

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 Sorento Holdings 2012 LLC, a Texas limited liability Company ("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 depicted on Exhibit "A", attached hereto and incorporated herein by reference ("Property").

Exceptions to Conveyance and Warranty: Taxes for the current year (prorated as of the date of this deed), which Grantee assumes and agrees to pay, and subsequent tax assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Signature page to follow:

EXECUTED effective as of this 2<sup>nd</sup> day of November, 2016.

**GRANTOR:**

**Sorento Holdings 2012 LLC.**

Per:

  
Tom Rielly  
President

THE STATE OF TEXAS       §


§

COUNTY OF TRAVIS       §

This instrument was acknowledged before me on 2<sup>nd</sup> November, 2016, by  
Mary Helen Tello, an individual residing in Travis County, Texas.

(seal)



  
Notary Public Signature

**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.

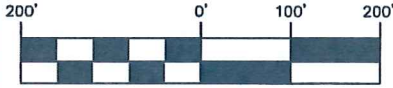
\_\_\_\_\_  
Notary Public Signature

(seal)

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



1 inch = 200'



0.314 ACRE RIGHT OF WAY DEDICATION  
SORENTO PHASE 2  
DOC. NO. 201400114 (O.P.R.)  
S62°25'22"E 28.83'

**VIA SORENTO WAY**  
(VARIABLE WIDTH.  
RIGHT OF WAY)

P.O.B.

EASEMENT & RIGHT OF WAY  
DOC. NO. 2014044336  
(O.P.R.)

LOT 55, BLOCK X  
PRIVATE  
LANDSCAPE/PUBLIC  
SIDEWALK AND PUE  
SORENTO PHASE 2  
DOC No. 201400114  
(O.P.R.)

**LEGEND:**

O.P.R. OFFICIAL PUBLIC RECORDS  
OF TRAVIS COUNTY, TEXAS

P.O.B. POINT OF BEGINNING

P.U.E. PUBLIC UTILITY EASEMENT



SET 1/2" I.R.(PAPE-DAWSON)



FOUND 1/2" 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. 844415

**EXHIBIT OF**

A 1.243 ACRE, TRACT OF LAND OUT OF THE  
REMNANT PORTION OF A CALLED 237.56  
ACRE TRACT RECORDED IN DOCUMENT NO.  
2012164042 OF THE OFFICIAL PUBLIC  
RECORDS OF TRAVIS COUNTY, TEXAS,  
SITUATED IN THE JOHN C. BRAY, SURVEY  
NO. 10, ABSTRACT NO. 73, IN THE CITY OF  
PFLUGERVILLE, TRAVIS, COUNTY, TEXAS.

**1.243 ACRES**

OWNER: SORENTO HOLDINGS 2012, LLC  
REMNANT PORTION CALLED 237.56  
ACRE TRACT  
DOC. NO. 2012164042 (TRACT 2)  
(O.P.R.)

JOHN C. BRAY  
SURVEY NO. 10  
ABSTRACT NO. 73

**WEISS LANE**

N27°34'39"E 1739.93'

S27°25'40"W 1740.01'

A CALLED 1.00 ACRE  
DOC. NO. 2013036004  
TRACT (O.P.R.)

N62°17'52"W  
33.38'



**PAPE-DAWSON  
ENGINEERS**

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

SEPTEMBER 30, 2016

JOB No.:

SHEET 1 OF 1

50703-17





## FIELD NOTES

### FOR

A 1.243 ACRE, TRACT OF LAND OUT OF THE REMNANT PORTION OF A CALLED 237.56 ACRE TRACT RECORDED IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT NO. 73, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS. SAID 1.243 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 ½" iron rod with yellow cap marked "Pape-Dawson" found for the southwest corner of a called 0.314 acre Right of Way Dedication in Sorento Phase 2, recorded in Document No. 201400114 of the Official Public Records of Travis County, Texas, same being the northwest corner of said Remnant Portion, also being a point in the east margin of said Weiss Lane for the northeast corner and **POINT OF BEGINNING** hereof;

**THENCE S 62°25'22" E**, with the south line of said 0.314 acre Right of Way Dedication, same being the north line of said Remnant Portion, a distance of **28.83 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the southeast corner of said 0.314 acre right of way dedication, same being the southernmost southwest terminus of Via Sorento Way, a variable width right of way recorded in said Sorento Phase 2, also being a point in the north line of said Remnant Portion for the northeast corner hereof;

**THENCE S 27°25'40" W**, departing the south line of said 0.314 acre tract, the south right of way line of said Via Sorento Way, through the interior of said Remnant Portion, a distance of **1740.01 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the north line of a called 1.00 acre tract recorded in Document No. 2013036004 of the Official Public Records of Travis County, Texas, same being a south line of said Remnant Portion for the southeast corner hereof;

**THENCE N 62°17'52" W**, with a south line of said Remnant Portion, same being the north line of said 1.00 acre tract, a distance of **33.38 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the northwest corner of said 1.00 acre tract, same being the westernmost southwest corner of said Remnant Portion, also being a point in the east margin of said Weiss Lane for the southwest corner hereof;

TBPE Firm Registration #470 | TBPLS Firm Registration #10028801

Austin | San Antonio | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

7800 Shoal Creek Blvd., Suite 220 West, Austin, TX 78757 T: 512.454.8711 [www.Pape-Dawson.com](http://www.Pape-Dawson.com)

**THENCE N 27°34'39" E**, with the east margin of said Weiss Lane, same being the west line of said Remnant Portion, a distance of **1739.93 feet** to the **POINT OF BEGINNING** and containing 1.243 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 30, 2016  
JOB No.: 50703-17  
DOC.ID.: H:\survey\CIVIL\50703-17\Exhibits\EX50703-00\_1.243Ac\_ROW Dedication.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01

