

SPECIAL WARRANTY DEED

57217

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STATE OF TEXAS )  
COUNTY OF COLLIN )

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, UNIVERSITY BUSINESS PARK PHASE II LIMITED, a Texas limited partnership (herein sometimes referred to as "Grantor," whether one or more), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto the UNIVERSITY BUSINESS PARK PHASE II EXCHANGE TRUST, a Texas trust established by trust agreement dated of even date herewith (herein sometimes referred to as "Grantee," whether one or more), that certain real estate (the "Property") located in Collin County, Texas, being more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes.

This conveyance is expressly made and accepted subject to the easements and other exceptions of record, to the extent the same are in force and affect the Property, set forth on Exhibit B attached hereto and incorporated herein by reference for all purposes.

TO HAVE AND TO HOLD the Property, subject as aforesaid, together with all and singular the rights and appurtenances thereto in any wise belonging and any right, title and interest of the said Grantor in and to adjacent streets, alleys, and rights-of-way, unto the said Grantee, Grantee's successors and assigns, forever, and the said Grantor does hereby bind Grantor, Grantor's successors and assigns, to warrant and forever defend all and singular the said Property unto the said Grantee, 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.

EXECUTED as of the 21st day of October, 1983.

UNIVERSITY BUSINESS PARK PHASE II LIMITED, a Texas limited partnership

By: TRAMMEL CROW COMPANY  
NO. 43, a Texas limited partnership, sole general partner

By: Henry Billingsley  
Henry Billingsley  
sole general partner

Grantee's mailing address: Suite 101  
2001 Bryan Tower  
Dallas, Texas 75201

STATE OF TEXAS )  
COUNTY OF DALLAS )

This instrument was acknowledged before me on October 21, 1983, by Henry Billingsley, general partner of Trammel Crow Company No. 43, a Texas limited partnership, general partner of University Business Park Phase II Limited, a Texas limited partnership, on behalf of such partnership.



My commission expires:

Delta Welden  
Name:  
Notary Public, State of Texas

Being a tract or parcel of land situated in Collin County, Texas; and being part of the Martha McBride Survey, Abstract 553; and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the northerly line of Frankford Road (50.00 feet wide) and the westerly line of Coit Road (130.00 feet wide);

THENCE South 89 deg. 46 min. 30 sec. West along said northerly line of Frankford Road a distance of 1,518.62 feet to an iron rod for corner;

THENCE North 0 deg. 41 min. 15 sec. East a distance of 871.31 feet to an iron rod for corner;

THENCE South 89 deg. 46 min. 30 sec. West a distance of 600.00 feet to an iron rod for corner;

THENCE North 0 deg. 41 min. 15 sec. East a distance of 629.22 feet to an iron rod for corner;

THENCE North 89 deg. 46 min. 30 sec. East a distance of 648.38 feet to an iron rod for corner;

THENCE North 0 deg. 09 min. 00 sec. West a distance of 333.75 feet to an iron rod for corner;

THENCE North 89 deg. 51 min. 00 sec. East a distance of 1,448.30 feet to an iron rod for corner in said westerly line of Coit Road;

THENCE South 0 deg. 09 min. 00 sec. East along said westerly line of Coit Road a distance of 1,832.19 feet to the POINT OF BEGINNING and containing 3,121,460 square feet, or 71.6589 acres, more or less.

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EXHIBIT B  
TO SPECIAL WARRANTY DEED

1. The lien for taxes for the year 1983 and subsequent years not yet due and payable.
2. 20 foot easement and right-of-way along the East line of subject property from Southwestern Bell Telephone Company dated March 25, 1973, and recorded in Volume 779, Page 604, Deed Records, Collin County, Texas.
3. 16.5 foot easement along the East line of subject tract from A. T. & T. Company recorded in Volume 341, Page 277, Deed Records, Collin County, Texas, and in Volume 340, Page 575, Deed Records, Collin County, Texas.
4. The right of Texas Power and Light Company to relocate its Renner Rural distribution line presently located inside the North line of Renner Road as set out in instrument dated March 25, 1971, and recorded in Volume 779, Page 600, Deed Records, Collin County, Texas, made by Texas Power and Light Company.

FILED FOR RECORD 26th DAY OF October A.D. 1983, at 11:58A M.  
RECORDED 27th DAY OF October A.D. 1983.  
HELEN STARNES, COUNTY CLERK, COLLIN COUNTY, TEXAS.  
BY: Barbara Jence DEPUTY.