

**Field Notes Describing a 9,618 Square Foot (0.2208 Acre)
Common Green Area In Block 1/8758 Highlands of McKamy Phase IV Addition
Owned by John F. Skelton, III
Situated In the Collin County SchoolLand Survey, Abstract No. 169
City of Dallas, Collin County, Texas**

BEING a 9,618 square foot (0.2208 acre) tract of land situated in the Collin County SchoolLand Survey, Abstract Number 169, City of Dallas, Collin County, Texas, and being all of Common Green Area, Official City Block Number 1/8758, Highlands of McKamy Phase IV Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume B, Page 169, Map Records, Collin County, Texas and being all of the property conveyed to John F. Skelton, III described as Tract B according to the deed recorded in Volume 3213, Page 588, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 Inch Iron rod with cap marked "CRIADO" set at the most westerly corner of said Common Green Area in the northeast right-of-way line of Meandering Way (60' Right-of-Way) at the most southerly corner of the Floodway Management Area & Sewer Easement as shown on said Highlands of McKamy Addition, from which a 3/8 inch Iron rod found at the most westerly corner of said Floodway Management Area & Sewer Easement at the south corner of Lot 11, Block 3/8758 bears North 50°23'49" West, a distance of 159.59 feet;

THENCE North 39°36'11" East, departing said Meandering Way and along the common line between said Common Green Area and said Floodway Management Area & Sewer Easement, a distance of 100.99 feet to a 5/8 Inch Iron rod with cap marked "CRIADO" set in the west line of a 100 foot Dallas Power & Light Company Easement as shown on said Highlands of McKamy Addition;

THENCE South 19°50'20" East, with the common line between said Common Green Area and said Dallas Power & Light Company Easement, a distance of 304.71 feet to a mag nail with washer stamped "CRIADO" set in the northeast right-of-way line of said Meandering Way;

THENCE with the common line between said Common Green Area and said Meandering Way and a non-tangent curve to the left having a central angle of 30°33'29", a radius of 388.29 feet, an arc length of 207.09 feet and a chord which bears North 35°07'05" West, a distance of 204.64 feet to a 3/8 Inch Iron rod found;

THENCE North 50°23'49" West, continuing with said common line, a distance of 64.98 feet to the POINT OF BEGINNING and containing 9,618 square feet, or 0.2208 acres of land, more or less.

BASIS OF BEARING: Bearings are based on the State Plane Coordinate System, NAD 83 (2011) Epoch 2010.00, Texas North Central Zone 4202.

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to the State of Texas that (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (the "Property") described in the field notes on this plat of survey; (b) such survey was conducted by the Surveyor, or under their direction; (c) monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no observable encroachments on to the Property or observable protrusions therefrom, there are no observable improvements on the Property, there are no observable easements or rights-of-way either burdening or benefitting the Property, and there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the Property has apparent access to and from a public roadway; (f) recorded easements listed in Title Commitment GF No. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT (g) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (2006) for a Category IA, Condition II, Suburban Survey.



FIELD NOTES APPROVED:

DER 12-9-15

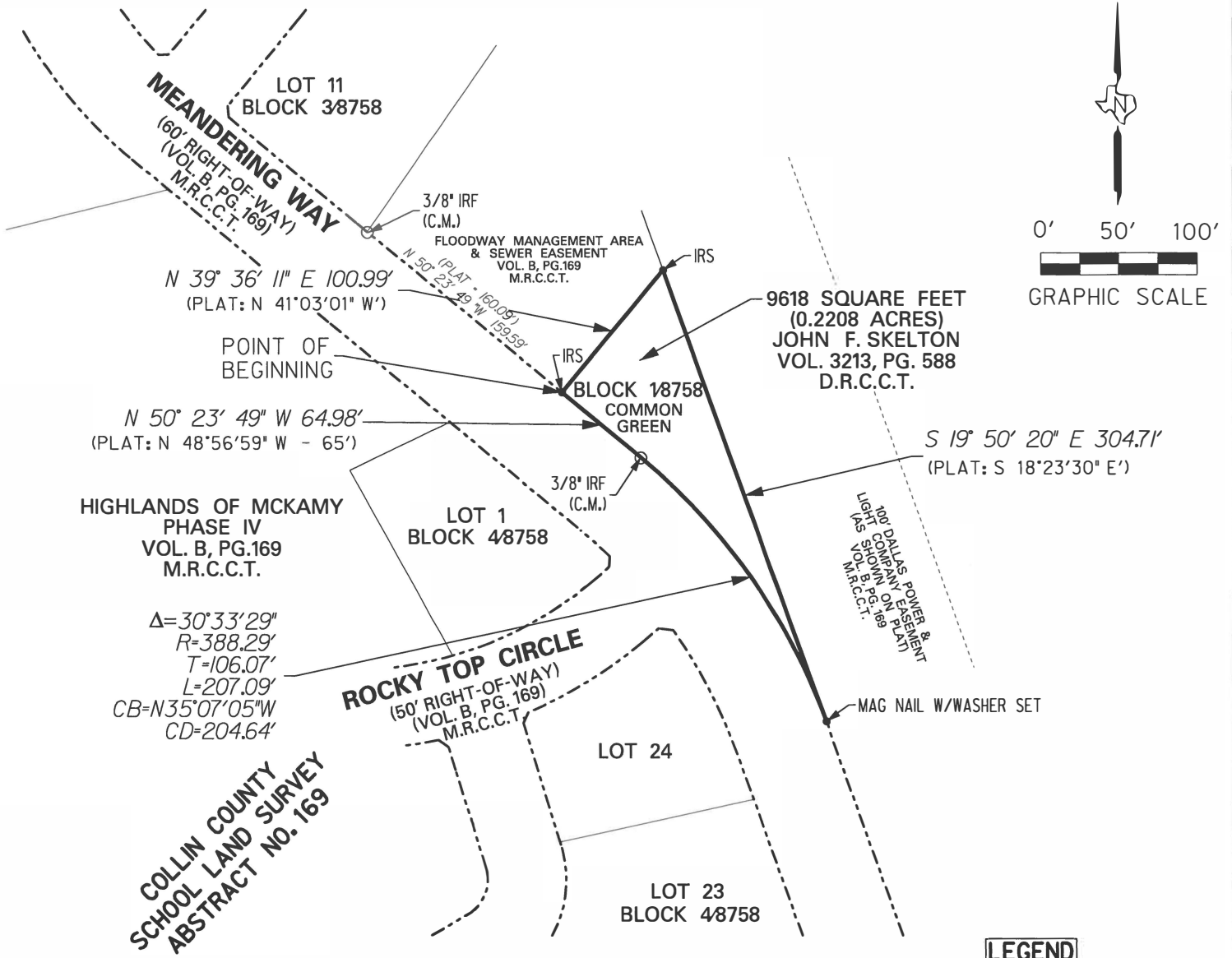


1/2

Candy Hone, RPLS
CANDY HONE, R.P.L.S. No. 5867

4/22/2015
DATE

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM,
NAD 83 (2011) EPOCH 2010.00, TEXAS NORTH CENTRAL ZONE 4202.



LEGEND

- EXISTING RIGHT OF WAY LINE
- SUBJECT TRACT
- PROPERTY LINE
- EASEMENT LINE
- FOUND IRON ROD O IRF
- (UNLESS NOTED OTHERWISE)
- 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED 'CRIADO' • IRS
- CONTROLLING MONUMENT (C.M.)
- DEED RECORDS COLLIN COUNTY TEXAS D.R.D.C.T.
- MAP RECORDS COLLIN COUNTY TEXAS M.R.C.C.T.

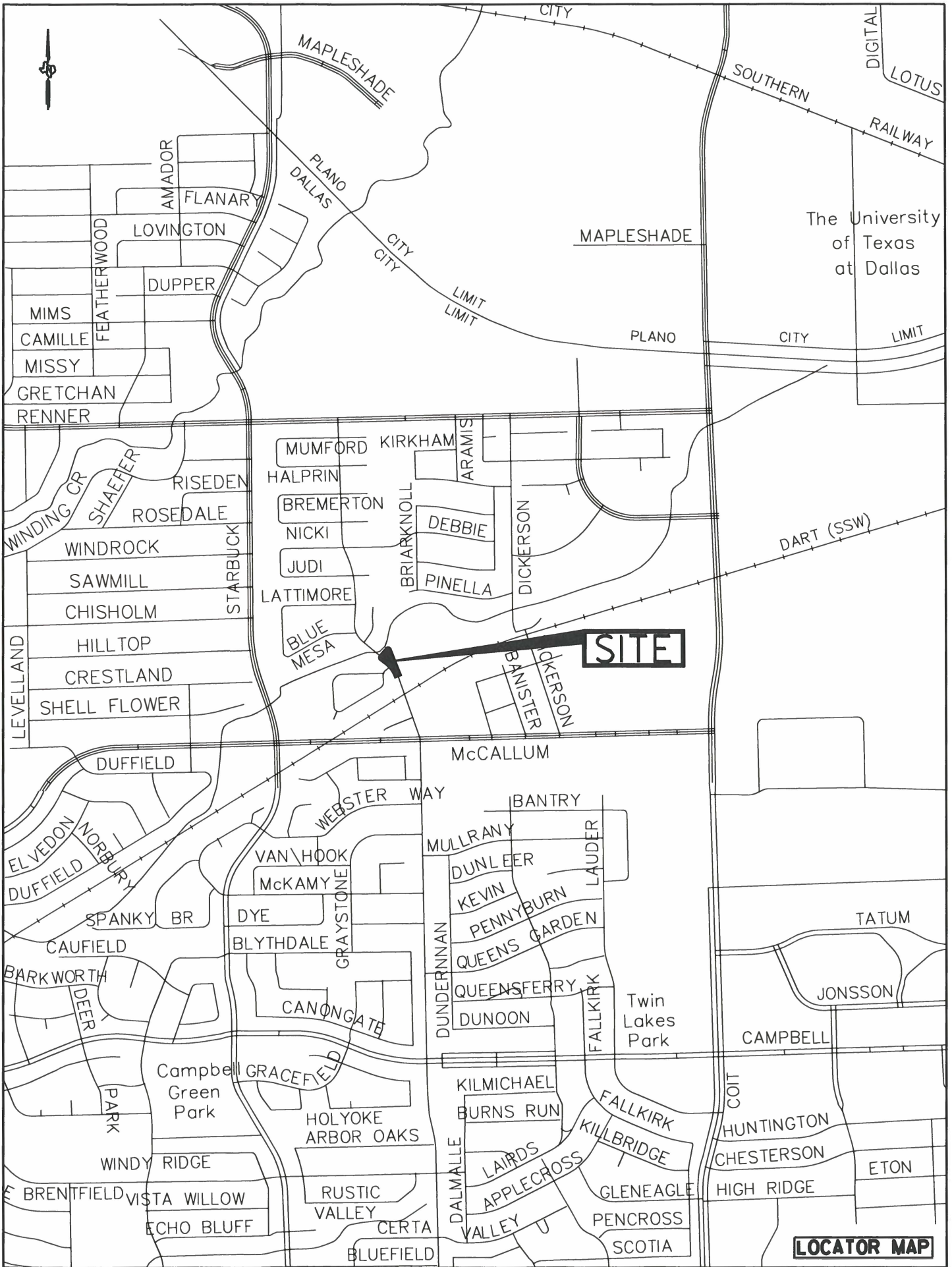
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Candy Hone, RPLS
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DATE

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) EPOCH 2010.00, TEXAS NORTH CENTRAL ZONE 4202.



LOCATOR MAP

AFTER RECORDATION RETURN TO:

Grantee's Mailing Address:

Mr. John F. Skelton, III
Suite 1700
3910 N. Central Expressway
Dallas, Texas 75206

Suite 1700
5910 N. Central Expressway
Dallas, Texas 75206

SPECIAL WARRANTY DEED



FEB - 6 PM

STATE OF TEXAS §
COUNTIES OF DALLAS §
and §
COLLIN §

WHEREAS, McKamy Development Corporation ("McKamy") was the owner of (i) two tracts of real property situated in Dallas County, Texas, containing approximately .5419 acres and 2.929 acres, more particularly described as Tracts 1 and 2, respectively, on Exhibit "A" attached hereto and made a part hereof for all purposes and (ii) two tracts of real property situated in Collin County, Texas, containing 1,530 square feet of land and 0.229 acres of land, more particularly described as Tracts A and B, respectively, on Exhibit "A" hereto (the foregoing four tracts of land are collectively referred to as the "Land");

WHEREAS, McKamy was formally dissolved in 1986 by written agreement of its two shareholders, HAROLD L. TOMLINSON, a resident of the State of Florida ("Tomlinson") and JOHN F. SKELTON, III, a resident of Dallas County, Texas ("Skelton"), pursuant to which Tomlinson and Skelton each became the owner of an undivided 50% interest in the Land;

WHEREAS, Tomlinson by this deed desires to convey to Skelton all of his right, title and interest (which interest includes all of Tomlinson's undivided 50% interest) in the Land;

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, Tomlinson has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY to Skelton all of Tomlinson's right title and interest (which interest includes Tomlinson's undivided 50% interest) in and to the Land, together with all of Tomlinson's title and interest in and to all (i) rights, easements and appurtenances thereto belonging, driveways and improvements thereon or connected therewith, and abutter's rights of access to and from each road, street, alley and way in front of or adjoining said real property, and (ii) that land lying in such roads, streets, alleys or ways immediately adjacent to the Land (all of the foregoing being hereinafter referred to as the "Property"), subject, however, to all the restrictions, easements, conditions and encumbrances of record on the date hereof (to the extent they are valid, existing and effect the Property).

TO HAVE AND TO HOLD the Property, subject as aforesaid, together with all and singular the rights and appurtenances thereto in anywise belonging unto Skelton, his heirs, personal representatives, successors and assigns, forever; and Tomlinson does hereby bind himself, his heirs, personal representatives, successors and assigns to warrant and forever defend all and singular the Property, subject as aforesaid, unto Skelton, his heirs, personal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Tomlinson but not otherwise.

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Skelton hereby assumes and agrees to pay all ad valorem taxes on the Land which are now owing or hereafter become due.

IN WITNESS WHEREOF, Tomlinson has executed this Special Warranty Deed to be effective this 22 day of January, 1990.

GRANTOR:

Harold L. Tomlinson
Harold L. Tomlinson

STATE OF Ark. §
COUNTY OF Miller §

This instrument was acknowledged before me this 22 day of January, 1990 by Harold L. Tomlinson.

My Commission Expires: 11-11-91

Notary Public in and for
The State of Ark.

Printed Name

UNOFFICIAL

3213 591
EXHIBIT "A" (CONTINUED)

TRACT 2

DESCRIPTION
2.925 Acre Tract Adjacent to
Highland of McKamy III

Being a tract of land out of the John Overton Survey, Abstract 1108 and also being in City Block 8200 in the City of Dallas, Dallas County, Texas and being more particularly described as follows:

Commencing at the Westernmost corner of Highland of McKamy III addition as filed in Volume 77120, Page 1318 of the Deed Records of Dallas County, Texas, said point also being on the Southeast line of the St. Louis and Southwestern Railroad Right-of-Way;

THENCE, Northeasterly along said right-of-way line 294.96 feet along a curve to the right having a radius of 5,679.65 feet, a central angle of $02^{\circ} 58' 32''$, and a chord bearing of $N 56^{\circ} 33' 30'' E$ to the POINT OF BEGINNING;

THENCE, continuing Northeasterly along said right-of-way line around a curve to the right having a radius of 5,679.65 feet, a central angle of $01^{\circ} 55' 49''$, and a chord bearing of $N 59^{\circ} 00' 40'' E$ to a point of tangency;

THENCE, $N 59^{\circ} 58' 35'' E$, 939.79 feet along said right-of-way line to a point for corner;

THENCE, the following courses and distances along the floodway management area dedicated by the Highland of McKamy III Plat:

S $10^{\circ} 30' 45'' W$, 99.73 feet;
S $51^{\circ} 02' 39'' W$, 60.44 feet;
S $10^{\circ} 33' 19'' E$, 163.77 feet;
S $51^{\circ} 55' 38'' W$, 76.22 feet;
S $86^{\circ} 50' 23'' W$, 326.50 feet;
S $45^{\circ} 25' 28'' W$, 95.46 feet;
N $77^{\circ} 39' 39'' W$, 131.03 feet;
S $02^{\circ} 17' 26'' W$, 50.04 feet;
S $70^{\circ} 06' 53'' W$, 149.94 feet;
S $61^{\circ} 13' 24'' W$, 220.19 feet;
N $31^{\circ} 57' 14'' W$, 46.33 feet to the POINT OF BEGINNING and containing 127,431 square feet or 2.925 acres of land, more or less.

90023 0374

EXHIBIT A (CONTINUED)

TRACT A

That certain tract of land in Collin County, Texas being approximately 1,530 square feet and more particularly described as follows:

A tract of land containing 25,525 square feet, more or less, in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 1 ABST. 169 Collin County, Texas; and being part of the E. T. Jackson 93.5 acre tract; and said 25,525 Sq. Ft. tract being more particularly described as follows:

BEGINNING at the point of intersection of the Southeast line of the St. Louis & Southwestern Railroad with the Southwest line of the T. P. & L. Co. right of way

THENCE, Southeasterly, along said T. P. & L. Co. right of way, as follows: 1st. S 18° 23' 30" E - 355.45 ft; 2nd. S 03° 33' 30" W - 60.52 ft to a point in the North line of Wells Road (60 ft wide)

THENCE N 89° 15' 00" W, along the North line of Wells Road, 64.08 ft

THENCE N 03° 33' 30" E 51.25 ft

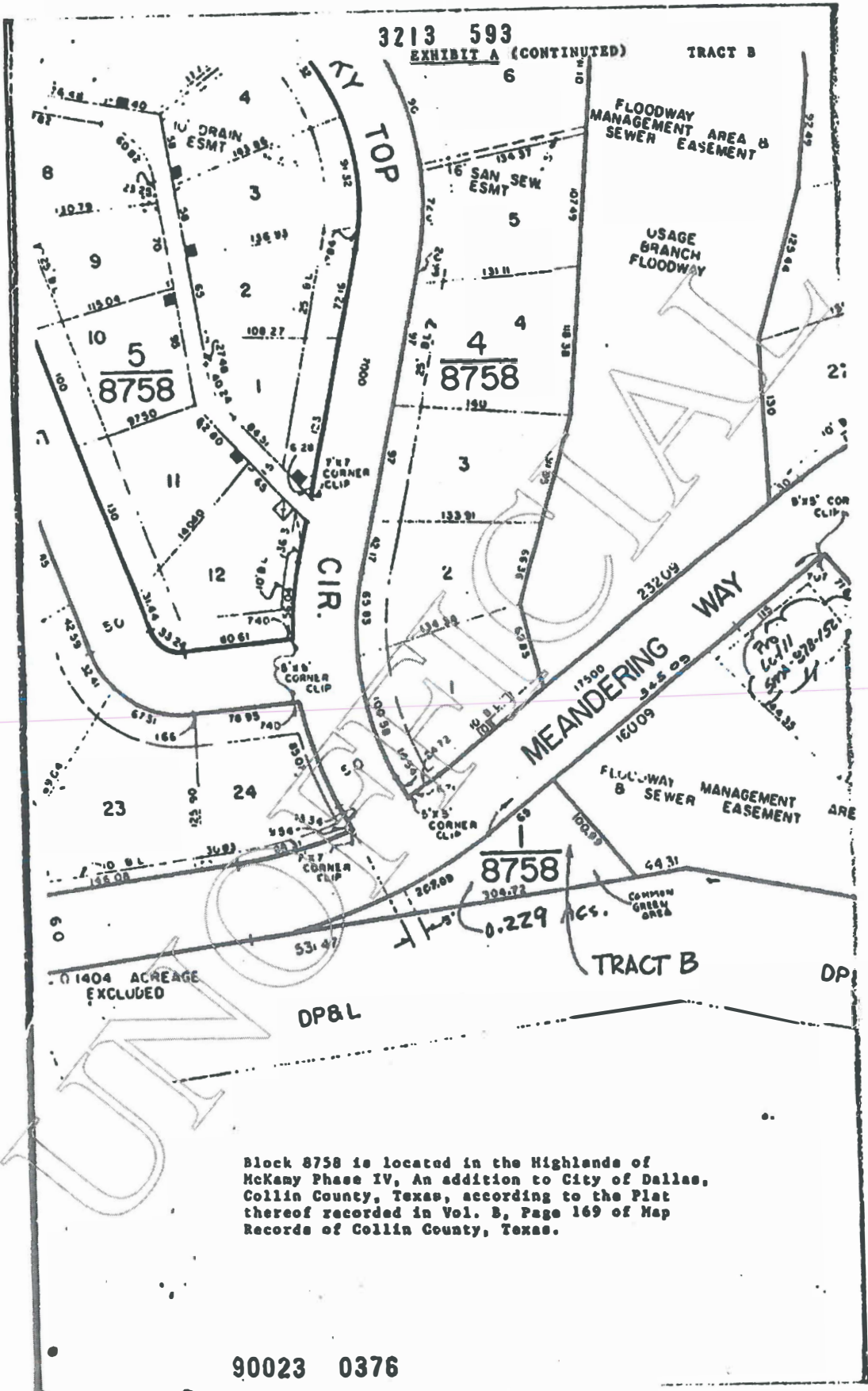
THENCE N 18° 23' 30" W - 355.45 ft to a point in the said Southeast line of the Railroad

THENCE N 60° 29' 00" E, along the Southeast line of said Railroad, 65.25 ft to the point of beginning.

3213 593

EXHIBIT A (CONTINUED)

TRACT B



Block 8758 is located in the Highlands of McKamy Phase IV, An addition to City of Dallas, Collin County, Texas, according to the Plat thereof recorded in Vol. B, Page 169 of Map Records of Collin County, Texas.

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AFTER RECORDING RETURN TO:

Mr. Ralph Santos
X Johnson & Gibbs
Attorneys At Law
100 Founders Square
900 Jackson St.
Dallas, Texas 75202-9000

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