

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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 CE DEVELOPMENT, INC., a Texas corporation ("Grantor") for a full and 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 described and depicted on Exhibit "A", attached hereto and incorporated herein by reference ("Property").

Exceptions to Conveyance and Warranty: All matters of record or visible and apparent on the ground, to the extent the same are valid, subsisting, and affect the Property; 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; and the Drainage Easements (as defined below).

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto in anywise belonging, unto Grantee, and Grantee's successors and 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 Exceptions to Conveyance and Warranty.

Grantor hereby expressly reserves and retains in favor and on behalf of Grantor, its successors and assigns, and Travis County Municipal Utility District No. 23 (collectively, the "Beneficiaries") and excepts from the conveyance to Grantee herein, three (3) perpetual, non-exclusive easements over, under and across the Property in the locations described on Exhibits "B-1", "B-2" and "B-3", attached hereto and incorporated herein by reference (the "Drainage Easement Tracts"), for purposes of construction, installation, operation, repair, inspection, maintenance, relocation, removal, upgrade, and replacement of drainage improvements and related facilities and appurtenances for the conveyance of storm and irrigation run off waters, and making connections thereto, and for maintaining the Drainage Easement Tracts by clearing and removing vegetation, debris, and other obstructions (collectively, the "Drainage

Easements”). Grantee agrees to execute and deliver such documents as may from time to time be requested by any of the Beneficiaries to join in and/or ratify the Drainage Easements.

Signature Page to Follow

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

GRANTOR:

CE DEVELOPMENT, INC.,
a Texas corporation

By: [Signature]
John S. Lloyd, President

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 3rd day of April, 2017 by John S. Lloyd, President of CE Development, Inc., a Texas corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

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 this ____ day of _____, 2017 by Brandon Wade, City Manager of the City of Pflugerville, Texas, a Texas home-rule municipality, on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT "A"

- Tract 1: 43.52 acres of land, more or less, out of the John Liesse Survey No. 18, Abstract 496, in Travis County, Texas, being more particularly described by metes and bounds on Exhibit "A-1" attached hereto and incorporated herein.
- Tract 2: 0.48 acres of land, more or less, out of the John Liesse Survey No. 18, Abstract 496, in Travis County, Texas, being more particularly described by metes and bounds on Exhibit "A-2" attached hereto and incorporated herein.

Exhibit "A-1"

Tract 1

THAT PART OF THE JOHN LIESSE SURVEY No. 18, ABSTRACT No. 496 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 85.00-ACRE TRACT OF LAND (TRACT 2) CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015162822 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 33.233-ACRE TRACT OF LAND CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP BY DEED RECORDED IN DOCUMENT No. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 45.533 ACRE TRACT (TRACT 1) OF LAND CONVEYED TO SBJV INVESTMENTS, LTD., BY DEED RECORDED IN DOCUMENT No. 2015093627 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; A PART OF THAT 29.034 ACRE TRACT (TRACT 1) OF LAND CONVEYED TO SBJV INVESTMENTS, LTD., BY DEED RECORDED IN DOCUMENT NO. 2015094383 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND A PART OF THAT 44.114 ACRE TRACT (TRACT 4) OF LAND CONVEYED TO SBJV INVESTMENTS, LTD., BY DEED RECORDED IN DOCUMENT No. 2015093627 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at 1/2" iron rod set at the west corner of a said 33.233-Acre Tract, same being the south corner of a 211.71-Acre Tract (Tract 1) of land conveyed to City of Pflugerville by deed recorded in Document No. 2015165200 of the Official Public Records of Travis County, Texas, and on the northeast line of a 198.380-Acre Tract of land conveyed to James W. & Nadine M. Whiteley by deed recorded in Volume 6373, Page 1149 of the Deed Records of Travis County, Texas;

THENCE N.27°30'21"E. with the northwest line of said 33.233-Acre Tract, same being in part with the southeast line of said 211.71-Acre Tract and with the southeast line of said 85.00-Acre Tract, (pass at a distance of 883.95 feet a 1/2" iron rod set at the east corner of said 211.71-Acre Tract, same being the south corner of said 85.00-Acre Tract) in all a distance of 1,279.39 feet to a 1/2" iron rod set;

THENCE across said 85.00-Acre Tract, said 33.233-Acre tract, said 45.533-Acre Tract, said 29.034-Acre Tract and said 44.114-Acre Tract the following 19 courses:

1. N.62°29'24"W. a distance of 45.66 feet to a 1/2" iron rod set;
2. N.27°43'07"E. a distance of 125.00 feet to a 1/2" iron rod set;
3. S.62°29'24"E. a distance of 190.78 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;
4. Southeasterly along the arc of said curve, a distance of 606.42 feet, said curve having a radius of 500.00 feet, a central angle of 69°29'28" and a chord bearing S.16°20'05"E., 569.93 feet ;
5. S.30°54'26"E. a distance of 70.36 feet to a point on a non-tangent curve to the left;
6. Northeasterly along the arc of said curve, a distance of 631.01 feet, said curve having a radius of 185.00 feet, a central angle of 195°25'39" and a chord bearing N.40°24'58"E., 366.65 feet to a 1/2" iron rod set;
7. N.57°17'51"W. a distance of 58.09 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
8. Northwesterly, along the arc of said curve to the right a distance of 98.35 feet, said curve having a radius of 165.00 feet, a central angle of 34°09'01", and a chord bearing N.40°13'21"W., 96.90 feet to a 1/2" iron rod set;
9. S.88°29'57"E. a distance of 171.57 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
10. Southeasterly, along the arc of said curve to the right a distance of 245.11 feet, said curve having a radius of 265.00 feet, a central angle of 52°59'43", and a chord bearing S.62°00'06"E., 236.47 feet to a 1/2" iron rod set at a point of reverse curvature of a curve to the left;
11. Southeasterly, along the arc of said curve a distance of 296.77 feet, said curve having a radius of 635.00 feet, a central angle of 26°46'39", and a chord bearing S.48°53'34"E., 294.08 feet to a 1/2" iron rod set;
12. S.62°16'53"E. a distance of 103.48 feet to a 1/2" iron rod set;
13. S.27°43'07"W. a distance of 86.58 feet to a 1/2" iron rod set;

14. N.62°16'53"W. a distance of 89.38 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;
15. Southwesterly along the arc of said curve, a distance of 538.93 feet, said curve having a radius of 185.00 feet, a central angle of 166°54'32" and a chord bearing S.25°31'24"W., 367.59 feet to a 1/2" iron rod set;
16. S.62°12'26"E. a distance of 411.83 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;
17. Southerly along the arc of said curve, a distance of 227.21 feet, said curve having a radius of 900.00 feet, a central angle of 14°27'53" and a chord bearing S.17°08'15"W., 226.61 feet to a 1/2" iron rod set at a point of reverse curvature of a curve to the right;
18. Southerly, along the arc of said curve a distance of 133.17 feet, said curve having a radius of 450.00 feet, a central angle of 16°57'19", and a chord bearing S.18°22'58"W., 132.68 feet to a 1/2" iron rod set;
19. S.26°51'37"W. a distance of 536.05 feet to a 1/2" iron rod set on the southwest line of said 44.114-Acre Tract, same being the northeast line of a 8.90-Acre Tract of land conveyed to Randall J. & Darlene M. Harlan be deed recorded in Document No. 2015038577 of the Official Public Records of Travis County, Texas;

THENCE N.62°57'24"W. in part with the southwest line of said 45.533-Acre Tract, said 29.034-Acre Tract, said 44.114-Acre Tract, and said 33.322-Acre Tract and in part with the northwest line of said 8.90-Acre Tract and said 198.380-Acre Tract a distance of 1717.41 feet to the said Point of Beginning.

Containing 43.52 acres, more or less.

John K. Weigand 12/5/2016
 J. Kenneth Weigand
 Registered Professional Land Surveyor No. 5741
 State of Texas



RJ Surveying & Associates, Inc.
 2900 Jazz Street
 Round Rock, Texas 78664
 F-10015400

All iron rods set have RJ Surveying caps
 Bearings are Texas State Plane Central Zone NAD 83

Exhibit "A-2"

Tract 2

THAT PART OF THE JOHN LIESSE SURVEY No. 18, ABSTRACT No. 496, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 33.233-ACRE TRACT OF LAND CONVEYED TO ARP AUTUMN RIDGE PARTNERS, LP BY DEED RECORDED IN DOCUMENT No. 2007094925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND PART OF THAT 85.00-ACRE TRACT OF LAND (TRACT 2) CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2015162822 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

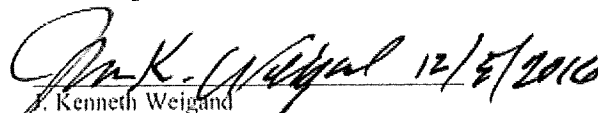
BEGIN at 1/2" iron rod set at the west corner of said 33.233-Acre Tract, same being the south corner of 211.71-Acre Tract (Tract 1) of land conveyed to City of Pflugerville by deed recorded in Document No. 2015165200 of the Official Public Records of Travis County, Texas, and on the northeast line of a 198.380-Acre Tract of land conveyed to James W. & Nadine M. Whiteley by deed recorded in Volume 6373, Page 1149 of the Deed Records of Travis County, Texas;

THENCE N.27°30'21"E. with the northwest line of said 33.233-Acre Tract, same being in part with the southeast line of said 211.71-Acre Tract and with the southeast line of a 85.00-acre Tract (Tract 2) of land conveyed to CE Development, INC. by deed recorded in Document No. 2015162822 of the Official Public Records of Travis County, Texas, (pass at a distance of 883.95 feet a 1/2" iron rod set at the east corner of said 211.71-Acre Tract, same being the south corner of said 85.00-Acre Tract) in all a distance of 1454.39 feet to the Point of Beginning

THENCE in part across said 85.00-acre Tract and said 33.233-Acre Tract the following five courses:

1. N.62°29'24"W. a distance of 45.01 feet to a 1/2" iron rod set;
2. N.27°43'07"E. distance of 140.00 feet to a 1/2" iron rod set;
3. S.62°29'24"E. (at 44.49 feet pass the east line of said 85.00 Acre Tract and the west line of said 33.233 Acre Tract) in all a distance of 150.00 feet to a 1/2" iron rod set;
4. S.27°43'07"W. a distance of 140.00 feet to a 1/2" iron rod set;
5. N.62°29'24"W. a distance of 104.99 feet to the said Point of Beginning.

Containing 0.48 acre, more or less.


J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

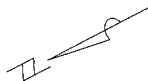


RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
F-10015400

All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

SCALE: 1"=100'

0 100' 200' 300' 400'



LEGEND:

- o SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- a CALCULATED POINT
- o OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- o DEED RECORDS OF TRAVIS COUNTY, TEXAS
- o POINT OF BEGINNING
- o POINT OF COMMENCEMENT

NOTES:

BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 83
THIS PARCEL IS DESCRIBED ON A SEPARATE ATTACHMENT

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BRINC
C1	606.42	500.00	63°27'38"	516.702047°	569.93
C2	631.19	145.00	195°25'39"	NA40°24'58.1"	366.65
C3	93.19	365.00	143°02'01"	NA40°17'21"	96.80
C4	245.11	265.00	37°59'43"	55°27'07.66"	238.47
C5	296.77	835.00	2°46'39"	54°53'14"	294.08
C6	530.93	165.00	166°54'12"	52°25'74.76"	367.59
C7	277.17	909.00	147°23'43"	51°17'08.15"	276.61
C8	133.71	450.00	165°37'09"	51°42'29.98"	132.64

LINE TABLE		
LINE	DEASING	LENGTH
L1	M627924W	43.66
L2	M627924W	43.19
L3	M627924W	45.01
L4	M627924E	44.49

ALL EASEMENTS OF RECORD ARE SHOWN ON MOI-101 ON THIS PLAT AS FOUND ON THE TITLE POLICY ISSUED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE, 16 NOVEMBER 2016, OF NO. 16A3600-COM.

- [illegible]

AREA SUMMARY
2.89 ACRES OUT OF FLOODPLAIN
34.12 ACRES IN FLOODPLAIN
44.00 ACRES TOTAL

DERIVATION:

THIS IS TO CERTIFY THAT THE BOUNDARY IS IN CONFORMANCE WITH THE GENERAL RULES AND PROCEDURES SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS AND IS WITHIN THE POSITIONAL TOLERANCES REQUIRED FOR SURVEYS WITHIN INCORPORATED AREAS AND MEETS THE REQUIREMENTS OF A CATEGORY 1, CONDITION 1, SURVEY AS DEFINED IN THE MANUAL OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS PREPARED BY THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS.



Dr. K. M. Wilson 12/5/2010
KENNETH WILSON
REGISTERED PROFESSIONAL LAND SURVEYOR No.

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664

10015400	(512) 836-4793 FAX: (512) 836-4817	SCALE: 1" =	308 NO: 1575-8
DATE: 14 OCTOBER 2016			
FIELD BOOK: 848			

100

EXHIBIT "B-1"

Drainage Easement Tract 1
1575 – 0.085 Acre Easement

THAT PART OF THE JOHN LIESSE SURVEY No. 18, ABSTRACT No. 496 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 45.533 ACRE TRACT (TRACT 1) OF LAND CONVEYED TO SBJV INVESTMENTS, LTD., BY DEED RECORDED IN DOCUMENT No. 2015093627 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING at found cotton spindle at the west corner of a 33.233-Acre Tract of land conveyed to ARP Autumn Ridge Partners LP by deed recorded in Document No. 2007094926 of the Official Public Records of Travis County, Texas, same being the south corner of a 211.71-Acre Tract (Tract 1) of land conveyed to City of Pflugerville by deed recorded in Document No. 2015165200 of the Official Public Records of Travis County, Texas, and on the northeast line of a 198.380-Acre Tract of land conveyed to James W. & Nadine M. Whiteley by deed recorded in Volume 6373, Page 1149 of the Deed Records of Travis County, Texas, from which a set ½" iron rod set bears N.27°30'21"E. a distance of 883.95 feet;

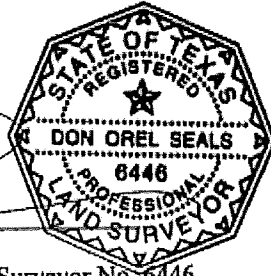
THENCE N.62°53'50"E., over and across said 33.233 acre tract and said 45.553 acre tract, a distance of 1,158.81 feet to a ½" iron rod set for the **Point of Beginning**;

THENCE over and across said 45.533 acre tract the following four (4) courses:

1. Easterly along the arc of a curve to the left a distance of 50.15 feet, said curve having a radius of 185.00 feet, a central angle of 15°31'59" and a chord bearing S.72°01'15"E., 50.00 feet to a ½" iron rod set for corner;
2. S.18°04'32"W. a distance of 84.11 feet to a ½" iron rod set for corner;
3. N.53°14'45"W. a distance of 52.78 feet to a ½" iron rod set for corner;
4. N.18°04'32"E. a distance of 67.12 feet to the **Point of Beginning**.

Containing 0.085 acre, more or less, as shown on the sketch attached.

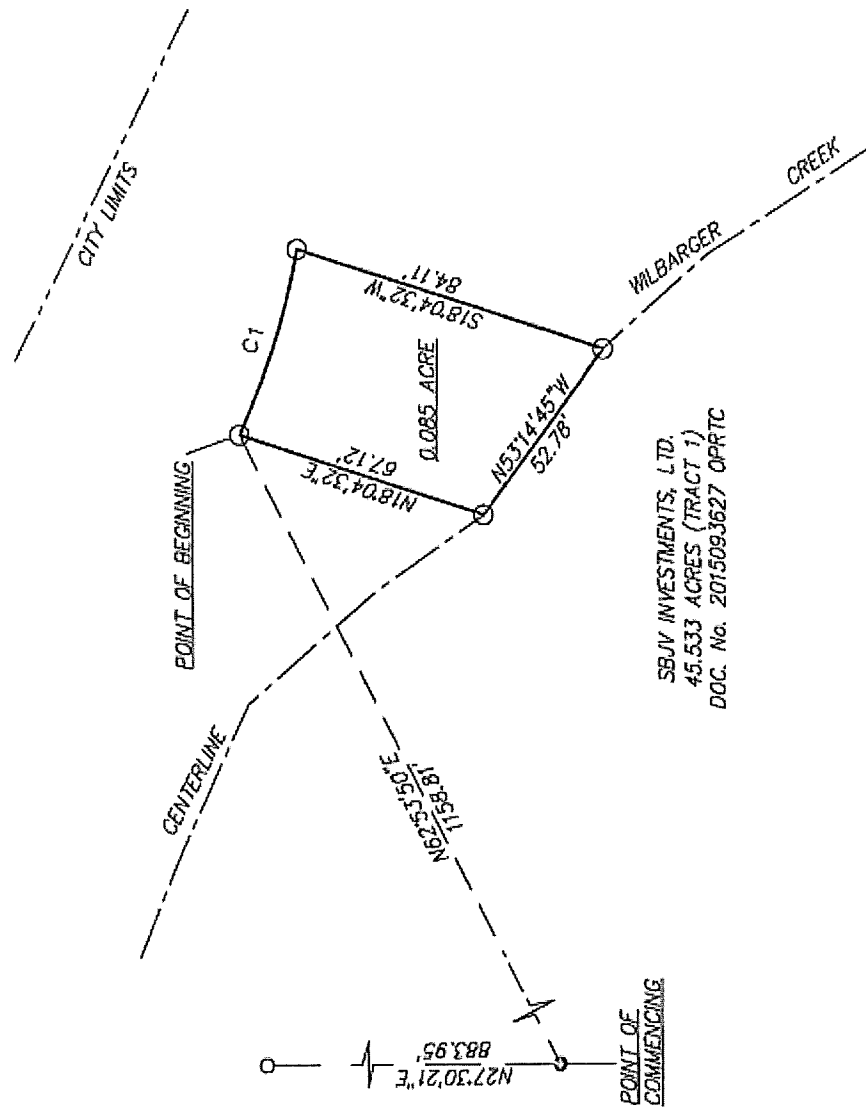

Don Orel Seals
Registered Professional Land Surveyor No. 6446
State of Texas



RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
Texas Board of Professional Land Surveying Firm No. 10015400

All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

SCALE: 1"=40'



LEGEND:

- = FOUND COTTON SPINDLE
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- NOTES: BEARINGS ARE TEXAS STATE PLANE

SKETCH TO ACCOMPANY DESCRIPTION
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: MAR. 10, 2017 SCALE: 1"=40'
 RJ SURVEYING & ASSOCIATES, INC.
 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
 (512) 836-4793 FAX: (512) 836-4817
 F-10015400

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.
C1	50.15'	185.00	15°31'59"	57°20'15"E
				50.00'

EXHIBIT "B-2"

Drainage Easement Tract 2

1575 – 1.470 Acre Easement

THAT PART OF THE JOHN LIESSE SURVEY No. 18, ABSTRACT No. 496 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 45.533 ACRE TRACT (TRACT 1) OF LAND CONVEYED TO SBJV INVESTMENTS, LTD., BY DEED RECORDED IN DOCUMENT No. 2015093627 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND A PART OF THAT 29.034 ACRE TRACT (TRACT 1) OF LAND CONVEYED TO SBJV INVESTMENTS, LTD., BY DEED RECORDED IN DOCUMENT NO. 2015094383 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at cotton spindle found at the west corner of a 33.233-Acre Tract of land conveyed to ARP Autumn Ridge Partners LP by deed recorded in Document No. 2007094926 of the Official Public Records of Travis County, Texas, same being the south corner of a 211.71-Acre Tract (Tract 1) of land conveyed to City of Pflugerville by deed recorded in Document No. 2015165200 of the Official Public Records of Travis County, Texas, and on the northeast line of a 198.380-Acre Tract of land conveyed to James W. & Nadine M. Whiteley by deed recorded in Volume 6373, Page 1149 of the Deed Records of Travis County, Texas, from which a set ½" iron rod set bears N.27°30'21"E. a distance of 883.95 feet;

THENCE N.52°12'36"E., over and across said 33.233 acre tract and continuing over and across said 45.553 acre tract, a distance of 1,554.05 feet to a ½" iron rod set for the **Point of Beginning**;

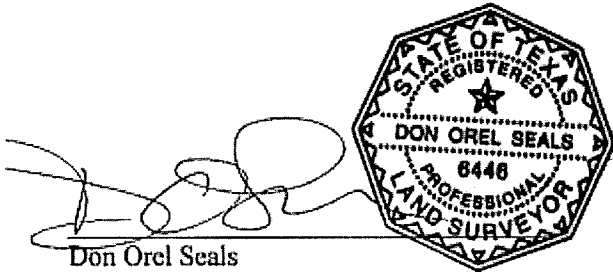
THENCE over and across said 33.233 acre tract and said 45.553 acre tract the following seventeen (17) courses:

1. S.88°29'57"E. a distance of 43.83 feet to a ½" iron rod set Fat the beginning of a curve to the right;
2. Easterly, along the arc of said curve to the right a distance of 6.17 feet, (said curve having a radius of 265.00 feet, a central angle of 01°20'58", and a chord bearing S.87°49'57"E., 6.17 feet) to a ½" iron rod set for corner;
3. S.01°30'03"W. a distance of 30.23 feet to a ½" iron rod set for corner;
4. S.36°58'07"E. a distance of 339.52 feet to a ½" iron rod set for corner;
5. S.85°40'05"E. a distance of 252.89 feet to a ½" iron rod set for corner;
6. S.62°16'53"E. a distance of 68.06 feet to a ½" iron rod set for corner;
7. S.27°43'07"W. a distance of 25.04 feet to a ½" iron rod set for corner;
8. N.85°40'05"W. a distance of 337.02 feet to a ½" iron rod set for corner;
9. S.24°41'44"W. a distance of 218.86 feet to a ½" iron rod set for corner;
10. N.87°42'19"E. a distance of 75.48 feet to a ½" iron rod set for corner on a non-tangent curve to the left;
11. Southerly along the arc of said curve, a distance of 50.15 feet (said curve having a radius of 185.00 feet, a central angle of 15°31'58" and a chord bearing S.02°20'39"E., 50.00 feet) to a ½" iron rod set for corner;
12. S.87°42'19"W. a distance of 100.99 feet to a ½" iron rod set for corner;
13. S.24°41'44"W. a distance of 203.22 feet to a ½" iron rod set for corner;

1575 – 1.470 Acre Easement

14. N.38°16'21"W. a distance of 56.13 feet to a ½" iron rod set for corner;
15. N.24°41'44"E. a distance of 487.30 feet to a ½" iron rod set for corner;
16. N.36°58'07"W. a distance of 313.24 feet to a ½" iron rod set for corner;
17. N.01°30'03"E. a distance of 47.75 feet to the Point of Beginning.

Containing 1.470 acres, more or less, as shown on the sketch attached.



Don Orel Seals
Registered Professional Land Surveyor No. 6446
State of Texas

RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
Texas Board of Professional Land Surveying Firm No. 10015400

All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83

S:\LAND\1531-1605\1575\dwg\1575-05-4-Emment-7.dwg 3/10/2017 3:57:17 PM CST

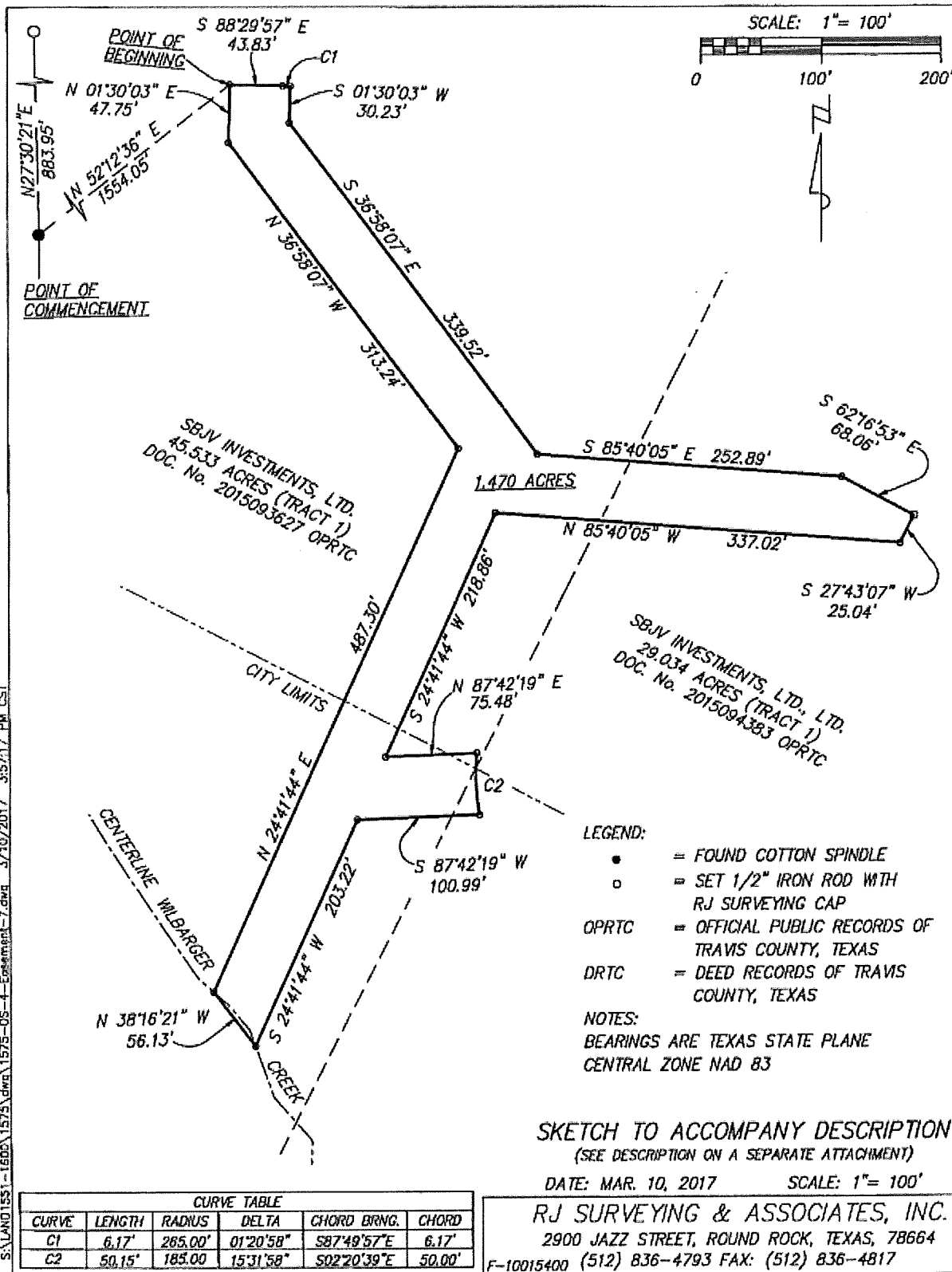


EXHIBIT "B-3"

Drainage Easement Tract 3
1575 – 0.347 Acre Easement

THAT PART OF THE JOHN LIESSE SURVEY No. 18, ABSTRACT No. 496 IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 29.034 ACRE TRACT (TRACT 1) OF LAND CONVEYED TO SBJV INVESTMENTS, LTD., BY DEED RECORDED IN DOCUMENT NO. 2015094383 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND A PART OF THAT 44.114 ACRE TRACT (TRACT 4) OF LAND CONVEYED TO SBJV INVESTMENTS, LTD., BY DEED RECORDED IN DOCUMENT No. 2015093627 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

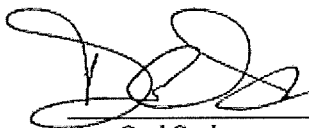
COMMENCING at cotton spindle found at the west corner of a 33.233-Acre Tract of land conveyed to ARP Autumn Ridge Partners LP by deed recorded in Document No. 2007094926 of the Official Public Records of Travis County, Texas, same being the south corner of a 211.71-Acre Tract (Tract 1) of land conveyed to City of Pflugerville by deed recorded in Document No. 2015165200 of the Official Public Records of Travis County, Texas, and on the northeast line of a 198.380-Acre Tract of land conveyed to James W. & Nadine M. Whiteley by deed recorded in Volume 6373, Page 1149 of the Deed Records of Travis County, Texas, from which a set ½" iron rod set bears N.27°30'21"E. a distance of 883.95 feet;


THENCE S.65°38'10"E., over and across said 33.233 acre tract, and said 45.553 acre tract and said 29.034 acre tract and said 44.114 acre tract, a distance of 1,719.03 feet to a ½" iron rod set for the **Point of Beginning**;

THENCE over and across said 85.00 acre tract the following four (4) courses:

1. N.63°31'47"W. a distance of 312.64 feet to a ½" iron rod set for corner;
2. N.48°32'00"E. a distance of 53.95 feet to a ½" iron rod set for corner;
3. S.63°31'47"E. a distance of 292.71 feet to a ½" iron rod set for corner;
4. S.26°51'37"W. a distance of 50.00 feet to the **Point of Beginning**.

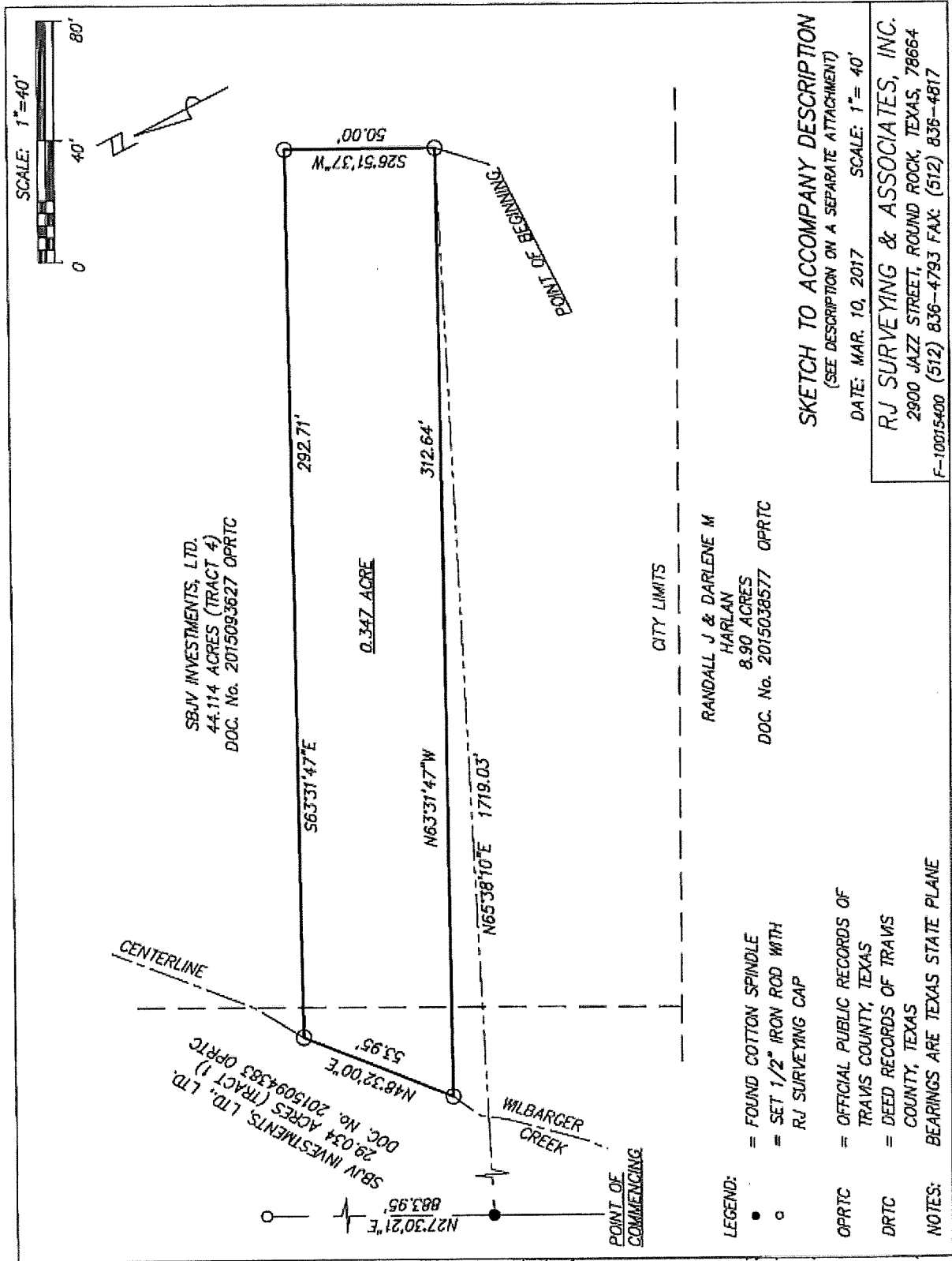
Containing 0.347 acres, more or less, as shown on the sketch attached.


Don Orel Seals
Registered Professional Land Surveyor No. 6446
State of Texas



RJ Surveying & Associates, Inc.
2900 Jazz Street
Round Rock, Texas 78664
Texas Board of Professional Land Surveying Firm No. 10015400

All iron rods set have RJ Surveying caps
Bearings are Texas State Plane Central Zone NAD 83



After recordation please return to: City of Pflugerville
Attn: Brandon E. Wade, City Manager
P.O. Box 589
Pflugerville, Texas 78691