

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.

DEDICATION DEED

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

That **HIGHLAND PARK RESIDENTIAL COMMUNITY, INC.**, a Texas non-profit corporation ("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, DEDICATED AND CONVEYED, and by these presents does GRANT, DEDICATE AND CONVEY, unto Grantee, that certain real property described on Exhibit "A", attached hereto and incorporated herein by reference ("Property").

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, however, that this conveyance is made subject to the liens securing payment of ad valorem taxes for the current and all subsequent years, as well as to all easements of record in Travis County, Texas, or visible or apparent on the ground, and all reservations, covenants, conditions and restrictions which are applicable to the Property.

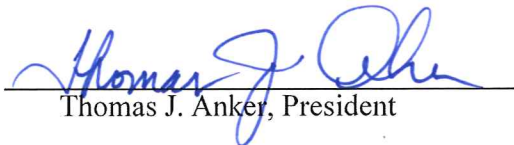
EXECUTED effective as of this the 22 day of April, 2014.

GRANTOR:

**HIGHLAND PARK RESIDENTIAL
COMMUNITY, INC.**

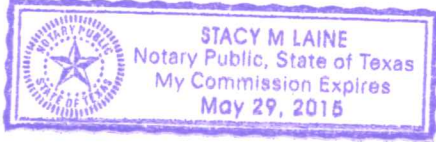
(a Texas non-profit corporation)

Address:
10700 Pecan Park Blvd, Ste. 400
Austin, Texas 78750

By: 
Thomas J. Anker, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

EXECUTED before me on April 22, 2014 by Thomas J. Anker, President of Highland Park Residential Community, Inc., a Texas non-profit corporation, on behalf of said corporation.



Stacy M. Laine
Notary Public, State of Texas

AGREED AND ACCEPTED:

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

By: _____
Brandon E. Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

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

EXHIBIT "A"

PROPERTY

The following described real property located in HIGHLAND PARK PHASE D SECTION 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200800121, Official Public Records of Travis County, Texas, together with all improvements thereon, to wit:

Greenway #1 Public Open Space (1.29 acres), as depicted in Exhibit "A-1" attached hereto and made a part hereof for all purposes;

Greenway #2 Public Open Space (0.96 acres), as depicted in Exhibit "A-1" and Exhibit "A-2" attached hereto and made a part hereof for all purposes;

Greenway #3 Public Open Space (0.15 acres), as depicted in Exhibit "A-2" attached hereto and made a part hereof for all purposes;

Greenway #4 Public Open Space (0.54 acres), as depicted in Exhibit "A-2" attached hereto and made a part hereof for all purposes;

Greenway #5 Public Open Space (0.20 acres), as depicted in Exhibit "A-2" attached hereto and made a part hereof for all purposes;

Greenway #6 Public Open Space (0.12 acres), as depicted in Exhibit "A-2" attached hereto and made a part hereof for all purposes;

Lot #1 Natural Area Public Open Space (0.04 acres), as depicted in Exhibit "A-3" attached hereto and made a part hereof for all purposes;

Lot #2 Natural Area Public Open Space (0.04 acres), as depicted in Exhibit "A-3" attached hereto and made a part hereof for all purposes;

Lot #3 Natural Area Public Open Space (0.06 acres), as depicted in Exhibit "A-4" attached hereto and made a part hereof for all purposes.

EXHIBIT "A-3"

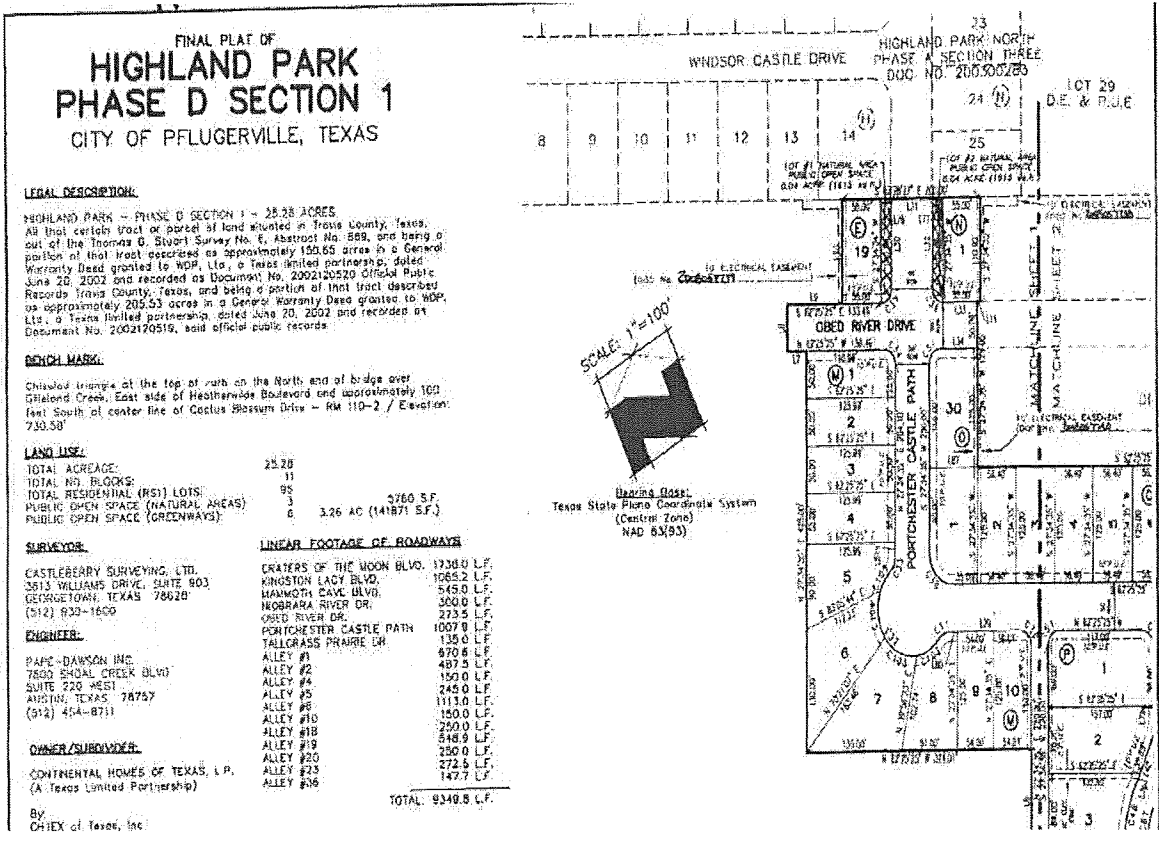


EXHIBIT "A-4"

**FINAL PLAT OF
HIGHLAND PARK
PHASE D SECTION 1
CITY OF PFLUGERVILLE, TEXAS**

LEGAL DESCRIPTION:

HIGHLAND PARK - PHASE D SECTION 1 - 25.28 ACRES
 All that certain tract or parcel of land situated in Travis County, Texas, out of the Thomas D. Stuart Survey No. 6, Abstract No. 689, and being a portion of that tract described as approximately 150.85 acres in a General Warranty Deed granted to WDP, Ltd., a Texas limited partnership, dated June 20, 2002 and recorded as Document No. 2002120520 Official Public Records Travis County, Texas, and being a portion of that tract described as approximately 205.53 acres in a General Warranty Deed granted to WDP, Ltd., a Texas limited partnership, dated June 20, 2002 and recorded as Document No. 2002120519, said official public records.

BENCH MARK:

Chiseled triangle at the top of curb on the North end of bridge over Cleland Creek, East side of Heatherwilde Boulevard and approximately 100 feet South of center line of Cactus Blossom Drive - RM 110-2 / Elevation: 730.58'

LAND USE:

TOTAL ACREAGE:	25.28
TOTAL NO. BLOCKS:	11
TOTAL RESIDENTIAL (RS1) LOTS:	93
PUBLIC OPEN SPACE (NATURAL AREAS):	3 5760 S.F.
PUBLIC OPEN SPACE (GREENWAYS):	6 3,26 AC (141871 S.F.)

SURVEYOR:

CASTLEBERRY SURVEYING, LTD.
 3613 WILLIAMS DRIVE, SUITE 803
 GEORGETOWN, TEXAS 78626
 (512) 930-1600

ENGINEER:

PAPE-DAWSON INC.
 7800 SHOAL CREEK BLVD.
 SUITE 220 WEST
 AUSTIN, TEXAS 78757
 (512) 454-8711

OWNER/SUBDIVIDER:

CONTINENTAL HOMES OF TEXAS, L.P.
 (A Texas Limited Partnership)

By:
 CHTEX of Texas, Inc.
 (A Delaware Corporation)
 Its General Partner
 12554 Riata Vista Circle
 ex 872

LINEAR FOOTAGE OF ROADWAYS

CRATERS OF THE MOON BLVD.	1738.0 L.F.
KINGSTON LACY BLVD.	1065.2 L.F.
MAMMOTH CAVE BLVD.	545.0 L.F.
NIORARA RIVER DR.	300.0 L.F.
OBED RIVER DR.	273.5 L.F.
PORTCHESTER CASTLE PATH	1007.9 L.F.
TALLGRASS PRAIRIE DR.	135.0 L.F.
ALLEY #1	670.6 L.F.
ALLEY #2	487.5 L.F.
ALLEY #3	150.0 L.F.
ALLEY #4	245.0 L.F.
ALLEY #5	1113.0 L.F.
ALLEY #6	150.0 L.F.
ALLEY #10	250.0 L.F.
ALLEY #18	548.9 L.F.
ALLEY #19	250.0 L.F.
ALLEY #20	272.5 L.F.
ALLEY #23	147.7 L.F.
ALLEY #36	
TOTAL:	9349.8 L.F.

