NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY 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 **PFLUGERVILLE** INDEPENDENT SCHOOL DISTRICT located at 1401 W. Pecan, Pflugerville, Travis County, Texas 78660 ("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 Warranty: Validly existing easements, rights-of-way, and prescriptive rights of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AND "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THE LIMITED WARRANTY OF TITLE CONTAINED IN THIS AGREEMENT. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAT GRANTEE'S INSPECTION.

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.

Grantor's conveyance of this Property to Grantee terminates the Temporary Access and Utility Easement Agreement between Grantor and Grantee under Document Number 2016008825 in the Official Public Records of Travis County, Texas per the terms of the Temporary Access and Utility Easement Agreement.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED effective as of this the 18th day of Curust, 2016.

PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT

Vernagene Mott, Presiden

Board of Trustees

THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, a Notary Public, on this day personally appeared Vernagene Mott, known to me to be the person whose name is subscribed to the foregoing instrument, and having been sworn, upon her oath stated that she is the President of the Board of Trustees of the Pflugerville Independent School District; that she was authorized to execute such instrument pursuant to resolution of the Board of Trustees adopted on Quant 18, 2016; and that said instrument is executed as the free and voluntary act and deed of such governmental unit for the purposes and consideration expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 1846 day of

Notary Public Signature

(seal)

GRANTEE:

AGREED AND ACCEPTED:

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

				By:Brandon Wade, City Manager
				ATTEST:
				Voyage The ways of City of
				Karen Thompson, City Secretary
THE STATE OF TEXAS	§ ·			
COUNTY OF TRAVIS	§ §	8		· · · · · · · · · · · · · · · · · · ·
This instrument was acknowledged before me on, 20				
municipality, on behalf of said mun	of the icipality	City y.	of	Pflugerville, Texas, a Texas home-rule
(seal)		ī	Not	ary Public Signature

AFTER RECORDING, RETURN TO:

City of Pflugerville
Attention: Emily Barron, Planning Director
Development Services Center
P.O. Box 589
Pflugerville, Texas 78691

EXHIBIT "A"



80 FOOT WIDE (4.814 ACRE) ACCESS AND UTILITY EASEMENT LOCATED IN THE JOSEPH WIEHL SURVEY, ABSTRACT 802 TRAVIS COUNTY, TEXAS

FIELD NOTES FOR A 80 FOOT WIDE (4.814 ACRE) ACCESS AND UTILITY EASEMENT LOCATED IN THE JOSEPH WIEHL SURVEY, ABSTRACT 802, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A CALLED 66-3/16 ACRE TRACT DESCRIBED IN A DEED TO TIMMERMAN FARMS, LTD. RECORDED IN TRAVIS COUNTY CLERK'S DOCUMENT (T.C.C.D.) 2004240373 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.). SAID 4.814 ACRE TRACT BEING MORE PARTICULARLY SHOWN ON THE ATTACHED SURVEY AND EXHIBIT DRAWING AND FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD IN ASPHALT FOUND IN THE EAST MARGIN OF WEISS LANE (NO FORMAL DEDICATION FOUND) MARKING THE NORTHWEST CORNER OF A CALLED 1.893 ACRE TRACT DESCRIBED AS TRACT II IN A DEED TO SIVARAMAKRISHNAN VENKATRAMAN AND DURGA SETHURAMAN RECORDED IN T.C.C.D. 2013093529 OF THE O.P.R.T.C.T., SAME BEING THE SOUTHWEST CORNER OF SAID 66-3/16 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 27°33'45" E - 80.00' WITH THE COMMON LINE OF SAID WEISS LANE AND SAID 66-3/16 ACRE TRACT TO POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID COMMON LINE AND ACROSS THE INTERIOR OF SAID 66-3/16 ACRE TRACT THE FOLLOWING THREE (3) CALLS;

- 1) S 62°17'39" E 778.01' TO A POINT.
- 2) S 62°30'08" E 600.61' TO A POINT,
- 3) S 62°15'30" E 1242.63' TO A POINT IN THE EAST LINE OF THE 66-3/16 ACRE TRACT, SAME BEING THE WEST LINE OF A CALLED 31.782 ACRE TRACT DESCRIBED AS TRACT 2A IN A DEED TO 130 CACTUS INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP RECORDED IN T.C.C.D. 2008121344 OF THE O.P.R.T.C.T. FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 27°17'18" W – 80.00' WITH THE COMMON LINE OF SAID 66-3/16 ACRE TRACT AND SAID 31.782 ACRE TRACT TO A 1/2" IRON ROD WITH A CAP STAMPED "CS LTD" FOUND IN THE NORTH LINE OF A CALLED 46.615 ACRE TRACT DESCRIBED AS TRACT 1 IN A DEED TO ARP AUTUMN RIDGE PARTNERS, LP, A TEXAS LIMITED PARTNERSHIP RECORDED IN T.C.C.D. 2007059997 OF THE O.P.R.T.C.T. MARKING THE SOUTHWEST CORNER OF THE 31.782 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF THE 66-3/16 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE N 62°15'30" W – 1243.09' WITH THE COMMON LINE OF SAID 66-3/16 ACRE TRACT AND SAID 46.615 ACRE TRACT TO A 1/2" IRON ROD WITH A CAP FOUND MARKING THE NORTHWEST CORNER OF THE 46.615 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 5.00 ACRE TRACT DESCRIBED IN A DEED TO C. J. KING AND WIFE, IRENE KING RECORDED IN VOLUME 5426, PAGE 1856 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE N 62°30'08" W – 600.58' WITH THE COMMON LINE OF SAID 66-3/16 ACRE TRACT AND SAID 5.00 ACRE TRACT TO A 1/2" IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE 5.00 ACRE TRACT, SAME BEING AN OUTSIDE ELL CORNER OF THE ABOVE MENTIONED 1.893 ACRE TRACT;

THENCE N 62°17'39" W - 777.95' WITH THE COMMON LINE OF SAID 66-3/16 ACRE TRACT AND SAID 1.893 ACRE TRACT RETURNING TO THE **POINT OF BEGINNING** AND CONTAINING 4.814 ACRES OF LAND.

THIS DESCRIPTION IS BASED ON THE ATTACHED SURVEY AND EXHIBIT DRAWING MADE BY DANA B. SPIGENER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4809.

BEARINGS CITED WITHIN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS.

SURVEY DATE: JANUARY - MARCH, 2014, SEPTEMBER, 2015

REVISED EASEMENT WIDTH: AUGUST 28, 2015

RELEASE DATE: OCTOBER 8, 2015

Dana B. Spigener DANA B. SPIGENER, R.D.L.S. 4809

PROJ NO. 1-02406 PLAT NO. B1-0363 FIELD NOTE NO. 09 MAP CHECKED 08-28-15



80 FOOT WIDE (4.814 ACRE) ACCESS AND UTILITY EASEMENT LOCATED IN THE JOSEPH WIEHL SURVEY, ABSTRACT 802, TRAVIS COUNTY, TEXAS AND BEING OUT OF THE REMAINDER OF A CALLED 66-3/16 ACRE TRACT DESCRIBED IN A DEED TO TIMMERMAN FARMS, LTD, RECORDED IN TRAVIS COUNTY CLERK'S DOCUMENT 2004240373 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS THE MANAGEMENT ASTRACT THE MISSEL THATT, THE SOUVEY/AND FRECERTION HOUT THE BENEFIT OF A THILE REPORT, MEROPORT THE GUMPERON ESPECIAL FRANCES FOR A MANAGEMENT OF SEASON FROM THE GUMPERON ESPECIAL FRANCES FOR A MANAGEMENT OF SEASON FROM THE GUMPERON ESPECIAL FRANCES FOR ENDANGEMENT ALL EXCENSIVE AND ASSESSIVE FRANCES FOR THE GUMPERON FRANCES FOR THE ELSANGS AND SEID CONDINATES BUMPH, METECALAISE BASID LPONT THE TEXAS STATE FLANE EDOBBINATE ENSTEIN, NUD BY, TEXAS CENTRAL ZONE ACQUIRED. FROM GLOBAL POSITIONING SYLTEM ORIZMANTENS. GISTANCES AND SUMPACE VALUES USING A COLUMNED SCALE FACTOR OF LINDIN (6MID TO SUMFACE). FELD HOTES ATTACKEN HERETO, MOJE A PARTHEREDE AND TITLED; 29 FOOT MOJE (ASIA ACRE) ACCESS AND UTLITY EASONENT, LOCATED IN THE JOSEPH WIBIL SHIVEY, ABSTRACT INS, TRAVIS COLNITY, TEXAS, LET HENRED FORD FOR RELEASE DATE: OCTOBER 8, 2015 SURVEY DATE JANUARY - MARCH, 2014, OCTOBER, 2015. SURVEYOR'S NOTES; 11 LANE WEISS (NO FORMAL DEDICATION FOUND) POINT OF BEGINNING
BED COSPERATES
BE ROBERT F. PRAYER AND WIFE
JANET PRAYER
TRACT NO. 1
CALLED ASD ACRES
VOLUMETSOL, PAGE 591 S6'221 M-56'23'29 N S 62*17:39 E 776.01 ROBERT F. PTWITER AND WIFE,
JAINET PRATER
TRACTING, 2 AND DURGA SETHURADAN
AND DURGA SETHURADAN
TRAUT II
CALLED 1.693 NORES
TCOD. 593 NASES
OF ALTES CONDUCTOR CON 12" IRON ROD C.I. KING AND WIFE, IRENEKING CRILED 5 99 ACRES VOLUME 5478, PAGE 1958 DALTICAT, 195.005 74-80.05.29 N \$ 82*30'08" E 600.61" 80 FOOT WIDE (4.814 AORE)
ACCESS AND UTILITY EASENENT
ACCE THAMERHAAN FARMS; LTD.

REMAINDER OF

CALLED 66-3/16 ACRES
T.C.C.D. 2004240373

O.P.R.T.C.T. FOUND 251-1619,M 16578 (39713) KITH CAP FOUND Q.P.K.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COWITY, TEXAS D.R.T.C.T. = DEED RECORDS OF TRAVIS COUNTY, TEXAS MR.T.C.T. # NAMED RECORDS OF TRAVIS COUNTY, TEXAS T.C.C.D, = TRAVIS COUNTY CLERK'S DOCUMENT ENGINEERS + SURVEYORS

600 AUSTH AVENUE SUTED * PRACO, TEXAS JOTO
HONE, 12474 Hat * TABE RESISTATION HO. NO.

THYLA EGESTATIONING, GAREO) = DEED CALL THEODORR
THMERIAM AND WIFE,
MARLENE THANEILAN
CALLED I DO ACRE
T.C.O., 2012200998
O.P.A.T.C.T. Ders A CONTRACTOR N 62*15'30"W 1245.09 S 62-16'30" E 1242.63 ARP AUTUMI RUDGE PARTHERS, LP.
A TEXAS LIWITED PARTHERSHIP
TRACT I
CALLED #815 ACRES
T.C.C.D. 2007059997
O.P.R.T.C.T. DWG, NAWE 1-02406ESKT TIMON UTIL 80 DRATON BY PROJ. NO. 1.02406 TAB NO. NA FIELD NOTE NO. PLAT NO, _B1.0363 DRAFF DATE _10.09-15 FB/PG _274/6 12" NEW RED WITH CORP STAMPED TESTED FRANCE
14" NEW NEDE POLICE FOR AD THE STAMPED
14" NEW POLE FOR AD THE STAMPED
24" NEW POLE FOR AD THE STAMPED
34" NEW POLE FOR AD THE STAMPED
35" NEW POLE STAMPED
35" NEW POLE STAMPED
1 GILAPHIC SCALE IN FEET .ē Dana B. Spygenar 135 CACTUS INVESTMENTS, LF A TEXAS UNITED PARTNERSHIP TRACT 24 CALLED 31,752 ACRES T.C.C.D. 20312(314 O P.R.T.C.T. -S271745" | 80.00" "A" TIBIHX3