

“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 DRIVERS’ LICENSE NUMBER.”

AFTER RECORDING, RETURN TO:

Town of Prosper
Attn: Town Secretary
250 W. First Street
P.O. Box 307
Prosper, TX 75078

RIGHT OF WAY WARRANTY DEED

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN §

That **PROSPER TEXAS CAPITAL, LLC (“Grantor”)**, whether one or more, for and in consideration of the sum of ZERO AND NO/100 DOLLARS (\$00.00) cash in hand to Grantor paid by the **TOWN OF PROSPER, TEXAS**, a Texas Home Rule Municipal Corporation (**“Grantee”**) the receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, has this day GRANTED and by these presents does GRANT, GIVE, and CONVEY unto the said Grantee said right-of-way on the following described real estate, to-wit:

Being all that certain lot, tract or parcel of land situated in the Collin County School Land Survey No. 12, Abstract Number 147, Town of Prosper, Collin County, Texas, being part of that tract of land described in Special Warranty Deed with Vendor’s Lien to Prosper Texas Capital, LLC recorded in the Collin County Clerk’s Instrument Number 20210811001616800, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and more particularly depicted and described in Exhibit “B”, attached hereto and incorporated herein for all purposes (the **“Property”**).

The warranty contained herein is subject to: (i) any and all mineral reservations, restrictions, covenants, conditions and easements, if any, relating to the above-described property, but only to the extent that they are still in effect and shown of record in Collin County, Texas; and

(ii) all zoning law regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect and relate to the Property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's successors, and assigns forever.

And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof.

This instrument may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

EXECUTED on the dates appearing in the acknowledgements below, however, to be effective on this 24th day of April, 2025.

GRANTOR:

Prosper Texas Capital, LLC

a Texas Limited Liability Company

By: J. Jignesh Patel

Printed Name: JIGNESH PATEL

Title: MANAGING MEMBER

AGREED AND ACCEPTED:

TOWN OF PROSPER, TEXAS

By: _____

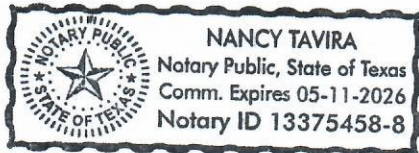
Printed Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned authority, on this day personally appeared Jignesh Patel known to me to be the person whose name is subscribed to the foregoing instrument; he acknowledged to me he is the Managing Member and duly authorized representative of **Prosper Texas Capital, LLC**, and he executed said instrument for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of April, 2025.



[Signature]
Exp 5-11-2026.

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ for and on behalf of the **TOWN OF PROSPER, TEXAS**, a Texas home-rule municipal corporation; he acknowledged to me he is the duly authorized representative of the Town of Prosper, Texas and that he executed said instrument for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025.

Notary Public in and for the State of Texas
My Commission Expires: _____