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Dyana Limon-Mercado, County Clerk
Travis County, Texas
Jan 13, 2023 03:18 PM Fee: $46.00
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SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF TRAVIS §

TC/F ROUND ROCK, LP, a Texas limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration paid by DALTON AUSTIN RESIDENCES LLC, a Delaware limited liability company (the "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee all of that certain lot, tract or parcel of land situated in Travis County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining thereto and with all improvements located thereon belonging to Grantor (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements and interests being hereinafter referred to as the "Property").

For the same consideration recited above, Grantor hereby BARGAINS, SELLS and TRANSFERS, without warranty, express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting or immediately adjacent properties, and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or immediately adjacent to the Property.

This conveyance is made subject to the encumbrances and exceptions ("Permitted Exceptions") described in Exhibit "B" attached hereto and incorporated herein by reference for all purposes, but only to the extent they affect or relate to the Property.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, 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, subject to the Permitted Exceptions, unto Grantee, and 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.

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EXECUTED as of the 13th day of January, 2023.

GRANTOR:

TC/F ROUND ROCK, LP,
a Texas limited partnership

By: Glenwood Round Rock, LP,
a Texas limited partnership,
its general partner

By: Glenwood Round Rock GP, LLC,
a Texas limited liability company,
its general partner

By: _____
Name: W.T. Field
Title: President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me this 11th day of January, 2023, by W.T. Field, President of Glenwood Round Rock GP, LLC, a Texas limited liability company, General Partner of Glenwood Round Rock, LP, a Texas limited partnership, General Partner of **TC/F ROUND ROCK, LP**, a Texas limited partnership, on behalf of said entities.

_____
Notary Public, State of Texas

R. PATTINSON
MY COMMISSION EXPIRES
NOVEMBER 1, 2025
NOTARY ID: 2364872

Grantee's Address for Tax Notices:

c/o TerraCap Management, LLC
999 Vanderbilt Beach Road, Suite 701
Naples, Florida 34108
Attn: Walter S. Hagenbuckle

When recorded, return to:

Benchmark Title
2007 Randall Street
Dallas, Texas 75201
Attn: Greg Garza

List of Exhibits:
Exhibit A - Property Description
Exhibit B - Permitted Exceptions

EXHIBIT "A"
LEGAL DESCRIPTION OF THE LAND

Lot 1, Block A, Final Plat of Cielo South, a Subdivision in Travis County, Texas, according to the Map or Plat thereof recorded in Document Number 202000169, Official Public Records of Travis County, Texas.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Restrictive covenants of record and recorded in Volume 10853, Page 834, Deed Records, Travis County, Texas, rerecorded in Volume 1747, Page 34, Deed Records, Williamson County, Texas, and recorded in Clerk's File No. 202000169, Plat Records, Travis County, Texas.

2. Rights of tenants, as tenants only, without right of first refusal and/or purchase rights, in possession under unrecorded lease agreements.

3. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

4. The following easements and/or building lines affecting the subject property as shown on Plat recorded under Clerk's File No. 202000169, Plat Records, Travis County, Texas, and as shown on survey prepared by Joel Christian Johnson, Registered Professional Land Surveyor No. 5578, dated October 03, 2022, last revised October 28, 2022, Job No. 32668-WILL:

   10' wide public utility easement along West Pflugerville Parkway right-of-way lot line(s); Variable width drainage easement in southeast corner

5. Easement granted to Texas Power & Light by Annie Jacobson Estate, by G.C. Jacobson, Attorney in Fact, to Texas Power & Light Company, dated October 7, 1936, filed January 8, 1937, recorded in Volume 556, Page 122, Deed Records, Travis County, Texas, as noted on survey prepared by Joel Christian Johnson, Registered Professional Land Surveyor No. 5578, dated October 03, 2022, last revised October 28, 2022, Job No. 32668-WILL.

6. Easement and Right of Way executed by John S. Lloyd, to Texas Power & Light Company, dated September 18, 1985, filed October 8, 1985, recorded in Volume 9394, Page 470, Deed Records, Travis County, Texas, as shown on the plat recorded under Clerk's File No. 202000169, Official Public Records of Travis County, Texas, and as shown on survey prepared by Joel Christian Johnson, Registered Professional Land Surveyor No. 5578, dated October 03, 2022, last revised October 28, 2022, Job No. 32668-WILL.

7. Drainage Utility and Access Easement Agreement executed by Michael W. Ayer, to the City of Pflugerville, dated October 8, 2008, filed October 17, 2008, recorded under Clerk's File No. 2008172703, Official Public Records, Travis County, Texas, as shown on the plat recorded under Clerk's File No. 202000169, Official Public Records of Travis County, Texas, and as shown on survey prepared by Joel Christian Johnson, Registered Professional Land Surveyor No. 5578, dated October 03, 2022, last revised October 28, 2022, Job No. 32668-WILL.

8. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in Warranty Deed from Mrs. G.C. Jacobson, aka Esther Jacobson, Klebert D. Jacobson, et al, to John S. Lloyd, Trustee, dated February 1, 1984, filed February 6, 1984, recorded in Volume 8444, Page 968, Deed Records, Travis County, Texas and recorded in Volume 973, Page 274, Deed Records, Williamson County, Texas. Reference to which instrument is here made for particulars, and as noted on shown on survey prepared by Joel Christian Johnson, Registered Professional Land Surveyor No. 5578, dated October 03, 2022, last revised October 28, 2022, Job No. 32668-WILL.

9. Water Line Easement executed by TC/F Round Rock, LP, a Texas limited partnership, to SWWC Utilities, INC. d/b/a Windermere Utility Company, Inc, dated May 28, 2020, filed June 12, 2020, recorded under Clerk's File No. 2020097107, Official Public Records, Travis County, Texas, and as shown on survey prepared by Joel Christian Johnson, Registered Professional Land Surveyor No. 5578, dated October 03, 2022, last revised October 28, 2022, Job No. 32668-WILL.

10. Public Utility Easement executed by TC/F Round Rock, LP, a Texas limited partnership, dated April 16, 2021, filed April 19, 2021, recorded under Clerk's File No. 2021085869, Official Public Records, Travis County, Texas, and as shown on survey prepared by Joel Christian Johnson, Registered Professional Land Surveyor No. 5578, dated October 03, 2022, last revised October 28, 2022, Job No. 32668-WILL.

11. The following as shown on survey, prepared by Joel Christian Johnson, Registered Professional Land Surveyor No. 5578, dated October 03, 2022, last revised October 28, 2022, Job No. 32668-WILL:

    Overhead power lines and power poles.

12. Park Allocation and Access Easement easement to City of Pflugerville, filed December 14, 2022, executed by TC/F Round Rock, LP, recorded under Clerk's File No. 2022191734, Official Public Records, Travis County, Texas.