

PETITION FOR ANNEXATION
OF LAND INTO THE CITY OF PFLUGERVILLE

08-22-14P03:31 RCVD

I, DAVID NAIRNE V.P. ON BEHALF OF SORENTO HOLDINGS 2012, LLC., owner of the land described below, hereby request annexation of my land into the City of Pflugerville. I understand that my request does not necessarily mean that my land will be annexed, but that the City will consider my request based upon requests received from other land owners and an evaluation of services to be provided.

Name: SORENTO HOLDINGS 2012, LLC.

Address: 9111 JOLLYVILLE ROAD. SUITE 212

City/State/Zip: AUSTIN 78759

Lot #: _____, Block _____, Plat Name: _____

(or attach legal description of property)

Owner(s) signatures: _____

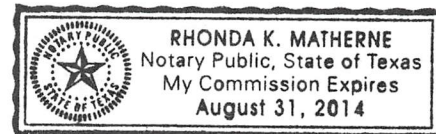
STATE OF TEXAS
COUNTY OF TRAVIS

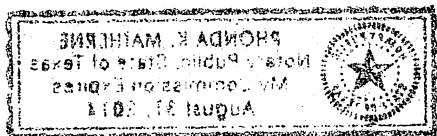
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David Nairne, known to me to be the person(s) whose name is subscribed above.

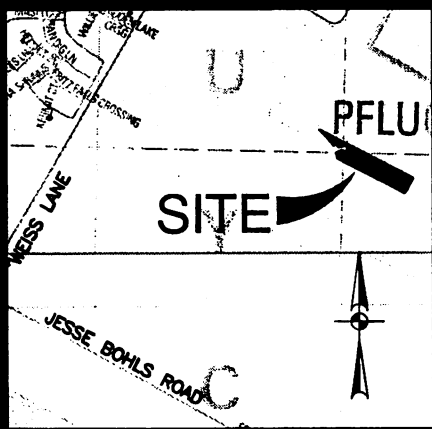
SUBSCRIBED, ACKNOWLEDGED, AND SWORN TO BEFORE ME by said Affiants this 12th day of August, 2014, to certify which witness my hand and seal of office.

Notary Public signature: _____

Notary Public, State of Texas







LOCATION MAP

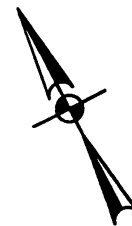
NOT-TO-SCALE

NOTES:

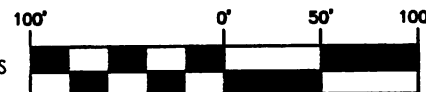
1. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:
2. TCAD PARCEL NO. 271707
3. CITY GRID: T37
4. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED PUBLIC RIGHT-OF-WAY.

LEGEND:

DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
FD FOUND
I.R. IRON ROD
FP FLOOD PLAIN

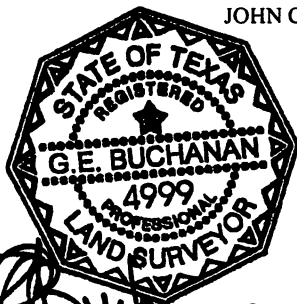


1 inch = 100'

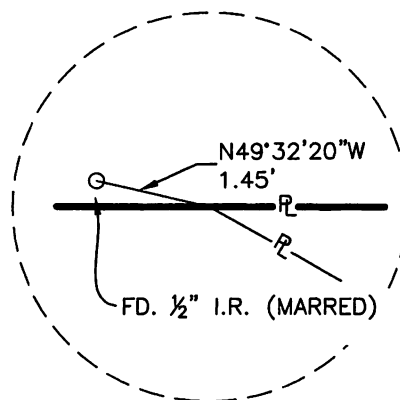


A 5.016 ACRE, OR 218,486 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A CALLED 10.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

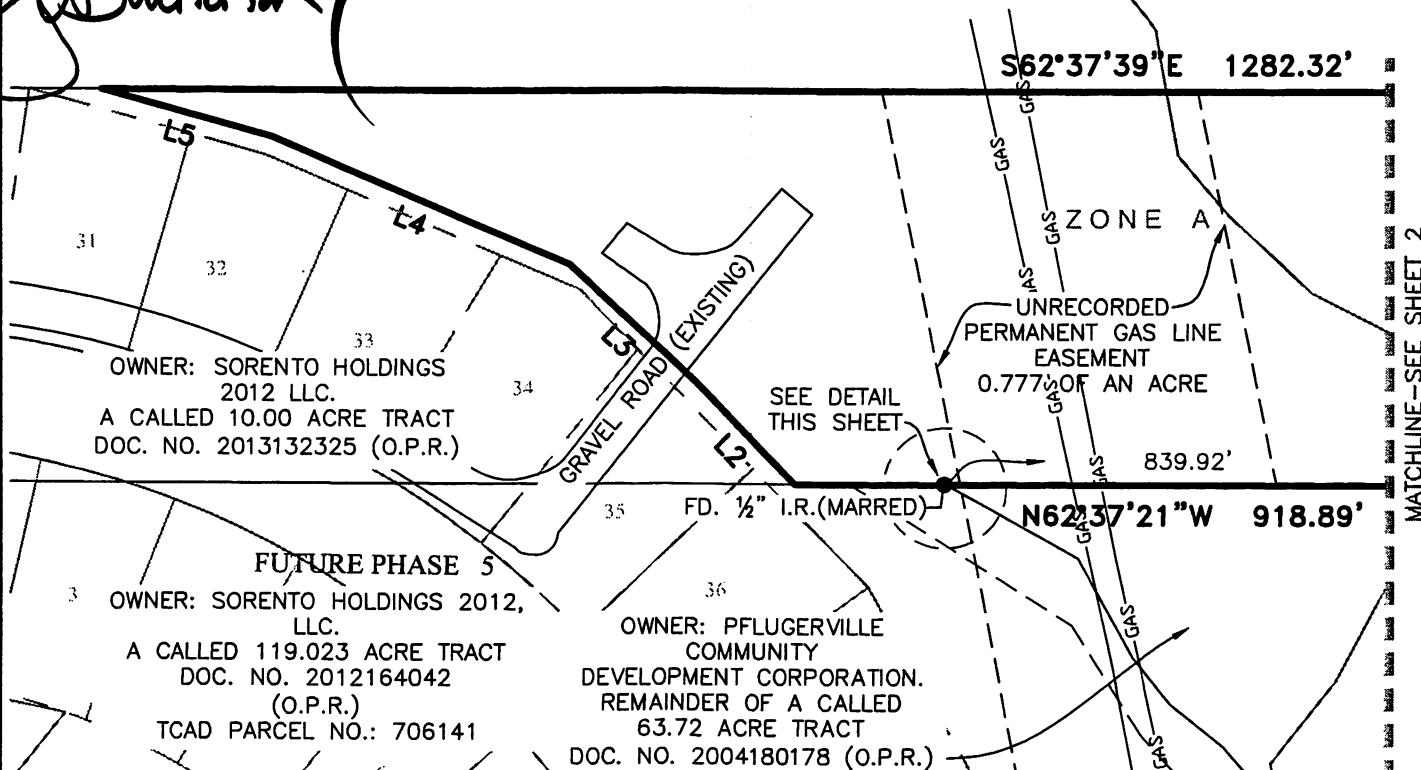
OWNER: CITY OF PFLUGERVILLE
A CALLED 101.246 ACRE TRACT
DOC. NO. 2012164042 (O.P.R.)



5.016 ACRES
(218,486 SQ. FT. MORE OR LESS)



DETAIL NOT TO SCALE



PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

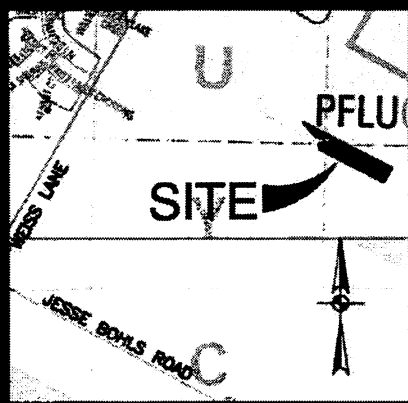
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100208-00

AUGUST 6, 2014

JOB No.:

SHEET 1 OF 4

50703-50



LOCATION MAP

NOT-TO-SCALE

OWNER: CITY OF PFLUGERVILLE
A CALLED 101.246 ACRE TRACT
DOC. NO. 2012164042
(O.P.R.)

OWNER: CITY OF PFLUGERVILLE
A CALLED 20.325 ACRE TRACT
DOC. NO. 2012195160
(O.P.R.)

S62°37'39"E 1282.32'

FD. 3/8" I.R.

MATCHLINE-SEE SHEET 1

ZONE X

5.016 ACRES
(218,486 SQ. FT. MORE OR LESS)

OWNER: SORENTO HOLDINGS 2012 LLC.
A CALLED 10.00 ACRE TRACT
DOC. NO. 2013132325 (O.P.R.)

ZONE A

839.92'

N62°37'21"W 918.89'

FD. 1/2" I.R.

OWNER: PFLUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION.
REMAINDER OF A CALLED 63.72 ACRE TRACT
DOC. NO. 2004180178 (O.P.R.)

P.O.B.

OWNER: CITY OF PFLUGERVILLE
A CALLED 97.68 ACRE TRACT
PARCEL NO. 0267600105
DOC. NO. 2008063161 (O.P.R.)

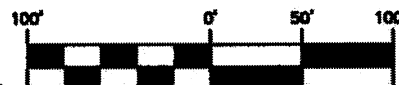
NOTES:

1. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE;
2. TCAD PARCEL NO. 271707
3. CITY GRID: T37
4. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED PUBLIC RIGHT-OF-WAY.

LEGEND:

- DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- FD FOUND
- I.R. IRON ROD
- FP FLOOD PLAIN

1 inch = 100'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°36'09"W	207.52'
L2	N16°45'44"W	71.96'
L3	N19°40'05"W	93.87'
L4	N39°15'30"W	169.40'
L5	N47°02'17"W	91.66'

EXHIBIT FOR ANNEXATION

A 5.016 ACRE, OR 218,486 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A CALLED 10.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

PAPE-DAWSON
ENGINEERS

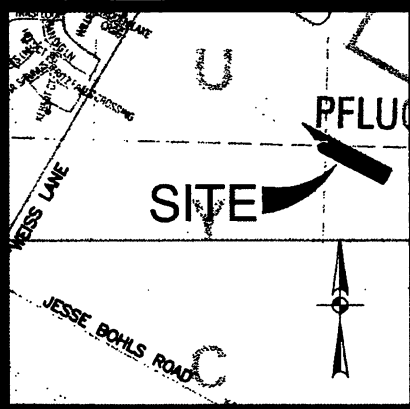
555 EAST HANLEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.0000
FAX: 210.375.0010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100280-00

AUGUST 6, 2014

JOB No.:

SHEET 2 OF 4

50703-50



LOCATION MAP

NOT-TO-SCALE

NOTES:

1. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:
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OPR	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
FD	FOUND
I.R.	IRON ROD
FP	FLOOD PLAIN

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. # CTA-01-CTA1301467TM

Chicago Title Insurance Company

Date Issued: June 21, 2013

Date Effective: June 17, 2013

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

- f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in document:
 Granted to: Texas Power and Light Company
 Purpose: As provided in said instrument
 Recording Date: November 24, 1936
 Recording No.: Volume 554, Page 137, Deed Records of Travis County, Texas (Unable to Plot)
- g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in document:
 Granted to: Texas Power and Light Company
 Purpose: As provided in said instrument
 Recording Date: January 8, 1950
 Recording No.: Volume 2136, Page 191, Deed Records of Travis County, Texas (Unable to Plot)
- h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in document:
 Granted to: Lone Star Gas Company
 Purpose: As provided in said instrument
 Recording Date: March 17, 1964
 Recording No.: Volume 2933, Page 9, Deed Records of Travis County, Texas (applies-blanket)
- i. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in document:
 Granted to: Lone Star Gas Company
 Purpose: As provided in said instrument
 Recording Date: March 17, 1964
 Recording No.: Volume 2932, Page 500, Deed Records of Travis County, Texas (applies-blanket)
- j. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in document:
 Granted to: Lone Star Gas Company
 Purpose: As provided in said instrument
 Recording Date: February 19, 1969
 Recording No.: Volume 3627, Page 949, Deed Records of Travis County, Texas (applies-blanket)

EXHIBIT FOR ANNEXATION

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**PAPE-DAWSON
ENGINEERS**

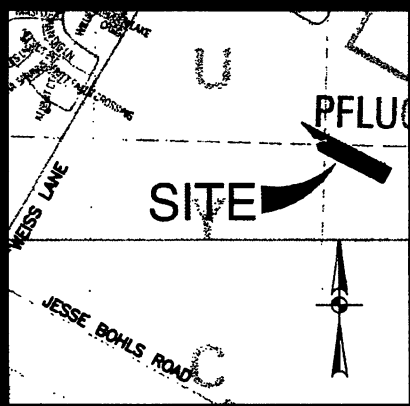
535 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

AUGUST 6, 2014

SHEET 3 OF 4

JOB No.: 50703-50



LOCATION MAP

NOT-TO-SCALE

NOTES:

1. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:
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3. CITY GRID: T37
4. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
5. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED PUBLIC RIGHT-OF-WAY.

LEGEND:

- DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- FD FOUND
- I.R. IRON ROD
- FP FLOOD PLAIN

- k. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in document:
 Granted to: Texas Power and Light Company
 Purpose: As provided in said instrument
 Recording No.: Volume 551, Page 431, Deed Records of Travis County, Texas (unable to plot)
- l. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in document:
 Granted to: Texas Power and Light Company
 Purpose: As provided in said instrument
 Recording No.: Volume 779, Page 361, Deed Records of Travis County, Texas (unable to plot)
- m. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in document:
 Granted to: Texas Power and Light Company
 Purpose: As provided in said instrument
 Recording No.: Volume 2136, Page 189, Deed Records of Travis County, Texas (unable to plot)
- n. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in document:
 Granted to: Lone Star Gas Company
 Purpose: As provided in said instrument
 Recording No.: Volume 2932, Page 508, Deed Records of Travis County, Texas (applies-blanket)
- o. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in document:
 Granted to: Texas Power and Light Company
 Purpose: As provided in said instrument
 Recording No.: Volume 3942, Page 1691, Deed Records of Travis County, Texas (unable to plot)
- p. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in document:
 Granted to: Manville Water Supply Corp.
 Purpose: As provided in said instrument
 Recording No.: Volume 4823, Page 1875, Deed Records of Travis County, Texas
 (applies to Easement Estate, Tract 3 at Weiss Lane)
- q. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in document:
 Granted to: Edmund A. Randig and wife, Dorren Randig
 Purpose: As provided in said instrument
 Recording No.: Volume 3959, Page 2299, Deed Records of Travis County, Texas
 (applies to Tract 2 Easement Estate)

EXHIBIT FOR ANNEXATION

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555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 4170
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

AUGUST 6, 2014

SHEET 4 OF 4
 JOB No.: 50703-50

**FIELD NOTES
FOR ANNEXATION**

A 5.016 acre, or 218,486 square feet more or less, tract of land out of a called 10.00 acre tract described in conveyance to Sorento Holdings 2012 LLC, in General Warranty Deed, recorded in Document No. 2013132325 of the Official Public Records of Travis County, Texas, out of the John C. Bray, Survey No. 10, Abstract 73, in the City of Pflugerville, Travis County, Texas. Said 5.016 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone.

BEGINNING: At a found 3/8" iron rod, on the northwest line of called 97.68 acre tract recorded in Document No. 2008063161 of the Official Public Records of Travis County, Texas, the south corner of a called 101.246 acre tract recorded in Document No. 2012164042 of the Official Public Records of Travis County, Texas, the east corner of said called 10.00 acre tract;

THENCE: S 27°36'09" W, along and with the northwest line of said called 97.68 acre tract, the southeast line of said called 10.00 acre tract, a distance of 207.52 feet to a found 1/2" iron rod, the east corner of a remainder of a called 63.72 acre tract recorded in Document No. 2004180178 Official Public Records of Travis County, Texas, the south corner of said called 10.00 acre tract;

THENCE: N 62°37'21" W, departing the northwest line of said called 97.68 acre tract, along and with the northeast line of said remainder of a called 63.72 acre tract, the southwest line of said called 10.00 acre tract, at a distance of 839.92 feet passing an east corner of a called 119.023 acre tract recorded in Document No. 2012164042 of the Official Public Records of Travis County, Texas, the north corner of said remainder of a called 63.72 acre tract, from which a found iron rod with a marred cap bears N 49°32'20" W, a distance of 1.45 feet, continuing along and with the southwest line of said called 10.00 acre tract, the northeast line of said called 119.023 acre tract for a total distance of 918.89 feet to a calculated point;

THENCE: Departing the northeast line of said called 119.023 acre tract, over and across said called 10.00 acre tract, the following bearings and distances:

N 16°45'44" W, a distance of 71.96 feet to a calculated point;

N 19°40'05" W, a distance of 93.87 feet to a calculated point;

N 39°15'30" W, a distance of 169.40 feet to a calculated point;

N 47°02'17" W, a distance of 91.66 feet to a calculated point, on the southwest line of said called 101.246 acre tract, the northeast line of said called 10.00 acre tract;

THENCE: S 62°37'39" E, along and with the southwest line of said called 101.246 acre tract, the northeast line of said called 10.00 acre tract, a distance of 1282.32 feet to the POINT OF BEGINNING and containing 5.016 acres in the City of Pflugerville, Travis County, Texas, Said tract being described in accordance with an exhibit prepared by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 6, 2014
JOB No.: 50703-50
DOC.ID.: H:\survey\CIVIL\50703-50\WORD\5.016Ac_ParklandDedication_CityofPflugerville-
OVERALL.docx
TCAD PARCEL: 271707
CITY GRID: T37
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

