

After Recording, Return to:  
Robert E. Hager  
Nichols, Jackson, Dillard, Hager & Smith, LLP  
500 N. Akard, Suite 1800  
Dallas, Texas 75201

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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**SPECIAL WARRANTY DEED**

**STATE OF TEXAS           §**  
  §                   **KNOW ALL MEN BY THESE PRESENTS**  
**COUNTY OF DALLAS     §**

**DATE:** \_\_\_\_\_

**GRANTOR:** Wilson Family Trust, by William Harlin Wilson, Trustee.

**GRANTOR'S MAILING ADDRESS:** 417 West Bethel Road, Coppell, Texas 75019, being Lot 1Rof Block A of the Wilson-Kirkland-Minyard Addition, an Addition to the City of Coppell, Dallas County Texas.

**GRANTEE:** City of Coppell, Texas, a Texas hoe rule municipality

**GRANTEE'S MAILING ADDRESS:** 255 Parkway, Coppell, Texas 75019

**CONSIDERATION:** Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of same herein acknowledged.

**PROPERTY:**

The fee simple title to the property described in Exhibit "A" attached hereto (the "Property"), subject to exceptions noted herein.

**RESERVATIONS FROM CONVEYANCE:**

To the extent not previously reserved by prior Grantors, there is reserved for Grantors and Grantors' successors and assigns, all oil, gas, and other minerals, if any, owned by Grantors located in and under, and that may be produced from, the Property; provided, however, to the extend Grantors is the owner of the oil, gas, and minerals in, under and that may be produces from the Property and the executive rights related to same, Grantors, for itself and its successors and assigns, hereby waives all surface rights and other rights of ingress

and egress in and to the Property related to such reserved mineral interest, and agree that in conducting operations with respect to the exploration for and production, processing, transporting, and marketing of oil, gas, and other minerals from the Property, that no portion of the surface of the Property will be used or occupied and that fixtures, equipment, buildings or structures used in connection with the exploitation of the reserved mineral, oil and gas rights, shall not be placed on the surface of the Property. Nothing herein, however, restricts or prohibits the pooling or unitization of the mineral estate owned by Grantors with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

Validly existing dedications, easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing dedications, restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

Grantors hereby assign to Grantee, without recourse or representation, any and all claims or causes of action that Grantors may have for or related to any errors, omissions, defects in or injury to the Property existing on the date of this deed, unless expressly reserved herein.

For the consideration stated herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors GRANT AND CONVEY to Grantee the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, by the Grantee and the Grantee's successors and assigns forever; and Grantors does hereby bind Grantors and Grantors' successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantors but not otherwise.

*(Signatures on Following Page)*

**EXECUTED** the \_\_\_\_\_ day of \_\_\_\_\_, 2017, but effective the \_\_\_\_\_

day of \_\_\_\_\_, 2017.

**GRANTORS:**

**Wilson Family Trust**

By: \_\_\_\_\_  
**William Harlin Wilson, Trustee**

**ACKNOWLEDGMENT**

**THE STATE OF TEXAS §**  
**§**  
**COUNTY OF DALLAS §**

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
2017, by William Harlin Wilson.

[SEAL]

\_\_\_\_\_  
Notary Public, State of Texas

My commission expires: \_\_\_\_\_