



500 N. Akard Street
1800 Ross Tower
Dallas, Texas 75201
Main: 214-965-9900
Fax: 214-965-0010
Web: www.njdhs.com

July 10, 2023

To: City Council and Staff, City of Richardson, Texas
Subject: **Summary of City Park Ownership**

I. DISCUSSION

We provide this memorandum report to provide insight into the ownership and appropriate use status of the City of Richardson's park portfolio. Altogether, forty parks were examined, both by our firm and a third-party title company. This report includes the entire park portfolio of the City save and except Breckenridge Park and associated Ruth Back Toler Park. Of the forty parks for which title was examined, there were over seventy different parcels making up the parks.

Our examination of title encompassed a review of various documents (e.g., available deed, plats, easements, right of way dedications, and similar recorded documents) to determine who owned the parks and whether there were any restrictions in the property records that would restrict use of the parcels. While many of the documents contained no specific restrictions as to use, there were a number which do.

Absent the known issues with Point North, it was noted that the City does not own a portion of Woodhaven Grove Park. Texas Power & Light Company (now Oncor Electric Delivery) is shown to be the record owner of two of the tracts that encompass the four-tract park. The City does not own Bush Central Barkway and Northrich Park, a fact that was known to City staff prior to the preparation of this report.

The following is a summary of each park property we were asked to review that identifies the general location of the property, how and when title to the property was obtained, and any use restrictions. A detailed spreadsheet regarding the properties reviewed accompanies this memorandum.

Please note this memorandum is limited to our review of title to the properties the City presently identifies in some manner as a park, the source of that title, and whether there are any recorded deed or other restrictions that limit the use of such property as a public park or public open space. This memorandum does not attempt to review and assess the presence of other factors that may restrict the use of the properties to public park purposes such that the sale of the property or conversion of the property to non-park uses would require an election be conducted pursuant to Texas Local Government Code Section 253.001(b). Such assessment will require a separate review of other city documents, the historic use and maintenance of the property by the City, and the source of funds for the purchase and development of the property as a public park.

II. PARK SUMMARIES

Apollo Property (vacant)

The Apollo Property is an undeveloped parcel of land located at 1330 Apollo Road consisting of a single parcel obtained by deed in 2014. This property has no deed restrictions.

Berkner Park

Berkner Park, located at 1800 East Spring Valley Road, consists of a single parcel obtained by deed in 1969. This property has no deed restrictions.

Buckingham Park

Buckingham Park, located at 501 Buckingham Road, consists of two parcels. One parcel was obtained by deed in 2006. The second parcel was obtained by Ordinance (by the City of Buckingham) in 1992. This property has no deed restrictions.

Bush Central Barkway

Bush Central Barkway is located at 3851 N. Central Expressway. This park is not owned by the City. Comprehensive ownership search was not conducted as it was known by the City to be owned by multiple parties under agreement with the City for the park.

Campbell Ridge Park

Campbell Ridge Park is generally located at 600 West Campbell Road. The park consists of a single tract of land. This parcel was obtained by plat and deed in 1961 and 1965, respectively. The property appears to be excess land created via the relocation of Campbell Road and obtained from a public sidewalk and street dedication.

Canyon Creek Park

Canyon Creek Park, located at 600 Aspenwood Drive, consists of a single parcel obtained by deed in 1963. This property has no deed restrictions.

CityLine Park

City Line Park, located at 3451 Routh Creek Parkway, consists of a single parcel obtained by deed in 2013. Per the deed, this property shall only be used as open-space park land.

Collins Park

Collins Park, located at 650 East Collins Boulevard, consists of a single parcel obtained by deed in 2013. This property has no deed restrictions.

Cottonwood Park

Cottonwood Park is generally located at 1321 West Belt Line Road and consists of five (5) parcels. Each parcel was obtained by deed in 1964. This property has no deed restrictions.

Creek Hollow Park

Creek Hollow Park, located at 4100 Breckenridge, consists of a single parcel obtained by deed in 1998. This deed initially had a restriction that the parcel may not be used for single-family. This property has no encumbrances.

Crowley Park

Crowley Park is generally located at 2700 North Spring Drive and consists of three (3) parcels obtained by deed and plat. The parcels are identified by plat as Tracts 1, 4, and 6. Tract 1 was obtained by plat in 1979 as a park, drainage, and utility easement. Tract 4 was obtained by deed in 1976 which restricted its use for park purposes only. Tract 6 was obtained by deed in 1976 which restricted its use for park purposes only. Given the restrictions of all three tracts, this property is restricted for use as a park only.

Custer Park

Custer Park, located at 603 West Renner Road, consists of a single parcel obtained by deed in 1970. This property has no deed restrictions.

Duck Creek Linear Park

Duck Creek Linear Park, generally located at 200 North Jupiter Road, is an expansive linear park consisting of five (5) parcels obtained by deeds and plats. Each tract can be identified by a separate more specific address.

The first tract, located at 600 North Plano Road, was obtained by plat in 1997. The plat identified the parcel for public use, drainage, and utility right-of-way.

The second tract, located at 400 North Yale Boulevard, was obtained by plat in 1975.

The third tract, located at 1800 Apollo Road, was obtained by plat in 1963. The plat indicates that the tract was dedicated to the City for public use, but does not provide a specific purpose.

The fourth tract, also located at 1800 Apollo Road, was obtained by deed in 1991. Documents suggest the intended use was for floodway, but no such restriction is contained within the deed.

The final tract, located at 200 North Jupiter Road, was obtained by deed in 1991. Documents suggest the intended use was for floodway, but no such restriction is contained within the deed.

In addition, to the above-mentioned tracts, there is an additional parcel that connects Huffhines Park and Duck Creek Linear Park, colloquially referred to as the Glenville Trail and generally located at 550 St. Johns Drive. This parcel was obtained by deed in 1969 and contains no deed restrictions.¹

Durham Park

Durham Park, located at 400 South Weatherred Drive, consists of a now single parcel originally obtained by four (4) separate deeds in 2011. Upon acquisition by the City of four parcels, it was replatted into a single parcel. This property has no deed restrictions.

Fox Creek Park

Fox Creek Park, located at 1629 East Renner Road, consists of two parcels, Lot 1A and Lot 2A, obtained by deed in 2019. The City owns Lot 1A in fee simple determinable with right of reversion. Absent a use reservation by the grantor when the City obtained the parcel, Lot 1A shall only be used for public open-space and public park and recreational purposes. Lot 2A also contains a restriction that the parcel only be used for public open-space and public park and recreational purposes.

¹ This portion was included in the Duck Creek Linear Park section as well.

Foxboro Park

Foxboro Park, located at 2600 North Plano Road, consists of a single parcel obtained by deed in 1984. This property has no deed restrictions.

Galatyn Woodland Preserve

Galatyn Woodland Preserve, located at 911 East Lookout Drive, consists of a single parcel obtained by deed in 2001. The City owns this parcel in fee simple determinable with a right of reversion. Such reversion is conditioned on a Reservation and Easement Agreement between the City and Galatyn Park Corporation. Although the agreement is complex, essentially, the parcel may only be used as a public park and as public open space. Further, only specific improvements and recreational amenities may be constructed thereon.

Glenville Park

Glenville Park, located at 500 South Glenville, consists of a single parcel obtained by deed in 1976. This property has no deed restrictions.

Glenville Property (Twin Rivers Park Land)

The Glenville Property located at 349 South Glenville, consists of a single parcel obtained by deed in 2023. This property was previously owned by the Richardson Improvement Corporation. This park has no deed restrictions.

Heights Park

Heights Park, located at 711 West Arapaho Road, consists of a now single parcel obtained by four (4) separate deeds in 1956, 1958 (x2), and 1961. Upon acquisition by the City of four parcels, it was replatted into a single parcel in 2018. This property has no deed restrictions.

Huffhines Park

Huffhines Park is generally located at 300 North Plano Road and consists of three (3) parcels. These parcels can colloquially be referred to as the Courts Tract, the Recreation Center Tract, and the Main Park Tract. The Courts Tract, generally located at 1500 Syracuse Drive, was obtained by deed in 1973 and contains no deed restrictions. The Recreation Center Tract, generally located at 200 North Plano Drive, was obtained by deed in 1988 and contains no deed restrictions. The Main Park Tract, generally located at 300 North Plano Road, was obtained by deed in 1966 and contains no deed restrictions.

In addition to the three above mentioned tracts, there is an additional parcel that connects Huffhines Park and Duck Creek Linear Park, colloquially referred to as the Glenville Trail and generally located at 550 St. Johns Drive. This parcel was obtained by deed in 1969 and contains no deed restrictions.²

Lookout Park

Lookout Park, located at 1600 East Lookout Drive, consists of two (2) parcels obtained by deed. The first parcel was obtained by deed in 1958 and contains no deed restrictions. The second parcel was obtained by deed in 1971 and contains no deed restrictions.

Mark Twain Park

Mark Twain Park, located at 1240 Larkspur Drive, consists of a single parcel obtained by deed in 1964. This property has no deed restrictions.

² This portion was included in the Duck Creek Linear Park section as well.

McKamey Spring Park

McKamey Spring Park, located at 643 Brick Row, consists of a single parcel obtained by deed in 2011. This property has no deed restrictions.

Memorial Park

Memorial Park, located at 601 Centennial Boulevard, consists of a single parcel obtained by deed in 1975. This park originally had a deed restriction limiting it for public use or park purposes. However, per the deed, this restriction only lasted for five years and is no longer in effect.

Mimosa Park

Mimosa Park, located at 1300 Mimosa Drive, consists of a single parcel obtained by deed in 1962. This property has no deed restrictions.

Northrich Park

Northrich Park is generally located at 525 Malden Drive. This property is owned by the Richardson Independent School District.

Point North Park

Point North Park, located at 725 Synergy Boulevard, consists of a two (2) parcels obtained by deed. The first was obtained in 1975 and the second in 1976. This property has no deed restrictions. This parcel only encompasses a portion of the area the City has historically used as a park.

The remainder is owned by the University of Texas System (i.e., the University of Texas -Dallas campus) and is leased to the City pursuant to two lease agreements. The first, dated November 5, 1975, encompasses a 5.075-acre parcel to the south of the City's parcel, the term of which ends on October 31, 2074. The second, dated December 8, 1988, encompasses a 4.8761-acre parcel to the west of the City's parcel. The original term ended on December 31, 1993, but automatically renews for one year, every year, unless canceled thirty days prior to the then existing term by either the City or University of Texas System.

Prairie Creek Park

Prairie Creek Park is generally located at 2400 West Prairie Creek Drive and consists of 4 parcels obtained by deed. These parcels are split, two each, between Dallas and Collin County. This property has no deed restrictions. The first Collin County tract was obtained by deed in 1970 and contains no deed restrictions. The second Collin County tract was obtained by deed in 1969 and contains no deed restrictions. The Dallas County tracts were obtained by deeds in 1966 that contain no restrictions.

Richardson Park

Richardson Park, located at 1000 South Lois Lane, consists of a single parcel obtained by deed in 1972. This property has no deed restrictions.

Ruth Young Park

Ruth Young Park, located at 200 West Main Street, consists of a single parcel obtained by deed in 2019. The park was excess county right-of-way from U.S. 75. This property has no deed restrictions.

Spring Creek Nature Area

Spring Creek Nature Area is generally located at 1200 East Renner Road and consists of seven (7) parcels obtained by deeds. These tracts are known as Tract 1, 7, 26, 27, 31, 37 and 38. These parcels are subject to several deed restrictions and easements.

SUMMARY OF CITY OF RICHARDSON PARKS

Tract 1 was obtained by deed in 1995 and contains no deed restrictions.

Tract 7 was obtained by deed in 2012 and contains no deed restrictions.

Tract 26 was obtained by deed in 2015. This tract was originally subject to deed restrictions restricting its use to private recreational park or scenic uses, however, those restriction expired on December 31, 2019..

Tract 27 was obtained by deed in 2015. This parcel contains deed restrictions, expiring in 2030, relating to the multifamily development of an area which encompasses the park but does not restrict its use to a public park.

Tract 31 was obtained by deed in 1995 and contains no deed restrictions.

Tract 37 was obtained by deed in 2015. This parcel contains deed restrictions, expiring in 2030, relating to the multifamily development of an area which encompasses the park but does not restrict its use to a public park.

Tract 38 was obtained by deed in 2015. This parcel contains deed restrictions, expiring in 2030, relating to the multifamily development of an area which encompasses the park, but does not restrict its use to a public park.

Terrace Park

Terrace Park, located at 300 North Grove Road, consists of a single parcel obtained by deed in 1957. This property has no deed restrictions.

Woodhaven Grove Park

Woodhaven Grove Park is generally located at 713 South Grove Road, consists of two (2) parcels owned by the City and two (2) parcels owned by a third party.

Regarding the two tracts owned by the City, the first, located at 700 Centennial Boulevard, was obtained by plat in 1993. Such plat indicates the tract was dedicated as a park. The second parcel, located at 713 South Grove Road, was obtained by deed in 1981. This tract has no deed restrictions.

The deeds to the remaining two tracts show Texas Power & Light Company (now Oncor Electric Delivery) as the record owner. The two tracts are located at 600 Centennial Boulevard. To date, neither the City Secretary's office nor Parks and Recreation Department staff have been able to find any agreement with the record owner of the two Oncor tracts in the City's files that expressly grants to the City the right to use the third and fourth tracts for any city purpose, let alone park purposes. Further the title company that provided the title report for several of the properties identified in this report found no recorded document affecting the third and fourth tracts other than the vesting deed into the current record owner.

Woodland Park

Woodland Park, located at 1300 Woodland Way, consists of a single parcel obtained by deed in 1961. This park has no deed restrictions.

Woods Park

Woods Park is approximately located at 3510 Hillrose Drive and more commonly located along Springbranch Drive. The park consists of two (2) parcels obtained by deed and plat. The first parcel was obtained by plat in 1997. The plat indicated that the parcel was dedicated for use as a public park. The second parcel was obtained by deed in 1999. This deed contained no restrictions, however, was platted as a floodway/drainage easement and open space.

WyndSOR Park

WyndSOR Park, located at 3200 Hartford Drive, consists of a single parcel obtained by deed in 1988. This park shall be used as a public park, recreational area, and any other lawful incidental purpose of the City. The property may not be used for sanitary landfill or solid waste transfer site or facility; water or wastewater treatment facility; animal shelter or other facility for the housing for whatever purpose of animals or livestock; any stadium or facility for athletic, sporting or public events which provides for accommodations in excess of 2500 spectators; surface or structure parking for uses other than for permitted uses; electrical substations; telegraph and telephone exchanges; refuses or waste storage areas except as required to support the permitted uses; helicopter base or heliport; rail or bus yard, roundhouse or shops; commercial radio or television transmitting station; electrical energy generating plant; or radio television or microwave tower.

Yale Park

Yale Park, located at 1898 East Collins Boulevard, consists of a single parcel obtained by deed in 1967. This property has no deed restrictions.

III. TABLES OF PARK TRACTS

The following tables outline the specifics of each park and the tracts contained therein. Available in the table are the instrument identifiers and respective county appraisal district identifiers.

Apollo Property 10

Berkner Park 11

Buckingham Park 12

Campbell Ridge Park 13

Canyon Creek Park 14

CityLine Park 15

Collins Park 16

Cottonwood Park 17

Creek Hollow Park 19

Crowley Park 20

Custer Park 21

Duck Creek Linear Park 22

Durham Park 25

Fox Creek Park 27

Foxboro Park 28

Galatyn Woodland Preserve 29

Glenville Park 30

Glenville Property (Twin Rivers Park Land) 31

Heights Park 32

Huffhines Park 34

Lookout Park 36

Mark Twain Park 37

McKamy Spring Park 38

Memorial Park 39

Mimosa Park 40

Point North Park 41

Prairie Creek Park 42

Richardson Park 44

Ruth Young Park 45

Spring Creek Nature Area 46

SUMMARY OF CITY OF RICHARDSON PARKS

Terrace Park..... 49
Woodhaven Grove Park..... 50
Woodland Park..... 52
Woods Park..... 53
WyndSOR Park..... 54
Yale Park..... 55

Apollo Property

Approximate Address: 1330 Apollo Rd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65137146500060000
Instrument:	Special Warranty Deed
Recorded Date	8/29/2014
Instrument Number:	201400221871
Volume/Page:	N/A
Acreage from Deed:	26.3260
Encumbrances/Restrictions:	N/A
Notes:	Undeveloped property.

Berkner Park

Approximate Address: 1800 E Spring Valley Rd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65048877510020000
Instrument:	Deed
Recorded Date	12/3/1969
Instrument Number:	196900201301
Volume/Page:	69234/1691
Acreage from Deed:	10.0
Encumbrances/Restrictions:	N/A

Buckingham Park

Approximate Address: 501 Buckingham Rd.

Tract 16

Record Owner:	City of Richardson (f/k/a City of Buckingham)
County:	Dallas
C.A.D. Id.:	420175000B0170000
Instrument:	Special Warranty Deed
Recorded Date	8/1/2006
Instrument Number:	200600277855
Volume/Page:	N/A
Acreage from Deed:	0.2482
Encumbrances/Restrictions:	N/A
Notes:	Tract 16 – Park Section; By virtue of Deed recorded in cc# 200600277855, Real Property Records, Dallas County, Texas.

Tract 17

Record Owner:	City of Richardson (f/k/a City of Buckingham)
County:	Dallas
C.A.D. Id.:	420175000B0170000
Instrument:	Deed
Recorded Date	8/31/1950
Instrument Number:	152848
Volume/Page:	94072/3026
Acreage from Deed:	Unk.
Encumbrances/Restrictions:	N/A
Notes:	Tract 17 – Parking Section; By virtue of Deed recorded in cc# 152848 and Ordinances recorded in Volume 94072, Page 3026, Real Property Records, Dallas County, Texas.

Campbell Ridge Park

Approximate Address: 600 W Campbell Rd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	N/A
Instrument:	Deed (& Plat)
Recorded Date	10/13/1965 (Plat: 11/16/1961)
Instrument Number:	N/A
Volume/Page:	674/92 (Plat: 47/179)
Acreage from Deed:	5.4
Encumbrances/Restrictions:	N/A
Notes:	That approximate 5.4 acre tract of land known as Campbell Ridge Park. Said tract of land being bounded on the south by West Campbell Road, bounded on the East by Custer Parkway, bounded on the North by First Installment Canyon Creek, an Addition to the City of Richardson recorded in Volume 47, Page 179, Plat Records, Dallas County, Texas, and also Canyon Creek Fourth Installment recorded in Volume 67008, Page 478, Plat Records, Dallas County, Texas; and bounded on the West by a 15' alley depicted in Replat of Canyon Creek No. 4 (Lot 17A, Block 4A) recorded in Volume 86025, Page 2275, Plat Records, Dallas County, Texas.

Canyon Creek Park

Approximate Address: 600 Aspenwood Dr.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65100539610060000
Instrument:	General Warranty Deed
Recorded Date	10/16/1963
Instrument Number:	N/A
Volume/Page:	171/551
Acreage from Deed:	7.56
Encumbrances/Restrictions:	N/A

CityLine Park

Approximate Address: 3451 Routh Creek Pkwy.

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	2693851
Instrument:	Special Warranty Deed
Recorded Date	6/14/2013
Instrument Number:	20130614000823840
Volume/Page:	N/A
Acreage from Deed:	3.4050
Encumbrances/Restrictions:	The Property shall only be used as open-space park land.

Collins Park

Approximate Address: 650 E Collins Blvd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42213010030050000
Instrument:	Special Warranty Deed
Recorded Date	10/1/2013
Instrument Number:	201300311654
Volume/Page:	N/A
Acreage from Deed:	0.847
Encumbrances/Restrictions:	N/A

Cottonwood Park

Approximate Address: 1321 W Belt Line Rd.

First Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42123500100000000
Instrument:	Quit Claim Deed
Recorded Date	1/24/1964
Instrument Number:	196400019989
Volume/Page:	237/1286
Acreage from Deed:	1.2063
Encumbrances/Restrictions:	N/A

Second Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42123500090000000
Instrument:	Quit Claim Deed
Recorded Date	1/24/1964
Instrument Number:	196400019989
Volume/Page:	237/1286
Acreage from Deed:	1.3379
Encumbrances/Restrictions:	N/A

Third Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42123500060060000
Instrument:	Quit Claim Deed
Recorded Date	1/24/1964
Instrument Number:	196400019989
Volume/Page:	237/1286
Acreage from Deed:	8.6824
Encumbrances/Restrictions:	N/A

Fourth Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42123500080010000
Instrument:	Quit Claim Deed
Recorded Date	1/24/1964
Instrument Number:	196400019989
Volume/Page:	237/1286
Acreage from Deed:	Unk.
Encumbrances/Restrictions:	N/A

Fifth Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42123500070010000
Instrument:	Quit Claim Deed
Recorded Date	1/24/1964
Instrument Number:	196400019989
Volume/Page:	237/1286
Acreage from Deed:	4.0421
Encumbrances/Restrictions:	N/A

Creek Hollow Park

Approximate Address: 4100 Breckinridge Blvd.

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	2074144
Instrument:	Special Warranty Deed
Recorded Date	7/23/1998
Instrument Number:	19980723000783250
Volume/Page:	4214/533
Acreage from Deed:	8.5412
Encumbrances/Restrictions:	May not be used for single-family development prior to January 1, 2022.

Crowley Park

Approximate Address: 2700 N. Spring Drive

Tract 1

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	329923
Instrument:	Plat
Recorded Date	1/26/1979
Instrument Number:	19790126000030480; 19000101000921360
Volume/Page:	B/273
Acreage from Deed:	1.126
Encumbrances/Restrictions:	For Park, Drainage & Utility Easement.

Tract 4

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	373189
Instrument:	Dedication Deed
Recorded Date	3/15/1976
Instrument Number:	19760315000062550
Volume/Page:	991/608
Acreage from Deed:	10.995
Encumbrances/Restrictions:	Park Purposes Only.

Tract 6

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	1086513
Instrument:	Dedication Deed
Recorded Date	3/15/1976
Instrument Number:	19760315000062540
Volume/Page:	991/605
Acreage from Deed:	37.7903
Encumbrances/Restrictions:	Park Purposes Only.

Custer Park

Approximate Address: 603 W Renner Rd.

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	366605
Instrument:	Warranty Deed
Recorded Date	6/17/1970
Instrument Number:	19700617075903470
Volume/Page:	0759/0347
Acreage from Deed:	8.2900
Encumbrances/Restrictions:	N/A

Duck Creek Linear Park

Approximate Address: 200 N. Jupiter Rd.

First Tract

Address: 600 N Plano Rd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42088400000000A00
Instrument:	Plat
Recorded Date	1/31/1997
Instrument Number:	197700682478
Volume/Page:	77021/1032
Acreage from Deed:	5.072
Encumbrances/Restrictions:	N/A
Notes:	Being a 5.072 acre Public Use, Drainage and Utility Right of Way, as evidenced by plat of HIDDEN CREEK ESTATES, recorded in Volume 77021, Page 1032, Map Records, Dallas County, Texas.

Second Tract

Address: 400 N. Yale Blvd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42254600010010000
Instrument:	Plat
Recorded Date	3/6/1975
Instrument Number:	197600033800
Volume/Page:	76041/2040
Acreage from Deed:	6.429
Encumbrances/Restrictions:	N/A
Notes:	Being Lot 1, Block 1, of REVISED UNIVERSITY ESTATES DUCK CREEK, an Addition to the City of Richardson, Dallas County, Texas, according to the Map thereof recorded in Volume 76041, Page 2040, Map Records, Dallas County, Texas.

Third Tract

Address: 1800 Apollo Rd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42250500120020000
Instrument:	Plat
Recorded Date	2/18/1972
Instrument Number:	197200280168
Volume/Page:	73004/1963
Acreage from Deed:	Unk.
Encumbrances/Restrictions:	N/A
Notes:	Dedicated to the City for public use. Being Lot 2, Block 12, University Estate No. 5, an Addition, to the City of Richardson, recorded in Volume 72036, Page 1083, Map Records, Dallas County, Texas.

Fourth Tract

Approximate Address: 1800 Apollo Rd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42106500000010000
Instrument:	Quitclaim Deed
Recorded Date	11/6/1991
Instrument Number:	199102185525
Volume/Page:	91218/1854
Acreage from Deed:	10.0712
Encumbrances/Restrictions:	Floodway Dedication (intent, not restriction)

Fifth Tract

Approximate Address: 200 N Jupiter Rd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42106600000010000
Instrument:	Quitclaim Deed
Recorded Date	11/6/1991
Instrument Number:	199102185524
Volume/Page:	91218/1848
Acreage from Deed:	7.8063
Encumbrances/Restrictions:	Floodway Dedication (intent, not restriction)

Glenville Trail Tract³

Approximate Address: 550 St. Johns Dr.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65057473500150000
Instrument:	Quit Claim Deed
Recorded Date	7/7/1969
Instrument Number:	196900121765
Volume/Page:	69131/823
Acreage from Deed:	4.095
Encumbrances/Restrictions:	N/A

³ This tract is also included in the Huffhines Park section.

Durham Park

Approximate Address: 400 S Weatherred Dr.; Replat into a single tract upon acquisition by the City.

First Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	421575003513A0000
Instrument:	General Warranty Deed
Recorded Date	10/31/2011
Instrument Number:	201100284111
Volume/Page:	N/A
Acreage from Deed:	0.8506
Encumbrances/Restrictions:	N/A
Notes:	No restrictions; Replat Inst. No. 201300122323; replat ac. 0.08506

Second Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	421575003513A0000
Instrument:	General Warranty Deed
Recorded Date	10/31/2011
Instrument Number:	201100284114
Volume/Page:	N/A
Acreage from Deed:	Unk.
Encumbrances/Restrictions:	N/A
Notes:	No restrictions; Replat Inst. No. 201300122323; replat ac. 0.08506

Third Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	421575003513A0000
Instrument:	General Warranty Deed
Recorded Date	10/31/2011
Instrument Number:	201100284117
Volume/Page:	N/A
Acreage from Deed:	Unk.
Encumbrances/Restrictions:	N/A
Notes:	No restrictions; Replat Inst. No. 201300122323; replat ac. 0.08506

Fourth Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	421575003513A0000
Instrument:	General Warranty Deed
Recorded Date	10/31/2011
Instrument Number:	201100284115
Volume/Page:	N/A
Acreage from Deed:	Unk.
Encumbrances/Restrictions:	N/A
Notes:	No restrictions; Replat Inst. No. 201300122323; replat ac. 0.08506

Fox Creek Park

Approximate Address: 1629 E Renner Rd.

Tract 1A

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	2698425
Instrument:	Special Warranty Deed (FSD with Right of Reversion)
Recorded Date	3/29/2019
Instrument Number:	20190329000333210
Volume/Page:	N/A
Acreage from Deed:	5.726
Encumbrances/Restrictions:	<p>*Refer to Document*</p> <p>"Property shall only be used for (i) public open-space, (ii) public park and recreational purposes, (iii) construction, maintenance, repair, replacement, and removal of Street ""R,"" and (iv) construction, maintenance, repair, replacement, and removal of public utilities and drainage facilities located within the Reserved Area as provided herein."</p> <p>"Fee Simple Determinable Condition shall be terminated and the right of reversion in favor of Grantor released and terminated, and Grantee shall hold title to the Property free and clear in fee simple, if:</p> <p>(i) No building permit is issued for construction of a building on Grantor's Adjacent Property within 500 feet of the Property before January 1, 2037; or</p> <p>(ii) Completion of construction of the Park Improvements occurs on or before the Park Completion Date."</p>

Tract 2A

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	2698427
Instrument:	Special Warranty Deed
Recorded Date	3/29/2019
Instrument Number:	20190329000333220
Volume/Page:	N/A
Acreage from Deed:	11.2450
Encumbrances/Restrictions:	"The property shall only be used for public open-space and public park and recreational purposes."

Foxboro Park

Approximate Address: 2600 N Plano Rd.

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	1634128
Instrument:	Warranty Deed
Recorded Date	2/9/1984
Instrument Number:	19840209000082140
Volume/Page:	1825/651
Acreage from Deed:	8.908
Encumbrances/Restrictions:	
Notes:	Known boundary discrepancy.

Galatyn Woodland Preserve

Approximate Address: 911 E Lookout Dr.

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	373250
Instrument:	Special Warranty Gift Deed (Mitigation Tract)
Recorded Date	3/8/2001
Instrument Number:	20010313000264850
Volume/Page:	4874/3067
Acreage from Deed:	8.0620
Encumbrances/Restrictions:	Restricted by Reservation and Easement Agreement between Galatyn Park Corp. and City of Richardson (#20010313000264860; Vol. 4874, Pg. 3072.

Glenville Park

Approximate Address: 500 S Glenville Dr.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65004128000030000
Instrument:	Warranty Deed
Recorded Date	6/21/1976
Instrument Number:	196700097748
Volume/Page:	67122/1543
Acreage from Deed:	7.5
Encumbrances/Restrictions:	N/A

Glenville Property (Twin Rivers Park Land)

Approximate Address: 349 S Glenville Dr.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	422446000A0020000
Instrument:	Special Warranty Deed
Recorded Date	12/6/2007
Instrument Number:	20070452312
Volume/Page:	N/A
Acreage from Deed:	6.09
Encumbrances/Restrictions:	Per agreement, held in trust for the City by the Richardson Improvement Corp. (Inst. No. 20070452313), must be used for park purposes; Lease Agreement (Instr. No. 20070452314), lease was for 5 years, set to expire 12/6/12. Unknown if lease has been renewed; should have been deeded to the city upon conclusion of lease term and satisfaction of conditions in agreement (20070452313).

Heights Park

Approximate Address: 711 W Arapaho Rd.

4.756 Ac. Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42087710010010000
Instrument:	Deed
Recorded Date	1/26/1961
Instrument Number:	N/A-Historical
Volume/Page:	5482/614
Acreage from Deed:	4.756
Encumbrances/Restrictions:	N/A
Notes:	Plat: Inst. No. 201800299994

25.53 Ac. Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42087710010010000
Instrument:	Deed
Recorded Date	6/22/1956
Instrument Number:	N/A-Historical
Volume/Page:	4522/540
Acreage from Deed:	23.53
Encumbrances/Restrictions:	N/A
Notes:	Plat: Inst. No. 201800299994

4.69 Ac. Tract (Tract 1)

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42087710010010000
Instrument:	Warranty Deed
Recorded Date	2/19/1958
Instrument Number:	N/A-Historical
Volume/Page:	4848/43
Acreage from Deed:	4.69
Encumbrances/Restrictions:	N/A
Notes:	Plat: Inst. No. 201800299994

0.03 Ac. Tract (Tract 2)

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42087710010010000
Instrument:	Warranty Deed
Recorded Date	2/19/1958
Instrument Number:	N/A-Historical
Volume/Page:	4848/43
Acreage from Deed:	0.03
Encumbrances/Restrictions:	N/A
Notes:	Plat: Inst. No. 201800299994

Huffhines Park

Courts Tract

Approximate Address: 1500 Syracuse Dr.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65057473500030000
Instrument:	Warranty Deed
Recorded Date	5/16/1973
Instrument Number:	197300588275
Volume/Page:	73097/1725
Acreage from Deed:	3.27
Encumbrances/Restrictions:	N/A

Rec. Center Tract

Approximate Address: 200 N Plano Rd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65057473500010000
Instrument:	Warranty Deed with Vendors Lien
Recorded Date	4/13/1988
Instrument Number:	198800763317
Volume/Page:	88076/2143
Acreage from Deed:	3.9562
Encumbrances/Restrictions:	N/A

Main Park Tract

Approximate Address: 300 N Plano Rd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65057473500120000
Instrument:	General Warranty Deed
Recorded Date	3/25/1966
Instrument Number:	196600044119
Volume/Page:	786/1387
Acreage from Deed:	50.58
Encumbrances/Restrictions:	N/A
Notes:	Contract for Sale: Instr. No. 196600044104; encompasses fire station property too.

Glenville Trail Tract⁴

Approximate Address: 550 St. Johns Dr.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65057473500150000
Instrument:	Quit Claim Deed
Recorded Date	7/7/1969
Instrument Number:	196900121765
Volume/Page:	69131/823
Acreage from Deed:	4.095
Encumbrances/Restrictions:	N/A

⁴ This tract is also included in the Duck Creek Linear Park section.

Lookout Park

Approximate Address: 1600 E Lookout Dr.

First Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65150463500030000
Instrument:	Warranty Deed
Recorded Date	10/17/1958
Instrument Number:	N/A
Volume/Page:	544/106
Acreage from Deed:	Unk.
Encumbrances/Restrictions:	N/A
Notes:	Review Republic Title O&E for more information.

Second Tract

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65150463500030000
Instrument:	Special Warranty Deed
Recorded Date	4/13/1971
Instrument Number:	N/A
Volume/Page:	781/438
Acreage from Deed:	Unk.
Encumbrances/Restrictions:	
Notes:	Review Republic Title O&E for more information.

Mark Twain Park

Approximate Address: 1240 Larkspur Dr.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65016222130070000
Instrument:	General Warranty Deed
Recorded Date	4/17/1964
Instrument Number:	196400099392
Volume/Page:	96/207
Acreage from Deed:	8.951
Encumbrances/Restrictions:	N/A

McKamy Spring Park

Approximate Address: 643 Brick Row

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	421046500R01B0000
Instrument:	Special Warranty Deed
Recorded Date	9/29/2011
Instrument Number:	201100256207
Volume/Page:	N/A
Acreage from Deed:	1.95
Encumbrances/Restrictions:	N/A

Memorial Park

Approximate Address: 601 Centennial Blvd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65119614010020400
Instrument:	Quitclaim Deed
Recorded Date	10/28/1975
Instrument Number:	197500391643
Volume/Page:	75220/1143
Acreage from Deed:	0.843
Encumbrances/Restrictions:	"This property is sold subject to the reservation that in the event said property is used for any other purpose than its intended purpose, public use or park purpose, within five years from the date of this deed, then said property shall revert ipso facto to the County of Dallas. If subject property is sold or transferred to another entity within this five year period, then all proceeds arising therefrom shall be paid to Dallas County, and the restrictions set forth herein shall be binding on the successful purchaser."

Mimosa Park

Approximate Address: 1300 Mimosa Dr.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42192501590440000
Instrument:	Warranty Deed
Recorded Date	6/15/1962
Instrument Number:	Historical Index
Volume/Page:	N/A
Acreage from Deed:	9.41
Encumbrances/Restrictions:	N/A

Point North Park

Approximate Address: 725 Synergy Blvd.

First Tract

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	1494092
Instrument:	Deed
Recorded Date	11/5/1975
Instrument Number:	19751117000231870
Volume/Page:	976/858
Acreage from Deed:	7.0
Encumbrances/Restrictions:	
Notes:	Tract does not encompass entire portion of park. Refer to map.

Second Tract

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	1494083
Instrument:	Correction Deed
Recorded Date	5/24/1976
Instrument Number:	19760524000127230
Volume/Page:	1001/502
Acreage from Deed:	3.7702
Encumbrances/Restrictions:	
Notes:	Tract does not encompass entire portion of park. Refer to map.

Prairie Creek Park

Approximate Address: 2400 W Prairie Creek Dr.

Collin Tract 1

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	373296
Instrument:	Warranty Deed
Recorded Date	1/20/1970
Instrument Number:	19700120074903400
Volume/Page:	749/340
Acreage from Deed:	1.62
Encumbrances/Restrictions:	N/A

Collin Tract 2

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	355582
Instrument:	Warranty Deed
Recorded Date	2/21/1969
Instrument Number:	19690225072706730
Volume/Page:	727/673
Acreage from Deed:	4.04
Encumbrances/Restrictions:	N/A

Dallas Tract 1

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65161811500030000
Instrument:	Warranty Deed
Recorded Date	2/3/1966
Instrument Number:	N/A
Volume/Page:	750/0165
Acreage from Deed:	Unk.
Encumbrances/Restrictions:	N/A
Notes:	Being part of a 22.763 acre tract in Deed filed 2/03/1966, recorded in Volume 750, Page 0165, Real Property Records, Dallas County, Texas.

Dallas Tract 2

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65057373010230000
Instrument:	Warranty Deed Warranty Deed
Recorded Date	8/5/1966 2/3/1966
Instrument Number:	N/A
Volume/Page:	870/773 750/165
Acreage from Deed:	8.823
Encumbrances/Restrictions:	N/A
Notes:	Being all of a 8.823 acre tract described in Deed filed 7/25/1966, recorded in Volume 870, Page 0773, Real Property Records, Dallas County, Texas, and additionally that portion of a 22.763 acre tract described in Deed filed 2/03/1966, recorded in Volume 750, Page 0165, Real Property Records, Dallas County, Texas, lying North of Fall Creek Drive.

Richardson Park

Approximate Address: 1000 S Lois Ln.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65119614010080200
Instrument:	Warranty Deed
Recorded Date	10/9/1972
Instrument Number:	197200440203
Volume/Page:	72198/823
Acreage from Deed:	7.37
Encumbrances/Restrictions:	N/A

Ruth Young Park

Approximate Address: 200 W Main St.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42431450000110000
Instrument:	Quitclaim Deed
Recorded Date	5/15/2019
Instrument Number:	201900123987
Volume/Page:	N/A
Acreage from Deed:	0.1026
Encumbrances/Restrictions:	N/A
Notes:	Excess county ROW property from 75.

Spring Creek Nature Area

Approximate Address: 1200 E Renner Rd.

Tract 1

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	2636153
Instrument:	Warranty Deed
Recorded Date	10/8/1992
Instrument Number:	119921008000694940
Volume/Page:	N/A
Acreage from Deed:	38.7248
Encumbrances/Restrictions:	N/A

Tract 7

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	373269
Instrument:	Special Warranty Deed
Recorded Date	10/29/2012
Instrument Number:	20121029001376850
Volume/Page:	N/A
Acreage from Deed:	4.752
Encumbrances/Restrictions:	N/A

Tract 26

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	2629795
Instrument:	Special Warranty Deed
Recorded Date	1/23/2015
Instrument Number:	20150123000079830
Volume/Page:	N/A
Acreage from Deed:	39.6222
Encumbrances/Restrictions:	Tract 1 on deed; Review for restrictions. Restriction Instrument Nos. 20091110001371940; 20100331000305340 Per Inst. #20091110001371940, may only be used private recreational park, or scenic uses as defined in Section 23.81(1) of the Texas Property Tax Code.

Tract 27

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	1968224
Instrument:	Special Warranty Deed
Recorded Date	1/23/2015
Instrument Number:	20150123000079830
Volume/Page:	N/A
Acreage from Deed:	3.828
Encumbrances/Restrictions:	Tract 4 on deed; Review for restrictions; Inst. No. 20100331000305340.

Tract 31

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	2023875
Instrument:	Warranty Deed
Recorded Date	1/13/1995
Instrument Number:	19950113000034720
Volume/Page:	N/A
Acreage from Deed:	11.1172
Encumbrances/Restrictions:	N/A

Tract 37

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	2714591
Instrument:	Special Warranty Deed
Recorded Date	1/23/2015
Instrument Number:	20150123000079830
Volume/Page:	N/A
Acreage from Deed:	4.1575
Encumbrances/Restrictions:	Tract 2 on deed; Review for restrictions; Inst. No. 20100331000305340.

Tract 38

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	2714592
Instrument:	Special Warranty Deed
Recorded Date	1/23/2015
Instrument Number:	20150123000079830
Volume/Page:	N/A
Acreage from Deed:	9.6752
Encumbrances/Restrictions:	Tract 3 on deed; Review for restrictions; Inst. No. 20100331000305340.

Terrace Park

Approximate Address: 300 N Grove Rd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	4243080000390000
Instrument:	Warranty Deed
Recorded Date	9/18/1957
Instrument Number:	Historical Index
Volume/Page:	4770/392
Acreage from Deed:	10.24
Encumbrances/Restrictions:	N/A

Woodhaven Grove Park

First Tract

Approximate Address: 700 Centennial Blvd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42209650000000A00
Instrument:	Plat
Recorded Date	2/24/1993
Instrument Number:	199300375199
Volume/Page:	93037/0943
Acreage from Deed:	0.76
Encumbrances/Restrictions:	N/A
Notes:	Being 0.76 acres of land described as PARK DEDICATION OF RICHLAND MEADOWS, PHASE 1 SUBDIVISION, an Addition to the City of Richardson, Dallas County, Texas, according to the Map thereof recorded in Volume 93037, Page 943, Map Records, Dallas County, Texas.

Second Tract

Approximate Address: 713 S. Grove Rd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65161610500340000
Instrument:	Warranty Deed
Recorded Date	3/11/1981
Instrument Number:	198100492540
Volume/Page:	81049/0466
Acreage from Deed:	Unk.
Encumbrances/Restrictions:	N/A

Third Tract

Approximate Address: 600 Centennial Blvd.

Record Owner:	Texas Power & Light Company, a corporation of Dallas County, Texas, f/k/a Texas Utilities Electric, Inc., a Texas corporation, n/k/a TXU Energy, Inc., a Texas corporation
County:	Dallas
C.A.D. Id.:	65149558500070000
Instrument:	Warranty Deed
Recorded Date	10/1/1962
Instrument Number:	N/A
Volume/Page:	5868/98
Acreage from Deed:	0.686
Encumbrances/Restrictions:	N/A
Notes:	BEING a 0.686-acre tract of land designated as D.C.A.D. Tax Parcel No. 7, Account No.65149558500070000, and situated in the H. Van Tassell Survey, Abstract No. 1495, Richardson, Dallas County, Texas, and also being a portion of a called 4.086- acre tract of land as further described in Deed filed 10/01/1962 and recorded in Volume 5868, Page 98, Real Property Records, Dallas County, Texas.

Fourth Tract

Approximate Address: 600 Centennial Blvd.

Record Owner:	Texas Power & Light Company, a corporation of Dallas County, Texas, f/k/a Texas Utilities Electric, Inc., a Texas corporation, n/k/a TXU Energy, Inc., a Texas corporation
County:	Dallas
C.A.D. Id.:	65161610500140100
Instrument:	Warranty Deed
Recorded Date	10/1/1962
Instrument Number:	N/A
Volume/Page:	5868/98
Acreage from Deed:	2.51
Encumbrances/Restrictions:	N/A
Notes:	BEING a 2.510-acre tract of land designated as D.C.A.D Tax Parcel No. 14-A, Account No. 65161610500140100, and situated in the Sarah Zachary Survey, Abstract No. 1616, Richardson, Dallas County, Texas, and also being a portion of a called 4.086-acre tract of land as further described in Deed filed 10/01/1962 and recorded in Volume 5868, Page 98, Real Property Records, Dallas County, Texas.

Woodland Park

Approximate Address: 1300 Woodland Way

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	42078500010000000
Instrument:	Warranty Deed
Recorded Date	2/6/1961 12/7/1970
Instrument Number:	N/A
Volume/Page:	5488/200 70235/874
Acreage from Deed:	Unk.
Encumbrances/Restrictions:	N/A
Notes:	(PT) Block 1 of GREENWOOD HILLS ADDITION INSTALLMENT NO. 2, an Addition to the City of Richardson, Dallas County, Texas, according to the Map thereof recorded in Volume 43, Page 145, Real Property Records, Dallas County, Texas.

Woods Park

Approximate Address: 3510 Hillrose Dr., along Springbranch Dr.

Frist Tract

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	2053700
Instrument:	Plat
Recorded Date	9/3/1997
Instrument Number:	19970903000731220
Volume/Page:	3989/2772
Acreage from Deed:	6.993
Encumbrances/Restrictions:	
Notes:	No apparent granting language to City in plat. Record unclear (due to image quality), but appears to dedicate area to the public for use as Park as shown on plat.

Second Tract

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	2077506
Instrument:	Deed Without Warranty
Recorded Date	8/12/1999
Instrument Number:	20000105000008320
Volume/Page:	4576/1694
Acreage from Deed:	1.2237
Encumbrances/Restrictions:	Platted as Floodway/Drainage Easement and Open Space Correction of Doc No. 19990624000789720, 4444/413.

WyndSOR Park

Approximate Address: 3200 Hartford Dr.

Record Owner:	City of Richardson
County:	Collin
C.A.D. Id.:	1960391
Instrument:	Special Warranty Deed
Recorded Date	6/16/1988
Instrument Number:	19880616000318370
Volume/Page:	2859/55
Acreage from Deed:	10.0940
Encumbrances/Restrictions:	<p>Originally 16.79 acs. City deeded 6.697 acs. to RISD for school in 1994 via Special Warranty Deed #19940502000415800</p> <p>"...Property shall be used and maintained as a public park, recreational area and public elementary school and for other lawful incidental purposes of the City..."</p> <p>Restrictions include:</p> <ol style="list-style-type: none"> 1. sanitary landfill or solid waste transfer site or facility; 2. water or wastewater treatment facility; 3. animal shelter or other facility for the housing for whatever purpose of animals or livestock; 4. any stadium or facility for athletic, sporting or public events which provides for accommodations in excess of 2500 spectators; 5. surface or structure parking for uses other than the uses permitted hereby; 6. electrical substations; 7. telegraph and telephone exchanges whether or not public business office or repair or storage facilities are maintained; 8. refuse or waste storage areas except as required to support the uses permitted hereby; 9. helicopter base or heliport; 10. rail or bus yard, roundhouse or shops; 11. commercial radio or television transmitting station; 12. electrical energy generating plant; or 13. radio television or microwave tower.

Yale Park

Approximate Address: 1898 E Collins Blvd.

Record Owner:	City of Richardson
County:	Dallas
C.A.D. Id.:	65073004510060000
Instrument:	Warranty Deed
Recorded Date	5/25/1967
Instrument Number:	196700082166
Volume/Page:	7104/1362
Acreage from Deed:	7.5
Encumbrances/Restrictions:	N/A