

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.

**PARKLAND DEDICATION DEED**

THE STATE OF TEXAS                    §  
  §            KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF TRAVIS                   §

That TERRABROOK FALCON POINTE, LLC, a Delaware limited liability company ("**Grantor**"), pursuant to the terms of that certain Parkland Agreement for Falcon Ridge Two recorded under Document No. 2001011803 in the Official Public Records of Travis County, Texas, and for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and to secure the payment of which no lien, express or implied, is retained, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto **THE CITY OF PFLUGERVILLE, TEXAS**, a home rule city and political subdivision of the State of Texas whose address is P.O. Box 589, Pflugerville, Texas 78691 ("**Grantee**"), to be owned, held and claimed for use as a public parkland, recreational purposes and placement of water, sewer, storm drainage, telecommunication, cable television and gas utilities to serve the public, and for no other purpose, the following-described real property in Travis County, Texas, to wit:

13.251 acres of land, more or less, in the John Davis Survey, Abstract 13, in Travis County, Texas, more particularly described in Exhibit A attached hereto; said 13.251 acres also being contemplated to be Lot 40, Block A of FALCON POINTE – SECTION FOURTEEN [PHASE 1], a proposed subdivision in the City of Pflugerville, Travis County, Texas (the "**Property**");

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns forever, as a public park; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property 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.

This conveyance is made by Grantor and accepted by Grantee on the express condition, and covenant by Grantee, that the Property shall be owned, held, claimed and used only as a permanent public park and placement of water, sewer, storm drainage, telecommunication, cable television and gas utilities to serve the public. This conveyance is further made by Grantor and accepted by Grantee subject to: Taxes for 2013, prorated as of the effective date of this Parkland Dedication Deed, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes and that certain Public Parkland Landscaping Maintenance License Agreement (Falcon Pointe – Parkland) between Grantee

and Falcon Pointe Homeowners Association, Inc. recorded as Document No. 2013088248 in the Official Public Records of Travis County, Texas, as amended.

EXECUTED to be effective this the \_\_\_\_\_ day of September, 2013.

TERRABROOK FALCON POINTE, LLC

By: \_\_\_\_\_  
E. William Meyer, Vice President

RECEIVED, ACCEPTED AND AGREED TO  
BY GRANTEE:

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

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

ATTEST:

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

STATE OF TEXAS                      §

COUNTY OF TRAVIS               §

This instrument was acknowledged before me on the \_\_\_\_ day of September, 2013, by E. William Meyer, as Vice President of TERRABROOK FALCON POINTE, LLC, a Delaware limited liability company, on behalf of said limited liability company.

\_\_\_\_\_  
Notary Public, State of Texas  
Print Name: \_\_\_\_\_

**AFTER RECORDING, PLEASE RETURN TO:**

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