

**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**

THE STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS                   §

That the CITY OF PFLUGERVILLE, TEXAS, a home-rule municipality located in Travis County, Texas (referred to herein as "Grantor"), for good and valuable consideration to Grantor in hand paid by MANVILLE WATER SUPPLY CORPORATION, a water supply corporation in the State of Texas, ("Grantee"), whose mailing address is P.O. Box 248, Coupland, Williamson County, Texas 78615, the receipt and sufficiency of which consideration is 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 known as Lot 1, Block 1, MWSC Pflugerville Subdivision depicted on Exhibit "A", attached hereto and incorporated herein by reference ("Property").

This conveyance is expressly made subject to all validly existing restrictions, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations, and other matters of record, if any, affecting the Property.

**THIS CONVEYANCE IS MADE ON AN "AS IS", "WHERE IS" AND "WITH ALL FAULTS" BASIS. GRANTEE ACKNOWLEDGES THAT IT HAS INSPECTED THE PROPERTY OR HAD AN INSPECTION DONE OF THE PROPERTY AND HAS FAMILIARIZED ITSELF WITH ALL GOVERNMENTAL REGULATIONS RELATED THERETO AND THAT IT IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE SAME AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY OR ON BEHALF OF GRANTOR.**

**THE PROPERTY SHALL BE SUBJECT TO ANY RESTRICTIONS AND STIPULATIONS, IF ANY, ESTABLISHED IN THE "SETTLEMENT AGREEMENT FOR CLIFTON L. GONZENBACH," DATED JULY 31, 2008, OF RECORDED AS DOCUMENT NO. 2008130173 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TX.**

**GRANTEE ACKNOWLEDGES THAT ALL OR A PORTION OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.**

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.

EXECUTED effective as of this the \_\_\_\_ day of January, 2015.

**GRANTOR:**

**CITY OF PFLUGERVILLE, TEXAS,**  
a Texas home-rule municipality

By: \_\_\_\_\_  
Brandon E. Wade, City Manager

ATTEST:

\_\_\_\_\_  
Karen Thompson, City Secretary

**GRANTOR'S ADDRESS:**

City of Pflugerville  
Attn: Brandon E. Wade, City Manager  
P.O. Box 589,  
Pflugerville, Texas 78691

**GRANTEE:**

**MANVILLE WATER SUPPLY CORPORATION,**  
a water supply corporation of Texas

By: \_\_\_\_\_  
Name, Title

**GRANTEE'S ADDRESS:**

Manville Water Supply Corporation  
Attn: \_\_\_\_\_  
P.O. Box 248  
Coupland, TX 78615

STATE OF TEXAS           §  
                                     §  
COUNTY OF TRAVIS     §

BEFORE ME, the undersigned authority, on this \_\_\_\_ day of \_\_\_\_\_, 2015 personally appeared Jerry R. Reed known to me to be the person whose name is subscribed to the aforementioned instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

SUBSCRIBED AND SWORN TO before me on this \_\_\_\_ day of \_\_\_\_\_, 2015, by \_\_\_\_\_, \_\_\_\_\_ of Manville W.S.C., a Texas water supply corporation.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**AFTER RECORDATION PLEASE RETURN TO:**

City of Pflugerville

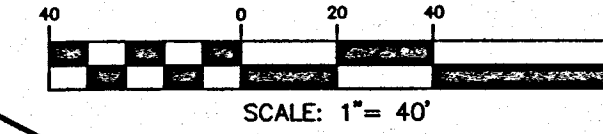
Attn: Brandon E. Wade, City Manager

P.O. Box 589,

Pflugerville, Texas 78691

**EXHIBIT "A"**

ZONE "X"



7-31-2008 Document No. 2008130172 OPRTO

SCALE: 1" = 40'

A map showing the project location. The project location is marked with a hatched area and labeled "PROJECT LOCATION". The map includes the following features:

- EXECUTIVE AIRPORT**: Located to the west of the project location.
- CAMERON ROAD**: A road running diagonally from the top left towards the center.
- SCHMIDT LANE**: A road running diagonally from the top right towards the center.
- PLUCK'S GROVE ROAD**: A road running diagonally from the bottom left towards the center.
- GREGG LANE**: A road running diagonally from the bottom center towards the right.
- CITY LIMITS**: Indicated by a line and an arrow pointing to the project location.
- PROJECT LOCATION**: A hatched area at the intersection of Cameron Road, Schmidt Lane, and Gregg Lane.
- North Arrow**: Located on the left side of the map, pointing upwards.

ZONE "A"

TBM=1/4 BOLT IN HEADWALL  
N=10114900.800  
E=3174370.297  
ELEV.= 538.82

P.O.C.  
N=10114895.666  
E=3174392.034

TBM=COTTON SPIKE IN  
POWER POLE  
N=10114865.908  
E=3174458.723  
ELEV.= 539.87

3.443 ACRES  
(149,978 SQ FT)  
TOTAL AREA

DRAINAGE  
EASEMENT

N02°02'59"W 52.56'-

~~0.273 ACRES~~  
~~(11,880 SQ. FT.)~~

**SURVEYORS NOTES:**

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.

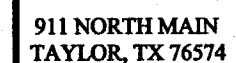
**LEGEND:**

- IRON ROD FOUND
- IRON ROD SET (CAPPED)
- ▲ NAIL FOUND IN SHINER
- <sub>WM</sub> WATER METER
- ⌚ POWER POLE
- · · · — OVERHEAD ELECTRIC
- ⌚<sub>WV</sub> WATER VALVE
- ⌚ UTILITY
- — — ○ — CHAIN-LINK FENCE
- — — \* — BARBED WIRE FENCE

1. This plat lies within the City of Pflugerville full purpose jurisdiction.;
2. No improvements including but not limited to buildings, fences, or landscaping shall be allowed in a drainage easement unless otherwise approved by the City of Pflugerville.
3. The property owner shall provide access to drainage and utility easements as may be necessary and shall not prohibit access for inspection, operation, and maintenance.
4. All drainage easements on private property shall be maintained by the property owner or his/her assigns.
5. Construction plans and specifications for all subdivision improvements shall be reviewed and approved by the City of Pflugerville prior to any construction within the subdivision.
6. On-site storm water detention facilities shall be provided to reduce post-development peak rates of discharge of the 2 year, 10 year, 25 year and 100 year storm events.
7. Streetlights shall be installed and operational by the subdivider with public improvements per all City of Pflugerville standards. A street lighting plan shall be approved by the applicable electric utility provider as well as the City of Pflugerville.
8. All electric utility infrastructure including but not limited to telephone, cable television, electric utility lateral and service lines shall be installed in accordance with the City of Pflugerville Engineering Design Guidelines.
9. A 10-ft PUE shall be dedicated along all street frontage.
10. This subdivision is subject to all City of Pflugerville ordinances related to Tree Preservation.
11. A six (6) foot wide sidewalk shall be provided on both sides of the street and sidewalk shall be constructed with site development on the lot.
12. Lot is located in the Manville WSC Water Certificate of Convenience of Necessity Area.
13. Wastewater and water systems shall conform to TCEQ (Texas Commission on Environmental Quality) and State Board of Insurance requirements. The owner understands and acknowledges that plat vacation or re-platting may be required at the owner's sole expense if plans to develop this subdivision do not comply with such codes and requirements.
14. Property subject to a Manville Water Supply Corporation Water Line Easement filed for record in Volume 4822, Page 1691, DRTC.

3.443 ACRE TRACT OUT OF  
THE SUMNER BACON SURVEY  
ABSTRACT NO. 62, NO. 63  
TRAVIS COUNTY, TEXAS

**BRYAN TECHNICAL SERVICES, INC.**



**PHONE: (512) 352-9090**  
**FAX: (512) 352-9091**

**FIRM No. 10128500**  
**surveying@austin.rr.com**  
**www.bryanttechnicalservices.com**

NO.	DATE	REVISIONS	BY
1	5-12	BOUNDARY REVISION	BLB
DRAWN BY: SAH		CHECKED BY: BLB	
DATE: MAY 14, 2014		APPROVED BY: BLB	
PROJECT NO. 14-126		SHEET 1 OF 2	

STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS:

THAT CITY OF PFLUGERVILLE, BEING THE OWNER OF 72.883 ACRES OF LAND OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2008130172, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 3.443 ACRES, APART OF AND OUT OF SAID 72.883 ACRES, IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS MWSC PFLUGERVILLE SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, AD

Brandon Wade (City Manager)  
100 East Main Street  
Suite 300  
P.O. Box 589  
Pflugerville, TX 78691

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.  
NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS

NOTARY SIGNATURE AND DATE

CITY CERTIFICATION FOR MINOR PLAT

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING DIRECTOR OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY OF PFLUGERVILLE.

PLANNING DIRECTOR  
ATTEST:

CITY SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY COURT, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

SURVEYOR'S CERTIFICATE

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

BRUCE LANE BRYAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249  
STATE OF TEXAS

SURVEYOR'S NOTE: ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR LOCATION OF IMPROVEMENTS, ADJOINER INFORMATION, VISIBLE UTILITIES AND ROADWAYS. COORDINATES AND BEARINGS RECITED HEREIN BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) AND ARE GRID VALUES.

FLOOD NOTE:

NO STRUCTURE OR LAND ON THIS PLAT SHALL BE HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE TO THE CITY OF PFLUGERVILLE FLOOD PLAIN ADMINISTRATOR.

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 484530295H, DATE 9-26-2008 FOR TRAVIS COUNTY, TEXAS.

JERRY F. FONTAINE  
LICENSED PROFESSIONAL ENGINEER NO. 20318 STATE OF TX.

TBPE FIRM REGISTRATION # 3223

OWNERS: CITY OF PFLUGERVILLE  
P.O. Box 589  
Pflugerville, TX 78691

SURVEYOR: BRYAN TECHNICAL SERVICES, INC.  
911 NORTH MAIN STREET  
TAYLOR, TEXAS 76574  
PHONE: 512-352-9090  
FAX: 512-352-9091  
E-MAIL: surveying@austin.rr.com

ENGINEER: JERRY F. FONTAINE  
FONTAINE AND ASSOCIATES  
700 N. SYCAMORE STREET  
PALESTINE, TX 75801  
PHONE - 903-729-6005

SITE DATA:  
SURVEY: SUMNER BACON SURVEY ABSTRACT NO. 62, A-63  
TOTAL AREA OF SITE: 3.443 ACRES  
LINEAR FEET OF NEW STREETS: NONE  
NUMBER OF LOTS : 1  
NUMBER OF BLOCKS: 1  
LAND USE: COMMERCIAL

# MWSC PFLUGERVILLE SUBDIVISION FINAL PLAT

3.443 Acres

These notes describe that certain "Acres" of land situated in the SUMNER BACON SURVEY, ABSTRACT- NO. 62, ABSTRACT-63 and located in Travis County, Texas; subject tract being out of a called "72.883 Acres" conveyed in a Special Warranty Deed from Clifton L. Gonzenbach to City of Pflugerville, dated 7-31-2008 and recorded in Document No. 2008130172 Official Public Records, Travis County, Texas OPRTC; being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on March 28, 2014; subject tract being more fully described as follows {Bearings described herein are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD 83, 93 adj. Distances and Areas are shown in grid values.};

COMMENCING at a Nail in Shiner found in a box culvert Flow line (North = 10,114,895.666 East = 3,174,392.034) at the Southeast corner of a called "101 1/2 Acres" to Clifton L. Gonzenbach, recorded in Volume 1094, Page 157 DRTC, in the North Right-of-Way line of Gregg Lane, the Southwest corner of said "72.883 Acres"; an 8" Cedar Post leaning Southeast marking the Northwest corner of said "72.883 Acres" bears North 27°43'01" East, a distance of 2534.52 feet; THENCE South 62°49'32" East, a distance of 50.00 feet, to a 1/2" Iron Rod with an orange plastic cap stamped "Bryan Tech Services" set at the Southwest corner of subject tract, same being the PLACE OF BEGINNING of this description;

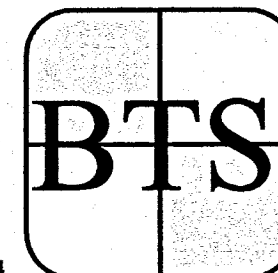
THENCE North 27°43'01" East, with the West line of subject tract, passing a line of a called "3.312 Acres 50' Easement" conveyed in a Deed from City of Pflugerville to Cross County Water Supply Corp., dated 10-16-2008 and recorded in Document No. 2008176566 OPRTC at 82.99 feet, from which was found a 1/2" iron rod (capped SAM INC) at an exterior corner of same bearing North 32° 16' 59" West, 57.74 feet, and continuing with the West line of subject tract and East line of said "3.312 Acres 50' Easement" an additional 422.01 feet for a total distance of 505.00 feet to a 1/2" Iron Rod with an orange plastic cap stamped "Bryan Tech Services" set at the Northwest corner of subject tract;

THENCE South 62°49'32" East, over and across said "72.883 Acres", a distance of 297.00 feet, to a 1/2" Iron Rod with an orange plastic cap stamped "Bryan Tech Services" set, and marking the Northeast corner of herein described tract;

THENCE South 27°43'01" West, over and across said "72.883 Acres", a distance of 505.00 feet, to a 1/2" Iron Rod set with an orange plastic cap stamped "Bryan Tech Services" set in the North Right-of-Way line of Gregg Lane, in the South line of said "72.883 Acres", and marking the Southeast corner of herein described tract; For Reference: a 1/2" Iron Rod Found capped "CHAPARRAL", marking the Southeast corner of said "72.883 Acres" bears South 62°49'32" East, a distance of 452.83 feet;

THENCE North 62°49'32" West, with the North Right-of-Way line of Gregg Lane, passing a 1/2" Iron rod found capped "SAM INC" at 122.30, left 0.1 feet, and also passing a 1/2" Iron rod found capped "SAM INC" at a distance of 172.64 feet, left 0.1 feet (both are corners of said "3.312 Acres 50' Easement"), continuing a total distance of 297.00 feet , to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 3.443 Acres (149,978 Square Feet).

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
TAYLOR, TX 76574

PHONE: (512) 352-9090  
FAX: (512) 352-9091

FIRM No. 10128500  
surveying@austin.rr.com  
www.bryantechanicalservices.com

NO.	DATE	REVISIONS	BY
1	5-12	BOUNDARY REVISION	BLB
DRAWN BY: SAH			
CHECKED BY: BLB			
DATE: MAY 14, 2014			
APPROVED BY: BLB			
PROJECT NO. 14-126			
SHEET 2 OF 2			