

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: That Sorento Holdings 2012 LLC, a Texas limited liability Company ("Grantor"), for a full valuable cash consideration to Grantor in hand paid by the CITY OF PFLUGERVILLE, TEXAS, a home-rule municipality located in Travis County, Texas ("Grantee"), whose mailing address is P.O. Box 589, Pflugerville, Travis County, Texas 78691, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the property depicted on Exhibit "A", attached hereto and incorporated herein by reference ("Property").

Exceptions to Conveyance and Warranty: Taxes for the current year (prorated as of the date of this deed), which Grantee assumes and agrees to pay, and subsequent tax assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

Signature page to follow:

EXECUTED effective as of this 2nd day of November, 2016.

GRANTOR:

Sorento Holdings 2012 LLC.

Per:



Tom Rielly
President

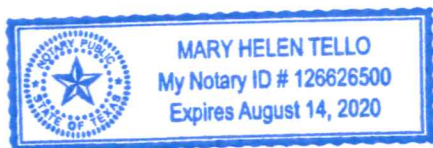
THE STATE OF TEXAS §


§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on 2nd November, 2016, by
Mary Helen Tello, an individual residing in Travis County, Texas.

(seal)





Notary Public Signature

AGREED AND ACCEPTED:

CITY OF PFLUGERVILLE, TEXAS,

a Texas home-rule municipality

By: _____

Brandon Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

THE STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 2016, by
Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule
municipality, on behalf of said municipality.

Notary Public Signature

(seal)

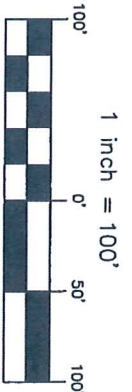
After recordation please return to: City of Pflugerville
Attn: Brandon E. Wade, City Manager
P.O. Box 589
Pflugerville, Texas 78691

NOTES:

1. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:
2. TCAD PARCEL NO. 271707
3. CITY GRID: T37
4. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED PUBLIC RIGHT-OF-WAY.

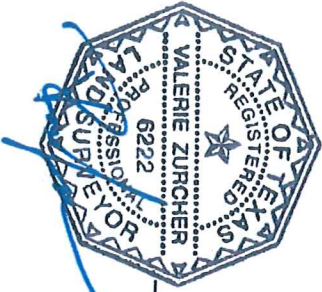
EXHIBIT OF

A 4.630 ACRE TRACT OF LAND OUT OF A CALLED 10.00 ACRE TRACT CONVEYED TO SORENTO HOLDINGS 2012 LLC RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN THE CITY OF PFLUGERVILLE, TRAVIS, COUNTY, TEXAS.



LEGEND:

- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- FD. FOUND
- I.R. IRON ROD
- SET 1/2" I.R.(Pd)
- FOUND



PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.0711
TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028801

A CALLED 101.246 ACRE TRACT
OWNER: CITY OF PFLUGERVILLE
DOC. NO. 2006060407 (O.P.R.)

A CALLED 10.00 ACRE TRACT
OWNER: SORENTO HOLDINGS 2012 LLC
DOC. NO. 2013132325 (O.P.R.)

A CALLED 119.023 ACRE TRACT (TRACT 1)
OWNER: SORENTO HOLDINGS 2012, LLC
DOC. NO. 2012164042 (O.P.R.)

A 13.862 ACRE GAS
LINE EASEMENT
DOC. NO. 2015013226
(O.P.R.)

4.630 ACRES

JOHN C. BRAY
SURVEY NO. 10
ABSTRACT NO. 73

CITY OF PFLUGERVILLE DEDICATION

REMNANT OF A CALLED 63.72
ACRE TRACT
OWNER: PFLUGERVILLE
COMMUNITY DEVELOPMENT
CORPORATION
DOC. NO. 2004180178 (O.P.R.)

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.71'	82°18'20"	N71°13'31"W	31.20'

OCTOBER 12, 2016

JOB No.:

SHEET 1 OF 2

50703-60

MATCHLINE SHEET 1 OF 2

NOTES:

1. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE: TCAD PARCEL NO. 271707
2. CITY GRID: T37
3. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
4. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED PUBLIC RIGHT-OF-WAY.

LEGEND:

O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

P.O.B. POINT OF BEGINNING

FD. FOUND

I.R. IRON ROD

SET 1/2" I.R.(PD)

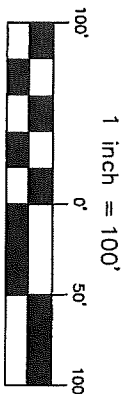
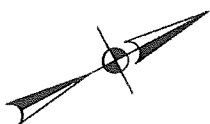
FOUND

LINE TABLE	
LINE	LENGTH
L1	N62°37'21"W 78.97'
L2	N16°45'44"W 71.96'
L3	N65°24'33"E 55.21'
L4	S74°20'53"E 166.95'
L5	N20°57'34"E 66.64'
L6	N74°05'56"W 156.90'
L7	S67°37'19"W 32.48'
L8	N30°04'21"W 29.65'
L9	S66°13'17"W 44.87'
L10	N39°15'30"W 169.40'
L11	N47°02'17"W 91.66'

MATCHLINE SHEET 2 OF 2

EXHIBIT OF

A 4.630 ACRE TRACT OF LAND OUT OF A CALLED 10.00 ACRE TRACT CONVEYED TO SORENTO HOLDINGS 2012 LLC RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY SURVEY NO. 10, ABSTRACT 73, IN THE CITY OF PFLUGERVILLE, TRAVIS, COUNTY, TEXAS.



A CALLED 101.246 ACRE TRACT
OWNER: CITY OF PFLUGERVILLE
DOC. NO. 2006060407 (O.P.R.)

S62°37'39"E 1282.32'

P.O.B.

JOHN C. BRAY SURVEY NO. 10
ABSTRACT NO. 73

CITY OF PFLUGERVILLE DEDICATION

4.630 ACRES

A CALLED 10.00 ACRE TRACT
OWNER: SORENTO HOLDINGS 2012 LLC
DOC. NO. 2013132325 (O.P.R.)

N62°37'21"W 839.92'

REMNANT OF A CALLED 63.72
ACRE TRACT
OWNER: PFLUGERVILLE
COMMUNITY DEVELOPMENT
CORPORATION
DOC. NO. 2004180178 (O.P.R.)

S27°36'09"W 207.52'

FD. 1/2" I.R.

A CALLED 97.68 ACRE TRACT
OWNER: CITY OF PFLUGERVILLE
DOC. NO. 2008063161 (O.P.R.)

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8714
TBP# FIRM REGISTRATION #470 | TBP#LS FIRM REGISTRATION #1002801

OCTOBER 12, 2016

JOB No.:

SHEET 2 OF 2

50703-60



FIELD NOTES
FOR A CITY OF PFLUGERVILLE DEDICATION

A 4.630 ACRE, TRACT OF LAND OUT OF A CALLED 10.00 ACRE TRACT CONVEYED TO SORENTA HOLDINGS 2012 LLC RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN THE CITY OF PFLUGERVILLE, TRAVIS, COUNTY, TEXAS. SAID 4.630 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH THE BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a $\frac{3}{8}$ " iron rod found at the northeast corner of said 10.00 acre tract, same being the southeast corner of a called 101.246 acre tract conveyed to the City of Pflugerville recorded in Document No. 2006060407 recorded in Official Public Records of Travis County, Texas, also being a point in the west line of a called 97.68 acre tract conveyed to the City of Pflugerville recorded in Document No. 2008063161 of the Official Public Records of Travis County, Texas for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE S 27°36'09" W, with the east line of said 10.00 acre tract, same being the west line of said 97.68 acre tract, a distance of **207.52 feet** to a $\frac{1}{2}$ " iron rod found at the southeast corner of said 10.00 acre tract, same being a point in the west line of said 97.68 acre tract, also being the northeast corner of a remnant portion of a called 63.72 acre tract conveyed to Pflugerville Community Development Corporation recorded in Document No. 2004180178 of the Official Public Records of Travis County, Texas for the southeast corner hereof;

THENCE N 62°37'21" W, with the south line of said 10.00 acre tract, same being the north line of said remnant portion of a 63.72 acre tract, a distance of **839.92 feet** to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for the northwest corner of the remnant portion of said 63.72 acre tract, same being a point in the south line of said 10.00 acre tract, also being the easternmost northeast corner of a called 119.023 acre tract conveyed to Sorento Holdings 2012 LLC recorded in Document No. 2012164042 of the Official Public Records of Travis County, Texas;

THENCE N 62°37'21" W, continuing with the south line of said 10.00 acre tract, same being the north line of said 119.023 acre tract, a distance of **78.97 feet** to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for the southwest corner hereof;

THENCE departing the north line of said 119.023 acre tract, through the interior of said 4.630 acre tract the following eleven (11) courses and distances:

1. **N 16°45'44" W**, a distance of **71.96 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
2. **N 65°24'33" E**, a distance of **55.21 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
3. **S 74°20'53" E**, a distance of **165.95 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
4. **N 20°57'34" E**, a distance of **66.64 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
5. **N 74°05'56" W**, a distance of **155.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
6. **S 67°37'19" W**, a distance of **32.48 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature,
7. along the arc of said curve to the right, having a **radius of 23.71 feet**, a **central angle of 82°18'20"**, a **chord bearing and distance of N 71°13'31" W, 31.20 feet**, an **arc length of 34.06 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency,
8. **N 30°04'21" W**, a distance of **29.65 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
9. **S 66°13'17" W**, a distance of **44.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
10. **N 39°15'30" W**, a distance of **169.40 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
11. **N 47°02'17" W**, a distance of **91.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the north line of said 10.00 acre tract, same being the south line of said 101.246 acre tract for the northwest corner hereof,

THENCE S 62°37'39" E, with the north line of said 10.00 acre tract, same being the south line of said 101.246 acre tract, a distance of **1282.32 feet** to the **POINT OF BEGINNING** and containing 4.630 acres in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50703-60 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 12, 2016
JOB No.: 50703-60
DOC.ID.: H:\survey\CIVIL\50703-60\Word\4.630Ac_ParklandDedication.docxw
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

