

SPECIAL WARRANTY DEED

“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 Drivers’ License Number.”

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

THAT COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, a Texas community college district (hereinafter referred to as “Grantor”), of 3452 Spur 399, McKinney, Texas 75069, 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, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto CITY OF MELISSA, TEXAS, a Texas home-rule municipality (herein referred to as “Grantee”), of 3411 Barker Avenue, Melissa, Texas 75454, all of the Grantor’s individual interests in the following described real property in Collin County, Texas (hereinafter referred to as the “Property”), to-wit:

Being a 25.000 acre tract of land, situated in the City of Melissa, in the Hiram Brinlee Survey, Abstract No. 30 of Collin County, Texas, and being a part of that certain called 88.898 acre tract of land described in a deed to the City of Melissa, Texas, dated October 24, 2006 and recorded in Document No. 20061024001531780 of the Deed Records of Collin County, Texas, and said 25.000 acre tract being more particularly described by metes and bounds in Exhibit A, which is attached hereto and incorporated herein for all purposes.

This conveyance shall include all and singular the rights and appurtenances pertaining to the Property; including any buildings, structures, fixtures, and improvements located thereon, and any interests, if any of Grantor in and to any land lying in any street, road, alley, right of way, access way or easement, open or proposed in favor of or adjoining, or within the Property.

This conveyance evidences that the reverter referenced in that certain Special Warranty Deed dated May 19, 2010, from City of Melissa, Texas to Collin County Community College District filed of record under Instrument No. 20100617000620190, Real Property Records, Collin County, Texas (the “Prior Deed”), occurred as of May 20, 2015 (the “Reverter Date”). Grantor acknowledges that Grantor failed to construct the required improvements set forth in the Prior Deed to avoid the reverter from occurring, and the Grantor and Grantee acknowledge that the Property automatically reverted to and vested in Grantee as of the Reverter Date.

This conveyance is made expressly subject to the exceptions listed on Exhibit B (the “Permitted Exceptions”) attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns; and Grantor does hereby bind itself, its successors or assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its 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, subject, however, to the Permitted Exceptions.

EXECUTED on the dates of the acknowledgments, but to be EFFECTIVE on the 20th day of May, 2015.

GRANTOR:

COLLIN COUNTY COMMUNITY COLLEGE
DISTRICT

By: _____

Print: _____

Title: _____

AGREED AND ACCEPTED BY:

GRANTEE:

CITY OF MELISSA, TEXAS

By: _____

Jason Little, City Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2016, by _____, _____ of COLLIN COUNTY COMMUNITY COLLEGE DISTRICT, a Texas community college district, on its behalf.

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the _____ day of _____, 2016, by Jason Little, City Manager of CITY OF MELISSA, TEXAS, a Texas home-rule municipality, on its behalf.

NOTARY PUBLIC STATE OF TEXAS

AFTER RECORDING, RETURN TO:

Jason Little
City Manager
City of Melissa
3411 Barker Avenue
Melissa, Texas 75454

EXHIBIT A

The Property

BEING a 25.000 acre tract of land, situated in the City of Melissa, in the Hiram Brinlee Survey, Abstract No. 30 of Collin County, Texas and being a part of that certain called 88.898 acre tract of land described in a deed to the City of Melissa, Texas, dated October 24, 2006 and recorded in Document No. 20061024001531780 of the Deed Records of Collin County, Texas (DRCCT) and said 25.000 acre tract being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod with a red plastic cap, stamped "RPLS 4701", set for the Northwest corner of this tract, in the center of County Road 1220, on the North line of said 88.898 acre tract and the South line of that certain called 396.7 acre tract of land described in a deed to Rollins Living Trust, recorded in Volume 5106, Page 2373, DRCCT and said beginning point bears South 89 deg. 06 min. 52 sec. East- 579.98 feet from a 1/2 inch iron rod found for the Northwest corner of said 88.898 acre tract of land;

THENCE: South 89 deg. 06 min. 52 sec. East, along the center of said County Road 1220 and with the common line of said 88.898 acre Melissa tract and said Rollins tract, a distance of 805.12 feet to a PK Nail set for corner,

THENCE: South 89 deg. 07 min. 01 sec. East, continuing along said road and the common line of said 88.898 acre Melissa tract and said Rollins tract, at 152.19 feet, passing the Southeast corner of said Rollins tract and same being the Southwest corner of that certain called 50.21 acre tract of land described in a deed to St. Charles Apartments, Inc., recorded in Document No. 2006082300121860, DRCCT and continuing on for a total distance of 272.87 feet to a 1/2 inch iron rod with a red plastic cap, stamped "RPLS 4701", set in the center of said road for the Northeast corner of this hereon described tract;

THENCE: South 00 deg. 63 min. 08 sec. West, departing from the North line of said 88.898 acre Melissa tract and said County Road 1220, a distance of 899.54 feet to a 1/2 inch iron rod with a red plastic cap, stamped "RPLS 4701", set for the Southeast corner of this tract;

THENCE: South 70 deg. 05 min. 14 sec. West, at 376.52 feet, passing a point for corner on the South line of said 88.898 acre Melissa tract and same being the North line of a 52.547 acre tract of land owned by North Texas Municipal Water District and described as the "North Drainage Area" in a Notice of Restriction, recorded in Volume 5691, Page 5100, DRCCT and continuing on along the common line of said 88.898 acre Melissa tract and said 52.547 acre tract for a total distance of 687.02 feet to a 1/2 inch iron rod with a red plastic cap, stamped "RPLS 4701", set for corner;

THENCE: North 43 deg. 17 min. 03 sec. West, along the common line of said 88.898 acre and 52.547 acre tracts, a distance of 256.87 feet to a 1/2 inch iron rod with a red plastic cap, stamped "RPLS 4701", set for corner;

THENCE: North 86 deg. 28 min. 26 sec. West, along the common line of said 88.898 acre and 52.547 acre tracts, at 141.89 feet, *departing from said common line and* continuing for a total distance of 267.02 feet to a 1/2 inch iron rod with a red plastic cap, stamped "RPLS 4701", set for the Southwest corner of this tract;

THENCE: North 00 deg. 53 min. 08 sec. East, a distance of 947.39 feet to the POINT OF BEGINNING and containing 25.000 acres of land, more or less.

EXHIBIT B

Permitted Exceptions

1. Certificate of OSSF Requiring Maintenance by North Texas Municipal Water District, dated May 5, 2003, and being recorded in CC32003-0093546 of the Land Records of Collin County, Texas, as noted on survey prepared by L.H. Ringley, Registered Professional Land Surveyor No. 4701, dated March 19, 2010.

2. Rights of any and all parties to drainage ditch across property, as shown on survey prepared by L.H. Ringley, Registered Professional Land Surveyor No. 4701, dated March 19, 2010.