

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 PENLEY PARK DEVELOPMENT COMPANY, 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. This General Warranty Deed is executed by Grantor and accepted by Grantee subject to the following encumbrances: all restrictions, easements, covenants and conditions, if any, relating to the hereinabove described Property as the same are filed of record in the official public records of the county in which the Property is located (collectively, the "Permitted Exceptions").

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, 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 _____, 2016.

GRANTOR:

PENLEY PARK DEVELOPMENT COMPANY, INC.,
a Texas corporation

By: _____

Name: _____

Title: _____

STATE OF NEW JERSEY §

§

COUNTY OF _____ §

ACKNOWLEDGED BEFORE ME on this ____ day of _____, _____, by _____, as
_____ of PENLEY PARK DEVELOPMENT COMPANY, INC, a Texas corporation,
on behalf of said entity.

NOTARY PUBLIC - State of NEW JERSEY

AGREED AND ACCEPTED:

CITY OF PFLUGERVILLE, TEXAS,

a Texas home-rule municipality

By: _____

Brandon 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”

Lots 1 and 22, Block B, PENLEY PARK PHASE 3, a subdivision in Travis County, Texas, according to the map or plat recorded in Document No. 201600155, Official Public Records of Travis County, Texas.