

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

RIGHT-OF-WAY DEDICATION DEED

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

That STONE HILL TC EL, L.P., a Texas limited partnership (“Grantor”), whose address is 8827 W. Sam Houston Parkway N, Suite 200, Houston, TX 77040, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the CITY OF PFLUGERVILLE TEXAS, a Texas home rule municipality (“Grantee”), whose mailing address is 100 E Main Street, Suite 300, Pflugerville, Travis County, Texas, 78660, the receipt and sufficiency of which consideration is hereby acknowledged, has DEDICATED, GRANTED, SOLD AND CONVEYED, and by these presents does DEDICATE, GRANT, SELL AND CONVEY unto Grantee as right of way for public street and utility purposes, including the right of ingress, egress, and regress therein, and easements to construct, maintain, public streets and utilities, or any other public purpose authorized by Local Government Code § 273.001 and deemed necessary by Grantee into and through all that certain real property located in the County of Travis, State of Texas, and being more particularly described on Exhibit “A” and Exhibit “B” attached hereto.

This conveyance is made, executed and delivered by Grantor subject to all easements, restrictions, and other encumbrances recorded of public record in the real property records of Travis County, Texas (collectively, the “Permitted Encumbrances”).

TO HAVE AND TO HOLD the above described property for said public street, utility, and other valid public purpose unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, subject to the Permitted Encumbrances, to warrant and forever defend, all and singular, the said premises unto Grantee, its 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 EXPRESSLY SET FORTH HEREIN, (I) GRANTEE AGREES THAT THE PROPERTY IS BEING CONVEYED TO AND ACCEPTED BY GRANTEE IN ITS “AS-IS, WHERE IS” CONDITION, AND WITH ALL FAULTS; AND (II) NO PERSON ACTING ON BEHALF OF GRANTOR IS AUTHORIZED TO MAKE, AND GRANTEE ACKNOWLEDGES THAT NO PERSON HAS MADE ANY OTHER REPRESENTATION, AGREEMENT, STATEMENT, WARRANTY, GUARANTEE OR PROMISE REGARDING THE PROPERTY DESCRIBED ABOVE.

SIGNED and effective this 16th day of December, 2020.

OWNER

STONE HILL TC EL, L.P.,
a Texas limited partnership

By: Stone Hill EL, L.C.,
a Texas limited liability company
its general partner

By: 
Steven D. Alvis, Manager

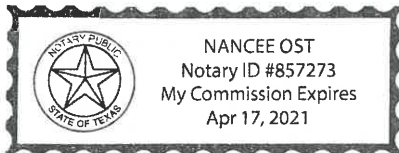
ACKNOWLEDGMENT


STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 16th day of December, 2020,
by Steven D. Alvis, Manager of Stone Hill EL, L.C., a Texas limited liability company the general
partner of Stone Hill TC EL, L.P., a Texas limited partnership on behalf of said company.




Notary Public, State of Texas

My Commission expires: 4-17-21

AFTER RECORDING RETURN TO:

City of Pflugerville
Attn. Trey Fletcher
100 E Main Street, Suite 300
Pflugerville, TX 78660

**METES & BOUNDS DESCRIPTION OF:
RIGHT-OF-WAY DEDICATION - 0.073 ACRES**

BEING A 0.073 ACRE (3,188 SQUARE FEET) TRACT OF LAND SITUATED IN T.G. STEWART SURVEY NO. 6, ABSTRACT 669, CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF LOT 20 OF SECTION 1, PHASE 1 OF THE STONE HILL TOWN CENTER SUBDIVISION AS SHOWN ON THE AMENDING PLAT NO. 1 RECORDED IN DOCUMENT NO. 201200040 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TOWN CENTER DRIVE (CALLED 80' RIGHT-OF-WAY WIDTH), AT THE NORTH CORNER OF LOT 15, BLOCK 5 OF THE STONE HILL TOWN CENTER SUBDIVISION AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 2007002001 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE EAST CORNER OF SAID LOT 20 AND THE EAST CORNER OF THIS TRACT:

THENCE, ACROSS SAID LOT 20 THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. NORTH 80°17'53" WEST, 25.45 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT;
2. IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, A CENTRAL ANGLE OF 13°12'54", A RADIUS OF 231.50 FEET, A CHORD BEARING AND DISTANCE OF NORTH 68°33'35" WEST, 53.28 FEET, AND A TOTAL ARC LENGTH OF 53.39 FEET TO A POINT OF CURVATURE, FOR AN ANGLE CORNER OF THIS TRACT;
3. IN A NORTHWESTERLY DIRECTION, ALONG A COMPOUND CURVE TO THE LEFT, A CENTRAL ANGLE OF 10°13'06", A RADIUS OF 231.46 FEET, A CHORD BEARING AND DISTANCE OF NORTH 80°16'31" WEST, 41.22 FEET, AND A TOTAL ARC LENGTH OF 41.28 FEET TO A POINT OF CURVATURE, FOR AN ANGLE CORNER OF THIS TRACT;
4. IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, A CENTRAL ANGLE OF 30°09'13", A RADIUS OF 35.03 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 78°45'50" WEST, 18.23 FEET, AND A TOTAL ARC LENGTH OF 18.44 FEET TO A POINT OF CURVATURE, FOR AN ANGLE CORNER OF THIS TRACT;
5. IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, A CENTRAL ANGLE OF 33°51'47", A RADIUS OF 48.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 52°20'37" WEST, 27.08 FEET, AND A TOTAL ARC LENGTH OF 27.48 FEET TO A POINT OF CURVATURE, FOR AN ANGLE CORNER OF THIS TRACT;
6. SOUTH 59°29'45" WEST, 24.11 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF PFLUGER FARM LANE (CALLED 70' RIGHT-OF-WAY WIDTH) AND THE NORTHWEST LINE OF SAID LOT 20, FOR THE WEST CORNER OF THIS TRACT; WHENCE A 1/2" IRON ROD WITH PLASTIC SURVEYOR'S CAP FOUND AT THE WEST CORNER OF SAID LOT 20 BEARS SOUTH 28°04'43" WEST, A DISTANCE OF 670.50 FEET;

THENCE, NORTH 28°04'43" EAST, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID PFLUGER FARM LANE AND THE NORTHWEST LINE OF SAID LOT 20, A DISTANCE OF 58.99 FEET TO A POINT OF CURVATURE AT THE WESTERLY END OF A CUTBACK CURVE TO THE RIGHT, FOR A NORTH CORNER OF SAID LOT 20 AND A NORTH CORNER OF THIS TRACT:

THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, A CENTRAL ANGLE OF 45°00'09", A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 50°34'47" EAST, 19.14 FEET, AND A TOTAL ARC LENGTH OF 19.64 FEET TO A POINT OF TANGENCY AT THE EASTERLY END OF A CUTBACK CURVE TO THE RIGHT, FOR A NORTH CORNER OF SAID LOT 20 AND A NORTH CORNER OF THIS TRACT:

THENCE, SOUTH 61°54'52" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID TOWN CENTER DRIVE AND THE NORTHEAST LINE OF SAID LOT 20, A DISTANCE OF 129.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,188 SQUARE FEET OR 0.073 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS.

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. AN EXHIBIT WAS CREATED IN CONJUNCTION WITH THIS METES & BOUNDS DESCRIPTION.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THE FOREGOING DESCRIPTION ACCURATELY SETS OUT THE METES AND BOUNDS OF THIS TRACT.

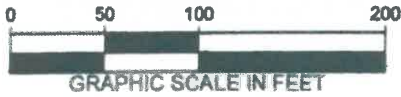
ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



EXHIBIT "A"
**LEGAL DESCRIPTION OF A
RIGHT-OF-WAY DEDICATION
BEING 0.073 ACRES**
OUT OF THE
T.G. STEWART SURVEY 6, ABSTRACT 669
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn
10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	NLS	ZCP	12/1/2020	067260002	1 OF 2



LOT 22, BLOCK 7
STONE HILL TOWN CENTER
SECTION TWO, PHASE TWO
DOC NO. 201500009
OPRTC

TOWN CENTER DRIVE
(CALLED 60' R.O.W.)

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°12'34"	231.50'	53.30'	S89°33'39"E	53.28'
C2	10°13'08"	231.48'	41.28'	S80°16'31"E	41.22'
C3	30°08'13"	35.03'	18.44'	N78°48'50"E	18.23'
C4	33°51'47"	48.50'	27.48'	N52°20'37"E	27.08'
C5	48°00'09"	25.00'	19.84'	S50°34'47"W	19.14'

LINE TABLE		
NO	BEARING	LENGTH
L1	N60°17'53"W	25.45'
L2	S59°29'45"W	24.11'
L3	N28°04'43"E	58.89'
L4	S61°54'52"E	129.00'

PFLUGER FARM LANE
(CALLED 70' R.O.W.)
S28°04'43"W 670.50'

RIGHT-OF-WAY
DEDICATION
0.073 ACRES
3,188 SQ. FT.

P.O.B.
5/8" IRF

LOT 20
STONE HILL TOWN CENTER
SECTION 1, PHASE 1
AMENDING PLAT NO.1
DOC NO. 201200040
OPRTC

LOT 15, BLOCK 5
STONE HILL TOWN CENTER
DOC NO. 200700201
OPRTC

LEGEND:

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRFC = IRON ROD W/CAP FOUND
- PRTC = PLAT RECORDS TRAVIS COUNTY
- DRTC = DEED RECORDS TRAVIS COUNTY
- OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

LINE TYPE LEGEND

	BOUNDARY LINE
	DEDICATION LINE

SURVEYOR'S NOTES:

THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. A METES & BOUNDS DESCRIPTION WAS CREATED IN CONJUNCTION WITH THIS EXHIBIT.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS EXHIBIT OF SURVEY ACCURATELY REFLECTS THE METES AND BOUNDS OF THIS TRACT.

ZACHARY KEITH PETRUS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



EXHIBIT "B"
BOUNDARY EXHIBIT OF A
RIGHT-OF-WAY DEDICATION
BEING 0.073 ACRES

OUT OF THE
T.G. STEWART SURVEY 6, ABSTRACT 669
CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

Kimley»Horn

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Scale 1" = 100'	Drawn by NLS	Checked by ZKP	Date 12/1/2020	Project No. 087260002	Sheet No. 2 OF 2
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