

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AUTHORIZING THE CONVEYANCE OF 0.29 ACRES OF REAL PROPERTY TO UNITED PARTNERS, BEING LOT 1, BLOCK 1, E.W. PFLUGER ADDITION, TRAVIS COUNTY, TEXAS AS DESCRIBED IN A DEED TO THE CITY OF PFLUGERVILLE, IN VOLUME 2, PAGE 176, PLAT RECORDS, TRAVIS COUNTY, TEXAS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pflugerville ("City") desires to continue to protect and ensure the public health, safety, and welfare of its residents and businesses by effectively managing the City's real property interests that are held in trust for the public; and

WHEREAS, the City Charter, Section 3.14, requires that any conveyance of land be approved and authorized by ordinance; and

WHEREAS, the City of Pflugerville acquired 0.29-acre lot, known as 102 S. 3rd Street, in Travis County, Texas, in 1985, being more specifically described in **Exhibit "A"** (the "Property"), which is attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council adopted Resolution 1747-20-01-14-0690, determined that the Property is not needed for City purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

Section 2. The City Council of the City of Pflugerville hereby authorizes the City Attorney to prepare all documents necessary to convey the Property to Travis County, Texas in the form attached hereto as **Exhibit "B"** and that the City Manager is authorized to execute any such document on behalf of the City.

Section 3. Description. The Property attached and described in **Exhibit "A"** is a 0.29-acre lot described as Lot 1, Block 1 E. W. Pfluger Addition to the Town of Pflugerville, in Travis County, Texas recorded in Vol. 2, Page 187 of the Plat Records, Travis County, Texas.

Section 4. Severability. If any provision of this Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

Section 5. Effective Date. This Ordinance will take effect upon its adoption by the City Council in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this _____ day of _____ 2020.

CITY OF PFLUGERVILLE, TEXAS

By: _____
Victor Gonzales, Mayor

ATTEST:

Karen Thompson, City Secretary

APPROVED AS TO FORM:

Charles Zech, City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, PC

EXHIBIT "A"

Legal Description

Lot 1, in Block 1, E. W. PFLUGER ADDITION to the Town of Pflugerville, in Travis County, Texas, according to the map or plat thereof of record in Vol. 2, Page 187 of the Plat Records of Travis County, Texas.

EXHIBIT “B”

Conveyance Form

General Warranty Deed

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

Date: _____, 2020

Grantor: CITY OF PFLUGERVILLE, TEXAS, a Texas home-rule municipality

Grantor's Mailing Address:

Grantee: UNITED PARTNERS

Grantee's Mailing Address:

Consideration:

Ten and No/100 Dollars and other good and valuable consideration the receipt of which is hereby acknowledged

Property (including any improvements):

Lot 1, Block 1, E.W. PFLUGER ADDITION, according to the map or plat thereof, recorded in Volume 2, Page 176, Plat Records, Travis County, Texas

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Subject to the easements, assessments, restrictions, mineral interests, and covenants of record against the hereinbefore described property, if any.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property,

together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

CITY OF PFLUGERVILLE, TEXAS,
a Texas home-rule municipality

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2020
by _____ (Name), _____ (Title) of
CITY OF PFLUGERVILLE, TEXAS, a Texas home-rule municipality, on behalf of said municipality.

Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:

Wilson, Sterling & Russell
9951 Anderson Mill Road, Suite 200
Austin, Texas 78750

AFTER RECORDING RETURN TO:

12400-762
W:\kj\Indep,Pf\CityofPflugerville.2060845.wd

RJW/kj

DRAFT