

**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 **A-S 93 SH 130-SH 45, L.P.**, a Texas limited partnership (“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, 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”).

This conveyance is expressly made subject to all validly existing restrictions, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations, and other matters of record, if any, affecting the 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 volorem taxes for the current and all subsequent years.

EXECUTED effective as of this the 11<sup>th</sup> day of July, 2012.

**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

**AGREED AND ACCEPTED:**

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

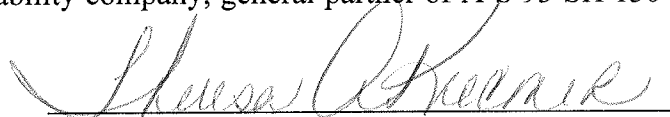
By: \_\_\_\_\_  
Brandon E. Wade, City Manager

ATTEST:

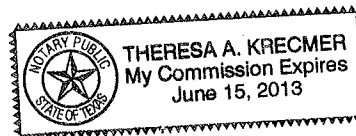
\_\_\_\_\_  
Karen Thompson, City Secretary

THE STATE OF TEXAS    §  
                                  §  
COUNTY OF HARRIS    §

This instrument was acknowledged before me on July 11, 2012, by Steven D. Alvis, Manager of A-S 93, L.C., a Texas limited liability company, general partner of A-S 93 SH 130-SH 45, L.P., a Texas limited partnership.

  
Notary Public Signature

(seal)



THE STATE OF TEXAS    §  
                                  §  
COUNTY OF TRAVIS    §

This instrument was acknowledged before me on \_\_\_\_\_, 2012, by  
Brandon E. Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule  
municipality, on behalf of said municipality.

\_\_\_\_\_  
Notary Public Signature

(seal)

EXHIBIT "A"

PROPERTY DESCRIPTION

October 30, 2007

**Road Right-of-Way No. 1**

**0.3434 acre of land in the T. G. Stewart Survey No. 6, Abstract No. 689,  
City of Pflugerville, Travis County, Texas**

A FIELD NOTE DESCRIPTION of 0.3434 acre (14,958 square feet) of land being a portion of Lot 16, Block 5, Stone Hill Town Center, according to the map or plat recorded in Plat No. 220700201 of the Travis County Map Records; said 0.3434 acre tract being more particularly described by metes and bounds as follows with the bearings being based on the recorded plat of said Stone Hill Town Center:

COMMENCING FOR REFERENCE at a 5/8-inch iron rod with cap stamped "TXDOT" found in the northwest right-of-way line of F.M. 685 (width varies) for the south corner of said Stone Hill Town Center;

THENCE; North 62° 20' 46" West - 297.82 feet with the northeast line of a tract of land conveyed to Terrell Timmermann, as recorded in Volume 12483, Page 0071 of the Travis County Deed Records and with the southwest line of said Lot 16 to a point for the south corner and POINT OF BEGINNING of this tract;

THENCE; North 62° 20' 46" West - 100.00 feet with the northeast line of said Terrell Timmermann tract and with the southwest line of said Lot 16 to a 5/8-inch iron rod with cap stamped "TEAM" set for the west corner of this tract;

THENCE, in a northeasterly direction with a curve to the right having a radius of 222.00 feet, a central angle of 49° 06' 07", a length of 190.25 feet and a chord bearing North 52° 12' 17" East - 184.48 feet to a point in the west right-of-way of Town Center Drive (width varies), according to the map or plat recorded in Plat No. 220700201 of the Travis County Map Records for the north corner of this tract;

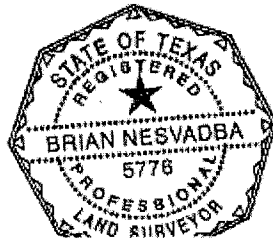
THENCE, in a southerly direction with the west right-of-way line of said Town Center Drive, with the east line of said Lot 16 and with a curve to the left having a radius of 350.00 feet, a central angle of 16° 33' 19", a length of 101.13 feet and a chord bearing South 18° 31' 10" East - 100.78 feet to a point for the east corner of this tract;

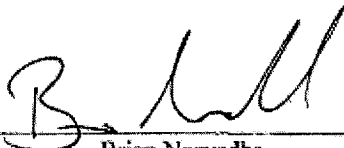
THENCE, in a southwesterly direction with a curve to the left having a radius of 122.00 feet, a central angle of 53° 27' 28", a length of 113.83 feet and a chord bearing South 54° 22' 58" West - 109.74 feet to the POINT OF BEGINNING and containing 0.3434 acre (14,958 square feet) of land.

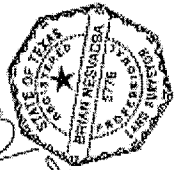
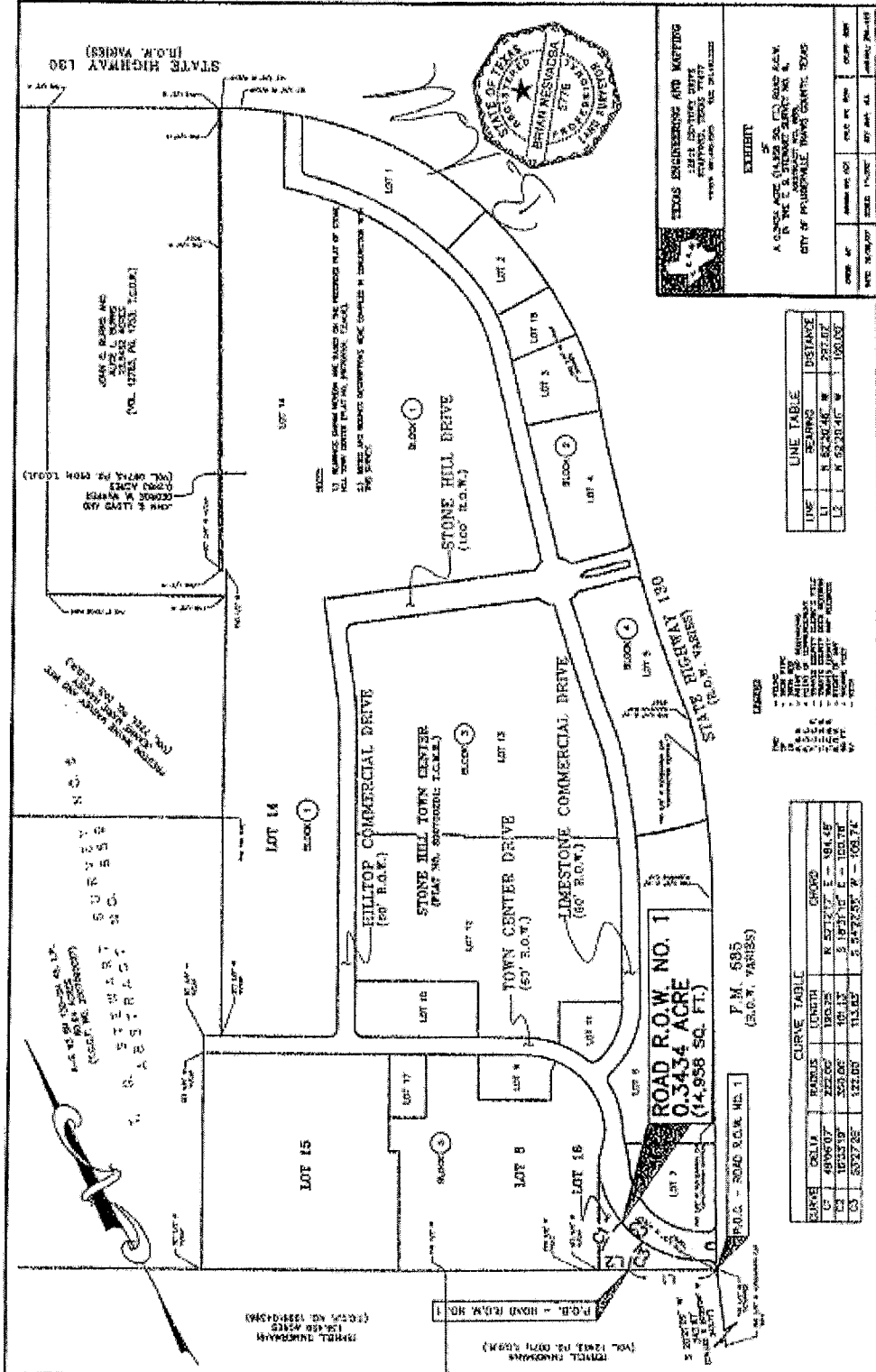
COMPILED BY:

TEXAS ENGINEERING AND MAPPING  
Civil Engineers - Land Surveyors  
Stafford, Texas  
Job No. 356-123

W:\356-123-stone-hill-R.O.W.\_1.wpd



  
Brian Nesvadba  
Registered Professional Land Surveyor  
State of Texas No. 5776



**TEXAS ENGINEERING AND SURVEYING**  
 2802 DOWNEY DRIVE  
 DALLAS, TEXAS 75235

**EXHIBIT**  
 OF  
 A CERTAIN ACRES (14,858 SQ. FT.) ROAD R.O.W. NO. 1  
 IN THE E. STANLEY SURVEY NO. 4  
 CITY OF IRVING, TARRANT COUNTY, TEXAS

DATE SURVEYED	SCALE	PLOT NO.	DATE

**LINE TABLE**

LINE	BEARING	DISTANCE
11	N. 83°34'34" E.	251.17
12	N. 17°52'31" W.	130.02

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	49°08'07"	232.26'	185.75'	84.49'
C2	162°33'19"	350.00'	161.14'	120.74'
C3	33°27'25"	122.00'	74.85'	36.74'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	49°08'07"	232.26'	185.75'	84.49'
C2	162°33'19"	350.00'	161.14'	120.74'
C3	33°27'25"	122.00'	74.85'	36.74'