

DEDICATION DEED

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

MARY McDERMOTT COOK and PATRICIA BROWN, CO-TRUSTEES OF THE MARGARET M. McDERMOTT REVOCABLE TRUST under Eighth Amendment to and Restatement of Trust Agreement Creating The Margaret M. McDermott Revocable Trust dated April 11, 2018, amending and restating The Margaret M. McDermott Revocable Trust dated June 26, 2008 (hereinafter called "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by THE CITY OF ALLEN, TEXAS, a home rule city (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby DEDICATE, GRANT, AND CONVEY to Grantee in fee simple to be used for public park purposes the real property described in Exhibit A attached hereto and made a part hereof (hereinafter called the "Property"), which Property shall be known and operated forever as "THE EUGENE McDERMOTT PARK", and shall be dedicated to the preservation of the Property's open space character and scenic qualities and for outdoor recreation by the general public, and shall be readily available for public enjoyment, together with and including all hereditaments, appurtenances, easements and right of ways thereunto belonging or in any way appertaining including, without limitation, all improvements thereon, and all right, title and interest of Grantor in and to the bounding and abutting streets, alleys and highways, subject to (i) all zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, affecting the Property, (ii) that certain Deed of Conservation Easement Limiting Owner's Uses dated March 27, 2018, executed by and between Margaret M. McDermott, as grantor, and Connemara Conservancy Foundation, as grantee, filed for record May 3, 2018, under Instrument No. 20180503000543370 in the Official Public Records of Collin County, Texas (as the same may be amended in accordance with the terms thereof, the "Conservation Easement"), (iii) any and all other valid restrictions, reservations, covenants, easements and other encumbrances, if any, affecting the Property, as the same appear of record, but only to the extent that they are still in effect, and (iv) all matters that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns.

This conveyance: (i) is made without and excludes any and all warranties or covenants of title, either express or implied; and (ii) without limitation of the foregoing, is specifically made without and excludes all warranties that might arise at common law and the implied covenants of title in §5.023 of the Texas Property Code.

By acceptance of this Dedication Deed, Grantee agrees that the Property: (i) shall be dedicated and operated forever as a public park known as "THE EUGENE McDERMOTT PARK"; (ii) shall be

STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Patricia Brown, known to me (or proved to me on the oath of _____ or through _____ [insert description of identity card or other document]) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of Patricia Brown, Co-Trustee of The Margaret M. McDermott Revocable Trust for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____,
2019.

Notary Public, State of Texas

EXHIBIT A

The Property

Being a tract of land out of the Alfred Slack Survey, Abstract No. 854, and the G. W. Ford Survey, Abstract No. 326, and the J. H. Wilcox Survey, Abstract No. 1018, Collin County, Texas, and being part of a tract of land conveyed to Eugene McDermott as recorded in Volume 555, Page 60, and Volume 555, Page 69, and Volume 651, Page 546 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" x 18" iron rod set in the south right-of-way line of McDermott Road (FM 2170) for a corner, said corner being the northeast corner of the tract, said iron rod being South 88°18'44" East, a distance of 7032.86 feet and South 00°43'40" West, a distance of 50.00 feet from the centerline intersection of McDermott Road (FM 2170) and Custer Road (FM 2478).

THENCE South 00°43'40" West, a distance of 771.80 feet to a found square head bolt for a corner;

THENCE North 85°40'25" West, a distance of 432.45 feet to the center of Rowlett Creek from which a 1/2" x 18" rod set bears South 85°40'25" East, a distance of 38.93 feet;

THENCE in a Southerly direction, downstream, with the center of said Creek, and its meanderings as follows:

South 42°13'39" East, 105.03 feet;
South 22°54'37" East, 234.23 feet;
South 1°34'07" East, 45.08 feet;
South 30°58'46" West, 126.76 feet;
South 50°21'47" West, 32.04 feet;
South 42°44'31" West, 133.47 feet;
South 70°55'46" West, 74.19 feet;
North 48°19'54" West, 117.12 feet;
South 64°35'13" West, 40.31 feet;
South 14°36'08" West, 58.38 feet;
South 24°27'07" East, 93.32 feet;
South 7°18'25" East, 25.38 feet to a point in center of said Creek from which a 1/2" x 18" iron rod set bears South 86°40'52" East, a distance of 49.80 feet.

THENCE South 86°40'52" East, a distance of 606.14 feet to a 1/2" x 18" iron rod set for a corner, said corner being the southeast corner of a 13.6792-acre tract of land conveyed to Richard D. James by Ernest W. Quakenbush and wife by deed as recorded in Volume 1303, Page 305 of the Deed Records of Collin County, Texas, and on the property line of a 369.67-acre tract conveyed to the Cambridge Companies, Inc., Trustee, from David M. Sherer, Trustee, by deed as recorded in Volume 857, Page 451 of the Deed Records of Collin County, Texas;

THENCE South 5°01'03" West, a distance of 1622.27 feet to a cross tie post for a corner, said corner being the southeast corner of the tract;

THENCE North 85°24'53" West, a distance of 1345.94 feet to a 1/2" found iron rod for an angle point;

THENCE North 87°06'33" West, a distance of 229.24 feet to a 1/2" x 18" iron rod set for a corner, said corner being the southwest corner of the tract;

THENCE North 3°06'30" East, following the westerly meanders of 100-year flood plain line (as same existed in July 1985) for the west line of the tract, a distance of 406.72 feet to a 1/2" x 18" iron rod set;

THENCE North 2°13'09" East, along the flood plain (as same existed in July 1985), a distance of 484.05 feet to a 1/2" x 18" iron rod set;

THENCE North 18°07'05" East, along the flood plain (as same existed in July 1985), a distance of 411.23 feet to a 1/2" x 18" iron rod set for a corner;

THENCE North 1°32'42" West, departing said flood plain line (as same existed in July 1985), a distance of 1755.24 feet to a 1/2" x 18" iron rod set for a corner, said corner located on the south right-of-way of McDermott Road, being the northwest corner of the tract;

THENCE South 88°24'38" East, along the south right-of-way of McDermott Road, a distance of 211.31 feet to a 1/2" found iron rod;

THENCE South 86°37'23" East, along the south right-of-way of McDermott Road, a distance of 1051.28 feet to a wooden highway monument;

THENCE North 89°29'42" East, along the south right-of-way of McDermott Road, a distance of 300.42 feet to wooden highway monument;

THENCE South 86°35'31" East continuing along the south right-of-way of McDermott Road, a distance of 50.83 feet to a 1/2" x 18" iron rod set at the POINT OF BEGINNING AND CONTAINING 4,552,840 square feet or 104.5188 acres of land more or less.