

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.

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: That KB Home Lone Star, Inc., a Texas corporation ("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 ____ day of _____, 2015.

GRANTOR: KB Home Lone Star, Inc.
a Texas corporation

By: _____

John Zinsmeyer, Vice President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO before me on September 4, 2015 by John Zinsmeyer, Vice President of KB Home Lone Star, Inc. a Texas corporation.

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"

Sketch and field notes of the herein described property

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OF LAND OUT OF THE JOHN VAN WINKLE SURVEY NUMBER 70, ABSTRACT 787, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF LOT 80, BLOCK 'M', SPRING TRAILS PHASE 1-B, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 200700171, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 13.640 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a capped $\frac{1}{2}$ " iron rod found for the northwestern corner of Lot 79, Block M, said Spring Trails Phase 1-B, common to a northern corner of said Lot 80, also being in the southern right-of-way line of Willow Walk Drive (50' R.O.W.), for a northern corner and **POINT OF BEGINNING** of the herein described tract,

THENCE, with the common boundary line of said Lot 80 and Lots 75-79, Block M, of said Spring Trails 1-B, the following three (3) courses and distances, numbered 1 through 3,

1. S12°19'32"W, a distance of 135.00 feet to a capped $\frac{1}{2}$ " iron rod found,
2. S77°40'28"E, a distance of 350.00 feet to a capped $\frac{1}{2}$ " iron rod found, and
3. N12°19'32"E, a distance of 134.89 feet to a capped $\frac{1}{2}$ " iron rod found, at a point of curvature to the right, for the northeastern corner of said Lot 75, Block M, said Spring Trails 1-B, common to the southern right-of-way line of said Willow Walk Drive,

THENCE, with the southern right-of-way of said Willow Walk Drive, common to a northern boundary line of said Lot 80 with said curve to the right having a radius of 800.00 feet, an arc length of 25.73 feet and whose chord bears S75°47'55"E, a distance of 25.73 feet to a capped $\frac{1}{2}$ " iron rod found, for the northwestern corner of Lot 74, Block M, said Spring Trails Phase 1-B, common to a northern corner of said Lot 80,

THENCE, leaving the southern right-of-way line of said Willow Walk Drive and with the common boundary line of said Lot 80 and Lots 70-74, Block M, said Spring Trails Phase 1-B, the following four (4) courses and distances, numbered 1 through 4,

1. S16°11'50"W, a distance of 134.35 feet to a capped $\frac{1}{2}$ " iron rod found,
2. S77°40'28"E, a distance of 55.86 feet to a capped $\frac{1}{2}$ " iron rod found,
3. S68°04'15"E, a distance of 291.31 feet to a capped $\frac{1}{2}$ " iron rod found, and
4. N21°55'45"E, a distance of 130.00 feet to a capped $\frac{1}{2}$ " iron rod found, for the northeastern corner of Lot 70, Block M, of said Spring Trails Phase 1-B, common to the southern right-of-way line of said Willow Walk Drive, also being a northern corner of said Lot 80,

THENCE, with the southern right-of-way of said Willow Walk Drive, common to a northern boundary line of said Lot 80, S68°04'15"E, a distance of 15.00 feet to a capped $\frac{1}{2}$ " iron rod found, for the northwestern corner of Lot 69, Block M, said Spring Trails Phase 1-B, common to a northern corner of said Lot 80,

THENCE, leaving the southern right-of-way line of said Willow Walk Drive and with the common boundary line of said Lot 80 and Lots 56-69, Block M, said Spring Trails Phase 1-B, the following twelve (12) courses and distances, numbered 1 through 12,

1. S21°55'45"W, a distance of 130.00 feet to a capped $\frac{1}{2}$ " iron rod found,
2. S68°04'15"E, a distance of 295.60 feet to a capped $\frac{1}{2}$ " iron rod found,
3. S70°20'10"E, a distance of 59.68 feet to a capped $\frac{1}{2}$ " iron rod found,
4. S75°34'55"E, a distance of 78.52 feet to a capped $\frac{1}{2}$ " iron rod found,
5. S81°32'36"E, a distance of 78.52 feet to a capped $\frac{1}{2}$ " iron rod found,
6. S87°30'17"E, a distance of 78.52 feet to a capped $\frac{1}{2}$ " iron rod found,
7. N86°32'01"E, a distance of 78.52 feet to a capped $\frac{1}{2}$ " iron rod found,

8. S10°38'47"E, a distance of 61.55 feet to a capped ½" iron rod found,
9. S46°58'53"E, a distance of 137.21 feet to a capped ½" iron rod found,
10. S88°21'22"E, a distance of 154.44 feet to a capped ½" iron rod found,
11. N49°40'57"E, a distance of 121.68 feet to a capped ½" iron rod found, and
12. N19°00'47"E, a distance of 27.95 feet to a capped ½" iron rod found at an eastern corner of said Lot 56, Block M, said Spring Trails 1-B, common to the westernmost corner of Lot 81, Block M, said Spring Trails 1-B, also being a northern corner of said Lot 80,

THENCE, with the common boundary line of said Lot 80, Block M, and said Lot 81, Block M, the following two (2) course and distances, numbered 1 and 2,

1. S26°19'52"E, a distance of 323.41 feet to a capped ½" iron rod set, and
2. N75°04'47"E, a distance of 219.94 feet to a capped ½" iron rod found in a western line of a tract conveyed to the State of Texas in Vol. 11339, Pg. 2005, O.P.R.T.C.TX., common to an eastern corner of said Lot 80

THENCE, with a western line of said State of Texas tract, common to an eastern line of said Lot 80, S21°25'23"E, a distance of 180.45 feet to a capped ½" iron rod found, in a northwestern right-of-way line of Wilke Lane (60' R.O.W.),

THENCE, with the northwestern right-of-way lines of said Wilke Lane and Heatherwilde Blvd. (90' R.O.W.), common to an eastern line of said Lot 80. the following four (4) courses and distances, numbered 1 through 4,

1. S33°19'40"W, a distance of 218.91 feet to a capped ½" iron rod found,
2. S28°59'13"W, a distance of 37.48 feet to a capped ½" iron rod found, at a point of curvature to the right
3. with said curve to the right having a radius of 773.55 feet, an arc length of 663.79 feet and whose chord bears S53°43'40"W, a distance of 643.61 feet to a capped ½" iron rod found, and
4. S78°19'41"W, a distance of 101.28 feet to a capped ½" iron rod found, for the easternmost corner of Lot 26, Block B of Springbrook One Section One, a subdivision recorded in Book 87, Pg. 168B-D, 169A, Plat Records of Travis County, Texas (P.R.T.C.TX.),

THENCE, with the northern line of said Lot 26, common to a southern line of said Lot 80, N60°03'28"W, a distance of 225.05 feet to a capped ½" iron rod found for the southernmost corner of Lot 8, Block B of Springbrook Phase 1-A, a subdivision recorded in Book 102, Pg. 64, P.R.T.C.TX., common to a western corner of said Lot 80,

THENCE, with the common boundary line of said Springbrook Phase 1-A and said Lot 80, the following two (2) courses and distances, numbered 1 and 2,

1. N30°01'50"E, a distance of 79.96 feet to a capped ½" iron rod found, and
2. S60°05'42"E, a distance of 123.62 feet to a capped ½" iron rod found, at a point of curvature to the left, for a southern corner of a 13.2124 acre tract conveyed to the City of Pflugerville in Vol. 13267, Pg. 1713, O.P.R.T.C.TX., common to an interior corner of said Lot 80, Block M, said Spring Trails 1-B,

THENCE, with the common boundary line of said 13.2124 acre tract and said Lot 80, Block M, the following fifteen (15) courses and distances, numbered 1 through 15,

1. with said curve to the left having a radius of 180.00 feet, an arc length of 135.72 feet and whose chord bears S80°55'15"E, a distance of 132.52 feet to a capped ½" iron rod found, at a point of curvature to the left,
2. with said curve to the left having a radius of 693.55 feet, an arc length of 595.05 feet and whose chord bears N53°43'13"E, a distance of 576.96 feet to a capped ½" iron rod found,
3. N52°34'13"W, a distance of 536.09 feet to a capped ½" iron rod found,
4. S74°23'43"W, a distance of 338.26 feet to a capped ½" iron rod found,

5. N41°30'55"W, a distance of 619.83 feet to a capped ½" iron rod found,
6. S72°39'32"W, a distance of 202.99 feet to a capped ½" iron rod found,
7. S75°04'14"W, a distance of 54.36 feet to a capped ½" iron rod found,
8. N84°40'09"W, a distance of 94.97 feet to a capped ½" iron rod found,
9. N77°39'24"W, a distance of 53.05 feet to a capped ½" iron rod found,
10. N73°14'36"W, a distance of 55.21 feet to a capped ½" iron rod found,
11. N67°57'42"W, a distance of 33.49 feet to a capped ½" iron rod found,
12. N57°41'34"W, a distance of 52.54 feet to a capped ½" iron rod found,
13. N46°31'42"W, a distance of 135.69 feet to a capped ½" iron rod found,
14. N31°04'15"W, a distance of 169.49 feet to a capped ½" iron rod found, and
15. N75°25'25"W, a distance of 147.40 feet to a capped ½" iron rod found, at a point of curvature to the left, for a southwestern corner of said Lot 80, common to the eastern right-of-way line of Springbrook Road (70' R.O.W.),

THENCE, with the eastern right-of-way line of said Springbrook Road, common to a western line of said Lot 80, the following two (2) courses and distances, numbered 1 and 2,

1. with said curve to the left having a radius of 535.00 feet, an arc length of 159.91 feet and whose chord bears N25°32'21"E, a distance of 159.31 feet to a capped ½" iron rod found, at a point of curvature to the right, and
2. with said curve to the right having a radius of 20.00 feet, an arc length of 29.79 feet and whose chord bears N59°39'04"E, a distance of 27.11 feet to a capped ½" iron rod found, in the southern right-of-way line of said Willow Walk Drive, common to a northern corner of said Lot 80,

THENCE, with the southern right-of-way of said Willow Walk Drive, common to a northern line of said Lot 80, S77°40'28"E, a distance of 30.02 feet to the **POINT OF BEGINNING** and containing 13.640 acres of land.

Surveyed by:

 4-19-13
ROBERT J. GERTSON, R.P.L.S. NO. 6367

Carlson, Brigrance and Doering, Inc.

5501 West William Cannon

Austin, TX 78749

Ph: 512-280-5160

Fax: 512-280-5165

rgertson@cbdeng.com



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

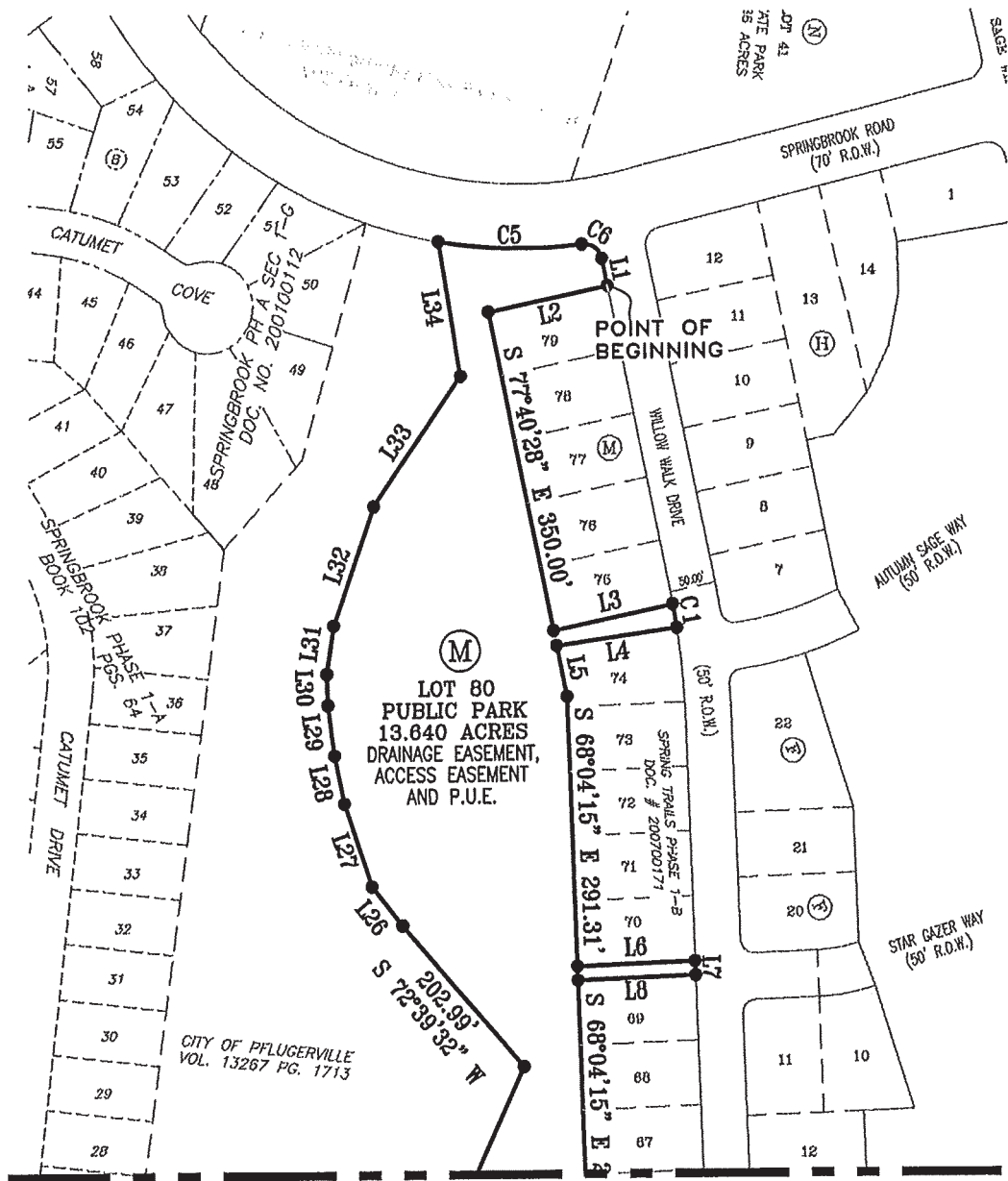
SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 200'

LEGEND

- IRON ROD FOUND
- 8 LOT NUMBER
- ① BLOCK



MATCHLINE SHEET 2



4-19-13

SHEET 1 OF 3

BEARING BASIS: TEXAS COORDINATE SYSTEM CENTRAL ZONE (4203)

Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying

5501 West William Cannon Drive ♦ Austin, Texas 78749

Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

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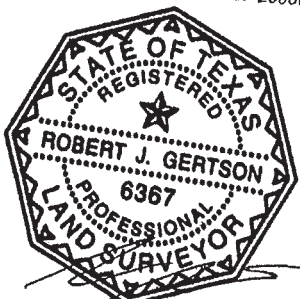
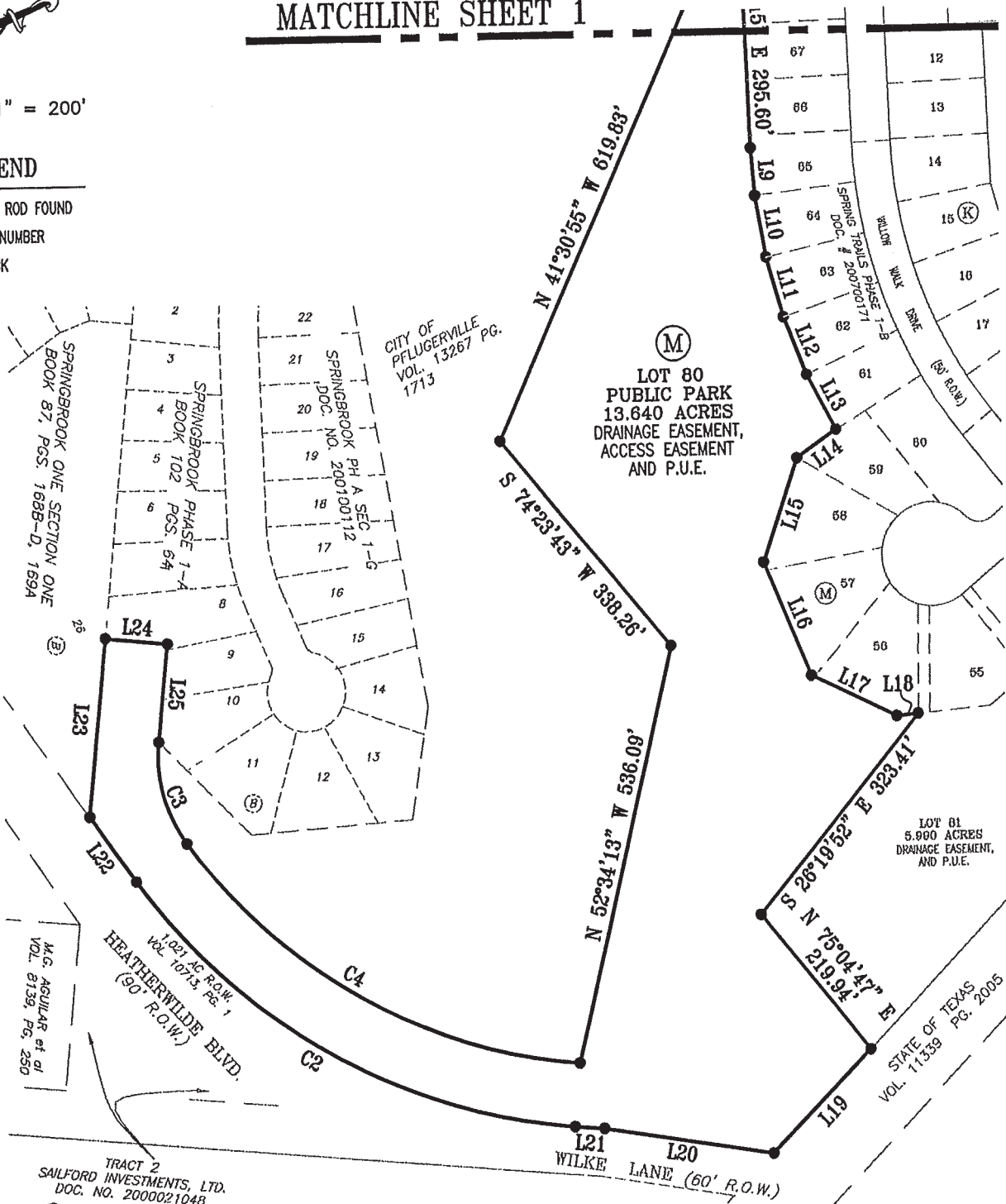
SKETCH TO ACCOMPANY FIELD NOTES

MATCHLINE SHEET 1

SCALE: 1" = 200'

LEGEND

- IRON ROD FOUND
- 8 LOT NUMBER
- ① BLOCK



SHEET 2 OF 3

BEARING BASIS: TEXAS COORDINATE SYSTEM CENTRAL ZONE (4203)

C

B

D

Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying

5501 West William Cannon Drive ♦ Austin, Texas 78749

Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

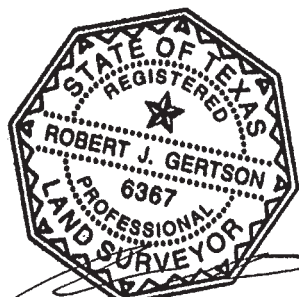
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SKETCH TO ACCOMPANY FIELD NOTES

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.02	S77°40'28"E
L2	135.00	S12°19'32"W
L3	134.89	N12°19'32"E
L4	134.35	S16°11'50"W
L5	55.86	S77°40'28"E
L6	130.00	N21°55'45"E
L7	15.00	S68°04'15"E
L8	130.00	S21°55'45"W
L9	59.68	S70°20'10"E
L10	78.52	S75°34'55"E
L11	78.52	S81°32'36"E
L12	78.52	S87°30'17"E
L13	78.52	N86°32'01"E
L14	61.55	S10°38'47"E
L15	137.21	S46°58'53"E
L16	154.44	S88°21'22"E
L17	121.68	N49°40'57"E

LINE TABLE		
LINE	LENGTH	BEARING
L18	27.95	N19°00'47"E
L19	180.45	S21°25'23"E
L20	218.91	S33°19'40"W
L21	37.48	S28°59'13"W
L22	101.28	S78°19'41"W
L23	225.05	N60°03'28"W
L24	79.96	N30°01'50"E
L25	123.62	S60°05'42"E
L26	54.36	S75°04'14"W
L27	94.97	N84°40'09"W
L28	53.05	N77°39'24"W
L29	55.21	N73°14'36"W
L30	33.49	N67°57'42"W
L31	52.54	N57°41'34"W
L32	135.69	N46°31'42"W
L33	169.49	N31°04'15"W
L34	147.40	N75°25'25"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	800.00'	25.73'	25.73'	S75°47'55"E	12.87
C2	773.55'	663.79'	643.61'	S53°43'40"W	353.88
C3	180.00'	135.72'	132.52'	S80°55'15"E	71.27
C4	693.55'	595.05'	576.96'	N53°43'13"E	317.23
C5	535.00'	159.91'	159.31'	N25°32'21"E	80.55
C6	20.00'	29.79'	27.11'	N59°39'04"E	18.44



4-19-13

SHEET 3 OF 3

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