

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 §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That **CONTINENTAL HOMES OF TEXAS, 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, 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 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 valorem taxes for the current and all subsequent years and all other matters described herein.

By the acceptance of this Deed, Grantee is taking the Property "AS IS", "WHERE IS" and "WITH ALL FAULTS", and without any representations or warranties whatsoever, expressed or implied, written or oral, it being the intention of Grantor and Grantee to expressly negate and exclude all representations and warranties, including, but not limited to (i) the physical condition of the Property or any element thereof, including, without limitation, warranties related to suitability, habitability, merchantability, or

fitness for a particular purpose; (ii) the nature or quality of construction, design, engineering, and construction of any improvements; (iii) the soil conditions, drainage, or other conditions existing at the Property; (iv) the environmental condition of the Property and surrounding properties; (v) all warranties created by any affirmation of fact or promise or by any description of the Property; and (vi) all other warranties and representations of any kind or nature whatsoever, except the warranty of title expressly set forth herein.

EXECUTED effective as of this the 11 day of October, 2013.

GRANTOR:

Address:

10700 Pecan Park Blvd, Ste 400
Austin, Texas 78750

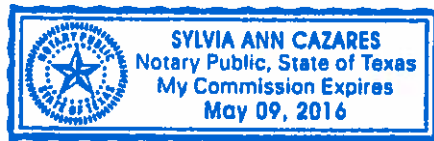
CONTINENTAL HOMES OF TEXAS, L.P.
(a Texas limited partnership)

By: CHTEX of Texas, Inc
(a Delaware corporation)
its General Partner

By: *Richard Maier*
Richard Maier, Vice President TJA

THE STATE OF TEXAS §
WILLIAMSON §
COUNTY OF ~~TRAVIS~~ §

EXECUTED before me on October 11, 2013 by Richard Maier, Vice President of CHTEX of Texas, Inc., a Delaware corporation, as general partner of Continental Homes of Texas, L.P., a Texas limited partnership, on behalf of said corporation and limited partnership.



Sylvia Ann Cazares
Notary Public, State of Texas

AGREED AND ACCEPTED:

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

By: _____
Brandon E. Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

After recordation please return to: City of Pflugerville
Attn: Brandon E. Wade, City Manager
P.O. Box 589,
Pflugerville, Texas 78691

EXHIBIT "A"

PROPERTY

FIELD NOTES

JOB NO. 0584-35

DATE: Jan 2, 2013

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0.91 ACRE

Being 0.91 acre of land situated in Travis County, Texas, out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, and being a portion of that tract described as 61.00 acres in a Special Warranty Deed to Continental Homes of Texas, L.P., dated July 6, 2006 and recorded as Document No. 2006132952 of the Official Public Records of Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" found for the northeast corner of Alley 20 as dedicated in the Replat of Lots 1-3, Block "P" and Lots 1-3, Block "Q", Highland Park Phase D, Section 1 as recorded in Document No. 201000131 of said official public records, also being the southeast corner of the eastern termination of Portchester Castle Path as dedicated in Highland Park Phase D, Section 1 subdivision, recorded as Document No. 200800121 of said official public records, for the most westerly corner of this tract;

THENCE: N 27°34'35" E 50.00 feet with the said eastern termination of Portchester Castle Path to a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" found for the most northerly corner of this tract;

THENCE: across said Continental Homes of Texas tract the following six (6) courses:

1. S 62°25'25" E 261.14 feet to a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" set,
2. 23.56 feet with a curve to the left ($\Delta=90^{\circ}00'00"$, $R=15.00$ feet, LC bears N 72°34'35" E 21.21 feet) to a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" set,
3. N 27°34'35" E 5.00 feet to a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" set,
4. S 62°25'25" E 50.00 feet to a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" set,
5. 23.56 feet with a curve to the left ($\Delta=90^{\circ}00'00"$, $R=15.00'$, LC bears S 17°25'25" E 21.21 feet) to a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" set,
6. S 62°25'25" E 339.51 feet to a 5/8 inch iron pin with yellow cap inscribed "TEAM 281-491-2525" found in the east line of said Continental Home of Texas tract, for the northwest corner of the westerly termination of Town Center Drive as dedicated in Stone Hill Town Center, Section Two, Phase One, recorded in Document No. 201100162 of said official public records, and for the most easterly corner of this tract, for reference, a 1 inch iron pipe found for the northeast corner of said Continental Homes of Texas tract bears N 27°16'04" E 406.29 feet;

THENCE: S 27°16'04" W 60.00 feet with the common east line of said Continental Homes of Texas tract and the said westerly termination of Town Center Drive to a 5/8 inch iron pin with yellow cap inscribed "TEAM 281-491-2525" found for the southwest corner of said westerly termination of Town Center Drive, and for the most southerly corner of this tract;

THENCE: across said Continental Homes of Texas tract the following six (6) courses:

1. N 62°25'25" W 339.83 feet to a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" set,
2. 23.56 feet with a curve to the left ($\Delta=90^{\circ}00'00"$, $R=15.00$ feet, LC bears S 72°34'35" W 21.21 feet) to a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" set,

R:\Egpt_010584_HIGHLAND_PARK\SMTS\0584-35 Portchester Castle Path easements 2012\FIELD NOTES\0584-35_ROW_20130102.odt

FIELD NOTES

JOB NO. 0584-35

DATE: Jan 2, 2013

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3. N 62°25'25" W 50.00 feet to a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" set,
4. N 27°34'35" E 5.00 feet to a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" set,
5. 23.56 feet with a curve to the left ($\Delta=90^{\circ}00'00"$, $R=15.00$ feet, LC bears N 17°25'25" W 21.21 feet) to a 1/2 inch iron pin with yellow cap inscribed "CS, LTD" set,
6. N 62°25'25" W 261.14 feet to the Point of Beginning.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83.

Brett A. Butts 1/2/2013
Brett A. Butts, R.P.L.S. No. 6254
Castleberry Surveying, Ltd.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628

bab

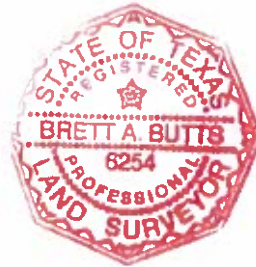
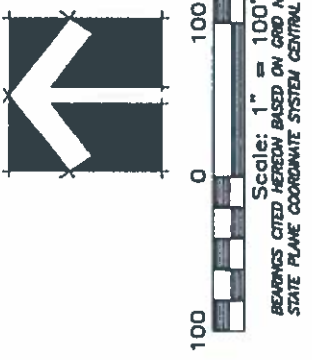
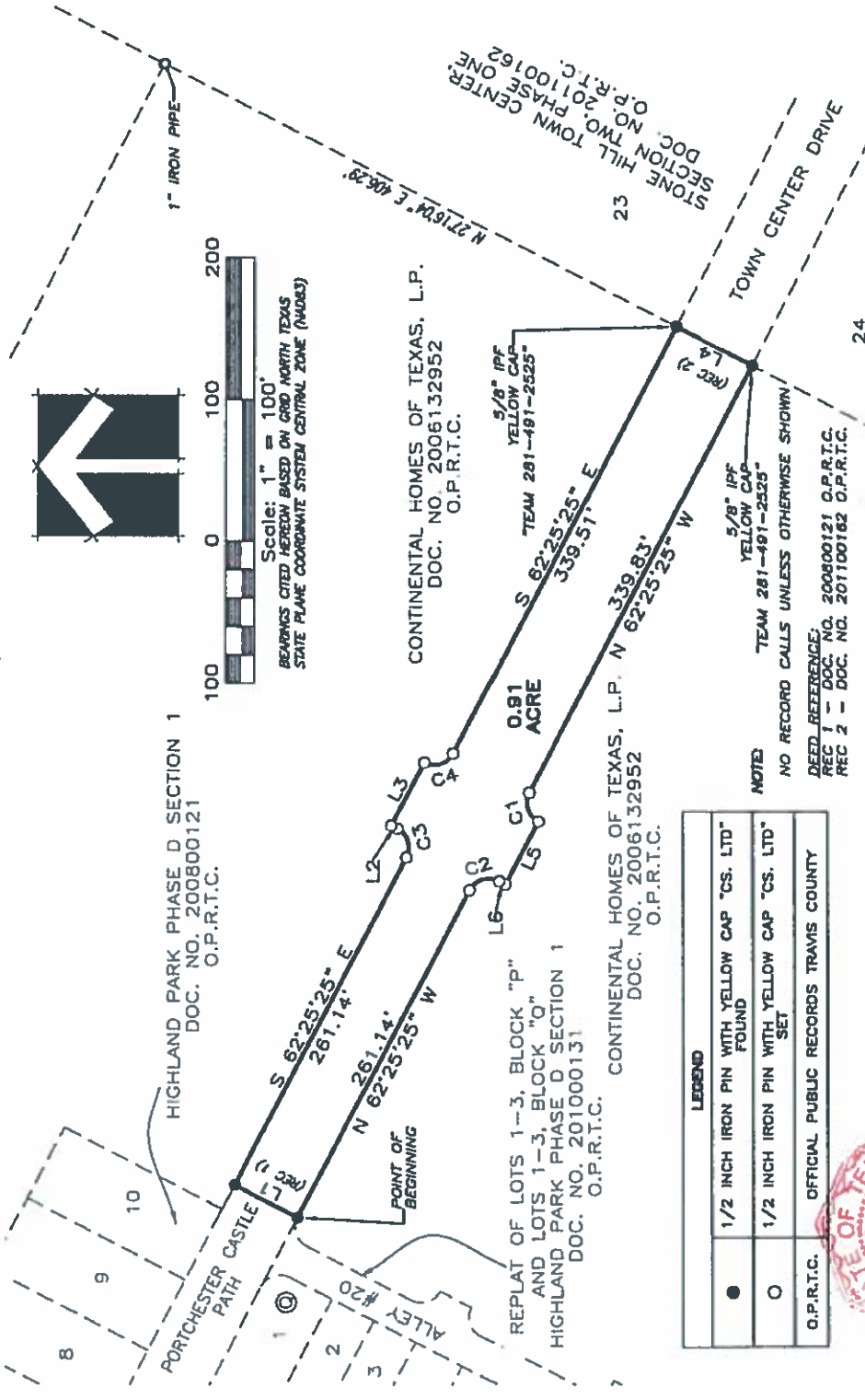


EXHIBIT TO ACCOMPANY FIELD NOTES FOR
 0.91 ACRE OUT OF THE THOMAS G. STUART SURVEY NO. 6, ABSTRACT NO. 689
 TRAVIS COUNTY, TEXAS



LEGEND

| | |
|------------|---|
| ● | 1/2 INCH IRON PIN WITH YELLOW CAP "CS. LTD" FOUND |
| ○ | 1/2 INCH IRON PIN WITH YELLOW CAP "CS. LTD" SET |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS TRAVIS COUNTY |

NOTE:
 NO RECORD CALLS UNLESS OTHERWISE SHOWN
DEED REFERENCE:
 REC 1 - DOC. NO. 200800121 O.P.R.T.C.
 REC 2 - DOC. NO. 201100162 O.P.R.T.C.



Castleberry Surveying, Ltd.
 3813 Williams Drive, Suite 803 - Georgetown, Texas 78626
 (512) 930-1600 / (512) 930-9389 fax
 www.castleberysurveying.com

0.91 ACRE OUT OF THE THOMAS G. STUART SURVEY NO. 6, ABSTRACT NO. 689
 TRAVIS COUNTY, TEXAS

EXHIBIT TO ACCOMPANY FIELD NOTES FOR

| LINE TABLE | | |
|------------|---------------|----------|
| NUMBER | DIRECTION | DISTANCE |
| L1 | N 27°34'35" E | 50.00' |
| L2 | N 27°34'35" E | 5.00' |
| L3 | S 62°25'25" E | 50.00' |
| L4 | S 27°16'04" W | 60.00' |
| L5 | N 62°25'25" W | 50.00' |
| L6 | N 27°34'35" E | 5.00' |

| CURVE TABLE | | | | | | |
|-------------|-----------|--------|--------|--------|---------------|--|
| NUMBER | DELTA | RADIUS | ARC | CHORD | DIRECTION | |
| C1 | 90°00'00" | 15.00' | 23.56' | 21.21' | S 72°34'35" W | |
| C2 | 90°00'00" | 15.00' | 23.56' | 21.21' | N 17°25'25" W | |
| C3 | 90°00'00" | 15.00' | 23.56' | 21.21' | N 72°34'35" E | |
| C4 | 90°00'00" | 15.00' | 23.56' | 21.21' | S 17°25'25" E | |

| RECORD LINE TABLE | | |
|-------------------|---------------|----------|
| NUMBER | DIRECTION | DISTANCE |
| L1 | S 27°34'35" W | 50.00' |
| L2 | NO RECORD | |
| L3 | NO RECORD | |
| L4 | N 27°16'43" E | 60.00' |
| L5 | NO RECORD | |
| L6 | NO RECORD | |



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