

**DEDICATION DEED
WITHOUT WARRANTY**

Date: December 10, 2021

Grantor: CRAWFORD FAIN DRIGGS, LLC,
a Texas limited liability company

Grantor's Mailing Address: c/o Lish Law Firm, LLP
407 N. Cedar Ridge, Ste. 215
Duncanville, Texas 75116

Grantee: City of Cedar Hill, Texas
a Texas municipal corporation

Grantee's Mailing Address: 285 Uptown Blvd.
Cedar Hill, Texas 75104
Attn: City Manager

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of Grantor's interest in and to that certain parcel of land more particularly described in Exhibit A attached hereto and incorporated herein by reference for all purposes, consisting of approximately 0.5707 acres, more or less, of unimproved land, and including and immediately surrounding an area commonly known as "Crawford's Tornado Graveyard" and also known as the "Pioneer Graveyard".

Reservations from Conveyance:

Grantor excepts and reserves unto itself, its successors and assigns, the right of ingress and egress across, along and upon the Property.

Exceptions to Conveyance:

All validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing 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; all rights, obligations, and other matters arising from and existing by reason of the Ellis County water improvement or other applicable governmental district, agency, or authority; and taxes for 2021 and all prior years, and subsequent assessments for that and prior

years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Dedication:

For use in carrying out a purpose that benefits the public interest, being a public park and historical monument commemorating at least nine (9) people who died when a violent tornado struck the burgeoning settlement of Cedar Hill, Texas on Tuesday, April 29, 1856, and who were buried on the Property described above. As additional consideration for the conveyance hereby effected, Grantee shall at all times use the Property to effect and maintain the public purpose for which this conveyance is being made and provide public access to the Property through an appurtenant Hiking and Biking Trail Easement and Right of Way executed by Grantor in favor of Grantee of even date herewith.

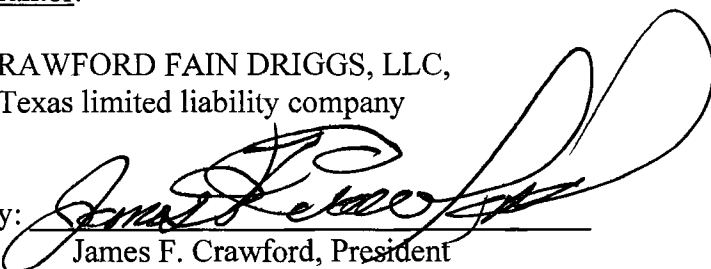
Grantor, for the Consideration and subject to the foregoing Reservations from Conveyance, Exceptions to Conveyance and Dedication, hereby grants, gives, and conveys to Grantee all of its rights, title and interests in and to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever, without warranty of any kind, whether express or implied. All warranties that might arise by common law as well as the warranties in Section 5.023 of the Texas Property Code (or its successor) are expressly excluded.

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

Grantor:

CRAWFORD FAIN DRIGGS, LLC,
a Texas limited liability company

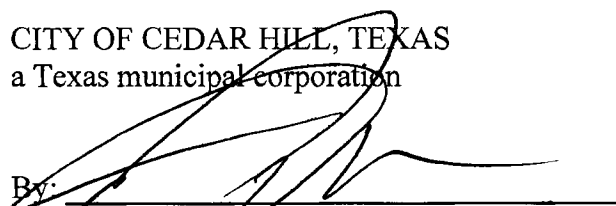
By:


James F. Crawford, President

Grantee:

CITY OF CEDAR HILL, TEXAS
a Texas municipal corporation

By:

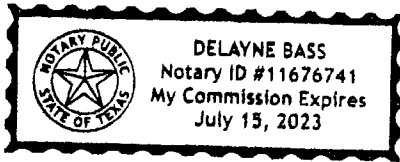

Stephen Mason, Mayor

ACKNOWLEDGEMENTS

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me on this day, personally appeared James F. Crawford, personally known to me to be the President of CRAWFORD FAIN DRIGGS, LLC, a Texas limited liability company, and the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for and on its' behalf, and for the purposes and consideration therein expressed.

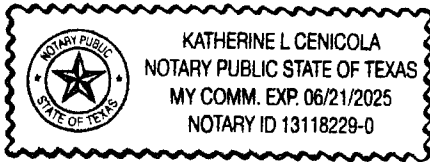
Given under my hand and seal of office this 10th day of December, 2021.



Delayne Bass
Notary Public in and for
the State of Texas

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 14 day of December, 2021, by Stephen Mason, Mayor of the City of Cedar Hill, Texas.



Katherine Cenicola
Notary Public in and for
the State of Texas

After Recording Return to:

Belinda Berg, City Secretary
City of Cedar Hill
285 Uptown Blvd., Bldg. 100
Cedar Hill, Texas 75104

Exhibit A

Legal Description of Property

Being a 24,858 square feet (0.5707 acre) tract of land situated in Zur Combs survey, Abstract Number 306, City of Cedar Hill, Dallas County, Texas and being in part of tract of land described in a Special Warranty Deed to Crawford Fain Driggs, LLC (Crawford Tract), recorded in Instrument Number 201500254787, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.) and being part of the remainder of a called 25.017 acre tract of land described in a Warranty Deed to Guy K Driggs and Allen M. Fain recorded in Volume 67208, Page 2006, Deed Records, Dallas County, Texas (D.R.C.D.T.) and being more particularly described as follows:

COMMENCING at an "X" cut found in the northeast right-of-way of Pioneer Trail (70 feet wide) and for the northeast corner of a called 1.7641 acre tract of land described as "Parcel 1" in a Donation Deed to the City of Cedar Hill, Texas recorded in Instrument Number 20070075324, O.P.R.D.C.T. and for the southwest corner of Lot 1, Block A of Uptown Cedar Hill Addition, an addition to the City of Cedar Hill, recorded in Instrument 201200014816, O.P.R.D.C.T. and a tract of land to Price Midtown LLC (Midtown tract) recorded in Instrument Number 201500325201, O.P.R.D.C.T. and the southeast corner for of said Crawford tract and the remainder of said 25.017 acre tract;

THENCE North 01°30' 52" West, along west line of said Lot 1 of Uptown Cedar Hill Addition and said Midtown tract, and the east line of said Crawford tract and said 25.017 acre tract, a distance of 843.76 feet to a 5/8-inch iron rod found in the south line of a called 18.944 acre tract of land described in Special Warranty Deed to City of Cedar Hill, Texas, recorded in Instrument Number 20070012580, O.P.R.D.C.T. and the northwest corner of said Lot 1 of Uptown Cedar Hill Addition and said Midtown LLC tract and an easterly corner of said Crawford tract and the remainder of said 25.017 acre tract;

THENCE South 89°21'03" West, along the south line of said 18.944 acre tract and a northerly line of said Crawford tract and said 25.017 acre tract, a distance of 105.09 feet to a 5/8-inch iron rod found for the southwest corner said 18.944 acre tract and an inner ell corner of said Crawford tract and said 25.017 acre tract, for the **POINT OF BEGINNING**;

THENCE over and across said Crawford tract and the remainder of said 25.017 acre tract following courses and distances:

South 89°21'03" West, a distance of 251.56 feet to a 1/2-inch iron rod with yellow cap stamped "WCG" set (Iron Rod Set) set for corner;

North 00°38'57" West, a distance of 96.38 feet to an Iron Rod Set for corner;

North 89°21'03" East, a distance of 264.26 feet to an Iron Rod Set for corner, in the west line of said 18.944 acre tract and in the east line of said Crawford tract and said 25.017 acre tract, from which a 60D nail found for a corner in the west line of said 18.944 acre tract and the east line of said Crawford tract and said 25.017 acre tract bears North 06°51'32" West (called N 09°03'00" E), a distance 266.28 feet;

THENCE South 06°51'32" West (called N 09°03'00" E), along the west line of said 18.944 acre tract and said Crawford tract and the remainder of said 25.017 acre tract, a distance of 97.72 feet to the **POINT OF BEGINNING** and containing 24,858 square feet (0.5707 acre), more or less.

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202200001334

eRecording - Real Property

Recorded On: January 04, 2022 01:31 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202200001334
Receipt Number: 20220103000779
Recorded Date/Time: January 04, 2022 01:31 PM
User: Lynn G
Station: CC53

Record and Return To:

CSC Global



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, appearing to be "JFW", is written over the printed name of John F. Warren.