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19028

WARRANTY DEED

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THE STATE OF TEXAS
COUNTY OF COLLIN

} KNOW ALL MEN BY THESE PRESENTS:

That HIGHWAY 544 - COIT ROAD JOINT VENTURE, acting herein by and through DAVID E. TAYLOR, Partner of HIGHWAY 544 & COIT ROAD, a General Partnership, JOINT VENTURER, and TRAMMELL CROW, Manager, of the County of Dallas and State of Texas for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto SUMMERS INVESTMENTS, INC., a Texas Corporation, of the County of Dallas and State of Texas, all of

the following described real property in Collin County, Texas, to-wit: Being a part of the Martha McBride Survey, Abstract No. 553, and being a re-survey of part of the 100.00 acre tract of land described in a Deed from Henry S. Miller Company to Trammell Crow, Trustee, dated September 19, 1973, and recorded in Volume 886, Page 06 of the Collin County Deed Records and being more particularly described in two tracts on Exhibit "A" attached hereto and made a part hereof.

This conveyance is made and accepted subject to a Highway and Drainage Easement to State of Texas, executed on March 6, 1972, filed under County Clerk's File No. 4792 on March 16, 1972, in Volume 814, Page 187, Deed Records of Collin County, Texas.

Taxes for the year 1978 having been prorated at closing, Grantee herein assumes full payment of all taxes for the current and subsequent years.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, its successors ~~heirs~~ and assigns forever; and the undersigned does hereby bind itself, its heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 13th day of June, A. D. 1978.

HIGHWAY 544 - COIT ROAD JOINT VENTURE
BY: Trammell Crow
TRAMMELL CROW, Manager

HIGHWAY 544 - COIT ROAD JOINT VENTURE
BY: David E. Taylor
David E. Taylor, Partner

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF DALLAS

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Before me, the undersigned authority, on this day personally appeared DAVID E. TAYLOR, Partner of HIGHWAY 544 & COIT ROAD, a Partnership, JOINT VENTURER OF HIGHWAY 544 - COIT ROAD 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 for the purposes and consideration therein expressed, and in the capacity as therein stated.

Given under my hand and seal of office on this the 13 day of June, A. D. 1978.

Notary Public in and for Dallas County, Texas.

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared TRAMMELL CROW, Manager of HIGHWAY 544 & COIT ROAD 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 for the purposes and consideration therein expressed, and in the capacity as therein stated.

Given under my hand and seal of office on this the 13 day of June, A. D. 1978.

Notary Public in and for Dallas County, Texas.

WARRANTY DEED

TO

PREPARED IN THE LAW OFFICE OF:

PLEASE RETURN TO:

(Corporate acknowledgment)

THE STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared of a corporation, 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 as the act and deed of said corporation.

Given under my hand and seal of office on this the day of, A. D. 19

Notary Public in and for County, Texas.

TRACT A:

Situated in Collin County, Texas, and being a part of the Martha McBride Survey, Abstract No. 553, and being a re-survey of part of the 100.00 acre tract of land described in a deed from Henry S. Miller Company to Trammell Crow, Trustee, dated September 19, 1973, and recorded in Volume 886, Page 06 of the Collin County Deed Records and being described by metes and bounds as follows:

COMMENCING at an existing iron pin set at the projection of the centerline of Farm Road No. 3193 (Coit Road) at its intersection with the centerline of Farm Road No. 544, same being in the North line of said Martha McBride Survey, at the Southwest corner of the F. E. Foster Survey, Abstract No. 314 and the Southeast corner of the T. J. Cotton Survey, Abstract No. 202; THENCE South 0 degrees 06 minutes West 40.0 feet with said Farm Road No. 3193 centerline projection to a point in the South R.O.W. line of No. 544 for a corner; THENCE North 89 degrees 25 minutes West 65.0 feet with said South R.O.W. line to an iron pin set at the intersection of the West R.O.W. line of Farm Road No. 3193 for a PLACE OF BEGINNING;

THENCE Southerly with the West R.O.W. line of Farm Road No. 3193 as follows: South 0 degrees 06 minutes West 20 feet to a point for a corner;

THENCE North 89 degrees 25 minutes West 335.45 feet to a point for a corner, same point being located on the West line of said 100.00 acre tract;

THENCE North 0 degrees 32 minutes East 20.00 feet with the West line of said 100.00 acre tract and with an established fence and hedge row to an iron pin set in concrete at the Northwest corner of said 100.00 acre tract, in the South R.O.W. line of Farm Road No. 544 for a corner;

THENCE South 89 degrees 25 minutes East 335.3 feet with the North line of said 100.00 acre tract and the South line of said Farm Road No. 544 to the PLACE OF BEGINNING, and CONTAINING 0.154 acre of land more or less.

TRACT B:

Situated in Collin County, Texas, and being part of the Martha McBride Survey, Abstract No. 553, and being a re-survey of part of the 100.00 acre tract of land described in a deed from Henry S. Miller Company to Trammell Crow, Trustee, dated September 19, 1973, and recorded in Volume 886, Page 06 of the Collin County Deed Records and being described by metes and bounds as follows:

COMMENCING at an existing iron pin set at the projection of the centerline of Farm Road No. 3193 (Coit Road) at its intersection with the centerline of Farm Road No. 544, same being in the North line of said Martha McBride Survey, at the Southwest corner of the F. E. Foster Survey, Abstract No. 314 and the Southeast corner of the T. J. Cotton Survey, Abstract No. 202; THENCE South 0 degrees 06 minutes West 40.0 feet with said Farm Road No. 3193 centerline projection to a point in the South R.O.W. line of No. 544 for a corner; THENCE North 89 degrees 25 minutes West 65.0 feet with said South R.O.W. line to an iron pin set at the intersection of the West R.O.W. line of Farm Road No. 3193; THENCE Southerly with the West R.O.W. line of Farm Road No. 3193 South 00 degrees 00 minutes West 20.00 feet for a PLACE OF BEGINNING;

THENCE Southerly with the West R.O.W. line of Farm Road No. 3193 as follows: South 0 degrees 06 minutes West 169.65 feet to a concrete R.O.W. marker existing at the P.C. of a curve to the left; said curve having a radius of 2929.93 feet a central angle of 29 degrees 52 minutes East; with said curve to the left an arc length of 1528.14 feet to a concrete R.O.W. marker existing at the P.T. of said curve; South 29 degrees 47 minutes East 45.17 feet to an iron pin set in the South line of said 100.00 acre tract for a corner;

THENCE North 89 degrees 26 minutes West 760.11 feet with the South line of said 100.00 acre tract and with the North line of the 58.23 acre West Tract described in a Deed from George A. McIlendon, Jr., et al to Chandler/Macatee, Inc., dated June 3, 1972, and recorded in Volume 827, Page 123 of the Collin County Deed Records, to an iron pin set in concrete at the Southwest corner of said 100.00 acre tract and the Northwest corner of said 58.23 acre tract;

THENCE North 0 degrees 32 minutes East 1665.3 feet with the West line of said 100.00 acre tract with an established fence and hedge row to a corner;

THENCE South 89 degrees 25 minutes East 335.45 feet to the PLACE OF BEGINNING AND CONTAINING 17.638 acres of land, more or less.

FILED FOR RECORD 15 DAY OF June A.D. 1978, at 8:15 A.M.
 RECORDED 16 DAY OF June A.D. 1978.
 JAS. R. WEBB, COUNTY CLERK, COLLIN COUNTY, TEXAS.
 BY: Ann Boren DEPUTY.