

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 **FRANK CALDWELL, RONALD F. BEYER, MIKE MARSH, BARRY L. CLARK, AND JOHN S. LLOYD** (together, the "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, 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 described and depicted on Exhibit 'A', attached hereto and incorporated herein by reference ("Property").

Exceptions to Conveyance and Warranty: All matters of record or visible and apparent on the ground, to the extent the same are valid, subsisting, and affect the Property.

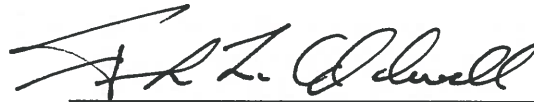
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors or assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular 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 as to the Exceptions to Conveyance and Warranty.

Grantor agrees to pay all ad valorem taxes due for the current year.

Signature pages to follow:

EXECUTED effective as of this ____ day of _____, 2016.

GRANTOR:



Frank Caldwell

THE STATE OF TEXAS §

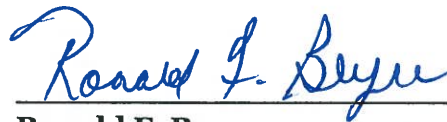
§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on September 13, 2016, by **Frank Caldwell**.


Notary Public Signature





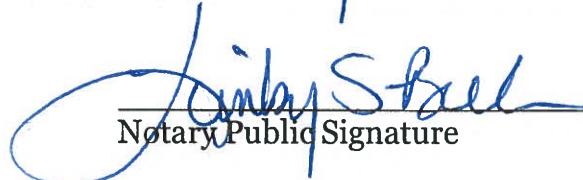
Ronald F. Beyer

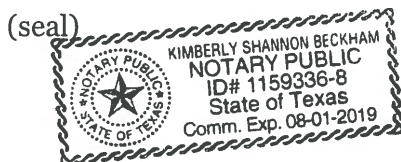
THE STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on September 13, 2016, by **Ronald F. Beyer**.


Notary Public Signature



GRANTORS (CONT'D):



Mike Marsh

THE STATE OF TEXAS §

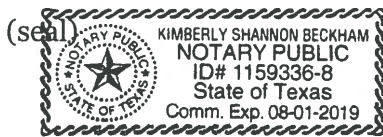
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COUNTY OF TRAVIS §

This instrument was acknowledged before me on September 13,
2016, by **Mike Marsh**.



Notary Public Signature





Barry L. Clark

THE STATE OF TEXAS §

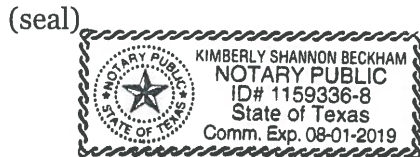
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COUNTY OF TRAVIS §

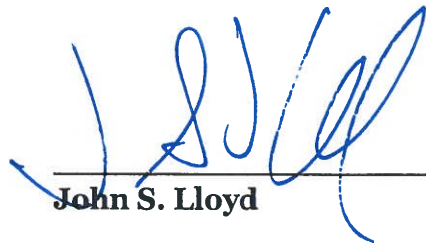
This instrument was acknowledged before me on September 13,
2016, by **Barry L. Clark**.



Notary Public Signature



GRANTOR (CONT'D):



John S. Lloyd

THE STATE OF TEXAS §

§

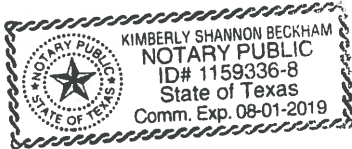
COUNTY OF TRAVIS §

This instrument was acknowledged before me on September 26, 2016,
2016, by **John S. Lloyd**.



Notary Public Signature

(seal)



AGREED AND ACCEPTED:

CITY OF PFLUGERVILLE, TEXAS,

a Texas home-rule municipality

By: _____

Brandon Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

THE STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____,
2016, by **Brandon Wade**, City Manager of the City of Pflugerville, Texas, a Texas
home-rule municipality, on behalf of said municipality.

(seal)

Notary Public Signature

EXHIBIT "A"



FIELD NOTES

FOR

A 0.150 ACRE, OR 6,512 SQUARE FEET TRACT OF LAND OUT OF A CALLED 1.00 ACRE TRACT RECORDED IN DOCUMENT NO. 2013036004 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN THE CITY OF PFLUGERVILLE, TRAVIS, COUNTY, TEXAS. SAID 0.150 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH THE BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a found Mag Nail for the southwest corner of said 1.00 acre tract, same being a point in the east margin of Weiss Lane, same being a point in the north margin of Jesse Bohls Drive for the southwest corner and **POINT OF BEGINNING** hereof;

THENCE N 27°34'39" E, departing the north margin of said Jesse Bohls Drive, with the east margin of said Weiss Lane, same being the west line of said 1.00 acre tract, a distance of **193.72** feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of said 1.00 acre tract, same being the westernmost southwest corner of a called 237.56 acre tract (Tract 2) conveyed to Sorento Holdings 2012, LLC in Document No. 2012164042 of the Official Public Records of Travis County, Texas for the northwest corner hereof;

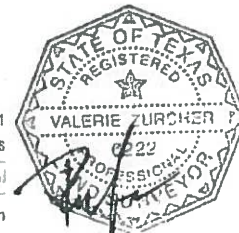
THENCE S 62°17'52" E, departing the east margin of said Weiss Lane, with the north line of said 1.00 acre tract, same being a south line of said 237.56 acre tract, a distance of **33.38** feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northeast corner hereof;

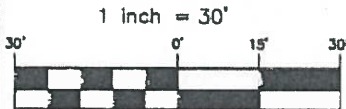
THENCE S 27°25'40" W, departing a south line of said 237.56 acre tract, through the interior of said 1.00 acre tract, a distance of **193.54** feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the north margin of said Jesse Bohls Drive for the southeast corner hereof;

THENCE N 62°36'36" W, with the south line of said 1.00 acre tract, same being the north margin of said Jesse Bohls Drive, a distance of **33.89** feet to the **POINT OF BEGINNING** and containing 0.150 acres in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50703-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 9, 2016
JOB No.: 50703-50
DOC.ID.: H:\survey\CIVIL\50703-17\Exhibits\EX50703-00_0.150Ac_ROW\Dedication.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

TBPE Firm Registration #470 | TBPLS Firm Registration #10028801
Austin | San Antonio | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
7800 Shoel Creek Blvd., Suite 220 West, Austin, TX 78757 T: 512.454.8711 www.Pape-Dawson.com





LEGEND:

- O.P.R. OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS
FD. FOUND
P.O.B. POINT OF BEGINNING
○ SET 1/4" I.R.(PAPE-DAWSON)
● FOUND 1/4" I.R.(PAPE-DAWSON)
(UNLESS OTHERWISE NOTED)

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED
HEREWITH INCLUDE THE PREPARATION OF
A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE
TEXAS COORDINATE SYSTEM ESTABLISHED
FOR THE SOUTH CENTRAL ZONE FROM
THE NORTH AMERICAN DATUM OF 1983
NAD 83 (NA2011) EPOCH 2010.00.
3. ADJOINERS ARE FOR INFORMATIONAL
PURPOSES ONLY.
4. TCAD PARCEL NO. 739403

EXHIBIT OF

A 0.150 ACRE, OR 6,512 SQUARE FEET
TRACT OF LAND OUT OF A CALLED 1.00
ACRE TRACT RECORDED IN DOCUMENT NO.
2013036004 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS,
SITUATED IN THE JOHN C. BRAY, SURVEY
NO. 10, ABSTRACT 73, IN THE CITY OF
PFLUGERVILLE, TRAVIS, COUNTY, TEXAS.



WEISS LANE
(VARIABLE WIDTH RIGHT OF WAY)

N27°34'39"E 193.72'

S27°25'40"W 193.54'

P.O.B.
FD. MAG NAIL
W/SENER

N62°36'36"W
33.89'

JESSE BOHLS ROAD
(VARIABLE WIDTH RIGHT OF WAY)

OWNER: SORENTO HOLDINGS 2012, LLC
A CALLED 237.58 ACRE TRACT
(TRACT 2)
DOC. NO. 2012164042 (O.P.R.)

0.150 ACRE
(6,512 SQUARE FEET)

A CALLED 1.00 ACRE TRACT
OWNER: JOHN S. LLOYD
DOC. NO. 2013036004
(O.P.R.)

JOHN C. BRAY
SURVEY NO. 10
ABSTRACT 73

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TSPE FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028801

SEPTEMBER 9, 2016

JOB No.:

SHEET 1 OF 1

50703-17

Date: Sep 09, 2016, 1:23pm User ID: pgraham
File: H:\Survey\2016\50703-17\JRW\fieldnotes.dwg

After recordation please return to:

City of Pflugerville
Attn: Brandon E. Wade, City Manager
P.O. Box 589
Pflugerville, Texas 78691