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SPECIAL WARRANTY DEED

Date: April 21, 2003

Grantor: ROCKWALL INDEPENDENT SCHOOL DISTRICT by its duly authorized
President of the Board of Trustees

Grantor's Mailing Address (including county):
801 E. WASHINGTON
ROCKWALL, ROCKWALL COUNTY, TEXAS. 75087

Grantee: THE CITY OF ROCKWALL

Grantee's Mailing Address (including county):
385 S. GOLIAD
ROCKWALL, ROCKWALL COUNTY, TEXAS 75087

Consideration: Ten and No/100 Dollars (\$10.00) Cash and other good and valuable
consideration.

Property (including any improvements):

TRACT I
(7.054 acre tract)

BEING A TRACT OF LAND SITUATED IN THE R. BALLARD SURVEY,
ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND
BEING A PART OF A CALLED 28.38 ACRE TRACT OF LAND DESCRIBED IN A
DEED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT OF RECORD IN
VOLUME 105, PAGE 163, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND FOR CORNER AT THE
SOUTHEAST CORNER OF LOT 1, BLOCK A, RE-PLAT OF WAGGONER GARDENS,
INC. ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL
COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET
D, PAGE 68, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, FROM WHICH A 5/8"
IRON ROD FOUND FOR REFERENCE BEARS NORTH 44°50'09" WEST A
DISTANCE OF 1.30 FEET;

THENCE SOUTH 00° 46' 36" EAST, A DISTANCE OF 431.27 FEET TO A 1/2"
IRON ROD SET FOR CORNER IN THE NORTHWEST LINE OF OAK CREEK
ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, PAGE
201, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 59° 27' 20" WEST, ALONG THE NORTHWEST LINE OF
SAID OAK CREEK ADDITION A DISTANCE OF 25.17 FEET TO A 5/8" IRON ROD
FOUND FOR CORNER AT THE MOST WESTERN CORNER THEREOF IN THE
NORTH LINE OF MUNICIPAL PARK ADDITION, AN ADDITION TO THE CITY OF
ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF
RECORDED IN CABINET B, PAGE 49, PLAT RECORDS, ROCKWALL COUNTY,
TEXAS;

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THENCE SOUTH 89° 37' 10" WEST, ALONG THE NORTH LINE OF SAID MUNICIPAL PARK ADDITION, A DISTANCE OF 678.31 FEET TO A 5/8" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A CALLED 2.94 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SUSAN BERNAL OF RECORD IN VOLUME 1566, PAGE 228, DEED RECORDS, ROCKWALL COUNTY, TEXAS

THENCE NORTH 01° 01' 05" WEST, ALONG THE EAST LINE OF SAID 2.94 ACRE TRACT A DISTANCE OF 433.00 FEET TO A 1/2" IRON PIPE FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID WAGGONER GARDENS INC. ADDITION;

THENCE NORTH 88° 43' 37" EAST, ALONG THE SOUTH LINE OF SAID LAST MENTIONED ADDITION A DISTANCE OF 702.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 7.054 ACRES OF LAND, MORE OR LESS.

TRACT II
(12.362 acre tract)

BEING SITUATED IN THE W.T. DEWEESE SURVEY, ABSTRACT NO. 71, ROCKWALL COUNTY, TEXAS, AND BEING PART OF A 38.81 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT OF RECORD IN VOLUME 2111, PAGE 131, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF FARM MARKET ROAD NO. 552 (100' R.O.W.), WHICH BEARS NORTH 89°47'00" WEST, A DISTANCE OF 30.00 FEET FROM A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 38.81 ACRE TRACT NEAR THE CENTERLINE OF HAYS ROAD, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS SOUTH 86°23'32" EAST A DISTANCE OF 9.98 FEET;

THENCE SOUTH 00°12'12" WEST, ALONG A LINE WHICH IS 30 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID 38.81 ACRE TRACT A DISTANCE OF 1270.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF SAID 38.81 ACRES TRACT SAME BEING THE MOST EASTERN NORTH LINE OF A CALLED 392.938 ACRE TRACT OF LAND DESCRIBED IN A DEED TO W.W. CARUTH, JR. OF RECORD IN VOLUME 64, PAGE 22, DEED RECORDS OF SAID COUNTY, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE AT THE COMMON EAST CORNER OF SAID TRACTS BEARS SOUTH 89°47'00" EAST, A DISTANCE OF 30.00 FEET, AND A 1/2" IRON ROD FOUND FOR REFERENCE BEARS NORTH 84°16'12" EAST, A DISTANCE OF 6.86 FEET;

THENCE NORTH 89°47'00" WEST, ALONG THE SOUTH LINE OF SAID 38.81 ACRE TRACT AND THE MOST EASTERN NORTH LINE OF SAID 392.938 ACRE TRACT A DISTANCE OF 424.00 FEET TO A 1/2" IRON ROD SET FOR CORNER, FROM WHICH THE SOUTHWEST CORNER OF SAID 38.81 ACRE TRACT BEARS NORTH 89°47'00" WEST A DISTANCE OF 877.00 FEET;

THENCE NORTH 00°12'12" EAST, ALONG A LINE WHICH IS 877.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID 38.81 ACRE TRACT A DISTANCE OF 1270.00 FEET TO A POINT FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM MARKET ROAD NO. 552, FROM WHICH A 1/2" IRON ROD SET FOR REFERENCE BEARS NORTH 00°12'12" EAST A DISTANCE OF 35.00 FEET;

THENCE SOUTH 89°47'00" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM MARKET ROAD NO. 552 A DISTANCE OF 424.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 12.362 ACRES OF LAND, MORE OR LESS.

The land above described is being sold and accepted in its "AS IS, WHERE IS" condition with all faults without warranty, express or implied, except as to the Special Warranty of title contained herein.

Reservations from and Exceptions to Conveyance and Warranty:

RESTRICTIONS

The further covenant, consideration and condition is that the following restrictions shall in all things be observed, followed and complied with:

(a) The above-described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which discriminates against any person because of his race, color or national origin, regardless of whether such discrimination be effected by design or otherwise.

(b) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which creates, maintains, reinforces, renews, or encourages, or which tends to create, maintain, reinforce, renew or encourage, a dual school system.

These restrictions and conditions shall be binding upon Whittle Development, Inc., its successors and assigns, for a period fifty (50) years from the date hereof; and in case of violation of either or both of the above restrictions, the estate herein granted shall, without entry or suit, immediately revert to and vest in the grantor herein and its successors, this instrument shall be null and void, and grantor and its successors shall be entitled to immediate possession of such premises and the improvements thereon; and no act or omission upon the part of grantor herein and its successors shall be a waiver of the operation or enforcement of such condition.

The restriction set out in (a) above shall be construed to be for the benefit of any person prejudiced by its violation. The restriction specified in (b) above shall be construed to be for the benefit of any public school district or any person prejudiced by its violation.

RESTRICTIONS, RESERVATIONS, AND EASEMENTS

In addition, the property is being conveyed subject to all reservations, restrictions, easements of record, claims of easements, and visible, apparent, and underground easements, if any, including but not limited to the following:

TRACT I:

EASEMENT DATED JANUARY 10, 1916, EXECUTED BY W.H. DAWSON TO TP & L CO., RECORDED IN VOLUME 16, PAGE 85, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

EASEMENT DATED OCTOBER 12, 1936, EXECUTED BY S.R. MCCREARY TO TP & L CO., RECORDED IN VOLUME 33, PAGE 75, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

EASEMENT DATED OCTOBER 14, 1936, EXECUTED BY S.R. MCCREARY TO TP & L CO., RECORDED IN VOLUME 33, PAGE 94, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

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EASEMENT DATED OCTOBER 21, 1936, EXECUTED BY S.R. MCCREARY TO TP & L CO., RECORDED IN VOLUME 33, PAGE 257, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

EASEMENT DATED JANUARY 15, 1940, EXECUTED BY S.R. MCCREARY TO TP & L CO., RECORDED IN VOLUME 36, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

EASEMENT DATED AUGUST 13, 1951, EXECUTED BY H.R. MCCREARY TO TP & L CO., RECORDED IN VOLUME 47, PAGE 569, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

EASEMENT DATED AUGUST 3, 1955, EXECUTED BY THE CITY OF ROCKWALL TO LONE STAR GAS CO., RECORDED IN VOLUME 52, PAGE 300, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

EASEMENT FOR EQUIPMENT STATION DATED DECEMBER 13, 1999, EXECUTED BY RISD TO SOUTHWESTERN BELL TELEPHONE CO., FILED JANUARY 3, 2000, RECORDED IN VOLUME 1782, PAGE 218, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS.

TRACT II:

12' EASEMENT EXECUTED BY FANNIE HAYS TO MT. ZION WATER SUPPLY CORP., DATED 10/24/67, FILED 4/23/68, RECORDED IN VOLUME 82, PAGE 364, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

100' X 100' STATE OF TEXAS EASEMENT IN THE NORTHEAST AREA OF PROPERTY AS SHOWN ON SURVEY BY ROCKWALL SURVEYING COMPANY, INC., JOB #990348, DATED 3/1/99.

RIGHT-OF-WAY EASEMENT NOVEMBER 6, 1947, EXECUTED BY FANNIE HAYES TO THE STATE OF TEXAS, FILED NOVEMBER 6, 1947, RECORDED IN VOLUME 43, PAGE 42, DEED RECORDS, ROCKWALL COUNTY, TEXAS.

RIGHT-OF-WAY EASEMENT DATED APRIL 11, 1990, EXECUTED BY CELIA HAYES TO NORTH TEXAS MUNICIPAL WATER DISTRICT FILED JULY 3, 1990, RECORDED IN VOLUME 551, PAGE 312, REAL ESTATE RECORDS, ROCKWALL COUNTY, TEXAS.

CREEK RUNNING THROUGH THE 100' X 100' STATE OF TEXAS EASEMENT IN THE NORTHEAST AREA OF PROPERTY AS SHOWN ON SURVEY BY ROCKWALL SURVEYING COMPANY, INC., JOB #990348, DATED 3/1/99.

GRAVEL DRIVE & FENCING LYING WITHIN PORTIONS OF THE 12' MT. ZION WATER SUPPLY EASEMENT ACROSS THE NORTH PROPERTY LINE AS SHOWN ON SURVEY BY ROCKWALL SURVEYING COMPANY, INC., JOB #990348, DATED 3/1/99.

WATER METER AS SHOWN ON SURVEY BY ROCKWALL SURVEYING COMPANY, INC., JOB #990348, DATED 3/1/99.

OVERHEAD POWER POLES & LINES ACROSS THE NORTH PROPERTY LINE AS SHOWN ON SURVEY BY ROCKWALL SURVEYING COMPANY, INC., JOB #990348, DATED 3/1/99.

PORTION OF SUBJECT PROPERTY WITHIN HAYES ROAD ACROSS THE EAST PROPERTY LINE AS SHOWN ON SURVEY BY ROCKWALL SURVEYING COMPANY, INC., JOB #990348, DATED 3/1/99.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by through or under Grantor.

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

EXECUTED ON THE 2nd DAY OF April, 2003.

GRANTOR:

ROCKWALL INDEPENDENT SCHOOL DISTRICT

ATTEST:

Brad Lamberth
BRAD LAMBERTH, SECRETARY
OF THE BOARD OF TRUSTEES

BY: Lorie Grinnan
LORIE GRINNAN, PRESIDENT OF
THE BOARD OF TRUSTEES

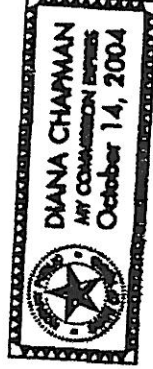
(Acknowledgment)

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 2nd day of April, 2003, by LORIE GRINNAN, PRESIDENT OF THE BOARD OF TRUSTEES OF ROCKWALL INDEPENDENT SCHOOL DISTRICT.

Diana Chapman
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
THE CITY OF ROCKWALL
385 S. GOLIAD
ROCKWALL, TEXAS 75087



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Filed for Record in:
Rockwall County

On: Apr 24, 2003 at 03:36P

As a
Recording

Document Number: 00277427

Amount 19.00

Receipt Number - 95349

By:
Kim Upston

STATE OF TEXAS COUNTY OF ROCKWALL
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the AIRD records of
Rockwall County
as stamped hereon by me.

Apr 24, 2003

Honorable Paulette Burris, County Clerk
Rockwall County

This document has been received by this Office for
recording into the Official Public Records. We do
hereby swear that we do not discriminate on the
basis of race, creed, color, sex or National Origin.