

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.

RELEASE OF REVERSIONARY INTEREST

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: That **Tack Development, Ltd.** located at 2490 Chris Kelley Blvd., Hutto, Texas 78634 and **Hagn & Timmerman, Ltd.** located at 2490 Chris Kelley Blvd., Hutton, Texas 78634 (collectively "Releasor/Grantor"), for Ten and NO/100 dollars (\$10.00) and other full and valuable consideration to Releasor/Grantor in hand paid by the **CITY OF PFLUGERVILLE, TEXAS**, a home-rule municipality located in Travis County, Texas ("Releasee/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 by Releasor/Grantor and Releasee/Grantee, has RELEASED, GRANTED, SOLD AND CONVEYED, and by these presents does RELEASE, GRANT, SELL AND CONVEY, unto Releasee/Grantee Releasor's/Grantor's reversionary interest in the property depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference ("Property"), said Property conveyed to the City in the Warranty Deed dated July 1, 1985 and recorded under **Volume 9236, Page 954** of the Real Property Records of Travis County, Texas.

This release and conveyance is expressly made subject to all validly existing restrictions, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations, and other matters of record, if any, affecting the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Releasee/Grantee, and Releasee/Grantee's successors or assigns, forever; and Releasor/Grantor does hereby bind Releasor/Grantor, and Releasor/Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular its interest in the Property unto Releasee/Grantee, Releasee/Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

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

[signature page follows]

EXECUTED effective as of this the ____ day of _____, 2017.

RELEASOR/GRANTOR:

TACK DEVELOPMENT, LTD.

a Texas limited partnership

By: Commerce Property, Inc.
a Texas corporation, its General Partner

By: _____
Timothy Timmerman, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 2017, by Timothy Timmerman, President of Commerce Texas Properties, Inc., a Texas corporation, on behalf of said corporation, general partner of Tack Development, Ltd., a Texas limited partnership, on behalf of said limited partnership.

(seal)

Notary Public Signature

HAGN & TIMMERMAN, LTD.

a Texas limited partnership

By: TTEH, LLC
a Texas limited liability company, its
General Partner

By: _____
Timothy Timmerman, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on _____, 2017, by Timothy Timmerman, President of TTEH, LLC, a Texas limited liability company, on behalf of said limited liability company, general partner of Hagn & Timmerman, Ltd., a Texas limited partnership, on behalf of said limited partnership.

(seal)

Notary Public Signature

RELEASEE/GRANTEE:

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 _____, 2017, 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 RECORDING, RETURN TO:

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

EXHIBIT “A”

Beginning for reference at an iron rod found in the South line of the said Elmer Timmerman tract and being at the Northeast corner of the said Carl Lisso tract same being the Northwest corner of that certain tract of land described as containing 177.40 acres by a deed to Gary E. Caywood recorded in Volume 8485, Page 472 of the Deed Records of Travis County, Texas, THENCE with the South line of the said Elmer Timmerman tract same being the North line of the said Caywood tract, as established by that certain Boundary Line Agreement of record in Volume 8485, Page 480 of the Deed Records of Travis County, Texas, S 60° 14' 10" E for a distance of 1317.94 feet to an iron rod set at the Southeast corner of the above described 19.00 acres for the Westerly Southwest corner and POINT OF BEGINNING hereof;

THENCE with the South line of the herein described tract, being the South line of the said Elmer Timmerman tract same being the North line of the said Caywood tract, as established by said Boundary Line Agreement the following two (2) courses and distances;

- 1) S 60° 14' 10" E for a distance of 32.77 feet to an iron rod found for a corner hereof.
- 2) S 59° 55' 29" E for a distance of 1448.13 feet to an iron rod found at the Northeast corner of the said Caywood tract same being in the West line of that certain tract of land described as containing 1.268 acres by a deed to Richard A. Kranitz recorded in Volume 9005, Page 428 of the Deed Records of Travis County, Texas for a corner hereof.

THENCE continuing with the South line of the herein described tract, being the South line of the said Elmer Timmerman tract same being the West and North lines respectively of the said Richard A. Kranitz tract, as established by said Boundary Line Agreement; the following two (2) courses and distances;

- 1) N 31° 28' 50" E for a distance of 41.66 feet to an iron rod found at the Northwest corner of the said Richard A. Kranitz tract for a corner hereof;
- 2) S 60° 06' 46" E for a distance of 237.90 feet to an iron rod found in the North line of the said Richard A. Kranitz tract and being at the Southwest corner of that certain tract of land described as containing 131.25 acres in a deed to Terry M. Collier, et.al. recorded in Volume 8563, Page 756 of the Deed Records of Travis County, Texas, and in accordance with a survey of said Collier tract dated January 28, 1985 by James M. Grant, Registered Public Surveyor No. 1919, State of Texas, same being the Southeast corner of the said Elmer Timmerman tract for the Southeast corner hereof;

THENCE with the East line of the herein described tract, being the East line of the said Elmer Timmerman tract, same being the West line of the said Collier tract and in accordance with said survey of the Collier tract, the following four (4) courses and distances;

- 1) N 30° 37' 31" E for a distance of 978.08 feet to a nail set in a fence post.
- 2) N 30° 30' 59" E for a distance of 824.86 feet to a nail set in a fence post.
- 3) N 30° 35' 20" E for a distance of 1197.13 feet to a nail set in a fence post.
- 4) N 30° 25' 49" E for a distance of 485.54 feet to an iron rod found in the apparent South right-of-way line of Pflugerville Road and being at the apparent Northwest corner of the said Collier tract same being the apparent Northeast corner of the said Elmer Timmerman tract for the Northeast corner hereof:-

THENCE with the North line of the herein described tract, being the apparent North line of the said Elmer Timmerman tract same being the apparent South right-of-way line of Pflugerville Road, N 60° 55' 17" W for a distance of 20.01 feet to a point for the Northerly Northwest corner hereof;

THENCE with the West line of the herein described tract, being the a perpendicular distance of 20 feet to the West of and parallel to the East line of the said Elmer Timmerman tract same being the West line of the said Collier tract in accordance with said survey of the Collier tract, the following four (4) courses and distances;

- 1) S 30° 25' 49" W for a distance of 485.07 feet to a point.
- 2) S 30° 35' 20" W for a distance of 1198.14 feet to a point.
- 3) S 30° 30' 59" W for a distance of 823.68 feet to a point.
- 4) S 30° 37' 31" W for a distance of 858.43 feet to a point.

THENCE continuing with the West line of the herein described tract, S 75° 15' 23" W for a distance of 142.33 feet to a point being a perpendicular distance of 20 feet to the North of the North line of the said Richard A. Krantz tract.

THENCE with a North line of the herein described tract, being a perpendicular distance of 20 feet to the North of and parallel to the North line of the said Richard A. Krantz tract same being the South line of the said Elmer Timmerman tract in accordance with the said Boundary Line Agreement N 60° 06' 46" W for a distance of 137.60 feet to a point.

THENCE continuing with a North line of the herein described tract, N 82° 17' 55" W for a distance of 109.24 feet to a point being 20' North of the North line of the said Caywood tract, same being the South line of the said Timmerman tract in accordance with the said Boundary Line Agreement.

THENCE continuing with a North line of the herein described tract, being a perpendicular distance of 20 feet to the North of and parallel to the North line of the said Caywood tract, same being the South line of the said Elmer Timmerman tract in accordance with the said Boundary Line Agreement, the following two (2) courses and distances;

- 1) N 59° 55' 29" W for a distance of 1328.61 feet to a point.

FIELD NOTES

FOR
CITY OF PFLUGERVILLE


APRIL 15, 1985

2.56 acres out of
T.S. DARNES SUR. NO. 46

- 2) N 60° 14' 10" W for a distance of 32.80 feet to a point in the East line of the herein described 19.00 acre tract, for Westerly Northwest corner hereof;

THENCE with a West line of the herein described tract, being the East line of the herein described 19.00 acre tract, S 30° 00' 00" W for a distance of 20.00 feet to the POINT OF BEGINNING and containing 2.56 acres of land more or less.

The undersigned does hereby certify that the above description represents the results of an actual survey made on the ground of the property legally described herein, it is true and correct to the best of my knowledge and belief.


Steve Brandt, Registered Public Surveyor
No. 4126 State of Texas
Surveyed April 1985

