

SPECIAL WARRANTY DEED

STATE OF TEXAS §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

THAT the tenants in common TRAMMEL CROW CO. #42 LTD. & BILLINGSLEY TRUST JOINT VENTURE hereinafter called "Grantor", for and in consideration of the sum of ONE DOLLAR (\$1.00) to Grantor in hand paid by the CITY OF PLANO, TEXAS, a Texas home-rule municipal Corporation (the "Grantee") the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, expressed or implied, does by these presents GRANT, GIVE and CONVEY unto the Grantee all of that tract or parcel of land situated in the City of Plano, County of Collin, Texas, as more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with all improvements situated thereon and all singularly the rights and appurtenances thereto and any and all right, title and interest of Grantor in and to any adjacent streets, alleys or rights-of-way (hereinafter collectively called the "Property").

It is acknowledged and agreed that Grantee is acquiring the Property for the purpose of permitting the construction, maintenance, repair and operation thereon of a street, drainage improvements, utilities and other related improvements. The Grantor hereby waives any and all right for compensation for the property interests conveyed to Grantee hereunder, including without limitation, the right or claim to severance damages, or any damages to, or diminution in value of, other lands belonging to Grantor, that may be claimed or asserted by virtue of such acquisition of the Property by Grantee. Notwithstanding the area and shape of the Property, this Special Warranty Deed shall be construed as conveying all rights and appurtenances incident to any ordinary conveyance of land.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto said Grantee, its successors and assigns, forever. Grantor does hereby bind Grantor and Grantor's heirs, executors and assigns, to warrant and forever defend, all and singular the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

22-0040077

The mailing address of the Grantee is:

City of Plano  
1520 Avenue K  
P.O. Box 860358  
Plano, Texas 75086-0358  
Attn: Jackie Blakely, City Secretary

EXECUTED THIS 18th DAY OF March, 1993.

GRANTORS:

TRAMMEL CROW CO. #43 LTD.

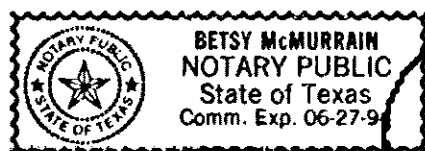
BY: H. Billingsley

ADDRESS: 2200 Ross Ave.  
Suite 4800 West  
Dallas, TX 75201

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared TRAMMELL CROW CO. #43 LTD. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his act and deed, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 18th day of March, 1993.



Betsy McMurrain  
Notary Public in and for the State of Texas

BILLINGSLEY TRUST JOINT VENTURE

BY: C. G. Over

Address: 2200 Ross Ave.  
Suite 4800 West  
Dallas, TX 75201

ACKNOWLEDGEMENT

Massachusetts  
STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared BILLINGSLEY TRUST JOINT VENTURE known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as his act and deed, for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the 25th day of March, 1993.



Jean C. Fooley  
Notary Public in and for the State of Texas  
Massachusetts  
My commission expires 12/2/94.

RIGHT-OF-WAY DEDICATION

BEING a tract of land situated in the John B. Martin Survey, Abstract NO. 603 in Collin County, Texas and being in part of a called 28.959 acre tract of land described in deed dated June 19, 1973 from George T. Connell, Jr. to George T. Connell and Jack Dillard as recorded in the Deed Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a point of intersection of the centerline of Windhaven Parkway (a variable width right-of-way) with the centerline of Midway Road (a 110 foot right-of-way); Thence S.  $89^{\circ}54'39''$  W., 786.33 feet along the said centerline of Windhaven Parkway; Thence S.  $08^{\circ}16'04''$  W., 63.82 feet to the POINT OF BEGINNING;

THENCE S.  $81^{\circ}43'56''$  E., 25.00 feet to a point for corner;  
THENCE S.  $08^{\circ}16'04''$  W., 211.88 feet to a point for corner;  
THENCE N.  $81^{\circ}47'48''$  W., 25.00 feet to a point for corner;  
THENCE N.  $08^{\circ}16'04''$  E., 211.91 feet to the Point of Beginning and containing 0.122 acres (5,297 square feet) of land.

Henry Billingsley Tract  
Plano, Collin County, Texas  
92-055

WINDHAVEN

PARKWAY

S. 89° 54' 39" W. 786.33'  
FROM & MIDWAY ROAD

55'

S. 81° 43' 56" E. 25.00'

S. 8° 16' 04" W.  
63.82'

POINT OF BEGINNING  
211.91'

0.122 ACRES

211.88'

S. 8° 16' 04" W.  
25.00'

N. 8° 16' 04" E.

HENRY BILLINGSLEY TRACT

PROPOSED  
PARK BROOKS ADDITION

N. 81° 47' 48" W.  
25.00'

SCOTT BURRIS  
TRACT

RIGHT-OF-WAY DEDICATION

CITY OF PLANO

JOHN B. MARTIN SURVEY, ABST. 603

COLLIN COUNTY, TEXAS

4

DAN M. DOWDEY & ASSOCIATES, INC.

16250 DALLAS PARKWAY

(214) 931-0694

SUITE 100

DALLAS, TEXAS

75248

Scale 1"=40' Date 3-5-93

Job No. 92-055

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE  
OF THE DESCRIBED REAL PROPERTY, BECAUSE OF COLLUSION, IS  
INVALID AND UNENFORCEABLE UNDER FEDERAL LAW  
THE STATE OF TEXAS  
COUNTY OF COLLIN  
I hereby certify that this instrument was FILED in the File Number Sequence  
on the date and the time stamped hereon by me, and was duly RECORDED.  
In the Official Public Records of Real Property of Collin County, Texas on

MAY 27 1993

*Helene Starnes*  
COUNTY CLERK  
COLLIN COUNTY, TEXAS



Filed for Record in:  
COLLIN COUNTY, TX  
HONORABLE HELEN STARNES

On 1993/05/27

At 8:02A

Number: 93- 0040077  
Type : D1 16.00

RETURN TO CITY OF  
PLANO ENGR. DEPT.  
P. O. BOX 860358  
PLANO, TEXAS 75086-0358