

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.

STATE OF TEXAS §

COUNTY OF TRAVIS §

GENERAL WARRANTY DEED

§

CITY OF PFLUGERVILLE

RIGHT-OF-WAY PROPERTY DEDICATION

Date: _____

Grantors: James Robert Bohls
16314 Weiss Lane
Pflugerville, Texas 78660

Sharon B. Avant
1601 C.R. 129
Taylor, Texas 76574

Barbara M. Bohls
(now known as Barbara Bohls Freeman)
1011 Wesley Lane
Lexington, Texas 78974

Debra Ann Bohls
401 C.R. 310
Jarrell, Texas 76537

Timothy Bohls
(now known as Timothy Edward Chandler)
10729 N. Houston Mesa Rd.
Payson, Arizona 85541

Scott Bohls Fanning
593 E. Blaine Dr.
Pueblo West, Colorado 81007

Matthew Fanning
1421 Delabrook Court
Seabrook, Texas 77586

Doug Fanning
7357 Antelope Lane
Colorado Springs, Colorado 80920

Grantee: City of Pflugerville, a Texas home rule municipality

Grantee's Address: 100 E. Main Street, Pflugerville, Texas 78660 (Travis County)

Property: Being 0.04 acre of land out of the ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, and being a part of that certain tract of land conveyed to James Robert Bohls, et al, recorded under Document No. 2007012384, Official Public Records of Travis County, Texas, and as further depicted in Exhibit "A" this deed, which is incorporated herein for all purposes.

Consideration: The sum of ten dollars (\$10.00) in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantors.

Purpose: For the use and benefit of the public for the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road, and sidewalk, within the boundaries of the right-of-way, and for all other purposes for which a public street and right-of-way is commonly used, including, but not limited to, installing, repairing, maintaining, altering, replacing, relocating and operating utilities in, into, upon, over, across, and under said right-of-way, and including but not limited to all such uses permitted by the Laws of the State of Texas and the Ordinances and Charter of the City of Pflugerville, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

Grantors, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grant, sell, and convey to the City of Pflugerville the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold said Property unto the City of Pflugerville and its successors and assigns, and Grantors hereby bind themselves, their

successors, and assigns, to warrant and forever defend, all and singular, said Property to the City of Pflugerville, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this dedication instrument is executed this _____ day of _____, 20____.

GRANTORS:

James Robert Bohls

Date

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 202__, by _____, an individual residing in _____ County, Texas.

Notary Public Signature

(seal)

Sharon B. Avant

Date

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____,
202__, by _____, an individual residing in _____ County,
Texas.

Notary Public Signature

(seal)

Barbara Bohls Freeman

Date

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____,
202__, by _____, an individual residing in _____ County,
Texas.

Notary Public Signature

(seal)

Debra Ann Bohls

Date

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____,
202__, by _____, an individual residing in _____ County,
Texas.

Notary Public Signature

(seal)

Timothy Bohls
(now known as Timothy Edward Chandler)

Date

THE STATE OF ARIZONA §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____,
202__, by _____, an individual residing in _____ County,
Arizona.

Notary Public Signature

(seal)

Scott Fanning

Date

THE STATE OF COLORADO §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____,
202__, by _____, an individual residing in _____ County,
Colorado.

Notary Public Signature

(seal)

Matthew Fanning

Date

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____,
202__, by _____, an individual residing in _____ County,
Texas.

Notary Public Signature

(seal)

Doug Fanning

Date

THE STATE OF COLORADO §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____,
202__, by _____, an individual residing in _____ County,
Colorado.

Notary Public Signature

(seal)

AGREED AND ACCEPTED:

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

By: _____
Sereniah Breland, City Manager

ATTEST:

Karen Thompson, City Secretary

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____,
202__, by Sereniah Breland, City Manager of the City of Pflugerville, Texas, a Texas
home-rule municipality, on behalf of said municipality.

Notary Public Signature

(seal)

The preparer of this document has made no investigation of the following matters: The
accuracy of the legal description used herein; whether or not the Grantors are the correct
owners of the property; whether or not the parties signing on behalf of the Grantors are
authorized to sign on behalf of the Grantors; or any title matters whatsoever.

PREPARED IN THE LAW OFFICE OF:

Denton, Navarro, Rocha, Bernal & Zech, P.C.
701 E. Harrison, Ste. 100
Harlingen, Texas 78745

AFTER RECORDATION

RETURN TO:

City of Pflugerville
Attn: City Secretary
P.O. Box 589
Pflugerville, Texas 78691

Exhibit “A”
Property Description