

GIFT DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS THAT:

COUNTY OF TRAVIS

§

§

A-S 93 SH 130-SH 45, L.P., a Texas limited partnership (“Grantor”), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GIVEN, GRANTED, TRANSFERRED and CONVEYED, and by these presents does hereby GIVE, GRANT, TRANSFER and CONVEY, unto CITY OF PFLUGERVILLE, TEXAS, a home-rule municipality (“Grantee”), that certain tract of land situated in Williamson County, Texas, described in Exhibit A attached hereto and incorporated herein by reference for all purposes (the “Property”).

This conveyance is made and accepted subject and subordinate to (i) any and all matters affecting the state of title to the Property, whether or not recorded in the appropriate public records of the aforesaid county or visible or apparent from an inspection of the Property, (ii) all zoning, building and other laws, regulations and ordinances of any and all municipal, governmental and quasi governmental bodies and agencies having jurisdiction over the Property or any part thereof, and (iii) Grantor hereby reserves for itself, and its successors and assigns, a perpetual right and easement to drain and discharge unconcentrated water runoff over, across and under the Property (collectively, the “Permitted Exceptions”).

Grantee shall be responsible for all maintenance and repair of the Property and all improvements located thereon, notwithstanding anything contained to the contrary in any other agreement or document affecting the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever, provided this conveyance is made by Grantor and accepted by Grantee, without warranty, express or implied, of any kind whatever.


[signatures appear on following page]

EXECUTED as of the 15th day of October, 2015.

GRANTOR:

A-S 93 SH 130-SH 45, L.P.,
a Texas limited partnership


By: A-S 93, L.C., a Texas limited liability company, its
General Partner

By: 
Name: Steven D. Alvis
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on October 15th, 2015, by Steven D. Alvis, as Manager of A-S 93, L.C., a Texas limited liability company, in its capacity as the general partner of A-S 93 SH 130-SH 45, L.P., a Texas limited partnership, on behalf of said limited partnership.




Notary Public, State of Texas

GRANTEE:

CITY OF PFLUGERVILLE, TEXAS,
a home-rule municipality

By: _____
Name:
Title:

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 2015, by _____, the _____ of the City of Pflugerville, Texas, a home-rule municipality, on behalf of said home-rule municipality.

Notary Public, State of Texas

Exhibit A
Legal Description of Property



0.036 ACRE TRACT
LOCATED IN LOT 6, BLOCK 4, STONE HILL TOWN CENTER
IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS

FIELD NOTES FOR A 0.036 ACRE TRACT OF LAND LOCATED IN LOT 6, BLOCK 4, STONE HILL TOWN CENTER ACCORDING TO THE PLAT THEREOF RECORDED IN TRAVIS COUNTY CLERK'S DOCUMENT 200700201 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.036 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A CAP STAMPED "TEAM 281-491-2525" FOUND IN THE COMMON LINE OF LIMESTONE COMMERCIAL DRIVE (60' WIDE RIGHT-OF-WAY) AND SAID LOT 6 MARKING THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT AT THE SOUTHEAST CORNER OF THE INTERSECTION OF LIMESTONE COMMERCIAL DRIVE AND TOWN CENTER DRIVE;

THENCE CROSSING THE INTERIOR OF SAID LOT 6 THE FOLLOWING FOUR (4) CALLS:

- 1) **29.70' WITH THE ARC** OF A CURVE TO THE LEFT HAVING A RADIUS OF 28.05', A CENTRAL ANGLE OF 60°39'51" AND A CHORD WHICH BEARS S 26°43'06" W – 28.33' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET MARKING A POINT OF REVERSE CURVATURE,
- 2) **185.13' WITH THE ARC** OF A CURVE TO THE RIGHT HAVING A RADIUS OF 335.50', A CENTRAL ANGLE OF 31°36'58" AND A CHORD WHICH BEARS S 12°11'40" W – 182.79' TO A 1/2" IRON ROD WITH A CAP STAMPED "WALKER PARTNERS" SET MARKING A POINT OF REVERSE CURVATURE,
- 3) **31.59' WITH THE ARC** OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 28.50', A CENTRAL ANGLE OF 63°29'58" AND A CHORD WHICH BEARS S 12°42'59" E – 29.99' TO A CHISELED "X" IN CONCRETE SET FOR THE END OF SAID CURVE;

THENCE S 16°11'36" W – 12.69' TO A MAG NAIL WITH A WASHER STAMPED "WALKER PARTNERS" SET IN THE SOUTH LINE OF LOT 6;

THENCE N 61°55'17" W – 20.44' WITH THE COMMON LINE OF SAID LOT 6 AND LOT 7 OF SAID BLOCK 4, STONE HILL TOWN CENTER TO A CHISELED "X" IN CONCRETE SET IN THE EAST RIGHT-OF-WAY LINE OF SAID TOWN CENTER DRIVE (VARIABLE WIDTH RIGHT-OF-WAY) MARKING THE SOUTHWEST CORNER OF LOT 6 AND THE NORTHWEST CORNER OF LOT 7 FROM WHICH A 5/8" IRON ROD WITH A CAP STAMPED "TEAM 281-491-2525" FOUND IN THE EAST RIGHT-OF-WAY LINE OF SAID TOWN CENTER DRIVE MARKING A POINT OF CURVATURE IN THE WEST LINE OF LOT 7 BEARS S 16°11'36" W – 61.80';

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SAID TOWN CENTER DRIVE THE FOLLOWING THREE (3) CALLS:

- 1) **N 16°11'36" E – 35.31'** TO A 5/8" IRON ROD WITH A CAP STAMPED "TEAM 281-491-2525" FOUND MARKING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 2) **182.66' WITH THE ARC** OF SAID CURVE HAVING A RADIUS OF 330.00', A CENTRAL ANGLE OF 31°42'52" AND A CHORD WHICH BEARS N 12°14'37" E – 180.34' TO A 5/8" IRON ROD WITH A CAP STAMPED "TEAM 281-491-2525" FOUND MARKING A POINT OF REVERSE CURVATURE,

August 25, 2015

- 3) **34.04' WITH THE ARC** OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', A CENTRAL ANGLE OF 78°00'19" AND A CHORD WHICH BEARS N 35°23'20" E - 31.47' RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 0.036 ACRE OF LAND.

THIS DESCRIPTION IS BASED ON THE ATTACHED SURVEY AND EXHIBIT DRAWING MADE BY DANA B. SPIGENER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4809.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON THE PLAT OF STONE HILL TOWN CENTER RECORDED IN TRAVIS COUNTY CLERK'S DOCUMENT 200700201 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND FOUND SURVEY MARKERS DESCRIBED HEREIN.

SURVEYED: DECEMBER, 2014, AUGUST 2015
REVISED PARCEL: AUGUST 24, 2015
RELEASED: AUGUST 25, 2015

Dana B. Spigener
DANA B. SPIGENER, R.P.L.S. 4809



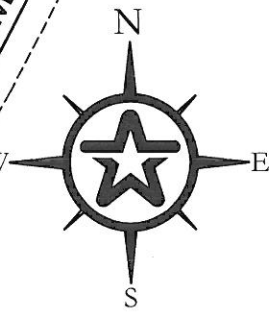
PROJ NO. 1-02608
PLAT NO. A1-0854
FIELD NOTE NO. 01
MAP CHECKED 08-19-15 DBS

- T.C.C.D. = TRAVIS COUNTY CLERK'S DOCUMENT
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET
(UNLESS LABELED OTHERWISE)
- = 5/8" IRON ROD WITH CAP STAMPED "TEAM 281-491-2525" FOUND

STONE HILL TOWN CENTER
T.C.C.D. 200700201
O.P.R.T.C.T.

BLOCK 3

LIMESTONE
COMMERCIAL
DRIVE
60'
R.O.W.



FIELD NOTE
POINT OF BEGINNING
0.036 ACRE TRACT
GRID COORDINATES
N: 10143465.41 E: 3158279.62

$D = 78^{\circ}00'19''$
 $R = 25.00'$
 $A = 34.04'$
 $CHD = 31.47'$
 $N 35^{\circ}23'20'' E$

$D = 60^{\circ}39'51''$
 $R = 28.05'$
 $A = 29.70'$
 $CHD = 28.33'$
 $S 26^{\circ}43'06'' W$

STONE HILL TOWN CENTER
T.C.C.D. 200700201
O.P.R.T.C.T.

$D = 31^{\circ}42'52''$
 $R = 330.00'$
 $A = 182.66'$
 $CHD = 180.34'$
 $N 12^{\circ}14'37'' E$

$D = 31^{\circ}36'58''$
 $R = 335.50'$
 $A = 185.13'$
 $CHD = 182.79'$
 $S 12^{\circ}11'40'' W$

LOT 6
BLOCK 4

$D = 63^{\circ}29'58''$
 $R = 28.50'$
 $A = 31.59'$
 $CHD = 29.99'$
 $S 12^{\circ}42'59'' E$

15' PUBLIC UTILITY EASEMENT
T.C.C.D. 200700201
O.P.R.T.C.T.

CHISELED "X" IN
CONCRETE SET

$N 16^{\circ}11'36'' E$
35.31'

$S 16^{\circ}11'36'' W$
12.69'

$N 61^{\circ}55'17'' W$
20.44'

LOT 7

TOWN CENTER
DRIVE

(VARIABLE WIDTH
R.O.W.)

MAG NAIL WITH WASHER STAMPED
"WALKER PARTNERS" SET

F.M. 685

SURVEYOR'S NOTES:

SURVEY DATE: DECEMBER, 2014
AUGUST, 2015.
RELEASE DATE: AUGUST 25, 2015.

FIELD NOTES ATTACHED HERETO, MADE A PART HEREOF AND TITLED:
0.036 ACRE TRACT LOCATED IN LOT 6, BLOCK 4, STONE HILL TOWN CENTER, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.

BEARINGS ARE BASED ON THE PLAT OF STONE HILL TOWN CENTER AND FOUND SURVEY MARKERS SHOWN HEREON.

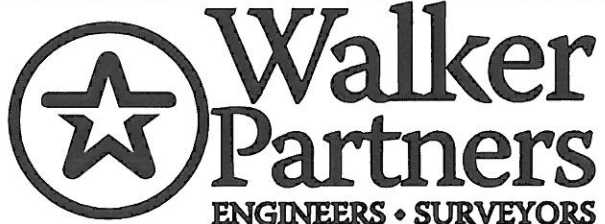
GRID COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.



Dana B. Spigener

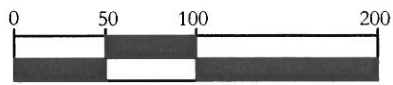
EXHIBIT OF
A 0.036 ACRE TRACT OF LAND
LOCATED IN LOT 6, BLOCK 4, STONE HILL TOWN CENTER ACCORDING TO THE
PLAT THEREOF RECORDED IN TRAVIS COUNTY CLERK'S DOCUMENT 200700201
OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

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Walker Partners
ENGINEERS • SURVEYORS

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PHONE: 1-254-714-1402 • T.B.P.E. REGISTRATION NO. 8053
T.B.P.L.S. REGISTRATION NO. 10032500



GRAPHIC SCALE IN FEET

REVISIONS	
08-24-15:	REVISED PARCEL

PLAT NO.	<u>A1-0854</u>	DRAFT DATE	<u>12/18/14</u>	FB/PG	<u>311/1</u>
PROJ. NO.	<u>1-02608</u>	TAB NO.	<u>NA</u>	FIELD NOTE NO.	<u>01</u>
DWG. NAME	<u>1-02608BNDY</u>	DRAWN BY	<u>DBS</u>		