

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ANNEXING, FOR FULL PURPOSES, TRACTS OF LAND TOTALING APPROXIMATELY 56.24 ACRES OUT OF A 96.341-ACRE TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, IN TRAVIS COUNTY, TEXAS, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, BEING ALL OF THE REMAINING PORTIONS OF THE 96.341-ACRE TRACT OF LAND NOT PREVIOUSLY ANNEXED BY ORDINANCE NO. 899-07-08-14; GENERALLY LOCATED ALONG CAMERON ROAD EAST OF WEISS LANE AND WEST OF 1849 PARK; EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; AND TO BE ZONED AGRICULTURE / DEVELOPMENT RESERVE (A); TO BE KNOWN AS THE KUEMPEL TRACT 2021 ANNEXATION; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY; APPROVING A SERVICE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Pflugerville, Texas (the “City”) desires to annex approximately 56.24 acres of land out of a 96.341-acre tract of land situated in the William Caldwell Survey No. 66, Abstract No. 162, of the Real Property Records of Travis County, Texas, more particularly described and depicted in **Exhibit “A,”** with the exhibit being attached hereto and incorporated herein by reference (collectively, the “Property”), being all of the remaining portions of the 96.341-acre tract of land not previously annexed by Ordinance No. 899-07-08-14, attached hereto and incorporated herein as **Exhibit “C”**; and

**WHEREAS**, pursuant to Chapter 43, Section 43.003, of the Texas Local Government Code, a home-rule municipality may extend the boundaries of the municipality and annex area adjacent to the municipality; and

**WHEREAS**, Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes municipalities to annex an area on the request of all property owners in an area, whereby the City has received a petition for annexation by the property owner for the Property further described in **Exhibit “A”**; and

**WHEREAS**, in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, Section 43.0672, the City has negotiated and entered into a written agreement dated January 19, 2021, with the owner of the Property regarding the provision of services to the Property upon annexation, of which the applicable service plan and schedule is attached hereto and incorporated herein as **Exhibit “B,”** and

**WHEREAS**, the City Council provided public notice and held a public hearing on February 9, 2021, for all interested persons to attend and be heard in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3 § 43.0673; and

**WHEREAS**, the City has complied with all conditions precedent established under the Texas Local Government Code necessary to take this action annexing the Property.

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

**Section 1.** 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 as findings of fact.

**Section 2.** The Property, lying outside of, but adjacent to and adjoining the City, is hereby annexed into the City, and the boundaries of the City are extended to include the Property within the corporate limits of the City. From and after the date of this ordinance, the Property shall be entitled to all the rights and privileges of the City and shall be bound by all the acts, ordinances, resolutions, and regulations of the City except as otherwise provided for in the attached Exhibit B.

**Section 3.** The City finds annexation of the Property to be in the public interest due the Property promoting economic growth of the City.

**Section 4.** The Property shall be temporarily zoned Agriculture / Development Reserve (A).

**Section 5.** The service plan attached as **Exhibit "B"** is approved, and municipal services shall be provided to the Property in accordance therewith.

**Section 6.** The City Manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the addition to the City's Corporate Limits and the City Secretary is directed to file a certified copy of this Ordinance in the office of the County Clerk of Travis County, Texas, and in the official records of the City.

**Section 7.** If for any reason any section, paragraph, subdivision, clause, phrase, word, or other provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this Council that every section, paragraph, subdivision, clause phrase, word, or provision hereof shall be given full force and effect for its purpose.

**Section 8.** This Ordinance will take effect upon its adoption by the City Council in accordance with the provisions of Section 3.15(d) of the City Charter.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

CITY OF PFLUGERVILLE, TEXAS

By: \_\_\_\_\_  
Victor Gonzales, Mayor

ATTEST:

\_\_\_\_\_  
Karen Thompson, City Secretary

APPROVED AS TO FORM:

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Charles E. Zech, City Attorney  
DENTON NAVARRO ROCHA BERNAL & ZECH, P.C.

# EXHIBIT "A"

## PROPERTY DESCRIPTION

Approximately 56.24 acres of land out of a 96.341-acre tract of land situated in the William Caldwell Survey No. 66, Abstract No. 162, of the Real Property Records of Travis County, Texas, being all of the remaining portions of the 96.341-acre tract of land not previously annexed by Ordinance No. 899-07-08-14.



EXHIBIT "A"

County: Travis  
Project: Kuempel Annexation  
Half AVO: 37800.001

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August 14, 2020

**A METES AND BOUNDS DESCRIPTION OF 96.341 ACRES (APPROX. 4,196,618 SQ. FT.) IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, TRAVIS COUNTY, TEXAS, BEING ALL OF TRACT 3, A CALLED 48.170 ACRE TRACT OF LAND CONVEYED TO MELANIE ELAINE SAMUELSON (1/2 INTEREST) AND RUSSELL HENRY KUEMPEL (1/2 INTEREST) IN AN EXECUTOR'S DEED DATED DECEMBER 8TH 2009, RECORDED IN DOCUMENT NO. 2009205387 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND ALL OF TRACT 4, ALSO A CALLED 48.170 ACRE TRACT OF LAND, CONVEYED TO MELANIE ELAINE SAMUELSON (1/2 INTEREST) AND RUSSELL HENRY KUEMPEL (1/2 INTEREST) IN AN EXECUTOR'S DEED DATED DECEMBER 8TH 2009, RECORDED IN DOCUMENT NO. 2009205387 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 96.341 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod found in the northerly right-of-way line of Cameron Road (locally known as a 60 foot right-of-way) at the southeast corner of a called 1.005 acre tract of land conveyed to Ann Attal in Document No. 2016055801 of the Official Public Records of Travis County, Texas, for the southwest corner of said 48.17 acre Samuelson/Kuempel Tract 4 and southwest corner of the herein described tract of land;

**THENCE** North 27°13'19" East, with the west line of the said 48.17 acre Samuelson/Kuempel Tract 4 and said 48.17 acre Samuelson/Kuempel Tract 3, being the east line of the said 1.005 acre Attal tract, the east line of the remainder of a called 6.365 acre tract conveyed to CE Development, Inc. in Document No. 2015146187 of the Official Public Records of Travis County, Texas, the east line of Carmel West Phase 2, Section 5, a subdivision of record in Document No. 201900220 of the Official Public Records of Travis County, Texas, a distance of 1842.55 feet to a disturbed 1/2-inch iron rod found in the west line of said 48.17 acre Samuelson/Kuempel Tract 3, being the east line of Lot 45, Block A of said Carmel West Phase 2, Section 5;

**THENCE** North 26°57'05" East, continuing with the west line 48.17 acre Samuelson/Kuempel Tract 3, being the east line of Lot 45, Block A of said Carmel West Phase 2, Section 5, the east right-of-way line of Monrovia Lane (50' public right-of-way), and an easterly line of Lot 41, Block D of Carmel West Phase 2, Section 1, a subdivision of record in Document No. 201800338 of the Official Public Records of Travis County, Texas, at a distance of 119.60 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most easterly common corner of Lots 44 and 45, Block A of Carmel West Phase 2, Section 5, at an additional distance of 125.11 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the northeast corner of said Lot 44, being the southeast corner of Monrovia Lane, at an additional distance of 664.21 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most easterly common corner of Lots 20 and 21, Block D of said Carmel West Phase 2, Section 5, at an additional distance of 84.53 feet passing a found 1/2-inch iron rod at the most easterly common corner of Lots 19 and 20, Block D of said Carmel West Phase 2, Section 5, in all a distance of 1088.93 feet to a 1/2-inch iron rod with "Half" cap set for the northwest corner of said 48.17 acre Samuelson/Kuempel Tract 3, being a common corner with Lot 41, Block D of said Carmel West Phase 2, Section 1, from which a disturbed 5/8-inch iron rod found bears North 62°34'25" West, a distance of 2.06 feet;

**THENCE** South 62°34'25" East, with the north line of said 48.17 acre Samuelson/Kuempel Tract 3, being the south line of Lot 41, Block D, the south right-of-way line of Caperi Drive (50' public right-of-way), and the south line of a called 7.058 acre tract of land conveyed to the City of Pflugerville in Document No. 2017099899 of the Official Public Records of Travis County, Texas, at a distance of 1059.67 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the southeast corner of said Lot 41, Block D, being the southwest corner of the Caperi Drive right-of-way, at an additional distance of 50.08 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the southeast corner of the Caperi Drive right-of-way, being the southwest corner of the said

EXHIBIT "A"

County: Travis  
Project: Kuempel Annexation  
Halff AVO: 37800.001

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7.058 acre City of Pflugerville Tract, in all, a distance of 1418.70 feet to a 1/2-inch iron with "Halff" cap set in the south line of the said 7.058 acre City of Pflugerville Tract for the northeast corner of the said 48.17 acre Samuelson/Kuempel Tract 3, being the northwest corner of the remainder of a called 7.140 acre tract of land conveyed to CE Development, Inc. in Document No. 2015146187 of the Official Public Records of Travis County, Texas;

**THENCE** with the west line of said 7.140 acre City of Pflugerville tract, being the east lines of the said 48.17 acre Samuelson/Kuempel Tract 3 and the said 48.17 acre Samuelson/Kuempel Tract 4, the following three (3) courses and distances:

1. South 26°42'47" West, a distance of 344.16 feet to a 1/2-inch iron rod with "Halff" cap set from which, a 1/2-inch iron rod with "Pape-Dawson" cap found bears South 17°42'43" West, a distance of 2.08 feet;
2. South 26°22'22" West, a distance of 1615.82 feet to a 1/2-inch iron rod with "Halff" cap set;
3. South 26°53'14" West, a distance of 966.61 feet to a 1/2-inch iron rod with "Halff" cap set in the north right-of-way line of Cameron Road, at the southwest corner of the said 7.140 acre City of Pflugerville tract, for the southeast corner of the said 48.17 acre Samuelson/Kuempel Tract 4 and southeast corner of the herein described tract of land;

**THENCE** North 62°46'45" West, with the north right-of-way line of Cameron Road, being the south line of the said 48.17 acre Samuelson/Kuempel Tract 4, a distance of 1446.21 feet to the **POINT OF BEGINNING** and containing 96.341 acres of land, more or less, within these metes and bounds.

NOTES:

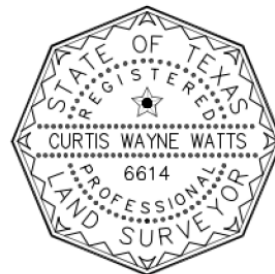
Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.0001, scaled about 0,0. Units: U.S. Survey Feet. Date of Field Survey: July 7, 2020.

I, Curtis W. Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

08/14/20

Date

Curtis Wayne Watts, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6614  
Halff Associates, Inc., TBPELS Firm No. 10029607  
9500 Amberglen Blvd., Bldg. F, Suite 125  
Austin, Texas 78729 512-777-4600



SHEET 04 OF 05  
SHEET 03 OF 06

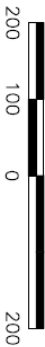
LEGEND:

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET W/ HALF ASSOC. INC.'S CAP
- RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- D.R.T.C.T. DEED PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- ( ) RECORD INFORMATION

96.341 ACRE  
APPROX. 4,196,618 SQ. FEET

SCALE: 1" = 200'

GRAPHIC SCALE



S26°53'14"W 966.61'  
(S26°53'30"W) (966.41')

CE DEVELOPMENT, INC.  
REM. OF TRACT 6,  
CALLED (7.140 ACRES)  
DOC. NO. 2015146187  
O.P.R.T.C.T.

JACK AND WINNIE MAE  
MURCHISON FAMILY  
PARTNERSHIP LTD.  
REM. OF FIRST TRACT,  
CALLED 125.15 ACRES  
DOC. NO. 2005003460  
O.P.R.T.C.T.

CITY OF PELUGERVILLE

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CITY OF PELUGERVILLE

CAMERON ROAD  
(LOCALLY KNOWN AS A 60' R.O.W.)

N62°46'45"W 1446.21'  
(N62°47'45"W) (1446.07')

SOUTH DEED LINE/  
CALLED NORTH R.O.W. LINE

WILLIAM CALDWELL  
SURVEY NO. 66,  
ABSTRACT NO. 162

CITY OF PELUGERVILLE

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WILLARD R. HEBBE  
AND JULIA HEBBE  
CALLED (2.00 ACRES)  
VOL. 8157, PG. 885  
D.R.T.C.T.

WILLARD RALPH HEBBE, KEVIN MATTHEW HEBBE  
AND KRISTINA ANNA HEBBE  
CALLED (135.5034 ACRES)  
DOC. NO. 2002166681  
O.P.R.T.C.T.

LLOYD EUGENE HEBBE, JINA DENE  
MORRIS AND CRAIG LLOYD HEBBE  
CALLED (135.2000 ACRES)  
DOC. NO. 2002166592  
O.P.R.T.C.T.

LLOYD E. HEBBE AND  
PAMELA C. HEBBE  
CALLED (5 ACRES)  
VOL. 5087, PG. 308  
D.R.T.C.T.

NORTH DEED LINE/  
CALLED SOUTH R.O.W. LINE  
LLOYD EUGENE HEBBE, JINA DENE MORRIS AND CRAIG LLOYD HEBBE  
CALLED (135.2000 ACRES)  
DOC. NO. 2002166592  
O.P.R.T.C.T.

S62°46'45"E 60.00'  
(S62°30'11"E 60.00')

08/14/20

BEARING BASIS NOTE:  
THE BASIS OF BEARINGS AND OF THE COORDINATES SHOWN HEREON IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE BASED ON MULTIPLE, REPEATED GPS OBSERVATIONS UTILIZING THE LEICA VRS NETWORK. THIS IS A SURFACE DRAWING, UTILIZING COMBINED GRID TO SURFACE SCALE FACTOR OF 1.0001.

*William Caldwell*



ANNEXATION EXHIBIT  
WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162  
TRAVIS COUNTY, TEXAS

Project No.:	37800.001
Issued:	08/14/2020
	37800.001
	KUEMPFL ANNEXATION
	03 of 05

CARMEL WEST PHASE 2 SECTION 5  
DOCUMENT NO. 201900220  
O.P.R.T.C.T.

LOT 45

CITY OF PFLUGERVILLE  
E.T.J.

CE DEVELOPMENT, INC.  
REM. OF TRACT 2:  
CALLED (6.507 ACRES)  
DOC. NO. 2015146187  
O.P.R.T.C.T.

CITY OF PFLUGERVILLE  
E.T.J.

(N27°12'51"E) (1458.85') (N27°12'51"E) (383.93') (S27°12'51"W) (153.71') (119.18')

119.6  
DISTURBED

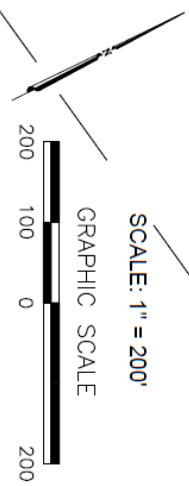
CE DEVELOPMENT, INC.  
REM. OF TRACT 4: CALLED (6.385 ACRES)  
DOC. NO. 2015146187  
O.P.R.T.C.T.

**WILLIAM CALDWELL  
SURVEY NO. 66,  
ABSTRACT NO. 162**

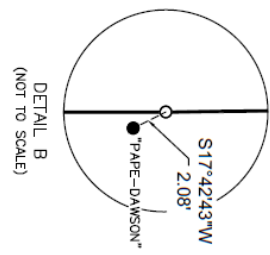
CITY OF PFLUGERVILLE  
E.T.J. **N27°13'19"E 1842.55'**  
(N27°12'51"E) (1842.79')

MELANIE ELAINE SAMUELSON (1/2 INTEREST)  
RUSSELL HENRY KUEMPEL (1/2 INTEREST)  
TRACT 3: 48.170 ACRES  
DOC. NO. 2009205387  
O.P.R.T.C.T.

**96.341 ACRE**  
APPROX. 4,196,618 SQ. FEET



**S26°22'22"W 1615.82'**  
(S26°22'38"W) (1615.49')



CE DEVELOPMENT, INC.  
REM. OF TRACT 6:  
CALLED (7.140 ACRES)  
DOC. NO. 2015146187  
O.P.R.T.C.T.

JACK AND WINNIE MAE  
MURCHISON FAMILY  
PARTNERSHIP, LTD.  
REM. OF FIRST TRACT:  
CALLED (23.818 ACRES)  
DOC. NO. 2009003480  
O.P.R.T.C.T.

SHEET 04 OF 05  
SHEET 03 OF 05

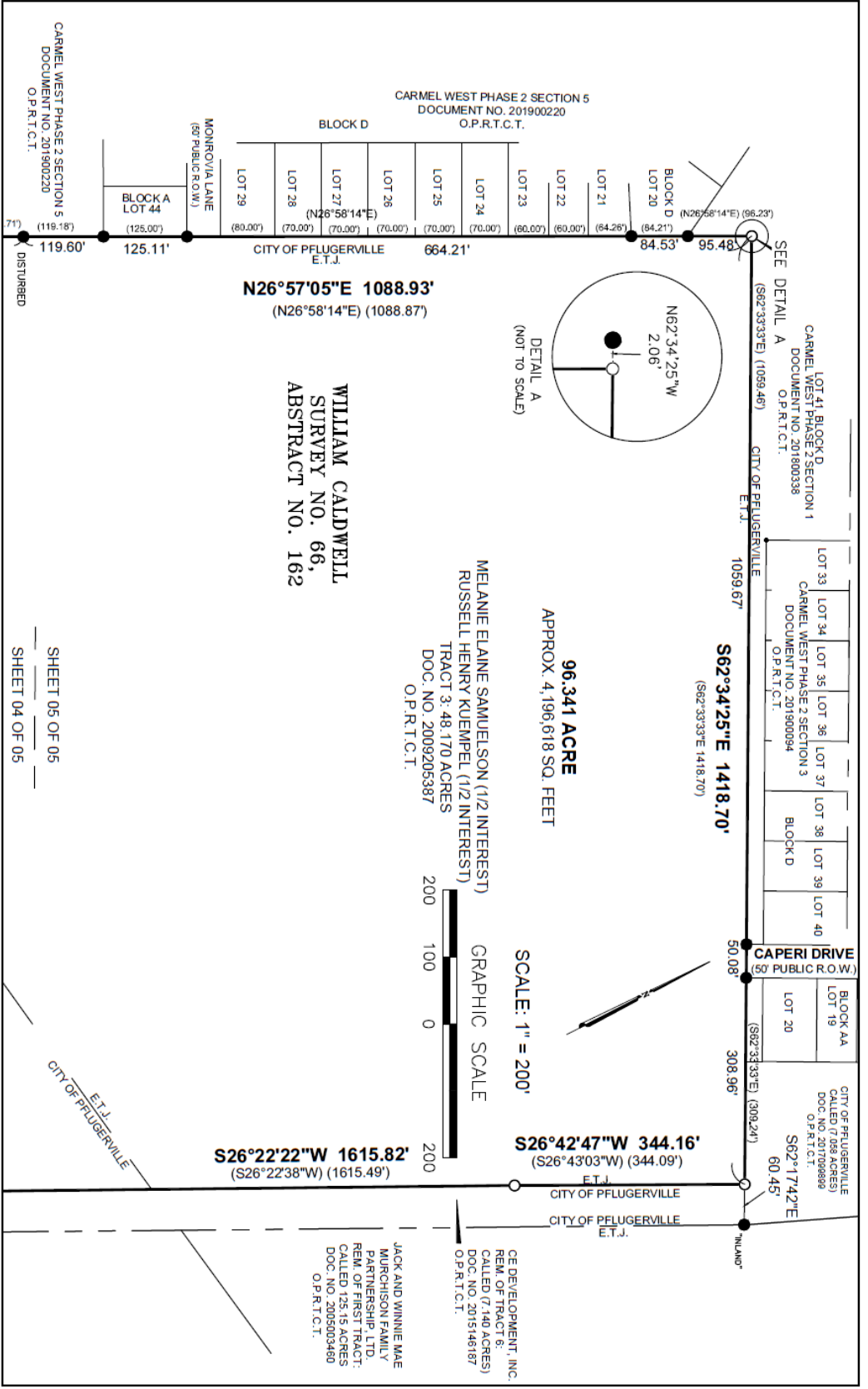


9600 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TEXAS 78729  
TEL: (512) 777-4800  
FAX: (512) 252-8141

**ANNEXATION EXHIBIT**  
WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162  
TRAVIS COUNTY, TEXAS

Project No.: 37800.001
Issued: 08/14/2020
37800.001
KUEMPEL ANNEXATION
04 of 05





**HALFF**  
8600 AMBERGLEN BLVD., BLOCK F, SUITE 125  
AUSTIN, TEXAS 78729  
TELEPHONE SURVEYING FIRM #10029807  
FAX (512) 255-8141

**ANNEXATION EXHIBIT**  
**WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162**  
**TRAVIS COUNTY, TEXAS**

Project No.: 37800.001
Issued: 08/14/2020
37800.001
KUEMPEL ANNEXATION
05 of 05

EXHIBIT "B"

SERVICE PLAN AGREEMENT FOR PROPERTY ANNEXED

EXHIBIT "C"

PREVIOUS ANNEXATION ORDINANCE NO. 899-07-08-14  
ANNEXING A PORTION OF THE 96.341-ACRE TRACT