



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Nov 18, 2021 02:19 PM Fee: \$58.00

2021255467

\*Electronically Recorded\*

Independence Title/GF# 2127330 WLK/MHD

**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     §  
  §     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS     §

THAT VILLAGE AT PLEASANT VALLEY HOMEOWNER'S ASSOCIATION, INC., a Texas non-profit corporation ("*Grantor*"), for the consideration hereinafter stated, does GRANT, SELL, AND CONVEY unto AUSTIN HOUSING FINANCE CORPORATION, a public non-profit housing finance corporation ("*Grantee*"), the following described tracts of land situated in Travis County, Texas:

Approximately 5.23 acres, more or less, being all of Block 1 and Block 4 out of THE VILLAGE AT PLEASANT VALLEY, SECTION TWO, a subdivision recorded in deed of record in Volume 78, Pages 91-92 of the Plat Records of Travis County, Texas. Said tract being more particularly described by metes and bounds in Exhibit "A" attached here to,

together with all improvements, buildings and fixtures thereon and all rights, ways, privileges and appurtenances pertaining thereto, including, without limitation, all right, title, and interest of Grantor in and to (i) any water and wastewater rights, utility and development rights, (ii) mineral rights and royalty interests, (iii) all easements, and adjacent streets, waterways, roads, alleys, or rights-of-way, currently in existence, and (iv) any reversionary rights, if any; to the extent such items pertain to the Property (collectively, the "*Property*").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's successors, and assigns, forever; and Grantor does hereby bind Grantor, 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, subject, however, to the exceptions set forth on Exhibit "B" attached to and incorporated in this Deed by reference (the "*Permitted Exceptions*").

Grantor and Grantee hereby expressly acknowledge, stipulate and agree that the doctrine of merger shall not apply to any rights, interests, restrictions or encumbrances granted to or enjoyed by Grantee with respect to the Property prior to the date of this Special Warranty Deed (collectively, the "*Existing Grantee Interests*") and that the Existing Grantee Interests shall remain in effect separately from the title to the Property conveyed in this Special Warranty Deed, even though the underlying fee ownership of the Property, or any parts thereof, and the ownership of the Existing Grantee Interests are now or hereafter vested in one party or entity.

Grantee assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

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EXECUTED AND DELIVERED this 12 day of Nov, 2021.

GRANTOR

The Village at Pleasant Valley Homeowner's Association, Inc., a Texas corporation

By: Monroe A Hawkins  
Monroe A. Hawkins  
Board Member

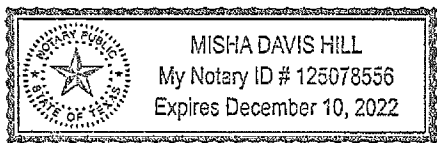
ACKNOWLEDGEMENT

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 12 day of November, 2021 Monroe A. Hawkins, Board Member of The Village at Pleasant Valley Homeowner's Association, Inc., a Texas corporation, on behalf of said corporation

(SEAL)



[Signature]  
Notary Public, State of Texas

Grantee's Mailing Address:

City of Austin  
Office of Real Estate Services  
P.O. Box 1088  
Austin, Texas 78767-8839

## EXHIBIT "A"

**FIELD NOTE DESCRIPTION  
BLOCK 1  
THE VILLAGE AT PLEASANT VALLEY, SECTION TWO  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 2.495 ACRES OF LAND, BEING LOTS 1 THROUGH 26 (INCLUSIVE), BLOCK 1, THE VILLAGE AT PLEASANT VALLEY, SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 78, PAGE 91 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID LOTS BEING CONVEYED TO THE VILLAGE AT PLEASANT VALLEY HOMEOWNER'S ASSOCIATION, INC. BY SPECIAL WARRANTY DEED DATED DECEMBER 22, 1992, RECORDED IN VOLUME 11850, PAGE 1551 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID BLOCK 1, CONTAINING 2.495 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*NOTE: All steel pins set cited herein are ½ inch diameter with cap marked Lenz & Assoc. Bearings cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone. A map of survey was prepared to accompany this description.*

**BEGINNING** at a ½ inch diameter steel pin found on the east right-of-way line of Pleasant Valley Road at the southwest corner of the said Block 1, the same being the northwest corner of Lot 1, Block M, Dove Springs Phase Four Amended, a subdivision of record in Book 78, Page 95 of the Plat Records of Travis County, Texas;

THENCE, along the east right-of-way line of Pleasant Valley Road, the following two (2) courses and distances:

- 1) N 27°07'47" E, 76.85 feet to a steel pin set;
- 2) With a curve to the left, having a central angle of 5°36'30", a radius of 3914.61 feet, an arc of 383.18 feet and a chord bearing and distance of N 24°19'47" E, 383.03 feet to a steel pin set;

THENCE, with a curve to the right, having a central angle of 89°10'33", a radius of 15.00 feet, an arc of 23.35 feet and a chord bearing and distance of N 66°03'32" E, 21.06 feet to a Mag nail set with washer marked Lenz & Assoc in a concrete sidewalk on the south right-of-way line of Village Square Drive;

THENCE, with a curve to the right, having a central angle of 2°55'14", a radius of 4399.09 feet, an arc of 224.24 feet and a chord bearing and distance of S 67°40'37" E, 224.21 feet to a Mag nail set with washer marked Lenz & Assoc in a concrete sidewalk at the northeast corner of the said Block 1, the same being the northwest corner of The Village at Pleasant Valley, Section One Amended, a subdivision of record in Book 71, Page 51 of the plat Records of Travis County, Texas;

THENCE, S 27°06'47" W, a distance of 494.59 feet to a steel pin set on the north line of Lot 4, Block M of the said Dove Springs Phase Four Amended subdivision, at the southeast corner of the said Block 1, the same being the southwest corner of the said Village at Pleasant Valley, Section One Amended subdivision, from which a ½ inch diameter steel pin found on the west right-of-way line of Nuckols Crossing Road at the northeast corner of Lot 14, Block M of the said Dove Springs Phase Four Amended subdivision, bears S 62°52'13" E, 202.49 feet to a computed point and then S 62°53'13" E, 498.62 feet;

Block 1  
The Village at Pleasant Valley, Section Two  
Page 2 of 2

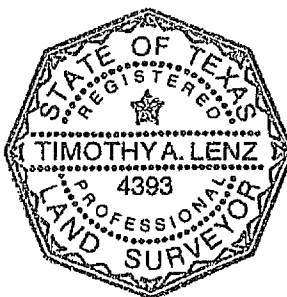
THENCE, N 62°52'13" W, along the south line of the said Block 1, the same being the north line of the said Block M, Dove Springs Phase Four Amended, at 17.19 feet passing a ½ inch diameter steel pin found 1.31 feet north of line, at 77.42 feet passing a spindle found 0.35 feet south of line, at 137.37 feet passing a ½ inch diameter steel pin found 0.53 feet south of line and continuing for a **total distance of 218.09** feet to the **PLACE OF BEGINNING**, containing 2.495 acres of land, more or less.

AUGUST 19, 2021



Timothy A. Lenz  
Lenz & Associates, Inc.  
Firm Number 100290-00  
4150 Freidrich Lane, Suite A-1  
Austin, Texas 78744  
(512) 443-1174

(2021-0655A)



FIELD NOTES REVIEWED  
BY DLH DATE: 08/30/21  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

**FIELD NOTE DESCRIPTION  
BLOCK 4  
THE VILLAGE AT PLEASANT VALLEY, SECTION TWO  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS**

FIELD NOTE DESCRIPTION OF 2.734 ACRES OF LAND, BEING LOTS 1 THROUGH 26 (INCLUSIVE), BLOCK 4, THE VILLAGE AT PLEASANT VALLEY, SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 78, PAGE 91 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID LOTS BEING CONVEYED TO THE VILLAGE AT PLEASANT VALLEY HOMEOWNER'S ASSOCIATION, INC. BY SPECIAL WARRANTY DEED DATED DECEMBER 22, 1992, RECORDED IN VOLUME 11850, PAGE 1551 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. THE SAID BLOCK 4, CONTAINING 2.734 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

*NOTE: All steel pins set cited herein are ½ inch diameter with cap marked Lenz & Assoc. Bearings and coordinates cited herein are based on the Texas Coordinate System of 1983 (NAD83), Central Zone, grid. A map of survey was prepared to accompany this description.*

**BEGINNING** at a ½ inch diameter steel pin found on the west right-of-way line of Nuckols Crossing Road (N 10040966.47, E 3114785.73) at the southeast corner of the said Block 4;

THENCE, N 62°53'13" W, along the south line of the said Block 4, at 4.95 feet passing a ½ inch diameter steel pin found at the northeast corner of Lot 14, Block M, Dove Springs Phase Four Amended, a subdivision of record in Book 78, Page 95 of the Plat Records of Travis County, Texas, at 33.86 feet passing a ½ inch diameter steel pin found at the northwest corner of the said Lot 14, at 174.54 feet passing a ½ inch diameter steel pin found at the common rear corner of Lots 12 and 13, Block M, of the said Dove Springs Phase Four Amended and continuing for a **total distance of 237.00** feet to a steel pin set at the southwest corner of the said Block 4, the same being the southeast corner of The Village at Pleasant Valley Section One Amended, a subdivision of record in Book 71, Page 51 of the Plat Records of Travis County, Texas, from which a ½ inch diameter steel pin found on the east right-of-way line of Pleasant Valley Road, at the southwest corner of Block 1 of the said Village at Pleasant Valley, Section Two subdivision, bears N 62°53'13" W, 266.57 feet to a computed point and then N 62°52'13" W, 420.58 feet;

THENCE, N 27°06'47" E, a distance of 501.13 feet to a Mag nail set with washer marked Lenz & Assoc in a concrete sidewalk, being on the south right-of-way line of Village Square Drive, at the northwest corner of the said Block 4, the same being the northeast corner of the said Village at Pleasant Valley Section One Amended subdivision;

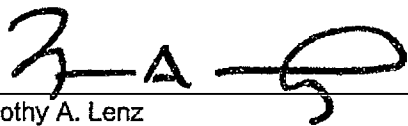
THENCE, S 62°37'13" E, a distance of 224.33 feet along the south right-of-way line of Village Square Drive to steel pin set;

THENCE, S 17°37'13" E, a distance of 21.21 feet to a steel pin set on the west right-of-way line of Nuckols Crossing Road;

Block 4  
The Village at Pleasant Valley, Section Two  
Page 2 of 2

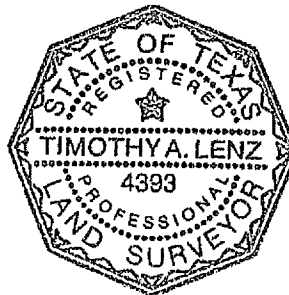
THENCE, S 27°22'47" W, a distance of 485.02 feet along the west right-of-way line of Nuckols Crossing Road to the PLACE OF BEGINNING, containing 2.734 acres of land, more or less.

AUGUST 19, 2021



Timothy A. Lenz  
Lenz & Associates, Inc.  
Firm Number 100290-00  
4150 Freidrich Lane, Suite A-1  
Austin, Texas 78744  
(512) 443-1174

(2021-0655)



FIELD NOTES REVIEWED  
BY [Signature] DATE: 08/30/21  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

EXHIBIT "B"

PERMITTED EXCEPTIONS

- a. The following restrictive covenants of record itemized below:

Volume 78, Page 91, Plat Records, Travis County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.

- b. Any and all easements, building lines and conditions, covenants and restrictions as set forth in plat recorded in Volume 78, Page 91, Plat Records, Travis County, Texas.

- c. Easement:

Recorded: Volume 4856, Page 185, Deed Records, Travis County, Texas.  
To: City of Austin  
Purpose: Public utility

- d. Easement:

Recorded: Volume 4897, Page 1047, Deed Records, Travis County, Texas.  
To: City of Austin  
Purpose: Electric lines and systems

- e. Easement:

Recorded: Volume 6802, Page 515, Deed Records, Travis County, Texas.  
To: City of Austin  
Purpose: Electric and communications

- f. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.



**AFTER RECORDING RETURN TO:**

City of Austin  
Office of Real Estate Services  
P.O. Box 1088  
Austin, Texas 78767-8839  
Attn: Laura Seer

Project: AHFC Acquisitions – Drowsy Willow Trl. & Rapid Creek Trl.  
File #: 5237.26  
TCAD #: 0322020120-169