

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: THAT
COUNTY OF TRAVIS §

City of Pflugerville, a Texas Home Rule Municipality (“Grantor”), for the consideration hereinafter stated, to Grantor in hand paid by City of Pflugerville, a Texas Home Rule Municipality (“Grantee”), whose mailing address is P.O. Box 589, Pflugerville, Texas 78660, the receipt and sufficiency of which consideration is 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 following described real property, together with all improvements thereon, if any (the “Property”), to-wit:

Lots ____ and _____, _____, a subdivision in Travis County, Texas according to the map or plat thereof recorded under Document No. _____, Official Public Records of Travis County, Texas.

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, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors 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; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to all: (a) all of the title exceptions revealed in or by the recorded documents and other matters listed on Exhibit “A” attached hereto and incorporated herein by reference; (b) all easements, rights of way, leases, reservations, mineral severances, covenants, conditions, restrictions and other title exceptions which are filed of record or are visible or apparent on the ground; (c) all regulations, restrictions, laws statutes, ordinances, obligations or other matters which affect the Property and which imposed by or exist by reason of any regulatory, governmental, or quasi-governmental districts, entities, agencies, authorities or other bodies of any kind or nature (“Governmental Authorities”); (d) all riparian rights, water rights, access rights or other rights of any kind or nature which affect the Property and which are held by or relate to any Governmental Authorities, the public generally or any persons or entities; (e) all prescriptive rights, discrepancies, conflicts, shortages in area, encroachments or overlapping of improvements, and all rights of adjoining landowners in or to any walls, fences or other improvements situated on or across any common boundary; (f) all standby fees, taxes and assessments by any taxing authority for the current and all subsequent years, and all taxes and

assessments for prior years due to change in land usage or ownership, and all liens securing the payment of any of the foregoing; and (g) all reservations, mineral severances, restrictions, covenants, conditions, and other matters set forth or referred to in this deed. By acceptance of this deed, Grantee assumes and agrees to pay and indemnifies and agrees to hold Grantor harmless from and against all ad valorem taxes relating to the Property, for the current and all subsequent years.

The consideration for this conveyance is as follows: Ten Dollars (\$10.00) and other good and valuable cash consideration to Grantor in hand paid by Grantee.

EXECUTED AND DELIVERED the ____ day of _____, 2011.

City of Pflugerville, a Texas Home Rule Municipality

By: _____

Printed Name: _____

Title: _____

**RECEIVED, AGREED AND ACCEPTED
TO BY GRANTEE:**

City of Pflugerville, a Texas Home Rule Municipality

By: _____

Printed Name: _____

Title: _____

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this ____, day of _____, 2011, by _____, a _____, of _____, a _____, on behalf of said _____.

Notary Public Signature

(seal)

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this ____, day of _____, 2011, by _____, a _____, of _____, a _____, on behalf of said _____.

Notary Public Signature

(seal)