

## **GIFT DEED**

**Effective Date:**

January 26, 2022

**Grantor:**

Robert Harper, Craig Bessent and Terry Hagler, as Trustees of Wylie Lions Club

**Grantee:**

Wylie Independent School District

**Grantee's Mailing Address:**

6251 Buffalo Gap Road  
Abilene, Texas 79606

**Consideration:**

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

**Property:**

All that certain tract of land comprising approximately 0.51 acres out of the C. H. Harlan Preemption Survey, Taylor County, Texas, described by metes and bounds as follows, to-wit:

Beginning at an iron pin in the proposed North right-of-way line of F.M. Highway 707, whence the present North right-of-way line and the Southwest corner of the 30 Acre Wylie School District tract bears S 1° 12'W 30.0' and whence the Southeast corner of the said C. H. Harlan Preemption Survey bears S 1° 12'W 30.0', S 88° 48'E 194.5', S 83° 06'E 100.0', S 88° 48'E 1855.5' and S 0° 15'E 60.0';

Thence N 88° 48'W 155.0' with the said proposed North right-of-way line of F.M. Highway 707 to an iron pin on the East side of Catclaw Creek;

Thence in a Northeasterly direction with the arc of a circular curve to the right, the radius of which is 155.0', a chord bearing N 24° 55½'E 124.7', a distance of 128.4' to the beginning of another curve to the left;

Thence with the arc of said circular curve to the left, the radius of which is 540.0', a chord bearing N 39° 40½'E 168.5', a distance of 169.2' to an iron pin in the West line of the said Wylie School District 30 Acre tract;

Thence S 1° 12'W 246.1' with the said West line of the 30 Acre tract to the place of beginning.

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

All presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, water interests or wind interests outstanding in persons other than Grantor, and other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and any state of facts that an accurate survey of the Property would show.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold the Property to Grantee and Grantee's heirs, successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Wylie Lions Club

By: [Signature]  
Robert Harper, Trustee

By: [Signature]  
Craig Bessent, Trustee

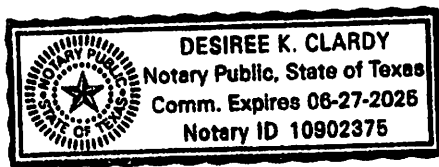
By: [Signature]  
Terry Hagler, Trustee

STATE OF TEXAS }

COUNTY OF TAYLOR }

This instrument was acknowledged before me on this the 27 day of January, 2022  
by Robert Harper, Trustee of Wylie Lions Club.

(AFFIX NOTARY SEAL HERE)



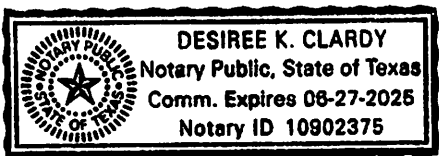
[Signature]  
Notary Public, State of Texas  
(Notary's printed name)  
Desiree K. Clardy  
(Notary's commission expires)  
08-27-2025

STATE OF TEXAS }

COUNTY OF TAYLOR }

This instrument was acknowledged before me on this the 26 day of January, 2022  
by Craig Bessent, Trustee of Wylie Lions Club.

(AFFIX NOTARY SEAL HERE)



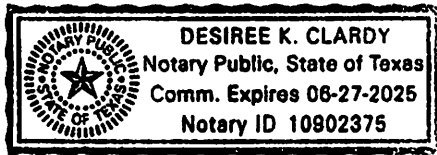
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08-27-2025

STATE OF TEXAS }

COUNTY OF TAYLOR }

This instrument was acknowledged before me on this the 26 day of January, 2022  
by Terry Hagler, Trustee of Wylie Lions Club.

(AFFIX NOTARY SEAL HERE)



Desiree K. Clardy  
Notary Public, State of Texas  
(Notary's printed name)  
Desiree K. Clardy  
(Notary's commission expires)  
06-27-2025

**THIS INSTRUMENT WAS PREPARED USING INFORMATION FURNISHED BY THE PARTIES  
HERETO AND NO TITLE EXAMINATION HAS BEEN MADE OR REQUESTED, NOR HAS ANY  
OPINION BEEN GIVEN REGARDING THE LEGAL DESCRIPTION, TAXES, OR ANY OTHER  
MATTER AFFECTING TITLE TO THE PROPERTY.**

**PREPARED IN THE LAW OFFICE OF:**  
Bradshaw, McCall & Westbrook, PLLC  
3417 Curry Lane  
Abilene, Texas 79606

**AFTER RECORDING RETURN TO:**  
Wylie Independent School District  
6251 Buffalo Gap Road  
Abilene, Texas 79606