 minutes 17 seconds East, with the south right-of-way line of said Skyline Drive, a distance of 33.08 feet to the **POINT OF BEGINNING AND CONTAINING** 14,654 square feet (0.3364 acre) of land, more or less.

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RIGHT-OF-WAY DESCRIPTION FOR
PARK BOULEVARD
PARCEL 39-2
0.3364ACRES (14,654 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

Oct. 8/2020

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





0 50 100 150 200

SCALE: 1"=100'

POINT OF BEGINNING

N 66°22'17" E
33.08'

SET PK NAIL W/WASHER
STAMPED "HALFF"

N 66°22'17" E
33.08'

SKYVIEW DRIVE
(ALSO KNOWN AS C.R. 384)
S 66°22'17" W 260.76'

1/2" FIR W/"BMI" CAP
(C.M.)

FND. MON.
(C.M.)

60' R.O.W. EASEMENT
VOL. 531, PG. 316
D.R.C.C.T.

1/2" FIR W/
"BMI" CAP
(C.M.)

FORREST ROSS ROAD

(KNOWN AS COUNTY ROAD 389,
60' WIDE R.O.W.)

N 01°18'21" E

S 01°18'21" W

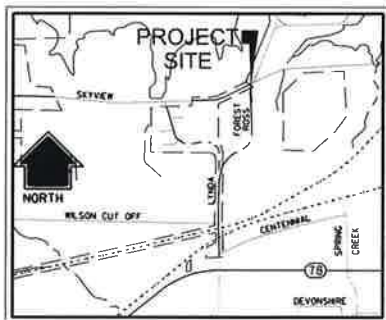
(CALLED 1.9721 ACRES)
COUNTY OF COLLIN
PARCEL 3,
COUNTY ROAD 389
VOL. 3227, PG. 432
D.R.C.C.T.

(CALLED 36.471 ACRES)
NORTH TEXAS MUNICIPAL WATER DISTRICT
TRACT 3
VOL. 3713, PG. 417
D.R.C.C.T.

(CALLED 4.55 ACRES)
CITY OF WYLIE
DOC. NO. 94-0039759
O.P.R.C.C.T.

PARCEL 39-2
0.3364 ACRES
(14,654 SQ. FT.)

FRANCISCO DE LA PENA
SURVEY,
ABSTRACT NUMBER 688

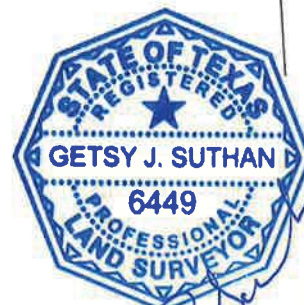


LOCATION MAP
NOT TO SCALE

SET PK NAIL
W/WASHER
STAMPED "HALFF"

1/2" SIR
W/CAP

$\Delta = 01^{\circ}47'01''$ (LT)
 $R = 1,180.00'$
 $L = 36.73'$
 $CL = 36.73'$
 $CB = N53^{\circ}27'05''W$



G. Suthan
Oct. 8/2020

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.

LEGEND

○	1/2-INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" (UNLESS NOTED)
FIR	FOUND IRON ROD
FND. MON.	FOUND CORPS OF ENGINEERS CONCRETE MONUMENT WITH BRASS CAP
(C.M.)	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

EXHIBIT A RIGHT-OF-WAY DESCRIPTION FOR PARK BOULEVARD PARCEL 39-2 0.3364 ACRES (14,654 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 SEPTEMBER, 2020