

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY OF PFLUGERVILLE, TEXAS INITIATING ANNEXATION PROCEDURES FOR THE 2012 VOHL / CITY OF PFLUGERVILLE LAND ANNEXATION**

WHEREAS, the City of Pflugerville has identified certain tracts of land as indicated in the attached Exhibit A ("the land") which it deems desirable to annex into the corporate limits of the City; and

WHEREAS, the Land qualifies for annexation by the City of Pflugerville pursuant to the City's Charter and Chapter 43, Local Government Code; and

WHEREAS, the land is contiguous to the City Limits and does not require petition or a three year annexation plan; and

WHEREAS, the City Council finds that proceeding with annexation of the Land would, for manifold reasons, promote the health, safety, and welfare of the citizens of the City of Pflugerville;

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

That city staff is hereby directed to publish notice of two public hearings in accordance with Chapter 43, Texas Local Government Code, and prepare an annexation ordinance and a service plan for annexation of the areas indicated on the attached Exhibit A; and

That the proposed schedule of annexation (Exhibit B) establishes the dates for said public hearings as October 9, 2012 and October 23, 2012.

APPROVED this 14<sup>th</sup> day of August, 2012.

CITY OF PFLUGERVILLE, TEXAS

By: \_\_\_\_\_  
JEFF COLEMAN, Mayor

ATTEST:

\_\_\_\_\_  
KAREN THOMPSON, City Secretary

**EXHIBIT "A"**

Exhibit A

Tract 1

**METES AND BOUNDS DESCRIPTION  
OF  
8.54 ACRES  
IN THE  
GEORGE M. MARTIN SURVEY NO. 9 ABSTRACT 529  
TRAVIS COUNTY, TEXAS**

Description of a 8.54 acres in the George M. Martin Survey No. 9 Abstract 529 in Travis County, Texas and being out of a call 234.064 acre tract a remnant portion of a call 293.104 acre tract as described in a deed to Pflugerville East L.L.C. recorded under Document No. 2002118297 of the Official Public Records of Travis County, Texas and being out of a call 47.718 acre tract as described in a deed to Pflugerville East L.L.C. and recorded under Document No. 2002007067 of the Official Public Records of Travis County Texas, said 8.54 acre tract being more fully described by metes and bounds as follows:

**BEGINNING** at a found ½" inch iron rod with cap marking an angle point in a easterly line of the said 47.718 acre tract and the westerly line of a call 144.291 acre tract as described in a deed to the City of Pflugerville as recorded under Document No. 2002007069 of the Official Public Records of Travis County, Texas from which a found ½" inch iron rod with cap bears **S 27°53'29" W** for a distance of 255.93, said iron rod being in the east right-of-way line of the proposed Silent Harbor Loop having a 60' foot wide right-of-way at this point;

**THENCE** with the said east right-of-way line of the proposed Silent Harbor Loop **N 27°53'29" E** for a distance of 20.72 feet to a set ½" inch iron rod with cap marked Pate Eng at the Point of Curvature of a curve to the right;

**THENCE** with the arc of said curve to the right and the proposed east right-of-way line passing through a central angle of **33°21'13"** to a set ½" inch iron rod with cap marked Pate Eng at the Point of Tangency said curve having a radius of 450.00 feet, an arc length of 261.96 feet, and a long chord bearing **N 44°34'06" E** for a distance of 258.27 feet;

**THENCE** continuing with the said proposed east right-of-way line **N 61°14'42" E** for a distance of 320.35 feet to a set ½" inch iron rod with cap marked Pate Eng at the Point of Curvature of a curve to the left;

**THENCE** with the arc of said curve to the left and the proposed east right-of-way line passing through a central angle of **09°20'06"** to a set ½" inch iron rod with cap marked Pate Eng at the Point of Tangency said curve having a radius of 1230.00 feet, an arc length of 200.40 feet, and a long chord bearing **N 56°34'39" E** for a distance of 200.18 feet;

**THENCE** continuing with the said proposed east right-of-way line **N 51°54'36" E** for a distance of 86.36 feet to a set ½" inch iron rod with cap marked Pate Eng;

**THENCE** departing the said east right-of-way line of Silent Harbor Loop **S 38°10'34" E** for a distance of 336.87 feet to a set ½" inch iron rod with cap marked Pate Eng in a westerly line of Block BB of the proposed Villages of Hidden Lake Phase Three;

**THENCE** with the said westerly line **S 07°52'35" W** for a distance of 50.78 feet to a set ½" inch iron rod with cap marked Pate Eng in a northerly line of said Block BB;

**THENCE** with the said northerly and westerly line of Block BB the following six (6) courses and distances;

1. **S 80°15'36" W** for a distance of **211.75** feet to a set ½" inch iron rod with cap marked Pate Eng,
2. **N 84°03'49" W** for a distance of **62.32** feet to a set ½" inch iron rod with cap marked Pate Eng,
3. **S 88°12'40" W** for a distance of **124.79** feet to a set ½" inch iron rod with cap marked Pate Eng,
4. **S 49°40'53" W** for a distance of **124.72** feet to a set ½" inch iron rod with cap marked Pate Eng,
5. **S 12°47'46" W** for a distance of **76.60** feet to a set ½" inch iron rod with cap marked Pate Eng,
6. **S 07°59'18" E** for a distance of **61.90** feet to a set ½" inch iron rod with cap marked Pate Eng, being the most westerly southwest corner of said Block BB,

**THENCE** with a southerly line of said Block BB **S 83°45'17" E** for a distance of **126.59** feet to a set ½" inch iron rod with cap marked Pate Eng at an angle point;

**THENCE** with a south line of the said Block BB **N 43°00'33" E** for a distance of **21.84** feet to a set ½" inch iron rod with cap marked Pate Eng in the arc of a intersecting curve to the left, being in the cul-de-sac of the proposed right-of-way line of Lake Edge Way of the said Villages of Hidden Lake Phase Three;

**THENCE** with the arc of said curve to the left passing through a central angle of **21°36'29"** to a set ½" inch iron rod with cap marked Pate Eng at the Point of Reverse Curvature of a curve to the right, said curve to the left having a radius of **50.00** feet, an arc length of **18.86** feet and a long chord bearing **S 62°46'52" E** for a distance of **18.75** feet;

**THENCE** with the arc of said curve to the right and the right-of-way line passing through a central angle of **42°47'59"** to a set ½" inch iron rod with cap marked Pate Eng at the end of curvature, said curve having a radius of **5.00** feet, an arc length of **3.73** feet, and a long chord bearing **S 52°11'08" E** for a distance of **3.65** feet;

**THENCE** with the said right-of-way line **S 30°47'08" E** for a distance of **2.76** feet to a set ½" inch iron rod with cap marked Pate Eng at the Point of Curvature of a curve to the left;

**THENCE** with the arc of said curve to the left and the said right-of-way line passing through a central angle of **63°06'22"** to a set ½" inch iron rod with cap marked Pate Eng at the Point of Compound Curvature of a curve to the left said curve having a radius of **15.00** feet, an arc length of **16.52** feet, and a long chord bearing **S 62°20'19" E** for a distance of **15.70** feet;

**THENCE** with the arc of said Compound Curve to the left and the said right-of-way line passing through a central angle of **24°35'28"** to a set ½" inch iron rod with cap marked Pate Eng at the Point of Compound Curvature of a curve to the left said curve having a radius of **60.00** feet, an arc length of **25.75** feet, and a long chord bearing **N 73°48'48" E** for a distance of **25.55** feet;

**THENCE** with the arc of said Compound Curve to the left and the said right-of-way line passing through a central angle of  $72^{\circ}18'09''$  to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng at the Point of Reverse Curvature of a curve to the right said curve to the left having a radius of 15.00 feet, an arc length of 18.93 feet, and a long chord bearing  $N 25^{\circ}21'57'' E$  for a distance of 17.70 feet;

**THENCE** with the arc of said curve to the right and the said right-of-way line passing through a central angle of  $43^{\circ}09'46''$  to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng at the Point of Reverse Curvature of a curve to the left said curve having a radius of 5.25 feet, an arc length of 3.96 feet, and a long chord bearing  $N 19^{\circ}20'09'' E$  for a distance of 3.86 feet;

**THENCE** with the arc of said curve to the left and the said right-of-way line passing through a central angle of  $13^{\circ}12'56''$  to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng at the Point of Reverse Curvature of a curve to the right said curve having a radius of 50.00 feet, an arc length of 11.53 feet, and a long chord bearing  $N 34^{\circ}50'51'' E$  for a distance of 11.51 feet;

**THENCE** with the arc of said curve to the right and the said right-of-way line passing through a central angle of  $17^{\circ}49'45''$  to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng at an angle point, said curve having a radius of 15.00 feet, an arc length of 4.67 feet, and a long chord bearing  $N 37^{\circ}09'17'' E$  for a distance of 4.65 feet;

**THENCE** with a westerly line of the said Block BB  $S 09^{\circ}44'24'' E$  for a distance of 122.41 feet to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng and being a southerly corner of Block BB;

**THENCE** with the southerly line of the said Block BB the following six (6) courses and distances;

1.  $N 80^{\circ}15'36'' E$  for a distance of 240.00 feet to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng at an angle point,
2.  $N 83^{\circ}01'22'' E$  for a distance of 57.07 feet to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng at an angle point,
3.  $S 88^{\circ}12'39'' E$  for a distance of 56.42 feet to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng at an angle point,
4.  $S 80^{\circ}28'05'' E$  for a distance of 70.48 feet to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng at an angle point,
5.  $S 71^{\circ}44'02'' E$  for a distance of 58.23 feet to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng at an angle point and being on the phase line for the proposed Villages of Hidden Lake Phase Three and Phase Four,
6.  $S 70^{\circ}44'55'' E$  continuing with the southerly line of Block BB Phase Four for a distance of 305.16 feet to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng at an angle point,

**THENCE** with a westerly line of Block BB of the said Villages of Hidden Lake Phase Four the following three courses and distances;

1.  $S 16^{\circ}17'57'' W$  for a distance of 15.02 feet to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng at an angle point,
2.  $S 33^{\circ}36'11'' W$  for a distance of 115.26 feet to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng at an angle point,

3. **S 27°59'21" W** for a distance of **120.03** feet to a set  $\frac{1}{4}$ " inch iron rod with cap marked Pate Eng being the most southerly southwest corner of the said Block BB of the Villages of Hidden Lake Phase Four;

**THENCE** with a southerly line of the said Block BB **S 63°11'00" E** for a distance of **132.75** feet to a set  $\frac{1}{4}$ " inch iron rod with cap marked Pate Eng in the arc of a curve to the left in a cul-de-sac and being in the west right-of-way line of the proposed Lake Edge Court;

**THENCE** with the arc of said curve to the left and the west right-of-way line passing through a central angle of **83°01'56"** to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng said curve having a radius of **50.00** feet, an arc length of **72.46** feet, and a long chord bearing **S 41°09'30" E** for a distance of **66.28** feet;


**THENCE** departing the said right-of-way line **S 01°05'20" E** for a distance of **17.70** feet to a set  $\frac{1}{2}$ " inch iron rod with cap marked Pate Eng in the south line of the aforementioned 234.064 acre tract and being in the north line of a call 144.291 acre tract out of a call 148.359 acre tract as described in a deed to the City of Pflugerville and recorded under Document No. 2002007069 of the Official Public Records of Travis County, Texas;

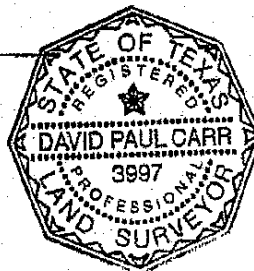
**THENCE** with the common line of the 234.064 acre and the 144.291 acre tract **N 62°58'02" W** for a distance of **1059.78** feet to a point marking a northerly corner of the said 144.291 acre tract same being the northeast corner of the aforementioned 47.718 acre tract and being in the south line of the 234.064 acre tract, from which a found  $\frac{1}{2}$ " inch iron rod with cap bears **N 62°58'02" W** for a distance of **0.31** feet;

**THENCE** with the common line of the said 47.718 acre and 144.291 acre tract the following two (2) courses and distances;

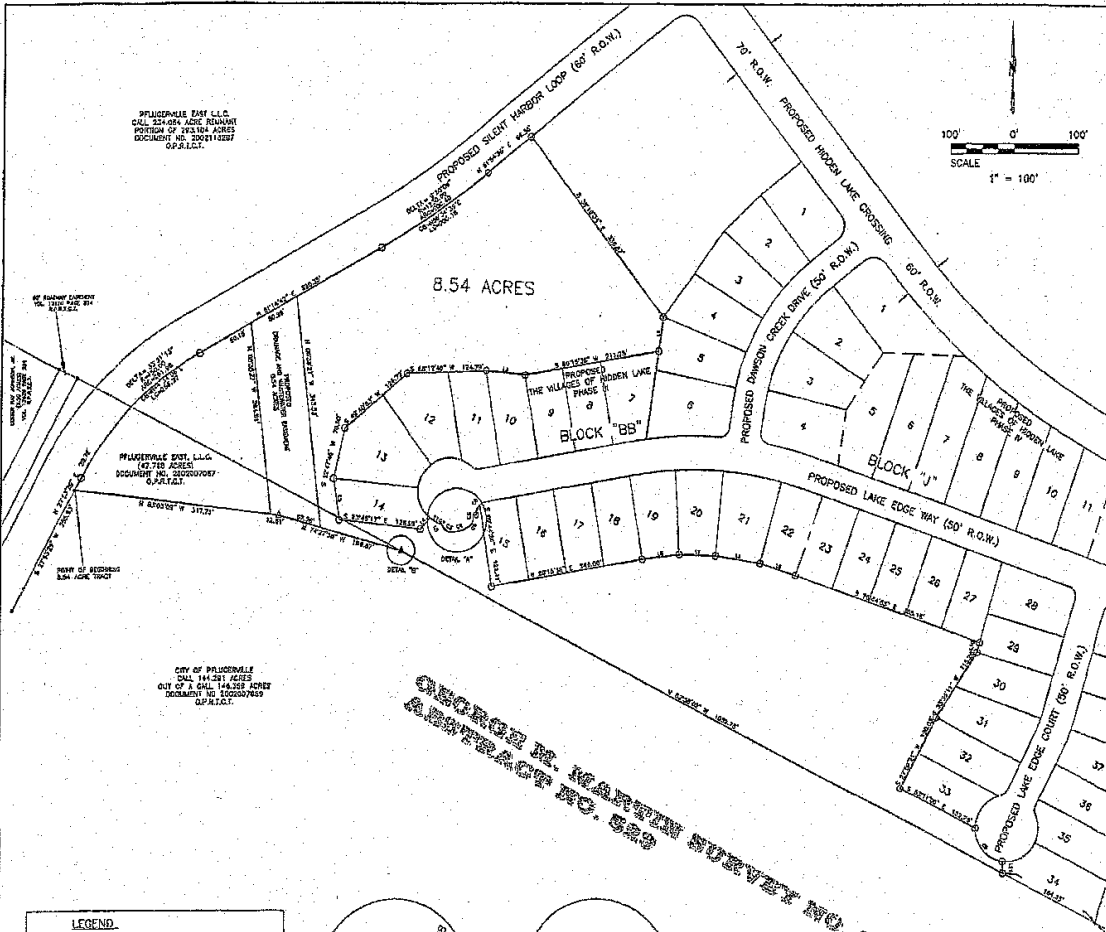
1. **N 74°27'36" W** for a distance of **196.67** feet to a calculated point for corner,
2. **N 83°03'09" W** for a distance of **317.75** feet to the **POINT OF BEGINNING** of the herein described tract and containing 8.54 acres of land more or less.

I David Paul Carr a duly Registered Professional Land Surveyor in the State of Texas do hereby certify that the foregoing description was prepared under my supervision and direction in April of 2003 and it is true and correct to the best of my knowledge and belief.

  
David Paul Carr R.P.L.S.  
Texas Registration No. 3997

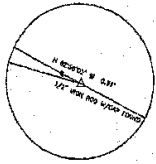
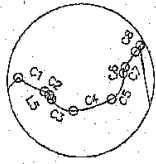


April 9, 2003  
Date



**LEGEND**

- 1/2" IRON ROD WITH CAP MARKER PATE ENG.
- 1/2" IRON ROD FOUND UNLESS OTHER SIZE NOTED
- △ CALCULATED POINT
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- PHASE LINE FUTURE PHASE 3 AND PHASE 4



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S07°52'36"W	50.76
L2	N64°03'46"E	28.26
L3	S07°59'48"E	51.00
L4	N43°00'33"E	21.84
L5	S30°47'04"E	2.76
L6	N63°11'22"E	57.07
L7	S88°12'38"E	56.42
L8	S87°28'05"E	70.48
L9	S71°42'02"E	58.23
L10	S16°12'57"W	15.02
L11	S01°05'20"E	17.76

**CURVE TABLE**

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C1	21°28'28"	80.00	18.86	S87°45'37"E	18.76
C2	42°47'58"	40.00	3.73	S87°11'05"E	3.65
C3	63°06'22"	15.00	18.92	S82°20'18"E	18.70
C4	24°42'28"	80.00	25.75	N73°48'48"E	25.56
C5	22°18'08"	16.00	18.03	N68°41'07"E	17.70
C6	43°02'46"	5.25	3.98	N13°20'00"E	3.86
C7	13°12'58"	80.00	11.83	N34°50'51"E	11.61
C8	17°48'48"	15.00	4.87	N37°08'17"E	4.80
C9	8°01'58"	80.00	72.48	S41°08'30"E	85.28

I, DAVID PAUL CARR, A DULY TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE FOREGOING PLAT REPRESENTS AN ON THE GROUND SURVEY PERFORMED IN APRIL 2003 UNDER MY DIRECTION AND SUPERVISION AND THAT THERE IS NO VACANCY, OMISSION, NOR ENCROACHMENTS UNLESS NOTED HEREON. THIS SURVEY SUBSTANTIALLY COMPLIES TO THE CURRENT STANDARDS AND SPECIFICATIONS OF A CATEGORY 1A CONDITION IN LAND TITLE SURVEY AS OUTLINED IN THE MANUAL OF PRACTICES BY THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*David Paul Carr*  
 DAVID PAUL CARR R.L.S.  
 TEXAS REGISTRATION NO. 1557

*Carl G. Carr*  
 C.G.C.



SURVEYOR'S NOTE: NO TITLE COMMITMENT FURNISHED AT TIME OF SURVEY AND NO ADDITIONAL TITLE RESEARCH WAS PERFORMED BY PATE ENGINEERS, INC.

**THIS PROPERTY**

NO.	DATE	REVISIONS	BY

**DESIGN:** R.E.  
**GRADING:** R.E.  
**CONCRETE:** B.C.  
**DATE:** 6-7-03  
**FIELD NOTES:**  
 FIELD BOOK: PAGE 07  
 SHEET: 1 OF 1

**LAND TITLE SURVEY OF**  
**8.54 ACRES IN THE**  
**GEORGE M. MARTIN SURVEY NO. 8**  
**ABSTRACT NO. 528**  
**TRAVIS COUNTY, TEXAS**

**PATE ENGINEERS**  
 AUSTIN • HOUSTON • DALLAS • FT. WORTH  
 2601 NORTH CENTRAL OF TEXAS HIGHWAY  
 SUITE 200  
 ARLING, TEXAS 76010  
 TEL (817) 246-2000  
 FAX (817) 246-2004  
 WWW.PATEENGINEERS.COM

Exhibit A

Tract 2

**DESCRIPTION OF 0.37 ACRES  
IN THE  
GEORGE M. MARTIN SURVEY NO. 9 ABSTRACT NO. 529  
TRAVIS COUNTY, TEXAS**

Being a 0.37 acre tract of land in the George M. Martin Survey No. 9 Abstract 529 in Travis County, Texas and being out of a call 234.064 acre remnant tract out of a call 293.104 acres as described in a deed to Pflugerville East L.L.C. as recorded under Document No. 2002118297 of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), also being Lots 27 and 28 of Block N of the proposed Villages of Hidden Lake Phase 4 as shown on the approved preliminary plan for the Villages of Hidden Lake, said 0.37 acre tract being more fully described by metes and bounds with attached sketch as follows:

**COMMENCING** at a ½" inch iron rod found marking the northeast corner of the said 234.064 acre tract, the southeast corner of a call 0.722 acre tract as described in a deed to Karolyn Graf and Dennis Graf and recorded under Document No. 2002118295 O.P.R.T.C.T. and being in the west right-of-way line of Weiss Lane having a variable width right-of-way at this point, from which a ½" inch iron rod found marking the southwest corner of the said 0.722 acre tract bears **N 63°12'34" W** for a distance of **778.66** feet;

**THENCE** with the said west right-of-way line of Weiss Lane **S 27°23'17" W** for a distance of **359.49** feet to a ½" inch iron rod with cap marked Pate Eng set at the **POINT OF BEGINNING** and the northeast corner of the herein described tract;

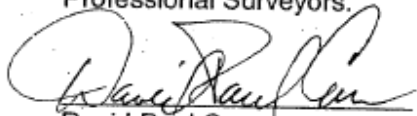
**THENCE** continuing with the said west right-of-way line **S 27°23'17" W** for a distance of **100.35** feet to a ½" inch iron rod with cap marked Pate Eng set and being the southeast corner of the herein described tract;

**THENCE** departing the said west right-of-way line and crossing the 234.064 acre tract the following five (5) courses and distances;

1. **N 59°54'36" W** for a distance of **144.49** feet to a ½" inch iron rod with cap marked Pate Eng set in the arc of an intersecting curve to the left and being the southwest corner of the herein described tract;
2. with the arc of said curve to the left passing through a central angle of **40°50'26"** to a ½" inch iron rod with cap marked Pate Eng set at the Point of Reverse Curvature of a curve to the right, said curve having a radius of **50.00** feet, an arc length of **35.64** feet, and a long chord bearing **N 02°02'00" W** for a distance of **34.89** feet;

3. with the arc of said curve to the right passing through a central angle of **52°01'15"** to a ½" inch iron rod with cap marked Pate Eng set at the Point of Tangency, said curve having a radius of **15.00** feet, an arc length of **13.62** feet, and a long chord bearing **N 03°33'23" E** for a distance of **13.16** feet;
4. **N 29°34'00" E** for a distance of **57.42** feet to a ½" inch iron rod with cap marked Pate Eng set and being the northwest corner of the herein described tract;
5. **S 60°26'00" E** for a distance of **164.72** feet to the **POINT OF BEGINNING** of the herein described tract and containing 0.37 acres of land more or less.

I David Paul Carr a duly Registered Professional Land Surveyor in the State of Texas do hereby certify that the foregoing metes and bounds description with attached sketch represent the results of an on the ground survey performed under my direction and supervision in October 2003, and that it substantially complies with the requirements of a Category 1A Condition III Land Title survey as outlined in the Manual of Practices published by the Texas Society of Professional Surveyors.

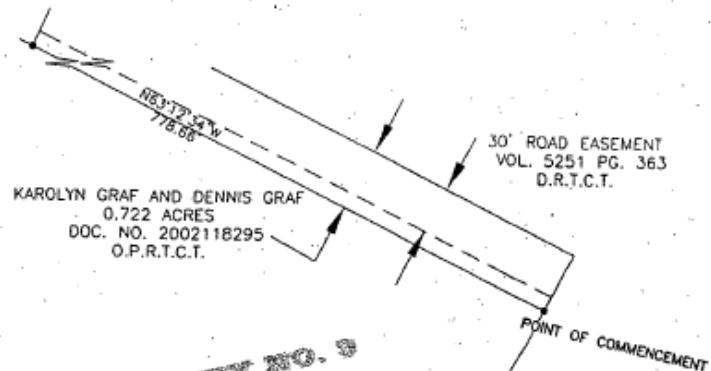
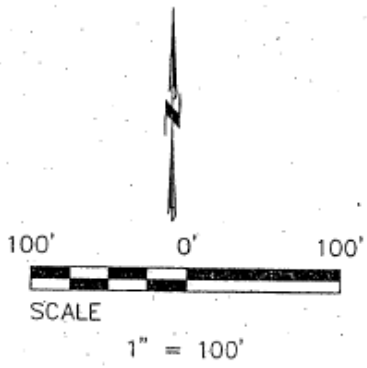


David Paul Carr  
Registered Professional Land Surveyor  
Texas Registration No.3997

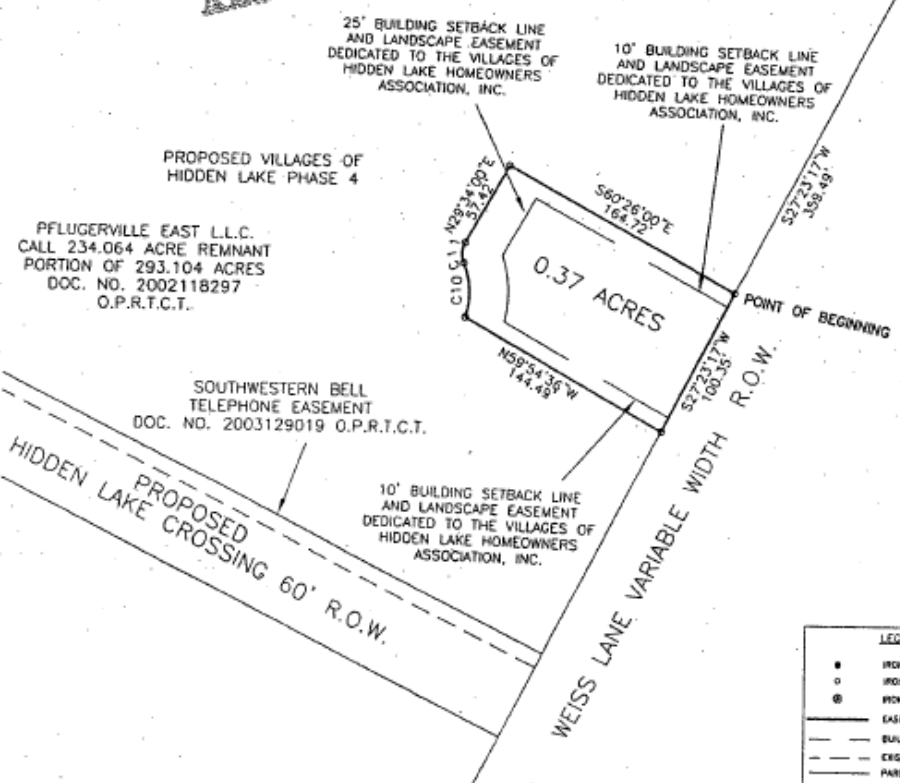
10/28/03  
Date







**GEORGE M. MARTIN SURVEY NO. 9  
ABSTRACT NO. 529**



**LEGEND**

- IRON ROD FOUND
- IRON ROD SET W/CAP MARKED "PATE END"
- ⊙ IRON PIPE FOUND
- EASEMENT BOUNDARY
- BUILDING SETBACK LINE
- - - EXISTING EASEMENT
- PARENT TRACT BOUNDARY
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS

**CURVE TABLE**

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C10	40°50'28"	50.00	35.64	N02°02'00"W	34.89
C11	52°01'15"	15.00	13.62	N03°33'23"E	13.16

HIDDEN LAKE\dwg\city\_of\_pflugerville\_easement.dwg Oct 29, 2003-7:47am RobertG

NO	DATE	REVISIONS	BY

PROJECT:  
0.37 ACRE  
GEORGE M. MARTIN SURVEY NO. 9  
ABSTRACT NO. 529  
TRAVIS COUNTY, TEXAS

**PATE ENGINEERS**  
HOUSTON • AUSTIN • DALLAS • FT WORTH  
THE JOHN CARROLL OF TEXAS SCHOOL OF SURVEYING  
P.O. BOX 341-888  
DALLAS, TEXAS 75285






**Exhibit A**

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**Tract 1 & 2**

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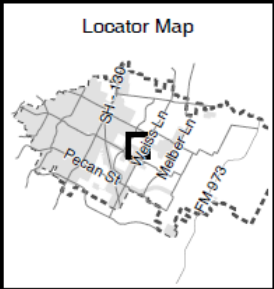
**Legend**

-  Subject Property
-  City Limits
-  ETJ

0 330 660 Feet

When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.

## EXHIBIT "B"

### ANNEXATION SCHEDULE

#### 2012 VOHL / City of Pflugerville Land Annexation

<u>Date</u>	<u>Action</u>	<u>Regular Meeting Date</u>
November 27, 2012	Council adopts 2 <sup>nd</sup> reading of ordinance annexing territory	Yes
November 13, 2012	City Council adopts 1 <sup>st</sup> reading of ordinance annexing territory.	Yes
October 23, 2012	Hold public hearing on annexation (must be 21 days before annexation)	Yes
October 9, 2012	Hold public hearing on annexation (no more than 40 days before annexation)	Yes
September 19, 2012	Publish notice of hearings in Pflag (must be 11 days before first hearing and no more than 20 days before first hearing)	NA
September 12, 2012	Send notice of hearings to Pflag	NA
September 9, 2012	Notification sent to property owners (must be 30 days prior to first hearing)	NA
August 14, 2012	Council meeting to authorize publication of notice, preparation of service plan and preparation of schedule for hearings	Yes