

DEED WITHOUT WARRANTY

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.

STATE OF TEXAS

22

COUNTY OF DENTON

20

KNOW ALL MEN BY THESE PRESENTS:

cor

For the consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of all of which is hereby acknowledged and confessed, LAURA KECK, JOSEPH ADAMSON NASH, and MARY MIMS (hereinafter referred to collectively as “Grantors”) do hereby GRANT, SELL, AND CONVEY unto the TOWN OF LITTLE ELM, TEXAS, a home-rule municipality (“Grantee”), that certain tract or parcel of land situated in Denton County, Texas, said tract or parcel being more particularly described in *Exhibit A* attached hereto and incorporated herein by reference (the “Land”), provided, however, there is excluded from the estate to be condemned all Reserved Minerals (hereinafter defined) as provided below.

THIS CONVEYANCE IS EXPRESSLY MADE AND ACCEPTED SUBJECT TO any and all easements, restrictions, mineral reservations and other matters affecting the Land, whether evidenced by instruments of record in Denton County, Texas, or elsewhere, disclosed by any survey of the Land or any part thereof or otherwise visible upon inspection of the Land (collectively, the **“Permitted Exceptions”**).

TO HAVE AND TO HOLD the Land, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantors, unto Grantee and Grantee's heirs, legal representatives, successors and assigns forever (subject to the Permitted Exceptions), without express or implied warranty, and all warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are excluded.

GRANTEE ACKNOWLEDGES AND AGREES THAT THE LAND IS SOLD, CONVEYED, TRANSFERRED AND ASSIGNED ON AN "AS IS, WHERE IS" BASIS "WITH ALL FAULTS" AND WITHOUT WARRANTY OF TITLE AND THAT, GRANTORS MAKE NO REPRESENTATIONS OR WARRANTIES, TERMS, CONDITIONS, UNDERSTANDINGS OR COLLATERAL AGREEMENTS OF ANY NATURE OR KIND, EXPRESS OR IMPLIED, BY STATUTE OR OTHERWISE, CONCERNING THE LAND OR THE CONDITION, DESCRIPTION, QUALITY, USEFULNESS, QUANTITY OR ANY OTHER THING AFFECTING OR RELATING TO THE LAND, INCLUDING WITHOUT LIMITATION ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WHICH WARRANTIES ARE ALSO HEREBY EXPRESSLY DISCLAIMED. GRANTEE FURTHER ACKNOWLEDGES THAT GRANTORS HAVE MADE NO AGREEMENT OR PROMISE TO REPAIR OR IMPROVE ANY OF THE LAND BEING SOLD TO GRANTEE, AND THAT GRANTEE TAKES ALL SUCH LAND IN THE CONDITION

**EXISTING ON THE DATE HEREOF "AS IS, WHERE IS" AND "WITH ALL FAULTS"
AND WITHOUT WARRANTY OF TITLE.**

Grantors hereby reserve all of Grantors' interest (if any) in and to all of the following (collectively, the "Reserved Minerals"): all oil, gas and other minerals and all hydrocarbon substances of every nature, in, on, and under and that may be produced from the Land. Grantors hereby expressly release and waive, on behalf of themselves and their respective successors and assigns in title to the Reserved Minerals, all rights of ingress and egress to enter upon the surface of the Land for purposes of exploring for, developing, drilling, producing, transporting, mining, treating, storing or any other purposes incident to the development or production of the Reserved Minerals. However, nothing herein contained shall ever be construed to prevent Grantors, and their respective successors and assigns, from developing or producing any of the Reserved Minerals by pooling, by directional drilling under the Land from well sites located on tracts other than the Land, or otherwise so long as Grantors avoid physically entering upon the surface of the Land.

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

(Signatures to Follow)

IN WITNESS WHEREOF, the Grantors have caused this Deed Without Warranty to be
EXECUTED and EFFECTIVE on this the 17 day of November, 2023.

GRANTORS:

LAURA KECK

By: Laura Keck

Date: November 17, 2023

JOSEPH ADAMSON NASH

By: _____

Date: _____

MARY MIMS

By: _____

Date: _____

GRANTEE:

TOWN OF LITTLE ELM, TEXAS

By: _____
Matt Mueller, Town Manager

IN WITNESS WHEREOF, the Grantors have caused this Deed Without Warranty to be
EXECUTED and EFFECTIVE on this the _____ day of _____, 2023.

GRANTORS:

LAURA KECK

By: _____

Date: _____

JOSEPH ADAMSON NASH

By: Joseph A Nash

Date: NOV 16 2023

MARY MIMS

By: _____

Date: _____

GRANTEE:

TOWN OF LITTLE ELM, TEXAS

By: _____
Matt Mueller, Town Manager

IN WITNESS WHEREOF, the Grantors have caused this Deed Without Warranty to be
EXECUTED and EFFECTIVE on this the 15th day of November, 2023.

GRANTORS:

LAURA ELIZABETH KECK

By: _____

Date: _____

JOSEPH ADAMSON NASH

By: _____

Date: _____

MARY CAROLINE MIMS

By: Mary Caroline Mims

Date: Nov. 15, 2023

GRANTEE:

TOWN OF LITTLE ELM, TEXAS

By: _____

Matt Mueller, Town Manager

STATE OF Ga §
COUNTY OF Fulton §

This instrument was acknowledged before me on the 17 day of November, 2023, by
Laura Keck.



Kelli E. Michie
Notary Public, State of Ga

Notary's name (printed): Kelli E. Michie

Notary's commission expires: 05/18/2027

STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2023, by
Joseph Adamson Nash.

Notary Public, State of _____

Notary's name (printed): _____

Notary's commission expires: _____

STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2023, by
Mary Mims

Notary Public, State of _____

Notary's name (printed): _____

Notary's commission expires: _____

STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2023, by
Laura Keck.

Notary Public, State of _____

Notary's name (printed): _____

Notary's commission expires: _____

STATE OF GA §
COUNTY OF DeKalb §

This instrument was acknowledged before me on the 16th day of November, 2023, by
Joseph Adamson Nash.



[Signature]
Notary Public, State of GA

Notary's name (printed): Centoya McConnehead

Notary's commission expires: 3/11/24

STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2023, by
Mary Mims

Notary Public, State of _____

Notary's name (printed): _____

Notary's commission expires: _____

STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2023, by
Laura Elizabeth Keck.

Notary Public, State of _____

Notary's name (printed): _____

Notary's commission expires: _____

STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2023, by
Joseph Adamson Nash.

Notary Public, State of _____

Notary's name (printed): _____

Notary's commission expires: _____

STATE OF Georgia §
COUNTY OF Cobb §

This instrument was acknowledged before me on the 15th day of November, 2023, by
Mary Caroline Mims



Notary Public, State of Georgia

Notary's name (printed): Eric Hodgson

Notary's commission expires: 11-29-2025

Grantee accepts this Deed Without Warranty and consents to its form and substance.

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 2023, by Mr. Matt Mueller, Town Manager, on behalf of the Town of Little Elm, Texas.

Notary Public, State of Texas

Notary's name (printed): _____

Notary's commission expires: _____

Exhibit A

Legal Description

LEGAL DESCRIPTION

BEING that certain tract of land situated in the Marsella Jones Survey, Abstract Number 662, in the Town of Little Elm, Denton County, Texas, and being part of that certain tract of land described in deed to Mary Caroline Mims, Katherine Ann Nash, and Laura Eliza Elizabeth Keck recorded in Volume 4262, Page 877, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

BEGINNING at 5/8-inch iron rod with blue plastic cap stamped "BCG 10194538" set on the southerly right-of-way line of U.S. Highway No. 380 (variable width right-of-way), and being located at the most southerly southeast corner of that certain tract of land described as Parcel 25 in Judgement Deed to the State of Texas recorded in Document Number 2021-227713, RPRDCT, and also being the most southerly southwest corner of that certain tract of land described as Parcel 28 in Judgement Deed to the State of Texas recorded in Document Number 2022-148109, RPRDCT;

THENCE South $01^{\circ}49'47''$ West, with a west line of that certain tract of land described in deed to Spiritas Ranch Enterprises recorded in Volume 833, Page 38, RPRDCT, a distance of 363.07 feet to a 5/8-inch iron rod with blue plastic cap stamped "BCG 10194538" set for corner at the location where a 3/8-inch iron rod was previously found;

THENCE North $88^{\circ}28'06''$ West, with a north line of said Spiritas Ranch Enterprises tract recorded in Volume 833, Page 38, RPRDCT, a distance of 1398.25 feet to a 5/8-inch iron rod with blue plastic cap stamped "BCG 10194538" set for corner, from which a 3/8-inch iron rod found at a northwest corner of said Spiritas Ranch Enterprises tract bears North $88^{\circ}28'06''$ West, a distance of 621.33 feet, said set iron rod being the beginning of a non-tangent curve to the left;

THENCE over and across said Mary Caroline Mims, Katherine Ann Nash, and Laura Eliza Elizabeth Keck tract, the following courses to 5/8-inch iron rods with blue plastic cap stamped "BCG 10194538" set for corner:

North $77^{\circ}03'04''$ East, a distance of 36.00 feet, and the beginning of a tangent curve to the right;

With said curve which has a central angle of $14^{\circ}43'31''$, a radius of 1450.00 feet, a chord which bears North $84^{\circ}24'49''$ East, a chord distance of 371.63 feet, and for an arc distance of 372.66 feet;

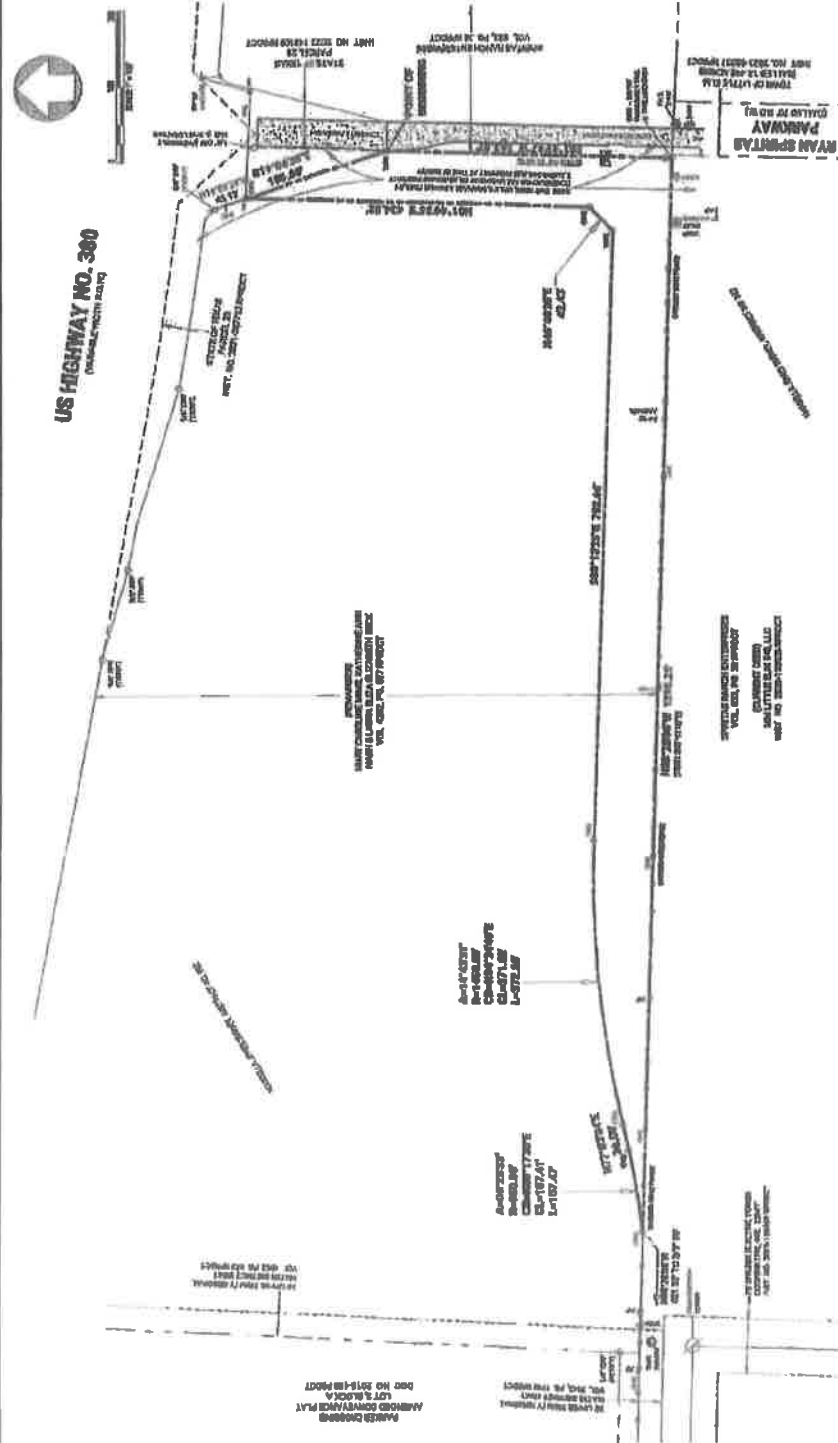
South $88^{\circ}13'25''$ East, a distance of 793.66 feet;

North $46^{\circ}46'35''$ East, a distance of 42.43 feet;

And North $01^{\circ}46'35''$ East, a distance of 434.52 feet, said iron rod being located on said southerly right-of-way line of U.S. Highway No. 380 according to said Parcel 25;

THENCE South $19^{\circ}06'38''$ East, with said southerly right-of-way line of U.S. Highway No. 380 according to Parcel 25, a distance of 185.85 feet to the POINT OF BEGINNING, containing an area of 2.656 acres of land.



[illegible]

DIAGNOSTIC CENTRE

¹James D. Nichols, Regional Professional Land Surveyor, so kindly replied that I have made a diligent and accurate survey of the above described property and that the plot shown herein is a substantially true, correct and accurate representation of the property determined by survey. This survey substantially conforms to the current Texas Society of Professional Surveyors standards and Specifications for a Certified A.C. Class II Survey.

FOR: EMBRYA CONSULTING GROUP, LLC

March 27, 2023

AD-3



BOUNDARY SURVEY

**2.656 ACRES
SITUATED IN THE**

SITUATED IN THE
MARSELLA JONES SURVEY
~ ABSTRACT NO. 66?

ABSTRACT NO. 002
TOWN OF LITTLE ELM
DEWON COUNTY TEXAS

DENTON COUNTY, TEXAS

BARRAZA

THAT'S FROM OUR NEW 1070/1270

18475 FROM REG. NO. 10154530
TYPE FROM REG. NO. 206113

100 E. PIONEER RD., NO. 2000
EAST CAMPBELL ROAD, STE. 650

RICHARDSON, TEXAS 75081

TELEPHONE • (214) 924-7053

PROJECT NO. 2019017-00

PROJECT NO. 2019017-00
DATE March 2023

PLACE 1 OF 1

...and the other side of the coin is that the more you know about the business, the more you can do to improve it.

CONTENTS

1

South 88°47'21"E East, a distance of 794.05 feet;
North 49°49'23"E East, a distance of 42.43 feet;
and North 9°49'23"E East, a distance of 694.52 feet, said iron nail being located on said
southerly right-of-way line of U.S. Highway No. 260 according to said Parcel 25.
THENCE South 19°45'24"E East, said southerly right-of-way line of U.S. Highway No. 260
according to Parcel 25, a distance of 178.03 feet to the POINT OF BEGINNING, containing on
said 2.65 acres of land.

2014

There is no Time Commitment referenced for this survey (no additional measuring research) was conducted.

The loadings shown and noted herein are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4022 - NAD 83. (All distances are surface distances with a surface to ellipsoid scale factor of 0.99999923)

©Subject property lies within Zone X (un-shaded area), defined as "Areas determined to be outside the 0.2% annual chance floodplain", according to Federal Emergency Management Agency Flood Insurance Rate Map for Dade County, Texas and Incorporated Areas, Number 48121C04602.

Pha and claud cells shown reacted hereon are referenced to previously filed recorded phas and

NOTES ON CONTRIBUTORS

GENB last certain tract of land situated in the Mercedes Jones Survey, Abstract Number 642, in the Town of Little Elm, Denton County, Texas, and being part of that certain tract of land described in deed to Mary Caroline Mills, Katherine Ann Neat, and Laura Eliza Elizabeth Neat recorded in Volume 4262, Page 377, of the Best Property Records of Denton County, Texas (GENB2), and being more particularly described by metes and bounds as follows:

REGISTRATION, at 844-inch beam with blue plastic cap stamped "BOS 18194358" one on the immediately right-of-way line of U.S. Highway No. 380 (nearly midline right-of-way), and being located at the most southerly permanent corner of said eastern tract of land described as Parcel 22-277.15, in the State of Texas recorded in Document Number 22-277.15, and also being the most southerly permanent corner of that certain tract of land described as Parcel 28-1, in the State of Texas recorded in Document Number 28-1, as recorded in Parcel 28-1.

17-5842 South 01 "89-47" West, with a west line of that curvilinear tract of land described is dead to the South Branch. Exception recorded in Volume 323, Page 328, RECORD, a distance of 359.07 feet to a 5/8-inch iron rod with blue plastic cap stamped "3233 10/19/88" and for corner at the station where a 5/8-inch iron rod was previously found.

[illegible]

North 77°00'00" East, a distance of 36.10 feet, and the beginning of a tangent curve to the right.

With a mild curve which has a central angle of $14^{\circ}43'31''$, a radius of 1,400.00 feet, a chord which bears North $84^{\circ}57'49''$ East, a chord distance of 397.63 feet, and for an arc distance of 572.66 feet.