

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 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 the following easements over, under and across the Property in favor and on behalf of Grantor, its successors and assigns, and Travis County Municipal Utility District Nos. 22 and 23 (collectively, the "Beneficiaries") and excepts from the conveyance to Grantee herein (collectively, the "Easements"): (i) two (2) perpetual, non-exclusive easements over, under and across the Property in the locations described on Exhibits "B-1" and "B-2", 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; (ii) two (2) perpetual, non-exclusive easements over, under and across the Property in the locations described on Exhibits "C-1" and "C-2", attached hereto and incorporated herein by reference (the "Wastewater Easement Tracts"), for purposes of construction, installation, operation, repair, inspection, maintenance, relocation, removal, upgrade, and replacement of one or more wastewater lines and related facilities and appurtenances, and making connections thereto, and for maintaining the Wastewater Easement Tracts by clearing and removing vegetation, debris, and other obstructions; and (iii) one (1) perpetual, non-exclusive easement over, under and across the Property in the location described on Exhibit "D", attached hereto and incorporated herein by reference (the "Drainage & Wastewater Easement Tract"), 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 one or more wastewater lines and related facilities and appurtenances, and making connections thereto, and for maintaining the Drainage & Wastewater Easement Tract by clearing and removing vegetation, debris, and other obstructions. 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 Easements.

Signature Page to Follow

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

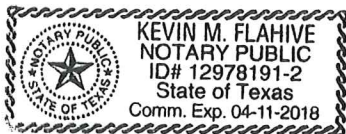
GRANTOR:

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: 1.218 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: 7.058 acres of land, more or less, out of the Joseph Wiehl Survey No. 8, Abstract 802 and the William Caldwell Survey No. 66, Abstract 162, in Travis County, Texas, being more particularly described by metes and bounds on Exhibit "A-2" attached hereto and incorporated herein.
- Tract 3: 25.250 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-3" attached hereto and incorporated herein.

Exhibit "A-1"

Tract 1

1.218 Acres

THAT PART OF THE JOHN LIESSE SURVEY No. 18, ABSTRACT 496, IN TRAVIS COUNTY, TEXAS, BEING OUT OF THAT 6.43 ACRE TRACT (TRACT 3) CONVEYED TO CE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT No. 2015162822 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), DESCRIBED AS FOLLOWS:

COMMENCE at a ½" iron rod found in the Northeast line of Cameron Road for a Southwest corner of said 6.43 acre tract;

THENCE N.26°58'58"E. 3581.83 feet along the West line of said 6.43 acre tract to a ½" iron rod set for the Northeast corner of a 125.15 acre tract conveyed to Winnie Mae and Jack Murchison by deed recorded in Volume 4796, Page 1140 of the Deed Records of Travis County, Texas, same being the Southeast corner of a 31.99 acre tract (Tract 2) conveyed to the City of Pflugerville by deed recorded in Document No. 2015165200, OPRTC, same being the Point of Beginning;

THENCE N.26°58'58"E. 883.93 feet along the East line of said 31.99 acre tract and the West line of said 6.43 acre tract to a ½" iron rod set in the South line of an 85.00 acre tract (Tract 2) conveyed to CE Development, Inc. by deed recorded in Document No. 2015162822, OPRTC for the Northeast corner of said 31.99 acre tract and the Northernmost corner of said 6.43 acre tract.

THENCE S.62°54'31"E. 60.00 feet along the South line of said 85.00 acre tract and the North line of said 6.43 acre tract to a ½" iron rod set for the Northeast corner of said 6.43 acre tract and the Northwest corner of a 211.71 acre tract (Tract 1) conveyed by deed to the City of Pflugerville in Document No. 2015165200, OPRTC;

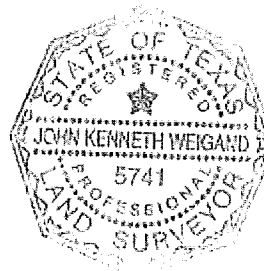
THENCE S.26°58'58"W. 883.93 feet along the West line of said 211.71 acre tract and the East line of said 6.43 acre tract to a ½" iron rod set for a corner hereof;

THENCE N.62°54'31"W. 60.00 feet across said 6.43 acre tract to the Point of Beginning.

Containing 1.218 acres, more or less, as shown on the sketch attached.

John K. Weigand Aug. 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

7.058 Acres

THAT PART OF THE JOSEPH WIEHL SURVEY No. 8, ABSTRACT 802, & THE WILLIAM CALDWELL SURVEY No. 66, ABSTRACT 162, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 49.42 ACRE TRACT (TRACT 2) AND THAT 20.287 ACRE TRACT (TRACT 3) CONVEYED TO CE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT No. 2015146169 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PART OF THAT 7.140 ACRE TRACT (TRACT 6) CONVEYED TO CE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT No. 2015146187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), DESCRIBED AS FOLLOWS:

COMMENCE at an iron pipe found in the North line of Cameron Road for the Southeast corner of a 3.507 acre tract conveyed by deed to CE Development, Inc. by deed recorded in Document No. 2015146187, OPRTC;

THENCE S.62°47'45"E. 1506.07 feet along the North line of said Cameron Road to a point for the Southeast corner of the remainder of a 118.16 acre tract described in Volume 317, Page 124 of the Deed Records of Travis County, Texas and the Southwest corner of said 7.140 acre tract;

THENCE the following three (3) courses along the West line of said 7.140 acres:

1. N.26°53'30"E. 966.41 feet to a point for corner;
2. N.26°22'38"E. 1615.49 feet to a point for corner;
3. N.26°43'03"E. 344.09 feet to a ½" iron rod set for the Northeast corner of said remainder of 118.16 acres, the Southeast corner of said 20.287 acre tract, same being the Point of Beginning;

THENCE N.62°33'33"W. 309.24 feet along the Northeast line of said remainder of 118.16 acres and the Southwest line of said 20.287 acre tract to a ½" iron rod set for corner;

THENCE across said 20.287 acre tract the following two (2) courses:

1. N.27°26'27"E. 25.00 feet to a ½" iron rod set for corner;
2. S.62°33'33"E. 125.00 feet to a ½" iron rod set for corner;

THENCE N.27°26'27"E. across said 20.287 acre tract, at 441.40 feet passing Northeast line of said 20.287 acre tract and the Southwest line of said 49.42 acre tract, also being the approximate location of the common line between said William Caldwell Survey and said Joseph Wiehl Survey, in all a total distance of 1137.27 feet to a ½" iron rod set for corner;

THENCE N.00°48'39"E. 179.03 feet across said 49.42 acre tract to a ½" iron rod set for the Northernmost corner hereof;

THENCE S.89°11'21"E. continuing across said 49.42 acre tract, 42.11 feet to a ½" iron rod set at the beginning of a curve to the right;

7.058 Acres

THENCE 206.42 feet along said curve to the right, (at 198.45 feet pass the East Line of said 49.42 acre tract and the West Line of said 7.140 acre tract) said curve having a radius of 450.00 feet, a central angle of $26^{\circ}16'56''$, and a chord bearing of $S.76^{\circ}02'53''E$. 204.61 feet, to a $\frac{1}{2}$ " iron rod set;

THENCE $S.62^{\circ}54'25''E$. 52.03 feet across said 7.140 acre tract to a $\frac{1}{2}$ " iron rod set on or near the common line between said Joseph Wiehl Survey and the John Liesse Survey No. 18, Abstract 496, same being the East line of said 7.140 acre tract and the West line of an 85.00 acre tract conveyed to CE Development, Inc. by deed recorded in Document No. 2015162822, OPRTC;

THENCE $S.27^{\circ}22'21''W$. 35.66 feet along the East line of said 7.140 acre tract and the West line of said 85.00 acre tract to a $\frac{1}{2}$ " iron rod set for the Southwest corner of said 85.00 acre tract and the Northwest corner of a 31.99 acre tract conveyed by deed to the City of Pflugerville in Document No. 2015165200, OPRTC;

THENCE $S.27^{\circ}22'21''W$. (at 883.94 feet passing the Southwest corner of said 31.99 acre tract, the Southwest corner of said John Liesse Survey, the Southeast corner of said Wiehl Survey, and the Northwest corner of a 125.15 Acre tract conveyed to Winnie Mae & Jack Murchison by deed recorded in Volume 4796, Page 1140 of the Deed records of Travis County, Texas), in all a total distance of 932.66 feet to a $\frac{1}{2}$ " iron rod set for corner;

THENCE $S.22^{\circ}42'08''W$. continuing along the East line of said 7.140 acre tract, 419.48 feet to a $\frac{1}{2}$ " iron rod set in the West line of said 125.15 acre tract;

THENCE $S.26^{\circ}43'03''W$. continuing along the common line of said 7.140 acre tract and said 125.15 acre tract, 2.86 feet to a $\frac{1}{2}$ " iron rod set for the Southernmost corner hereof;

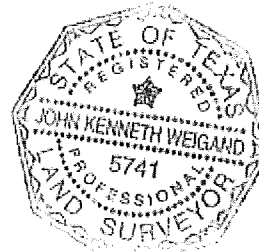
THENCE $N.62^{\circ}33'33''W$. 60.00 feet across said 7.140 acre tract to the Point of Beginning.

Containing 7.058 acres, more or less, as shown on the sketch attached.

John K. Weigand Aug. 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.

Page 2 of 2

1575-7.058 acres.docx7.058 acres

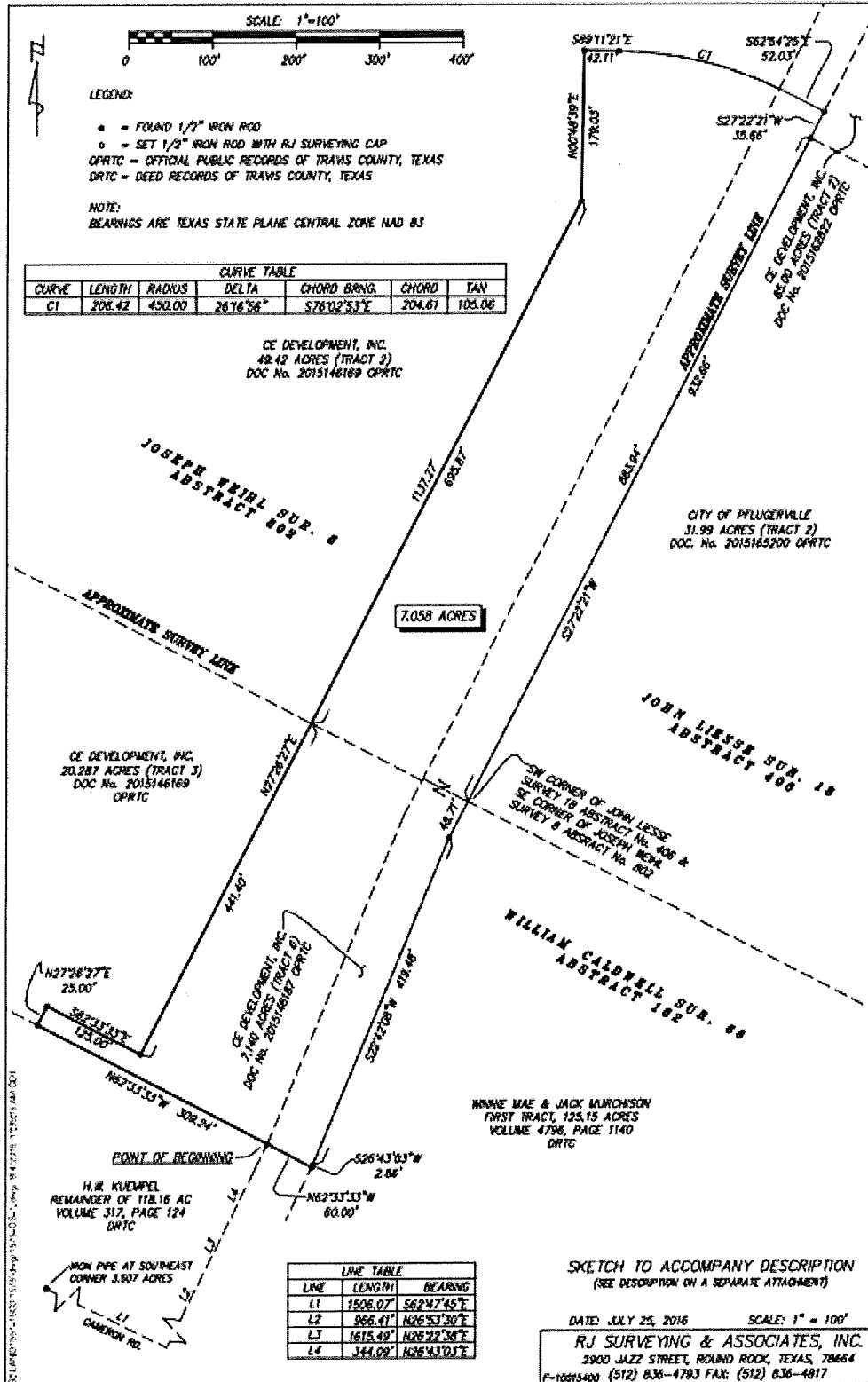


Exhibit "A-3"

Tract 3

25.250 Acres

THAT PART OF THE JOHN LIESSE SURVEY No. 18, ABSTRACT 496, IN TRAVIS COUNTY, TEXAS, BEING OUT OF THAT 85.00 ACRE TRACT DESCRIBED AS "TRACT 2" AND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT No. 2015162822 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), DESCRIBED AS FOLLOWS:

COMMENCE at a 1" iron pipe found for the Westernmost Northwest corner of said 85.00 acre tract;

THENCE S.63°52'00"E. 1838.01 feet along the North line of said 85.00 acre tract and the South line of a 7.94 acre tract conveyed to CE Development, Inc. by deed recorded in Document No. 2015162829, OPRTC, to a point for the Southeast corner of said 7.94 acre tract, same being the Southwest corner of a 15.623 acre tract conveyed to Texas Gulfbank by deed recorded in Document No. 2015193607, OPRTC;

THENCE S.61°46'03" 915.73 feet along the South line of said 15.623 acre tract and the North line of said 85.00 acre tract to a ½" iron rod set for the Point of Beginning;

THENCE S.61°46'03"E. 1018.04 feet along the South line of said 15.623 acres and the North line of said 85.00 acre tract to a ½" iron rod set at the Southeast corner of said 15.623 acre tract;

THENCE N.27°30'21"E. 575.49 feet along the East line of said 15.623 acre tract and the east line of 15.967 acre tract conveyed to Texas Gulfbank by deed recorded in Document No. 2015193607, OPRTC, to a ½" iron rod set for the Northernmost corner hereof;

THENCE across said 85.00 acre tract the following seven (7) courses:

1. S.38°31'26"E. 109.53 feet to a ½" iron rod set for corner;
2. S.27°30'36"W. 635.89 feet to a ½" iron rod set for corner;
3. S.62°29'24"E. 152.23 feet to a ½" iron rod set at a point on a non-tangent curve to the left;
4. 92.94 feet along said curve to the left, having a radius of 50.00 feet, a central angle of 106°29'45", and a chord bearing of S.18°40'27"W. 80.12 feet to a ½" iron rod set for corner;
5. S.55°25'35"W. 87.72 feet to a ½" iron rod set for corner;
6. S.10°15'52"W. 29.64 feet to a ½" iron rod set for corner;
7. S.62°29'24"E. 305.61 feet to a ½" iron rod set in the east line of said 85.00 acre tract and the West line of a 33.233 acre tract conveyed to ARP Autumn Ridge Partners, LP by deed recorded in Document No. 2007094925, OPRTC;

25.250 Acres

THENCE S.27°30'22"W. 395.43 feet along the West line of said 33.233 acre tract and the East line of said 85.00 acre tract to a ½" iron rod set at the Southernmost corner of said 85.00 acre tract;

THENCE N.62°54'31"W. 893.16 feet along the South line of said 85.00 acre tract and the North line of a 211.71 acre tract conveyed to the City of Pflugerville by deed recorded in Document No. 2015165200, OPRTC, to a ½" iron rod found for the Southeast corner of a 0.682 acre tract conveyed by deed to the City of Pflugerville by deed recorded in Document No. 2015173064, OPRTC;

THENCE across said 85.00 acre tract and along the boundary of said 0.682 acre tract the following three (3) courses:

1. N. 27°00'00"E. 129.38 feet to a ½" iron rod found for the Northeast corner of said 0.682 acre tract;
2. N.63°00'00"W. 230.02 feet to a ½" iron rod found for the Northwest corner of 0.682 acre tract;
3. S.27°00'00"W. 129.01 feet to a ½" iron rod found in the South line of said 85.00 acre tract for the Southwest corner of said 0.682 acre tract;

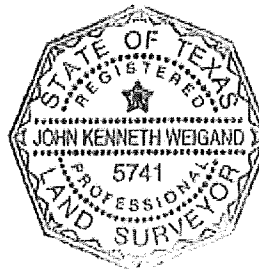
THENCE N.62°54'31"W. 695.80 feet along the South line of said 85.00 acre tract and the North line of said 211.71 acre tract to a ½" iron rod set for the Westernmost corner hereof;

THENCE N.47°48'00"E. 758.51 feet across said 85.00 acre tract to the Point of Beginning.

Containing 25.250 acres, more or less, as shown on the sketch attached.

John K. Weigand Aug. 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

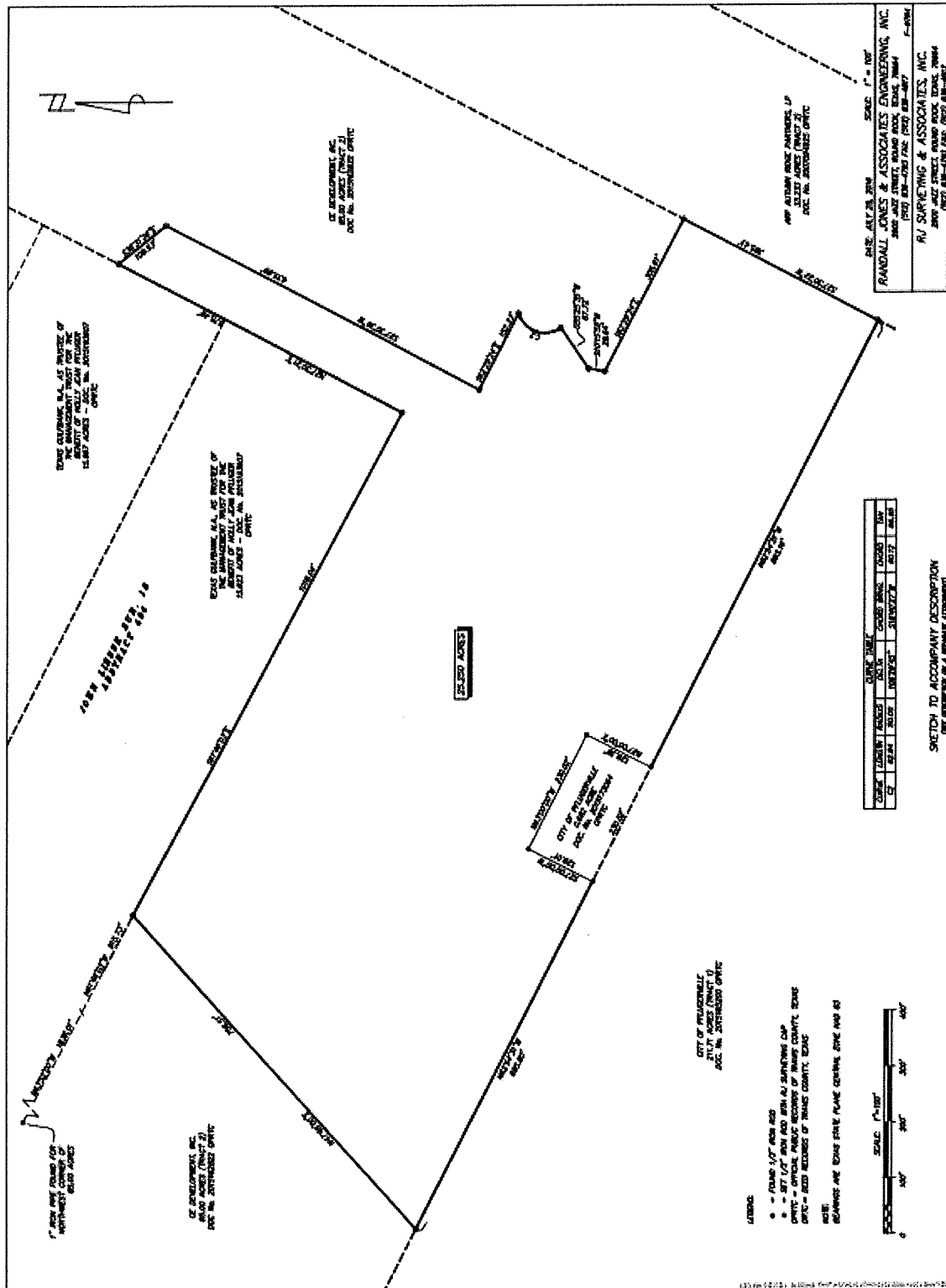


EXHIBIT "B-1"

Drainage Easement Tract 1
1575 – 0.380 Acre Easement

THAT PART OF THE JOHN LIESSE SURVEY No. 18, ABSTRACT 496, IN TRAVIS COUNTY, TEXAS, BEING OUT OF THAT 85.00 ACRE TRACT DESCRIBED AS "TRACT 2" AND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT No. 2015162822 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), DESCRIBED AS FOLLOWS:

COMMENCING at a ½" iron rod set for the southernmost corner of said 85.00 acre tract and in the North line of a 211.71 acre tract conveyed to the City of Pflugerville by deed recorded in Document No. 2015165200, OPRTC and in the East line of a 33.233 acre tract conveyed to ARP Autumn Ridge Partners, LP by deed recorded in Document No. 2007094925, OPRTC, from which a found cotton spindle bears S.62°30'21"W., a distance of 883.95 feet;

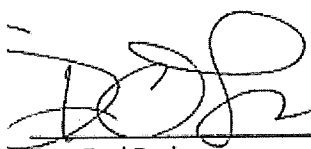
THENCE N.27°30'22"E., along the East line of said 85.00 acre tract and the West line of said 33.233 acre tract, a distance of 395.43 feet to a ½" iron rod set;

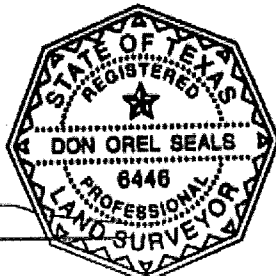
THENCE N.62°29'24"W. a distance of 292.30 feet to a ½" iron rod set the **Point of Beginning**;

THENCE over and across said 85.00 acre tract the following seven (7) courses:

1. S.55°25'35"W. a distance of 294.64 feet to a ½" iron rod set for corner;
2. N.34°34'25"W. a distance of 50.00 feet to a ½" iron rod set for corner;
3. N.55°25'35"E. a distance of 400.09 feet to a ½" iron rod set on a non-tangent curve to the left;
4. Southeasterly along the arc of said curve, a distance of 17.58 feet (said curve having a radius of 50.00 feet, a central angle of 20°08'52" and a chord bearing S.24°29'59"E., 17.49 feet) to a ½" iron rod set for corner;
5. S.55°25'35"W. a distance of 87.72 feet to a ½" iron rod set for corner;
6. S.10°15'52"W. a distance of 29.64 feet to a ½" iron rod set for corner;
7. S.62°29'24"E. a distance of 13.31 feet to the **Point of Beginning**.

Containing 0.380 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

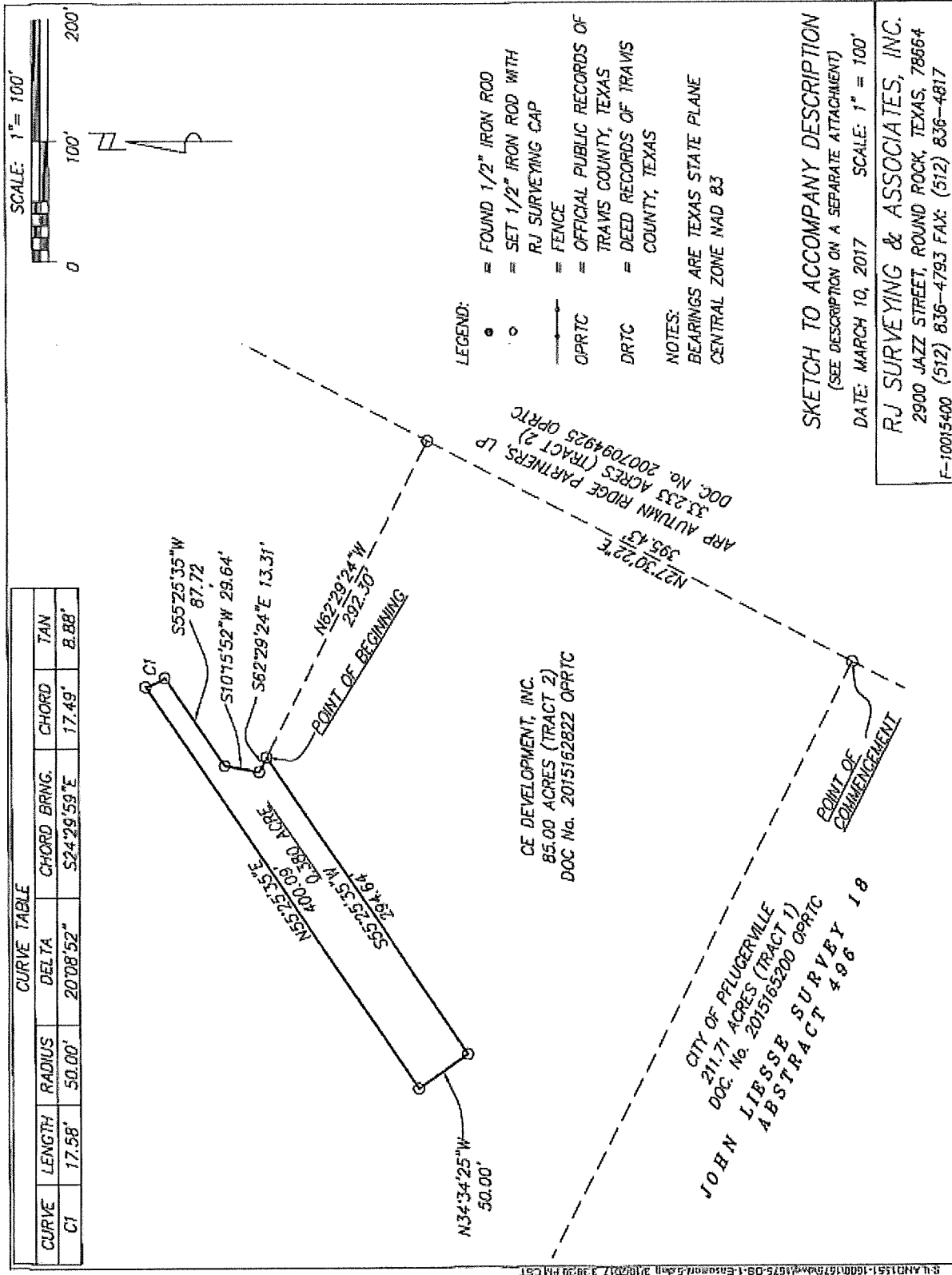


EXHIBIT "B-2"

Drainage Easement Tract 2

1575 – 1.217 Acre Easement

THAT PART OF THE JOHN LIESSE SURVEY No. 18, ABSTRACT 496, IN TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF A 6.43 ACRE TRACT (TRACT 3) CONVEYED TO CE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT No. 2015162822 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), DESCRIBED AS FOLLOWS:

COMMENCING at a ½" iron rod found in the Northeast line of Cameron Road for a Southwest corner of said 6.43 acre tract;

THENCE N.26°58'58"E., along the West line of said 6.43 acre tract, a distance of 3581.83 feet to a ½" Iron rod set for the Northeast corner of a 125.15 acre tract conveyed to Winnie Mae and Jack Murchison by deed recorded in Volume 4796, Page 1140 of the Deed Records of Travis County, Texas, same being the Southeast corner of a 31.99 acre tract (Tract 2) conveyed to the City of Pflugerville by deed recorded in Document No. 2015165200, OPRTC, and for the **Point of Beginning**;

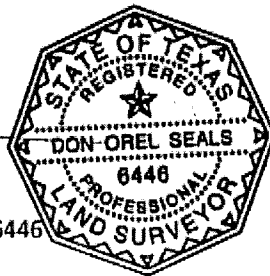
THENCE N.26°58'58"E., along the East line of said 31.99 acre tract and the West line of said 6.43 acre tract, a distance of 883.93 feet to a ½" iron rod set in the South line of an 85.00 acre tract (Tract 2) conveyed to CE Development, Inc. by deed recorded in Document No. 2015162822, OPRTC for the Northeast corner of said 31.99 acre tract and the Northernmost corner of said 6.43 acre tract;

THENCE S.62°54'31"E., along the South line of said 85.00 acre tract and the North line of said 6.43 acre tract, a distance of 60.00 feet to a ½" iron rod set for the Northeast corner of said 6.43 acre tract and the Northwest corner of a 211.71 acre tract (Tract 1) conveyed by deed to the City of Pflugerville in Document No. 2015165200, OPRTC;

THENCE S.26°58'58"W., along the West line of said 211.71 acre tract and the East line of said 6.43 acre tract, a distance of 883.93 feet to a ½" iron rod set for a corner hereof;

THENCE N.62°54'31"W., over and across said 6.43 acre tract, a distance of 60.00 feet to the **Point of Beginning**.

Containing 1.217 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

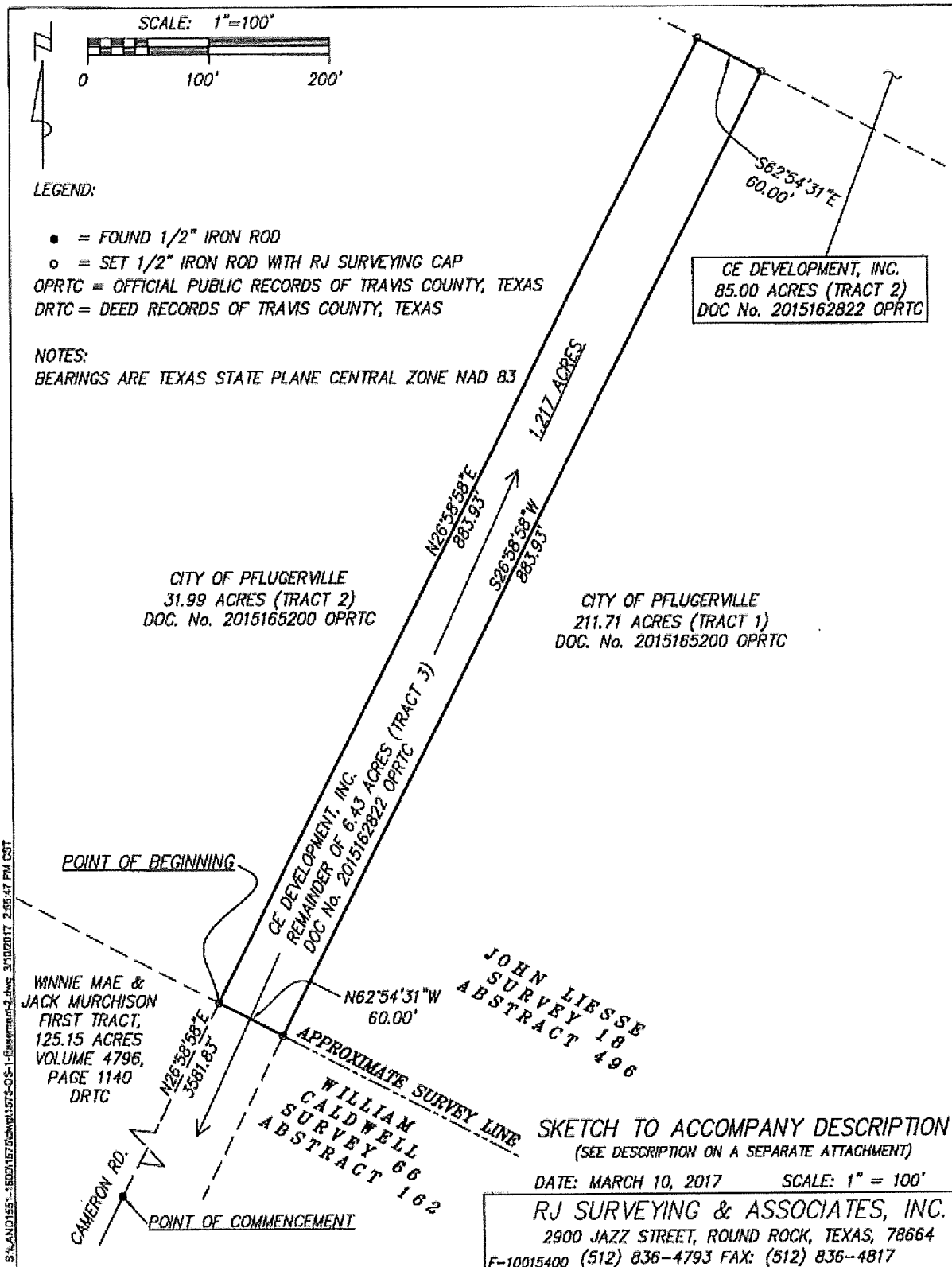


EXHIBIT "C-1"

Wastewater Easement Tract 1
1575 – 0.853 Acre Easement

THAT PART OF THE JOHN LIESSE SURVEY No. 18, ABSTRACT 496, IN TRAVIS COUNTY, TEXAS, BEING OUT OF THAT 85.00 ACRE TRACT DESCRIBED AS "TRACT 2" AND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT No. 2015162822 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), DESCRIBED AS FOLLOWS:

COMMENCING at a ½" iron rod set for corner set at the southernmost corner of said 85.00 acre tract and in North line of a 211.71 acre tract conveyed to the City of Pflugerville by deed recorded in Document No. 2015165200, OPRTC, for the Southeast corner of a 0.682 acre tract conveyed by deed to the City of Pflugerville by deed recorded in Document No. 2015173064, OPRTC and in the East line of a 33.233 acre tract conveyed to ARP Autumn Ridge Partners, LP by deed recorded in Document No. 2007094925, OPRTC, from which a found cotton spindle bears S.62°30'21"W., a distance of 883.95';

THENCE N.27°30'22"E., along the East line of said 85.00 acre tract and the West line of said 33.233 acre tract, a distance of 395.43 feet to a ½" iron rod set for corner set;

THENCE N.62°29'24"W., over and across said 85.00 acre tract, a distance of 305.61 feet to a ½" iron rod set for corner set;

THENCE N.10°15'52"E., over and across said 85.00 acre tract, a distance of 29.64 feet to a ½" iron rod set for corner set;

THENCE N.55°25'35"E., over and across said 85.00 acre tract, a distance of 87.72 feet to a ½" iron rod set for the Point of Beginning;


THENCE over and across said 85.00 acre tract the following ten (10) courses:

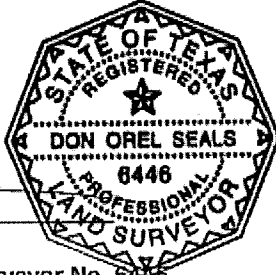
1. N.62°45'57"W. a distance of 170.55 feet to a ½" iron rod set for corner;
2. N.48°37'36"W. a distance of 198.21 feet to a ½" iron rod set for corner;
3. N.62°29'24"W. a distance of 229.16 feet to a ½" iron rod set for corner;
4. N.75°11'56"W. a distance of 159.76 feet to a ½" iron rod set for corner;
5. N.14°48'04"E. a distance of 50.00 feet to a ½" iron rod set for corner;
6. S.75°11'56"E. a distance of 165.33 feet to a ½" iron rod set for corner;
7. S.62°29'24"E. a distance of 240.81 feet to a ½" iron rod set for corner;
8. S.48°37'36"E. a distance of 198.21 feet to a ½" iron rod set for corner;
9. S.62°45'57"E. a distance of 138.32 feet to a ½" iron rod set on a non-tangent curve to the left;

1575 – 0.853 Acre Easement

10. Southerly along the arc of said curve, a distance of 59.88 feet (said curve having a radius of 50.00 feet, a central angle of 68°37'16" and a chord bearing S.00°15'47"E., 56.37 feet) to the Point of Beginning.

Containing 0.853 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

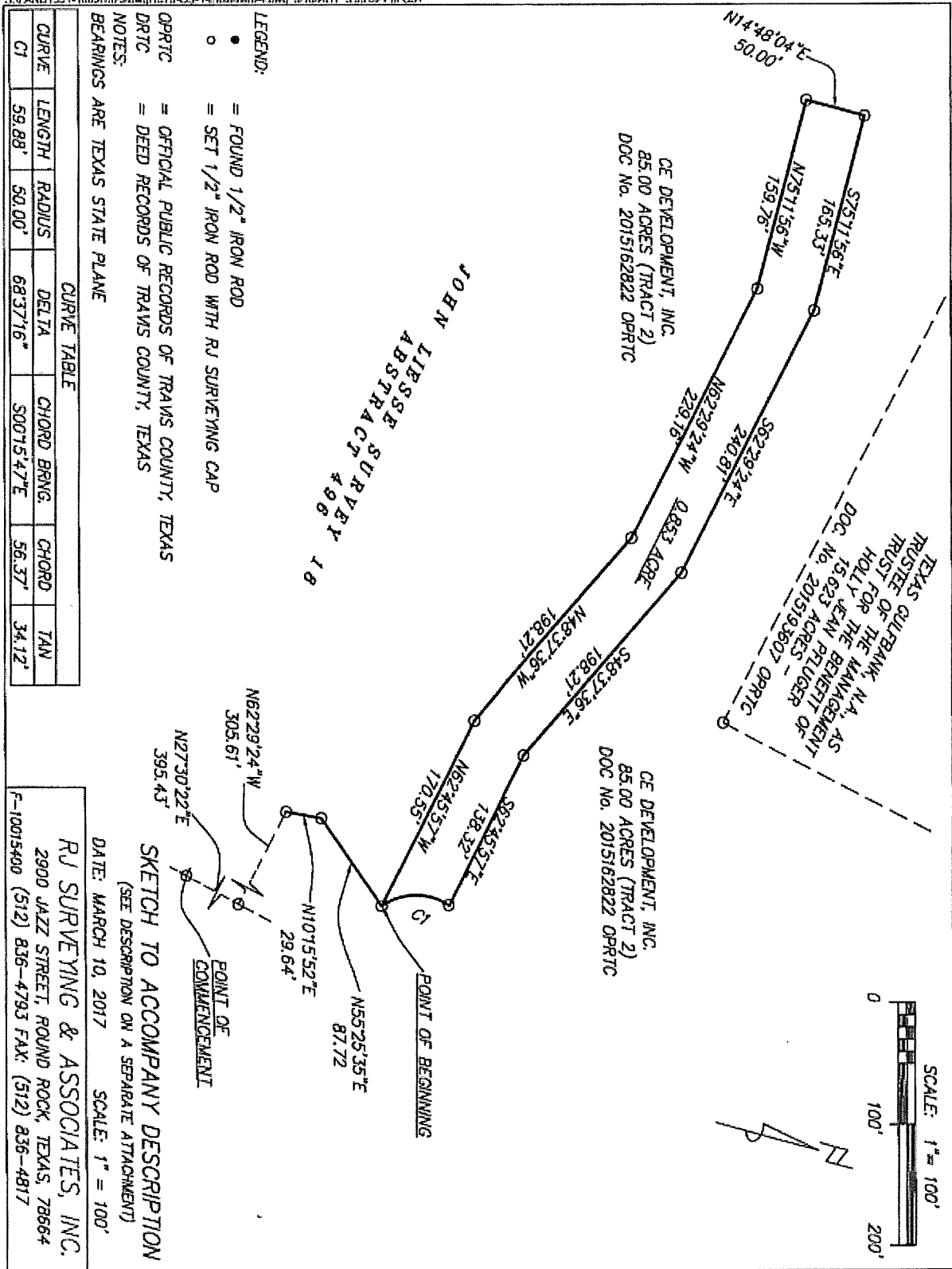


EXHIBIT "C-2"

Wastewater Easement Tract 2
1575 – 0.622 Acre Easement

THAT PART OF THE JOHN LIESSE SURVEY No. 18, ABSTRACT 496, IN TRAVIS COUNTY, TEXAS, BEING OUT OF THAT 85.00 ACRE TRACT DESCRIBED AS "TRACT 2" AND CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT No. 2015162822 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), DESCRIBED AS FOLLOWS:

COMMENCING at a ½" iron rod found in the South line of said 85.00 acre tract at the Southwest corner of a 0.682 acre tract conveyed to the City of Pflugerville by deed recorded in Document No. 2015173064, OPRTC;

THENCE N.27°00'00"E., along the common boundary between said 85.00 acre tract and said 0.682 acre tract, a distance of 29.97 feet to a ½" iron rod set for the **Point of Beginning**;


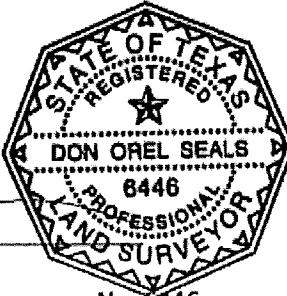
THENCE N.62°54'34"W., over and across said 85.00 acre tract, a distance of 684.43 feet to a ½" iron rod set;

THENCE N.47°48'00"E., over and across said 85.00 acre tract, a distance of 42.76 feet to a ½" iron rod set;

THENCE S.62°54'34"E., over and across said 85.00 acre tract, a distance of 669.24 feet to a ½" iron rod set;

THENCE S.27°00'00"W., along the common boundary between said 85.00 acre tract and said 0.682 acre tract, a distance of 40.00 feet to the **Point of Beginning**.

Containing 0.622 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

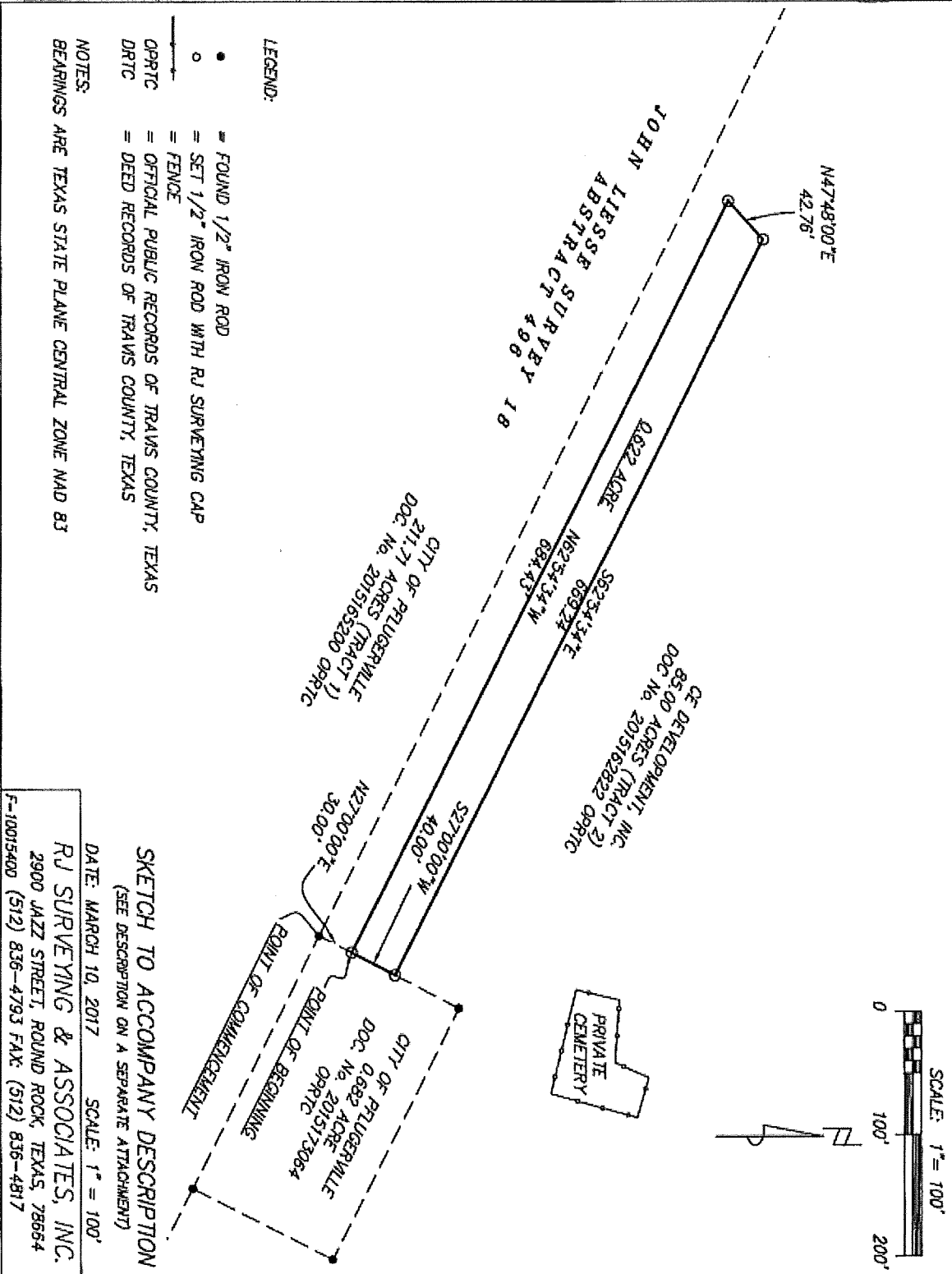


EXHIBIT "D"

Drainage & Wastewater Easement Tract
1575 - 0.551 Acre Easement

THAT PART OF THE JOSEPH WIEHL SURVEY No. 8, ABSTRACT 802, & THE WILLIAM CALDWELL SURVEY No. 66, ABSTRACT 162, IN TRAVIS COUNTY, TEXAS, BEING A PART THAT 20.287 ACRE TRACT (TRACT 3) CONVEYED TO CE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT No. 2015146169 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING A PART OF THAT 7.140 ACRE TRACT (TRACT 6) CONVEYED TO CE DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT No. 2015146187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (OPRTC), DESCRIBED AS FOLLOWS:

COMMENCING at an Iron pipe found in the North line of Cameron Road for the Southeast corner of a 3.507 acre tract conveyed by deed to CE Development, Inc. by deed recorded in Document No. 2015146187, OPRTC;

THENCE S.62°47'45"E., along the North line of said Cameron Road, a distance of 1506.07 feet to a point for the Southeast corner of the remainder of a 118.16 acre tract described in Volume 317, Page 124 of the Deed Records of Travis County, Texas and the Southwest corner of said 7.140 acre tract;

THENCE the following three (3) courses along the West line of said 7.140 acres:

1. N.26°53'30"E. 966.41 feet to a point for corner;
2. N.26°22'38"E. 1615.49 feet to a point for corner;
3. N.26°43'03"E. 344.09 feet to a ½" iron rod set for the Northeast corner of said remainder of 118.16 acres, the Southeast corner of said 20.287 acre tract, same being the Point of Beginning;

THENCE N.62°34'14"W., along the Northeast line of said remainder of 118.16 acres and the Southwest line of said 20.287 acre tract, a distance of 184.24 feet to a ½" iron rod set for corner;

THENCE N.27°25'50"E., over and across said 20.287 acre tract, a distance of 100.00 feet to a ½" iron rod set for corner;

THENCE S.62°29'17"E., over and across said 20.287 acre tract and said 7.140 acre tract, a distance of 236.20 feet to a ½" iron rod set for corner;

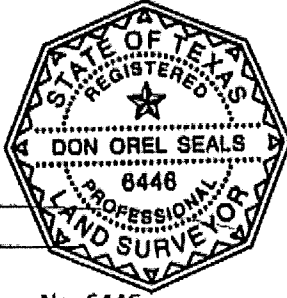

THENCE S.22°42'08"W., along the East line of said 7.140 acre tract and West line of a 125.15 Acre tract conveyed to Winnie Mae & Jack Murchison by deed recorded in Volume 4796, Page 1140 of the Deed records of Travis County, Texas, a distance of 97.15 feet to a ½" iron rod set for corner;

THENCE S.26°43'03"W., continuing along the common line of said 7.140 acre tract and said 125.15 acre tract, a distance of 2.86 feet to a ½" iron rod set for corner;

1575 - 0.551 Acre Easement

THENCE N.62°34'14"W., across said 7.140 acre tract, a distance of 60.00 feet to the Point of Beginning.

Containing 0.551 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

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