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CITY OF MCKINNEY
City Secretary's Office
222 N. Tennessee St.
McKinney, TX 75070

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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

DEED WITHOUT WARRANTY

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF COLLIN §

COLLIN COUNTY, TEXAS, a duly organized political subdivision of the State of Texas (whether one or more, "**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by **CITY OF MCKINNEY, TEXAS**, a duly organized home-rule municipal corporation of the State of Texas (whether one or more, "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee, without warranty of any kind, all of those certain lots, tracts or parcels of land situated in Collin County, Texas, as set forth below:

Being a .457 acre tract of land situated at Block A, Lot 1 of the Collin County Historic Courthouse Addition out of the William Davis Survey Abstract No. 248 said tract of land being bounded on the North by Virginia Street, on the South by Louisiana Street, on the West by Kentucky Street, and on the East by Tennessee Street, in the City of McKinney, Collin County, Texas as more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

TOGETHER WITH, all and singular, all rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto, including any right, title and interest of Grantor in and to adjacent public roadways or public alleys, and with all improvements located thereon (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "**Property**").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS AND TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property, but not including any right or interest in or to any contiguous or abutting lands owned by Grantor or its assigns.

This conveyance is subject to all matters of public record and to all easements, leases, agreements or licenses, or other interests which affect the Property, and to any matter which would be disclosed by title examination, survey, investigation or inquiry, including but not limited to the rights of parties in possession.

GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY OR ANY IMPROVEMENTS THEREON, INCLUDING WITHOUT LIMITATION THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. GRANTEE IS ACQUIRING THE PROPERTY "AS IS, WHERE IS" AND WITH ALL FAULTS, LIABILITIES, AND DEFECTS, LATENT OR OTHERWISE, KNOWN OR UNKNOWN, IN ITS PRESENT STATE AND CONDITION AS OF THE CLOSING DATE, WITH NO RIGHTS OR RECOURSE AGAINST GRANTOR (OR ANY RELATED OR AFFILIATED PARTY) FOR SAME BY THE ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE HAS THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY THE GRANTEE IN ORDER TO ENABLE THE GRANTEE TO EVALUATE THE PURCHASE OF THE PROPERTY.

Excluded and excepted from this deed are any and all warranties, express or implied, regarding the Property, including, without limitation, any warranties arising at common law or implied as a result of §5.023 of the Texas Property Code, or any successor statute.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging unto said Grantee and Grantee's heirs, successors and assigns forever, subject to the reservations and exceptions described herein.

[Signature Page to Follow]

EXECUTED to be effective as of the ____ day of _____, 2019.

GRANTOR:

COLLIN COUNTY, TEXAS
a Texas political subdivision

By: _____
Name
Title

Date: _____

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on April _____, 2019, by _____, _____ of COLLIN COUNTY, TEXAS, a Texas political subdivision, on behalf of said Collin County.

Notary Public – State of Texas

ACCEPTED:

GRANTEE:

CITY OF MCKINNEY, TEXAS
a Texas municipal corporation and home-rule city

By: _____
PAUL G. GRIMES
City Manager

Date: _____

EXHIBIT "A"

BEING a tract of land situated in the William Davis Survey, Abstract No. 248, in the City of McKinney, Collin County, Texas and being Block A, Lot 1 of the Collin County Historic Courthouse Addition, formerly known as the "Public Square" of the City of **McKinney Original Donation** as recorded in Volume 2, Page 288, of the Deed Records of Collin County, Texas (D.R.C.C. T.), some being all of that tract of land described by deed to Collin County, as recorded in Volume 5326, Page 3319, D.R.C.C.T., said tract being more particularly described as follows:

COMMENCING at an "X" cut in concrete found at the intersection of the southerly monumented line of Louisiana Street, with the westerly monumented line of Tennessee Street, said "X" being the northeasterly corner of a tract of land described by deed to The Arabella's Family Limited Partnership, L.P., as recorded under Document No. 20111230001416270. D.R.C.C.T.;

THENCE North 30°01'05" West, over and across said Louisiana Street, a distance of 98.81' to an "X" set in concrete for the **POINT OF BEGINNING** of the herein described property, same being in the northerly monumented line of said Louisiana Street, said corner also being on the edge at a concrete sidewalk;

THENCE North 89°41'52" West, along said northerly monumented line of Louisiana Street, same being the edge of a concrete sidewalk, a distance of 96.01' to an "X" set at the beginning of a curve to the right, having a radius of 23.00', a central angle of 89°51'59", and a chord which bears, North 44°45'53" West, a chord distance of 32.49';

THENCE in a northwesterly direction, along said curve to the right, an arc length of 36.07' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as capped iron rod set) in the easterly monumented line of Kentucky Street, same being on the edge of a concrete sidewalk;

THENCE North 00°10'07" East, along said easterly monumented line of Kentucky Street, same being the edge of a concrete sidewalk, a distance of 102.00' to a capped iron rod set at the beginning of a curve to the right having a radius of 21.00', a central angle of 90°08'01", and a chord which bears, North 45°14'07" East, a chord distance of 79.73';

THENCE in a northeasterly direction, along said curve to the right, an arc length of 33.04' to a capped iron rod set in the southerly monumented line of Virginia Street, same being on the edge of a concrete sidewalk;

THENCE South 89°41'52" East, along said southerly monumented line of Virginia Street, same being along the edge of a concrete sidewalk, a distance of 98.00' to a capped iron rod set at the beginning of a curve to the right having a radius of 20.00', a central angle of 89°51'59", and a chord which bears, South 44°45'53" East, a chord distance of 28.25';

THENCE in a southeasterly direction, along said curve to the right, an arc length of 31.37' to a capped iron rod set in the westerly monumented line of Tennessee Street, same being on the edge of a concrete sidewalk;

THENCE South 00°10'07" West, along said westerly monumented line of Tennessee Street, same being along the edge of a concrete sidewalk, a distance of 106.00' to a capped iron rod set at the beginning of a curve to the right having a radius of 20.00', a central angle of 90°08'01", and a chord which bears, South 45°14'07" West, a chord distance of 28.32';

Thence in a southwesterly direction, along said curve to the right, on arc length of 31.46' to the **POINT OF BEGINNING** and containing 0.457 acres of land, more or less.