

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 §

§

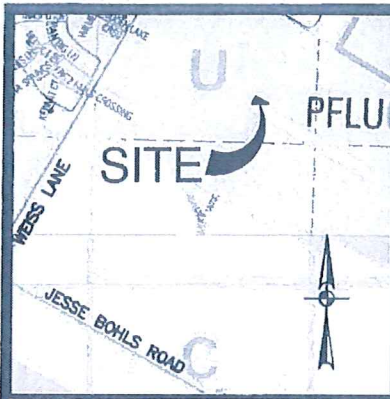
COUNTY OF TRAVIS §

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



LOCATION MAP

NOT-TO-SCALE



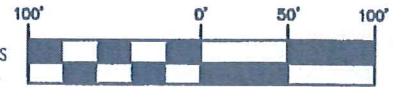
NOTES:

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.

LEGEND:

DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 FD FOUND
 I.R. IRON ROD
 FP FLOOD PLAIN

1 inch = 100'



CITY OF PFLUGERVILLE DEDICATION EXHIBIT

A 0.270 ACRE OR 11,751 SQUARE FEET, TRACT OF LAND OUT OF A CALLED 10.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED, 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.

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

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

CITY OF PFLUGERVILLE DEDICATION

0.270 OF AN ACRE

(11,751 SQUARE FEET MORE OR LESS)

P.O.B.

S62°37'39"E 213.41'

25' WASTEWATER
 EASEMENT
 (UNRECORDED)

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

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

N27°39'19"E
 110.13'
 S27°39'19"W
 96.82'

N89°51'54"W
 240.63'

ACCESS ROAD (EXISTING)

FUTURE PHASE 4



7800 BIRCH CREEK BLVD. | AUSTIN TEXAS 78717 | PHONE: 512.464.8711
 SUITE 200 WEST | FAX: 512.468.0807

TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 475
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, P.L.S. REGISTRATION # 18085-81

SEPTEMBER 1, 2016

JOB No.:

SHEET 1 OF 1

50703-50



FIELD NOTES
FOR A
CITY OF PFLUGERVILLE DEDICATION

A 0.270 acre or 11,751 square feet, tract of land out of a called 10.00 acre tract described in conveyance to Sorento Holdings 2012 LLC, in General Warranty Deed, 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 0.270 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone.

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of said called 10.00 acre tract, a northeast corner of a called 119.023 acre tract conveyed to Sorento Holdings 2012, LLC in Document No. 2012164042 of the Official Public Records of Travis County, Texas, and a point in the south line of a called 101.246 acre tract conveyed to the City of Pflugerville recorded in Document No. 2006060407 of the Official Public Records of Travis County, Texas;

THENCE S 62°37'39" E, along and with the north line of said called 10.00 acre tract and the south line of said called 101.246 acre tract, a distance of 213.41 feet to a calculated point;

THENCE N 89°51'54" W, departing the south line of said called 101.246 acre tract, over and across said called 10.00 acre tract, a distance of 240.63 feet to a calculated point in the west line of said called 10.00 acre tract and an east line of said called 119.023 acre tract, from which a ½" iron rod with yellow cap marked "Pape-Dawson" found for the southwest corner of said called 10.00 acre tract, and a northeast corner of said called 119.023 acre tract bears S 27°39'19" W, 96.82 feet;

THENCE N 27°39'19" E, with the west line of said 10.00 acre tract and the east line of said called 119.023 acre tract, a distance of 110.13 feet the POINT OF BEGINNING and containing 0.270 acres in the City of Pflugerville, Travis County, Texas, Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc under job number 50703-50.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 1, 2016 JOB No.: 50703-50
DOC.ID.: H:\survey\CIVIL\50703-50\WORD\0.270Ac_ParklandDedication_CityofPflugerville.docx
TCAD PARCEL: 271707
CITY GRID: T37
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01

TBPE Firm Registration #470 | TBPLS Firm Registration #10028801
Austin | San Antonio | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
7800 Shoal Creek Blvd., Suite 220 West, Austin, TX 78757 T: 512.454.8711 www.Pape-Dawson.com

