

City of Pflugerville, Texas, Ordinance No. 1063-10-12-14

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, DESIGNATING A CERTAIN AREA AS REINVESTMENT ZONE NO. ONE, CITY OF PFLUGERVILLE, TEXAS; ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATING THERETO; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, pursuant to Chapter 311 of the Texas Tax Code, the City may designate a geographic area within the City as a reinvestment zone if the area satisfies the requirements of certain sections of Chapter 311 of the Texas Tax Code; and

**WHEREAS**, the City has prepared a preliminary reinvestment zone financing plan, which provides that City of Pflugerville ad valorem taxes are to be deposited into the tax increment fund, and that taxes of other taxing units may be used in the financing of the proposed zone; and

**WHEREAS**, the City provided written notice of the public hearing on the creation of the proposed zone, complying with the requirements of Chapter 311, Texas Tax Code, to the governing body of all taxing units levying taxes on property in the proposed zone; and

**WHEREAS**, a notice of the November 23, 2010, public hearing on the creation of the proposed zone was published on November 11, 2010, in the *Pflugerville Pflag*, a newspaper of general circulation in the City; and

**WHEREAS**, at the public hearing interested persons were allowed to speak for or against the creation of the proposed zone, its boundaries, or the concept of tax increment financing; and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the proposed zone; and

**WHEREAS**, evidence was received and presented at the public hearing in favor of the creation of the proposed zone under the provisions of Chapter 311, Texas Tax Code; and

**WHEREAS**, no owners of real property in the proposed zone protested the inclusion of their property in the proposed zone; and

**WHEREAS**, the City has provided all information, and made all presentations, given all notices and done all other things required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed zone; and

**WHEREAS**, the total appraised value of taxable real property in the proposed zone is approximately \$5,599,469, and the City has not created any other reinvestment zones or industrial districts; and

**WHEREAS**, the total area within the proposed zone is approximately 399.1075 acres, excluding property that is publicly owned; **NOW, THEREFORE**,

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

**Section 1. Findings.**

(a) The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

(b) The City Council further finds and declares that the proposed improvements in the zone will significantly enhance the value of all the taxable real property in the proposed zone and will be of general benefit to the City.

(c) The City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone contains substantial areas that are predominantly open and underdeveloped, and lack a proper road system and other facilities, which conditions substantially impair and arrest the sound growth of the City.

(d) The City Council, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares that:

- (1) The proposed zone is a geographic area located wholly within the corporate limits of the City;
- (2) The total appraised value of taxable real property in the proposed zone does not exceed fifteen percent of the total appraised value of taxable real property in the City and in the industrial districts created by the City;

- (3) The proposed zone does not contain more than 15 percent of the total appraised value of real property taxable by a county or school district in which the proposed zone is located;
- (4) Less than ten percent of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes as of the date of creation of the proposed zone; and
- (5) The development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

## **Section 2. Designation of the Zone**

The City, acting under the provisions of Chapter 311, Texas Tax Code, including Section 311.005(a), hereby designates as a reinvestment zone, and creates and designates a reinvestment zone over, the area described in Exhibit A and depicted in the map attached hereto as Exhibit B to promote the redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number One, City of Pflugerville, Texas, (the "Zone"). The City Council specifically declares that the Zone is designated pursuant to Section 311.005(a)(1) and (2) of the Texas Tax Code.

## **Section 3. Board of Directors**

That there is hereby created a Board of Directors for the Zone, which shall consist of five members. Positions One through Three on the Board of Directors shall be reserved for the City. Positions Four and Five shall be reserved for other taxing units levying taxes within the Zone, each of whom may appoint one director. Any taxing unit that appoints a director shall be assigned a Board position number in the order the City receives the appointment. Failure of a taxing unit to appoint a director by February 1, 2011, shall be deemed a waiver of the right to appoint a director, and the City shall be entitled to appoint persons to the position, which shall be filled as provided below. If more than two taxing units levying taxes within the Zone appoint a director, the number of directors on the Board of Directors shall be increased by one for each taxing unit above two that appoints a director to the board; provided that if more than two taxing units levying taxes within the Zone appoint a director, the number of directors on the Board of Directors shall be increased by two for each taxing unit above two that appoints a director to the board, provided, further, that the maximum number of directors shall not exceed 15. The City shall be entitled to appoint a person to one position of each of the two positions created as a

result of more than two taxing units appointing directors, which position shall be filled as provided below.

The Mayor is hereby authorized to nominate and appoint, subject to City Council approval, the directors to Positions One through Three of the Board of Directors, any position unfilled on February 1, 2011, and any City position created by the appointment of a director by more than two taxing units levying taxes within the Zone, subject to the consent and approval of the City Council.

The directors appointed to odd-numbered positions shall be appointed for two year terms, beginning on the effective date of this Ordinance, while the directors appointed to even-numbered positions shall be appointed to a one year term, beginning on the effective date of this Ordinance. All subsequent appointments shall be for two-year terms. The member of the Board of Directors appointed to Position One is hereby designated to serve as the chair of the Board of Directors for a one-year term beginning on the effective date of this Ordinance. Thereafter the Mayor shall annually nominate and appoint, subject to City Council approval, a member to serve as chair for a term of one year beginning on the anniversary of the effective date of this Ordinance. The City Council authorizes the Board of Directors to elect from its members a vice-chairman and such other officers as the Board of Directors sees fit.

The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone as described in Section 311.011, Texas Tax Code, and shall submit such plans to the City Council for its approval. The City hereby delegates to the Board of Directors all powers necessary to prepare and implement the project plan and reinvestment zone financing plan, including the power to employ any consultants or enter into any reimbursement agreements payable solely from the Tax Increment Fund established pursuant to Section 7 of this Ordinance, that may be reasonably necessary or convenient to assist the Board of Directors in the preparation of the project plan and reinvestment zone financing plan and in the issuance of tax increment obligations. The issuance of any bonds shall be subject to the approval of City Council.

#### **Section 4. Duration of the Zone**

The zone shall take effect immediately upon passage of this Ordinance. For the deposit of tax increments into the Tax Increment Fund established pursuant to Section 7 of this Ordinance shall commence in 2011, and termination of the Zone shall occur on

December 31, 2041 (unless extended by the City in accordance with applicable law), or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full. Notwithstanding the above, after the term of the Zone, the Zone shall continue to receive increment from tax payments made with respect to tax years during the stated term of the Zone.

**Section 5. Tax Increment Base**

The Tax Increment Base of the City or any other taxing unit participating in the Zone for the Zone is the total appraised value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone, as of January 1, 2010, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base").

**Section 6. Tax Increment Fund**

There is hereby created and established a Tax Increment Fund for the Zone which may be divided into subaccounts as authorized by subsequent ordinances. All Tax Increments, as defined below, shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any subaccount shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. The annual Tax Increment shall equal the property taxes levied by the City and any other taxing unit participating in the Zone for that year on the captured appraised value, as defined by Chapter 311 of the Texas Tax Code, of real property located in Zone that is taxable by the City or any other taxing unit participating in the Zone, less any amounts that are to be allocated from the Tax Increment pursuant to Chapter 311 of the Texas Tax Code. All revenues from the sale of any tax increment bonds, notes or other obligations hereafter issued for the benefit of the Zone by the City, if any; revenues from the sale of property acquired as part of the project plan and reinvestment zone financing plan, if any; and other revenues to be used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

**Section 7. Severability**

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person to set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Ordinance are declared severable for that purpose.

**Section 8. Open Meetings**

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the period required by law preceding its meeting, as required by the Open Meetings Law, Texas Government Code, ch. 551, and this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**Section 9. Notices**

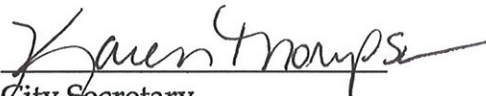
The contents of the notice of the public hearing, which hearing was held before the City Council, and the publication of said notice, are hereby ratified, and confirmed.

**PASSED AND ADOPTED** this 14 day of December, 2010.

**APPROVED** this 14 day of December, 2010.

  
\_\_\_\_\_  
Mayor of the City of Pflugerville

Attest:

  
\_\_\_\_\_  
City Secretary

**Exhibit A**

**Legal Description of the Zone**

**AREA ONE: 17.8526 acres (777,658 square feet)**

**BEGINNING** at a point of reference and marking the beginning of a curve to the right;

**THENCE**, 39.27 feet along the arc of said curve to the right having a Radius of 25.00 feet, a Central angle of 90°00'39", and a Chord bearing and Distance of North 39°43'01" West, 35.36 feet to a point for corner;

**THENCE**, North 05°17'19" East, a distance of 87.83 feet to a point for a curve to the right;

**THENCE**, 23.56 feet along the arc of said curve to the right having a Radius of 15.00 feet, a Central angle of 90°00'00", and a Chord bearing and Distance of North 50°17'19" East, 21.21 feet to a point for corner;

**THENCE**, North 07°10'11" East, a distance of 50.03 feet to a point;

**THENCE**, South 84°42'11" East, a distance of 114.09 feet to a point;

**THENCE**, North 13°53'53" East, a distance of 61.82 feet to a point;

**THENCE**, North 22°31'21" East, a distance of 50.29 feet to a point;

**THENCE**, North 30°15'04" East, a distance of 50.28 feet to a point for corner;

**THENCE**, North 37°58'50" East, a distance of 50.29 feet to a point for corner;

**THENCE**, North 45°42'37" East, a distance of 50.29 feet to a point for corner;

**THENCE**, North 53°26'24" East, a distance of 50.28 feet to a point for corner;

**THENCE**, North 61°09'31" East, a distance of 50.28 feet to a point for corner;

**THENCE**, North 68°54'01" East, a distance of 50.29 feet to a point for corner;

**THENCE**, North 76°37'11" East, a distance of 50.28 feet to a point for corner;

**THENCE**, North 84°21'44" East, a distance of 50.28 feet to a point for corner;

**THENCE**, South 87°55'06" East, a distance of 50.28 feet to a point for corner;

**THENCE**, South 80°11'14" East, a distance of 50.28 feet to a point for corner;

**THENCE**, South 72°37'33" East, a distance of 51.45 feet to a point for corner;

**THENCE**, South 70°26'27" East, a distance of 84.79 feet to a point for corner;

**THENCE**, North 09°00'55" East, a distance of 50.95 feet to a point for corner;

**THENCE**, North 16°48'17" East, a distance of 80.11 feet to a point for corner;

**THENCE**, South 70°26'47" East, a distance of 115.14 feet to a point for a curve to the right;



THENCE, 23.23 feet along the arc of said curve to the right having a Radius of 15.00 feet, a Central angle of  $88^{\circ}44'59''$ , and a Chord bearing and Distance of South  $26^{\circ}04'18''$  East, 20.98 feet to a point for corner;

THENCE, South  $71^{\circ}41'49''$  East, a distance of 50.00 feet to a point for a curve to the left;

THENCE, 34.17 feet along the arc of said curve to the left having a Radius of 675.00 feet, a Central angle of  $2^{\circ}54'01''$ , and a Chord bearing and Distance of South  $16^{\circ}51'11''$  West, 34.17 feet to a point for corner;

THENCE, South  $74^{\circ}35'50''$  East, a distance of 155.00 feet to a point for corner;

THENCE, South  $12^{\circ}41'07''$  West, a distance of 49.31 feet to a point for corner;

THENCE, South  $07^{\circ}15'01''$  West, a distance of 49.31 feet to a point for corner;

THENCE, South  $01^{\circ}48'55''$  West, a distance of 49.31 feet to a point for corner;

THENCE, South  $03^{\circ}37'11''$  East, a distance of 49.31 feet to a point for corner;

THENCE, South  $09^{\circ}03'18''$  East, a distance of 49.31 feet to a point for corner;

THENCE, South  $14^{\circ}29'24''$  East, a distance of 49.31 feet to a point for corner;

THENCE, South  $19^{\circ}34'14''$  East, a distance of 51.46 feet to a point for corner;

THENCE, South  $20^{\circ}33'49''$  East, a distance of 165.00 feet to a point for corner;

THENCE, South  $03^{\circ}20'03''$  West, a distance of 61.85 feet to a point for corner;

THENCE, South  $70^{\circ}21'38''$  West, a distance of 130.00 feet to a point for a curve to the right;

THENCE, 146.92 feet along the arc of said curve to the right having a Radius of 310.00 feet, a Central angle of  $27^{\circ}09'13''$ , and a Chord bearing and Distance of South  $06^{\circ}03'46''$  East, 145.54 feet to a point of a reverse curve to the left;

THENCE, 4.42 feet along the arc of said curve to the left having a Radius of 5.00 feet, a Central angle of  $50^{\circ}36'38''$ , and a Chord bearing and Distance of South  $17^{\circ}47'29''$  East, 4.27 feet to a point for corner;

THENCE, South  $43^{\circ}05'48''$  East, a distance of 17.73 feet to a point for a curve to the right;

THENCE, 9.55 feet along the arc of said curve to the right having a Radius of 10.00 feet, a Central angle of  $54^{\circ}42'15''$ , and a Chord bearing and Distance of South  $15^{\circ}44'40''$  East, 9.19 feet to a point of a compound curve to the right;

THENCE, 21.32 feet along the arc of said curve to the right having a Radius of 330.00 feet, a Central angle of  $3^{\circ}42'06''$ , and a Chord bearing and Distance of South  $13^{\circ}27'31''$  West, 21.32 feet to a point of a compound curve to the right;

THENCE, 25.52 feet along the arc of said curve to the right having a Radius of 30.00 feet, a Central angle of  $48^{\circ}44'52''$ , and a Chord bearing and Distance of South  $39^{\circ}41'00''$  West, 24.76 feet to a point of a reverse curve to the left;

THENCE, 1.55 feet along the arc of said curve to the left having a Radius of 2.00 feet, a Central angle of  $44^{\circ}27'47''$ , and a Chord bearing and Distance of South  $41^{\circ}49'32''$  West, 1.51 feet to a point for of a reverse curve to the right;

THENCE, 372.94 feet along the arc of said curve to the right having a Radius of 320.00 feet, a Central angle of  $66^{\circ}46'30''$ , and a Chord bearing and Distance of South  $52^{\circ}58'54''$  West, 352.19 feet to a point for corner;

THENCE, South  $86^{\circ}22'09''$  West, a distance of 113.96 feet to a point for a curve to the left;

THENCE, 36.83 feet along the arc of said curve to the left having a Radius of 25.00 feet, a Central angle of  $84^{\circ}24'35''$ , and a Chord bearing and Distance of South  $44^{\circ}09'51''$  West, 33.59 feet to a point of a compound curve to the left;

THENCE, 951.19 feet along the arc of said curve to the left having a Radius of 630.00 feet, a Central angle of  $86^{\circ}30'25''$ , and a Chord bearing and Distance of North  $41^{\circ}28'08''$  West, 863.39 feet to a point for corner;

THENCE, North  $84^{\circ}43'29''$  West, a distance of 16.26 feet to the **POINT OF BEGINNING** containing a computed area of 17.8526 acres (777,658 square feet) of land, more or less.

**AREA TWO: 109.4381 acres (4,767,126 square feet)**

**BEGINNING** at a point of reference;

**THENCE**, North 62°12'56" West, a distance of 1707.97 feet to a point for corner;

**THENCE**, North 62°36'07" West, a distance of 869.51 feet to a point for corner;

**THENCE**, South 27°35'35" West, a distance of 101.47 feet to a point for corner;

**THENCE**, North 84°26'54" West, a distance of 144.88 feet to a point for corner;

**THENCE**, North 44°12'07" West, a distance of 123.80 feet to a point for corner;

**THENCE**, North 24°17'11" West, a distance of 96.34 feet to a point for corner;

**THENCE**, North 24°01'10" East, a distance of 124.10 feet to a point for corner;

**THENCE**, North 43°39'26" East, a distance of 76.93 feet to a point for corner;

**THENCE**, North 01°42'04" West, a distance of 25.59 feet to a point for a curve to the left;

**THENCE**, 97.31 feet along the arc of said curve to the left having a Radius of 570.00 feet, a Central angle of 9°46'55", and a Chord bearing and Distance of South 88°54'08" East, 97.20 feet to a point for corner;

**THENCE**, North 86°12'25" East, a distance of 248.76 feet to a point for corner;

**THENCE**, North 03°47'42" West, a distance of 70.00 feet to a point for corner;

**THENCE**, North 86°12'25" East, a distance of 311.46 feet to a point for corner;

**THENCE**, North 03°10'15" West, a distance of 70.02 feet to a point for corner;

**THENCE**, North 22°16'02" East, a distance of 39.10 feet to a point for corner;

**THENCE**, North 27°04'50" East, a distance of 110.00 feet to a point for corner;

**THENCE**, South 71°24'09" East, a distance of 185.21 feet to a point for corner;

**THENCE**, South 11°04'05" West, a distance of 140.83 feet to a point for a curve to the right;

**THENCE**, 350.08 feet along the arc of said curve to the right having a Radius of 1050.00 feet, a Central angle of 19°06'11", and a Chord bearing and Distance of South 77°34'07" East, 348.46 feet to a point for corner;

**THENCE**, South 68°01'01" East, a distance of 169.46 feet to a point for a curve to the right;

THENCE, 39.27 feet along the arc of said curve to the right having a Radius of 25.00 feet, a Central angle of 90°00'00", and a Chord bearing and Distance of North 23°01'02" West, 35.36 feet to a point for corner;

THENCE, North 21°58'58" East, a distance of 49.52 feet to a point for a curve to the left;

THENCE, 17.60 feet along the arc of said curve to the left having a Radius of 100.00 feet, a Central angle of 10°05'06", and a Chord bearing and Distance of North 16°56'25" East, 17.58 feet to a point for corner;

THENCE, North 11°53'52" East, a distance of 39.84 feet to a point for a curve to the right;

THENCE, 16.40 feet along the arc of said curve to the right having a Radius of 100.00 feet, a Central angle of 9°23'57", and a Chord bearing and Distance of North 16°35'51" East, 16.39 feet to a point of a reverse curve to the left;

THENCE, 76.52 feet along the arc of said curve to the left having a Radius of 825.00 feet, a Central angle of 5°18'52", and a Chord bearing and Distance of North 18°38'24" East, 76.50 feet to a point of a reverse curve to the right;

THENCE, 22.85 feet along the arc of said curve to the right having a Radius of 15.00 feet, a Central angle of 87°16'14", and a Chord bearing and Distance of North 59°37'05" East, 20.70 feet to a point for corner;

THENCE, North 13°15'12" East, a distance of 50.00 feet to a point for corner;

THENCE, South 76°44'48" East, a distance of 103.44 feet to a point for a curve to the right;

THENCE, 27.05 feet along the arc of said curve to the right having a Radius of 325.00 feet, a Central angle of 4°46'07", and a Chord bearing and Distance of South 79°07'51" East, 27.04 feet to a point for corner;

THENCE, North 01°37'57" East, a distance of 278.03 feet to a point for corner;

THENCE, North 12°41'22" West, a distance of 95.56 feet to a point for corner;

THENCE, North 55°45'30" East, a distance of 391.67 feet to a point for corner;

THENCE, North 77°45'51" East, a distance of 138.73 feet to a point for corner;

THENCE, North 03°25'08" East, a distance of 28.55 feet to a point for corner;

THENCE, North 08°53'58" West, a distance of 132.18 feet to a point for a curve to the right;

THENCE, 81.23 feet along the arc of said curve to the right having a Radius of 550.00 feet, a Central angle of 8°27'44", and a Chord bearing and Distance of North 82°47'50" East, 81.16 feet to a point for corner;

THENCE, North 87°01'43" East, a distance of 43.14 feet to a point for a curve to the right;

THENCE, 23.56 feet along the arc of said curve to the right having a Radius of 15.00 feet, a Central angle of 90°00'00", and a Chord bearing and Distance of South 47°58'18" East, 21.21 feet to a point for corner;

THENCE, North 87°01'43" East, a distance of 50.00 feet to a point for a curve to the right;

THENCE, 23.56 feet along the arc of said curve to the right having a Radius of 15.00 feet, a Central angle of  $90^{\circ}00'00''$ , and a Chord bearing and Distance of North  $42^{\circ}01'42''$  East, 21.21 feet to a point for corner;

THENCE, North  $87^{\circ}01'43''$  East, a distance of 220.00 feet to a point for a curve to the right;

THENCE, 23.56 feet along the arc of said curve to the right having a Radius of 15.00 feet, a Central angle of  $90^{\circ}00'00''$ , and a Chord bearing and Distance of South  $47^{\circ}58'17''$  East, 21.21 feet to a point for corner;

THENCE, North  $87^{\circ}01'43''$  East, a distance of 50.00 feet to a point for a curve to the right;

THENCE, 23.56 feet along the arc of said curve to the right having a Radius of 15.00 feet, a Central angle of  $90^{\circ}00'00''$ , and a Chord bearing and Distance of North  $42^{\circ}01'43''$  East, 21.21 feet to a point for corner;

THENCE, North  $87^{\circ}01'43''$  East, a distance of 10.72 feet to a point for a curve to the right;

THENCE, 87.22 feet along the arc of said curve to the right having a Radius of 675.00 feet, a Central angle of  $7^{\circ}24'13''$ , and a Chord bearing and Distance of South  $89^{\circ}16'11''$  East, 87.16 feet to a point of a compound curve to the right;

THENCE, 38.08 feet along the arc of said curve to the right having a Radius of 25.00 feet, a Central angle of  $87^{\circ}16'19''$ , and a Chord bearing and Distance of South  $41^{\circ}55'55''$  East, 34.50 feet to a point for corner;

THENCE, South  $88^{\circ}17'45''$  East, a distance of 70.00 feet to a point for a curve to the right;

THENCE, 186.20 feet along the arc of said curve to the right having a Radius of 905.00 feet, a Central angle of  $11^{\circ}47'18''$ , and a Chord bearing and Distance of North  $07^{\circ}35'54''$  East, 185.87 feet to a point of a compound curve to the right;

THENCE, 208.64 feet along the arc of said curve to the right having a Radius of 905.00 feet, a Central angle of  $13^{\circ}12'33''$ , and a Chord bearing and Distance of North  $20^{\circ}05'49''$  East, 208.18 feet to a point for corner;

THENCE, North  $26^{\circ}42'06''$  East, a distance of 158.32 feet to a point for corner;

THENCE, South  $45^{\circ}12'03''$  East, a distance of 96.72 feet to a point for corner;

THENCE, South  $41^{\circ}39'34''$  East, a distance of 77.43 feet to a point for corner;

THENCE, South  $38^{\circ}22'44''$  East, a distance of 77.49 feet to a point for corner;

THENCE, South  $36^{\circ}10'57''$  East, a distance of 33.11 feet to a point for corner;

THENCE, South  $35^{\circ}20'46''$  East, a distance of 443.68 feet to a point for corner;

THENCE, South  $33^{\circ}41'33''$  East, a distance of 43.96 feet to a point for corner;

THENCE, South  $28^{\circ}53'17''$  East, a distance of 82.13 feet to a point for corner;

THENCE, South  $22^{\circ}39'59''$  East, a distance of 81.06 feet to a point for corner;

THENCE, South  $16^{\circ}25'22''$  East, a distance of 83.24 feet to a point for corner;

THENCE, South  $10^{\circ}15'59''$  East, a distance of 82.16 feet to a point for corner;

THENCE, South 03°55'16" East, a distance of 82.16 feet to a point for corner;  
THENCE, South 02°18'47" West, a distance of 82.06 feet to a point for corner;  
THENCE, South 08°33'06" West, a distance of 82.14 feet to a point for corner;  
THENCE, South 78°25'07" East, a distance of 29.10 feet to a point for corner;  
THENCE, South 27°18'51" West, a distance of 306.54 feet to a point for corner;  
THENCE, South 12°30'49" West, a distance of 50.08 feet to a point for corner;  
THENCE, South 27°44'12" West, a distance of 1414.28 feet to a point for corner;  
THENCE, South 26°55'22" West, a distance of 116.34 feet to a point for corner;  
THENCE, South 26°34'29" West, a distance of 196.28 feet to the POINT OF BEGINNING containing a  
computed area of 109.4381 acres (4,767,126 square feet) of land, more or less.

**AREA THREE: 148.5511 acres (6,470,887 square feet)**

BEGINNING at a point for reference;

THENCE, North 60°30'03" West, a distance of 882.39 feet to a point for corner;  
THENCE, North 29°44'00" East, a distance of 53.43 feet to a point for corner;  
THENCE, North 58°08'09" West, a distance of 740.97 feet to a point for corner;  
THENCE, North 03°50'53" West, a distance of 358.76 feet to a point for corner;  
THENCE, North 05°45'00" West, a distance of 603.53 feet to a point for corner;  
THENCE, North 27°35'40" East, a distance of 1465.68 feet to a point for corner;  
THENCE, South 62°24'20" East, a distance of 509.38 feet to a point for corner;  
THENCE, North 27°35'40" East, a distance of 235.00 feet to a point for corner;  
THENCE, North 62°24'49" West, a distance of 509.38 feet to a point for corner;  
THENCE, North 27°35'40" East, a distance of 648.10 feet to a point for corner;  
THENCE, North 27°36'14" East, a distance of 283.84 feet to a point for corner;  
THENCE, North 27°36'17" East, a distance of 339.24 feet to a point for corner;  
THENCE, South 62°13'10" East, a distance of 168.90 feet to a point for corner;  
THENCE, South 54°11'23" East, a distance of 64.22 feet to a point for corner;  
THENCE, South 31°11'02" East, a distance of 66.74 feet to a point for corner;  
THENCE, South 15°37'20" East, a distance of 49.52 feet to a point for corner;  
THENCE, South 12°37'59" East, a distance of 60.41 feet to a point for corner;  
THENCE, South 37°04'37" East, a distance of 176.77 feet to a point for corner;  
THENCE, South 38°30'05" East, a distance of 52.47 feet to a point for corner;  
THENCE, South 36°53'08" East, a distance of 390.75 feet to a point for corner;  
THENCE, South 34°07'49" East, a distance of 206.78 feet to a point for corner;  
THENCE, South 55°52'11" West, a distance of 312.89 feet to a point for corner;  
THENCE, South 32°20'14" East, a distance of 46.32 feet to a point for corner;  
THENCE, South 38°42'11" East, a distance of 406.94 feet to a point for corner;

THENCE, South 25°49'36" East, a distance of 564.49 feet to a point for corner;

THENCE, South 62°16'43" East, a distance of 314.82 feet to a point for corner;

THENCE, South 27°35'35" West, a distance of 2630.77 feet to the **POINT OF BEGINNING** containing a computed area of 148.5511 acres (6,470,887 square feet) of land, more or less.



**AREA FOUR: 119.0459 acres (5,185,638 square feet)**

**BEGINNING** at a point of reference;

THENCE, South 27°35'40" West, a distance of 648.16 feet to a point for corner;

THENCE, South 27°35'40" West, a distance of 234.93 feet to a point for corner;

THENCE, South 27°35'40" West, a distance of 1465.68 feet to a point for corner;

THENCE, North 05°45'00" West, a distance of 582.71 feet to a point for corner;

THENCE, North 02°03'28" West, a distance of 2738.80 feet to a point for corner;

THENCE, North 04°55'30" East, a distance of 1271.12 feet to a point for a curve to the right;

THENCE, 212.05 feet along the arc of said curve to the right having a Radius of 4232.50 feet, a Central angle of 2°52'14", and a Chord bearing and Distance of North 06°04'39" East, 212.03 feet to a point of a compound curve to the right;

THENCE, 1778.18 feet along the arc of said curve to the right having a Radius of 5329.58 feet, a Central angle of 19°06'59", and a Chord bearing and Distance of North 16°45'57" East, 1769.94 feet to a point for corner;

THENCE, South 47°28'50" East, a distance of 23.50 feet to a point for a curve to the right;

THENCE, 250.26 feet along the arc of said curve to the right having a Radius of 1198.47 feet, a Central angle of 11°57'52", and a Chord bearing and Distance of South 41°29'08" East, 249.81 feet to a point for corner;

THENCE, South 35°30'12" East, a distance of 312.19 feet to a point for a curve to the left;

THENCE, 138.00 feet along the arc of said curve to the left having a Radius of 1095.92 feet, a Central angle of 7°12'54", and a Chord bearing and Distance of South 39°05'52" East, 137.91 feet to a point for corner;

THENCE, South 51°25'39" East, a distance of 83.39 feet to a point for corner;

THENCE, South 48°42'59" East, a distance of 240.63 feet to a point for corner;

THENCE, South 62°09'36" East, a distance of 924.38 feet to a point for corner;

THENCE, South 27°50'15" West, a distance of 72.68 feet to a point for corner;

THENCE, North 62°13'41" West, a distance of 150.00 feet to a point for corner;

THENCE, South 27°36'03" West, a distance of 1298.51 feet to a point for corner;

THENCE, North 62°23'56" West, a distance of 440.02 feet to a point for corner;

THENCE, South 27°36'27" West, a distance of 1361.97 feet to a point for corner;

THENCE, South  $04^{\circ}58'25''$  West, a distance of 553.48 feet to a point for a curve to the left;

THENCE, 16.41 feet along the arc of said curve to the left having a Radius of 895.00 feet, a Central angle of  $1^{\circ}03'01''$ , and a Chord bearing and Distance of South  $04^{\circ}26'54''$  West, 16.41 feet to a point for corner;

THENCE, South  $62^{\circ}23'31''$  East, a distance of 1045.77 feet to the **POINT OF BEGINNING** containing a computed area of 119.0459 acres (5,185,638 square feet) of land, more or less.

**TRACT 5 - 4.2198 Acres (183,814 Square Feet)**

**BEGINNING** at to a point for Reference;

**THENCE**, South 60°30'03" East, a distance of 150.00 feet to a point for corner;

**THENCE**, South 29°29'57" West, a distance of 80.00 feet to a point for corner;

**THENCE**, North 60°30'03" West, a distance of 1664.58 feet to a point for corner;

**THENCE**, North 03°50'53" West, a distance of 196.32 feet to a point for corner;

**THENCE**, South 58°08'10" East, a distance of 740.97 feet to a point for corner;

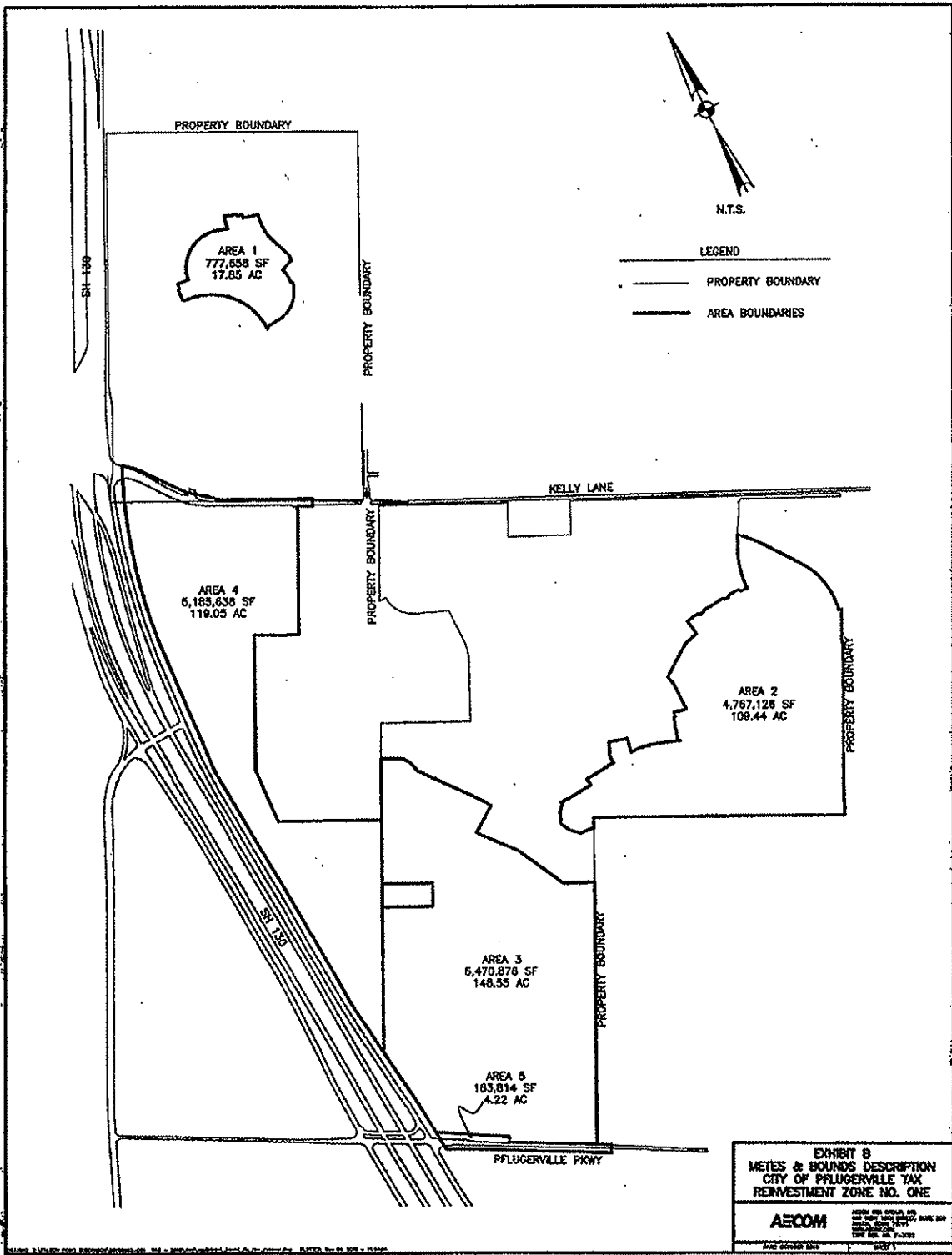
**THENCE**, South 29°44'00" West, a distance of 53.43 feet to a point for corner;

**THENCE**, South 60°30'03" East, a distance of 882.39 feet to the **POINT OF BEGINNING** containing a computed area of 4.2198 acres (18,3814 square feet) of land, more or less.

**Exhibit B**  
**Map of the Zone**

309314

\\APP01\PROLAW DOCUMENTS\TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 15\TRA015-21\309314.DOC

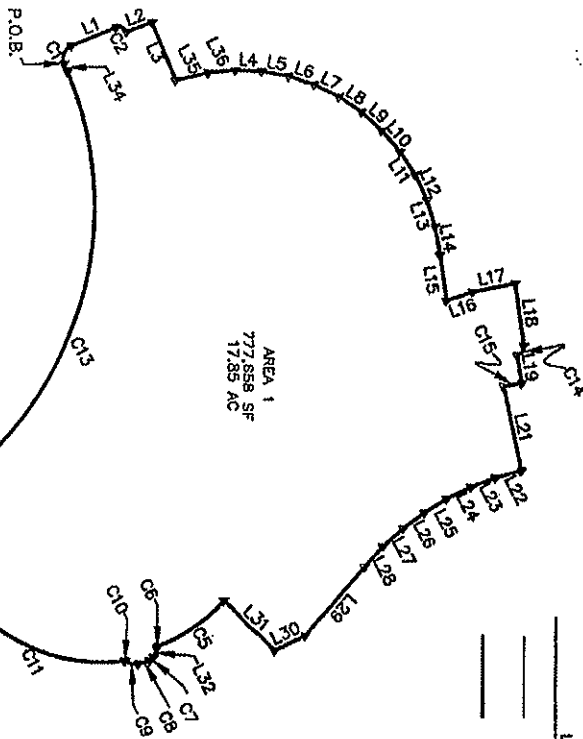


PROPERTY BOUNDARY

LINE	BEARING	DISTANCE
L1	N 09°17'19" E	87.83'
L2	N 07°10'11" E	50.03'
L3	S 84°42'11" E	114.09'
L4	N 30°15'04" E	50.28'
L5	N 37°58'50" E	50.29'
L6	N 45°42'37" E	50.29'
L7	N 53°26'24" E	50.28'
L8	N 61°09'31" E	50.28'
L9	N 68°54'01" E	50.28'
L10	N 76°37'11" E	50.28'
L11	N 84°21'44" E	50.28'
L12	S 87°35'08" E	50.28'
L13	S 80°11'14" E	50.28'
L14	S 72°37'33" E	51.45'
L15	S 70°26'27" E	84.79'
L16	N 09°00'55" E	50.95'
L17	N 18°48'17" E	80.11'
L18	S 70°26'47" E	115.14'

LINE	BEARING	DISTANCE
L19	S 71°41'49" E	50.00'
L20	S 74°38'50" E	155.00'
L21	S 12°41'07" W	49.31'
L22	S 07°15'01" W	48.31'
L23	S 01°48'55" W	49.31'
L24	S 03°37'11" E	49.31'
L25	S 09°03'18" E	49.31'
L26	S 14°29'24" E	49.31'
L27	S 19°34'14" E	51.45'
L28	S 20°33'49" E	165.00'
L29	S 03°20'03" W	61.85'
L30	S 70°21'38" W	130.00'
L31	S 43°05'48" E	17.73'
L32	S 86°22'09" W	113.96'
L33	N 84°43'29" W	16.26'
L34	N 13°53'53" E	61.82'
L35	N 22°31'21" E	50.29'
L36	N 22°31'21" E	50.29'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	LENGTH
C1	39.27	25.00	90°00'39"	N 39°43'01" W	35.35
C2	23.56	15.00	90°00'00"	N 50°17'19" W	21.21
C3	146.92	310.00	27°09'13"	S 06°03'48" E	145.54
C4	4.42	5.00	50°38'38"	S 17°47'29" E	4.27
C5	9.55	10.00	54°42'15"	S 15°44'40" E	9.19
C6	21.32	330.00	3°42'08"	S 13°27'51" W	21.32
C7	25.52	30.00	48°44'52"	S 39°41'00" W	24.76
C8	1.55	2.00	44°27'47"	S 41°49'32" W	1.51
C9	372.94	320.00	68°46'30"	S 52°58'54" W	352.19
C10	36.83	25.00	84°24'35"	S 44°09'51" W	33.59
C11	951.19	630.00	86°30'25"	N 41°28'08" W	883.39
C12	23.23	15.00	88°44'59"	S 26°04'18" E	20.98
C13	34.17	675.00	2°34'01"	S 16°51'11" W	34.17



LEGEND  
 ——— PROPERTY BOUNDARY  
 ——— AREA BOUNDARIES

PROPERTY BOUNDARY

1" = 200'

EXHIBIT B  
 METES & BOUNDS DESCRIPTION  
 CITY OF PULLINGERVILLE TAX  
 REINVESTMENT ZONE NO. ONE  
**AECOM**  
 6000 BROADWAY, SUITE 100  
 NEW YORK, NY 10019  
 TEL: 212 512 2000  
 FAX: 212 512 2001

KELLY LANE

PROPERTY BOUNDARY

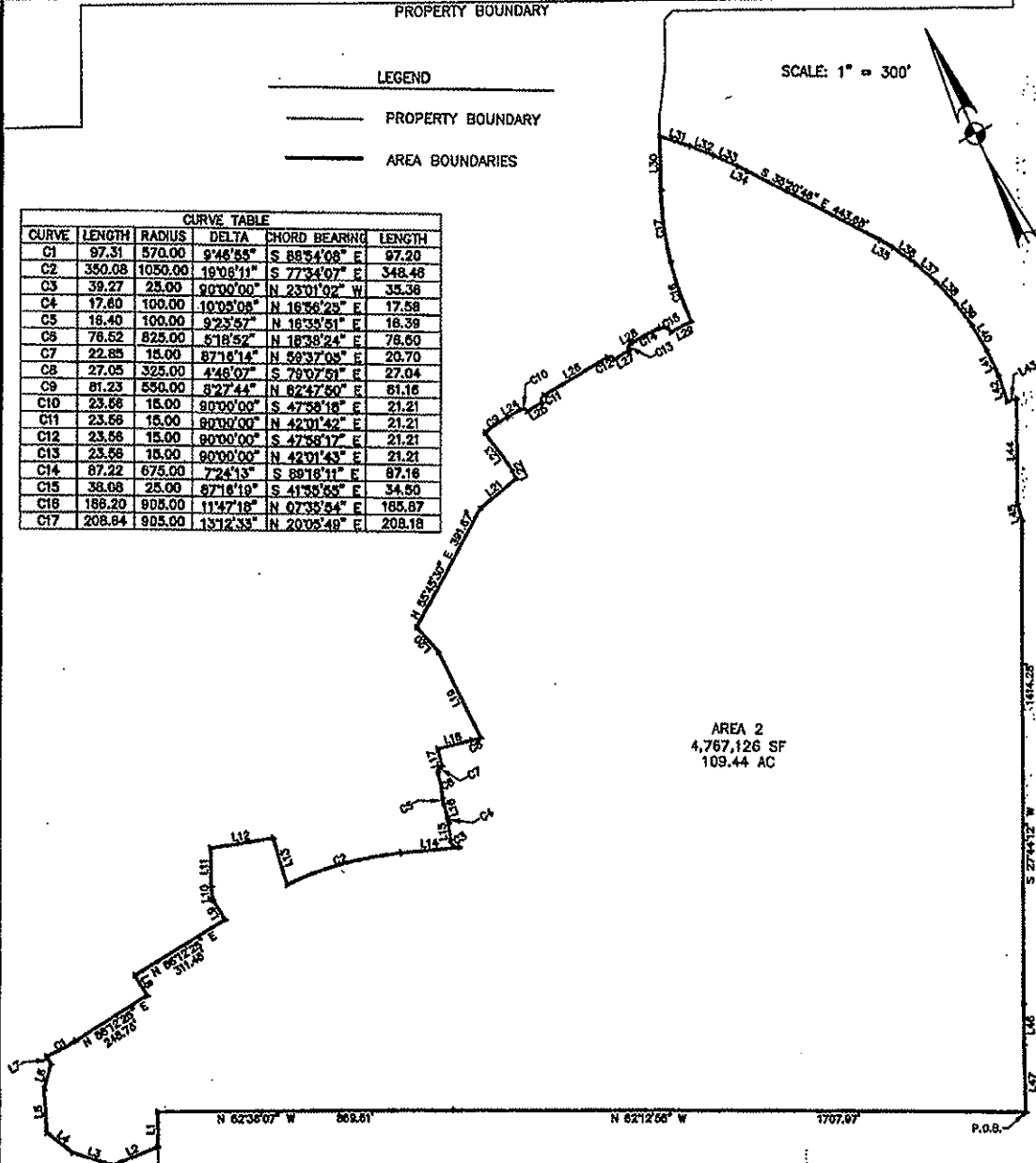
LEGEND

- PROPERTY BOUNDARY
- AREA BOUNDARIES

SCALE: 1" = 300'



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	LENGTH
C1	97.31	570.00	9°46'55"	S 88°54'08" E	97.20
C2	350.08	1050.00	18°06'11"	S 77°34'07" E	348.48
C3	39.27	25.00	90°00'00"	N 23°01'02" W	35.38
C4	17.40	100.00	100°59'08"	N 16°56'25" E	17.58
C5	18.40	100.00	9°23'57"	N 16°33'51" E	18.39
C6	78.52	825.00	6°18'52"	N 16°38'24" E	78.60
C7	22.85	15.00	87°16'14"	N 58°37'08" E	20.70
C8	27.05	325.00	4°46'07"	S 79°07'51" E	27.04
C9	81.23	550.00	8°27'44"	N 82°47'50" E	81.16
C10	23.56	15.00	90°00'00"	S 47°58'18" E	21.21
C11	23.56	15.00	90°00'00"	N 42°01'42" E	21.21
C12	23.56	15.00	90°00'00"	S 47°58'17" E	21.21
C13	23.56	15.00	90°00'00"	N 42°01'43" E	21.21
C14	87.22	675.00	7°24'13"	S 89°18'11" E	87.18
C15	38.08	25.00	87°16'18"	S 41°38'53" E	34.50
C16	186.20	905.00	11°47'18"	N 07°35'54" E	185.87
C17	208.64	905.00	13°12'33"	N 20°03'48" E	208.18



AREA 2  
4,767,126 SF  
109.44 AC

LINE	BEARING	DISTANCE
L1	S 27°35'35" W	101.47
L2	N 84°28'54" W	144.85
L3	N 44°12'07" W	123.80
L4	N 24°17'11" W	96.34
L5	N 24°01'10" E	124.10
L6	N 43°38'28" E	78.83
L7	N 01°42'04" W	25.59
L8	N 03°47'42" W	70.00
L9	N 03°10'15" W	70.02
L10	N 22°18'02" E	39.10
L11	N 27°04'30" E	110.00
L12	S 71°24'09" E	185.21
L13	S 11°04'05" W	140.83
L14	S 68°01'01" E	169.48
L15	N 21°58'58" E	49.52
L16	N 11°53'52" E	39.84
L17	N 18°15'12" E	50.00
L18	S 78°44'48" E	103.44
L19	N 01°37'57" E	278.03
L20	N 12°41'22" W	88.88
L21	N 77°45'51" E	138.73
L22	N 03°29'08" E	28.85
L23	N 08°53'58" W	132.18

LINE	BEARING	DISTANCE
L24	N 87°01'43" E	43.14
L25	N 87°01'43" E	50.00
L26	N 87°01'43" E	220.00
L27	N 87°01'43" E	50.00
L28	N 87°01'43" E	10.72
L29	S 88°17'43" E	70.00
L30	N 26°42'06" E	158.32
L31	S 45°12'03" E	86.72
L32	S 41°39'34" E	77.43
L33	S 38°22'44" E	77.49
L34	S 36°10'37" E	33.11
L35	S 33°41'33" E	43.88
L36	S 28°53'17" E	82.13
L37	S 22°39'59" E	81.08
L38	S 18°25'22" E	83.24
L39	S 10°15'58" E	82.18
L40	S 03°58'16" E	82.18
L41	S 02°16'47" W	82.09
L42	S 08°33'08" W	82.14
L43	S 78°25'07" E	29.10
L44	S 27°18'51" W	308.54
L45	S 12°30'48" W	50.08
L46	S 28°35'22" W	118.34
L47	S 28°34'28" W	198.28

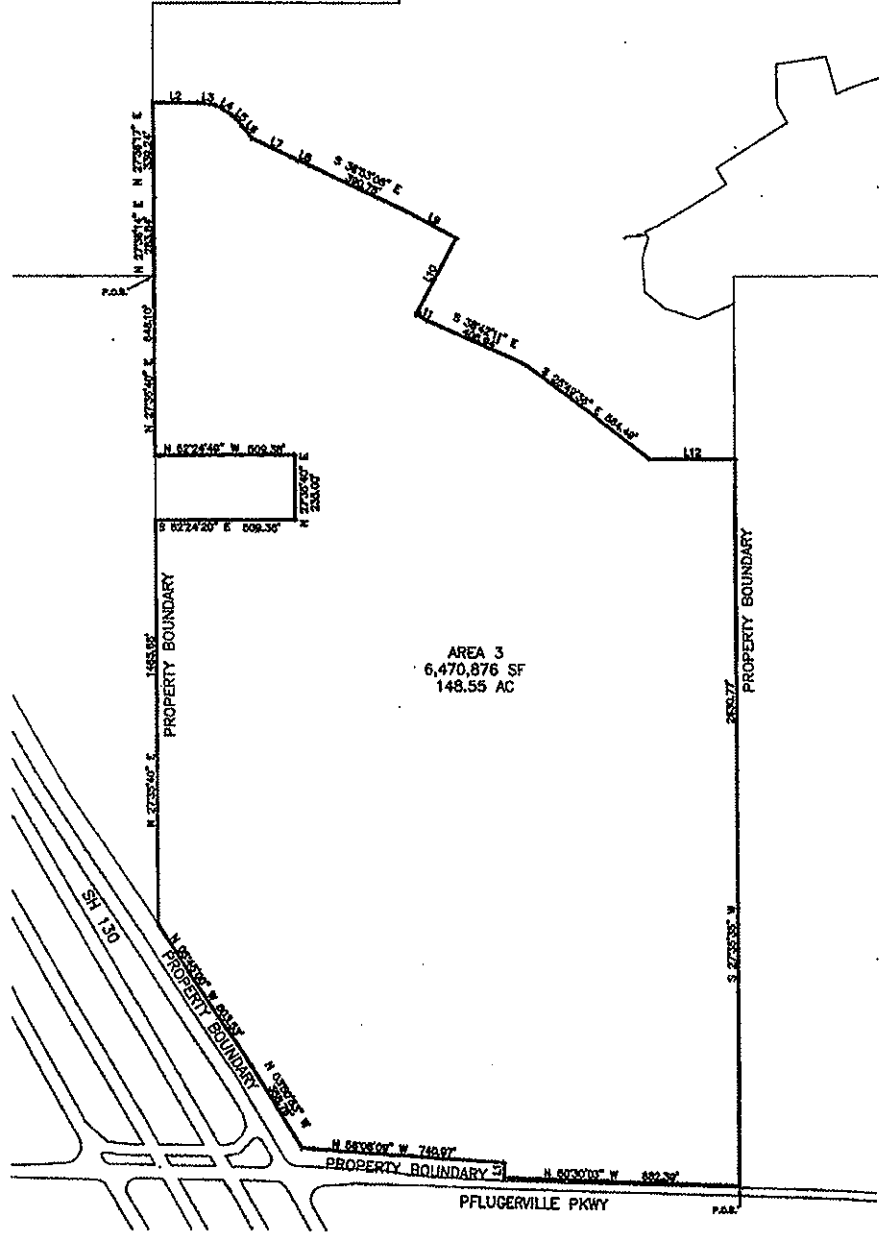
EXHIBIT B  
METES & BOUNDS DESCRIPTION  
CITY OF PFLUGERVILLE TAX  
REINVESTMENT ZONE NO. ONE

**AECOM**

AECOM USA GROUP, INC.  
450 WEST LIME BLVD., SUITE 300  
ALLEN, TEXAS 75013  
PH: 972.900.0000  
WWW.AECOM.COM



SCALE: 1" = 400'



AREA 3  
6,470,876 SF  
148.55 AC

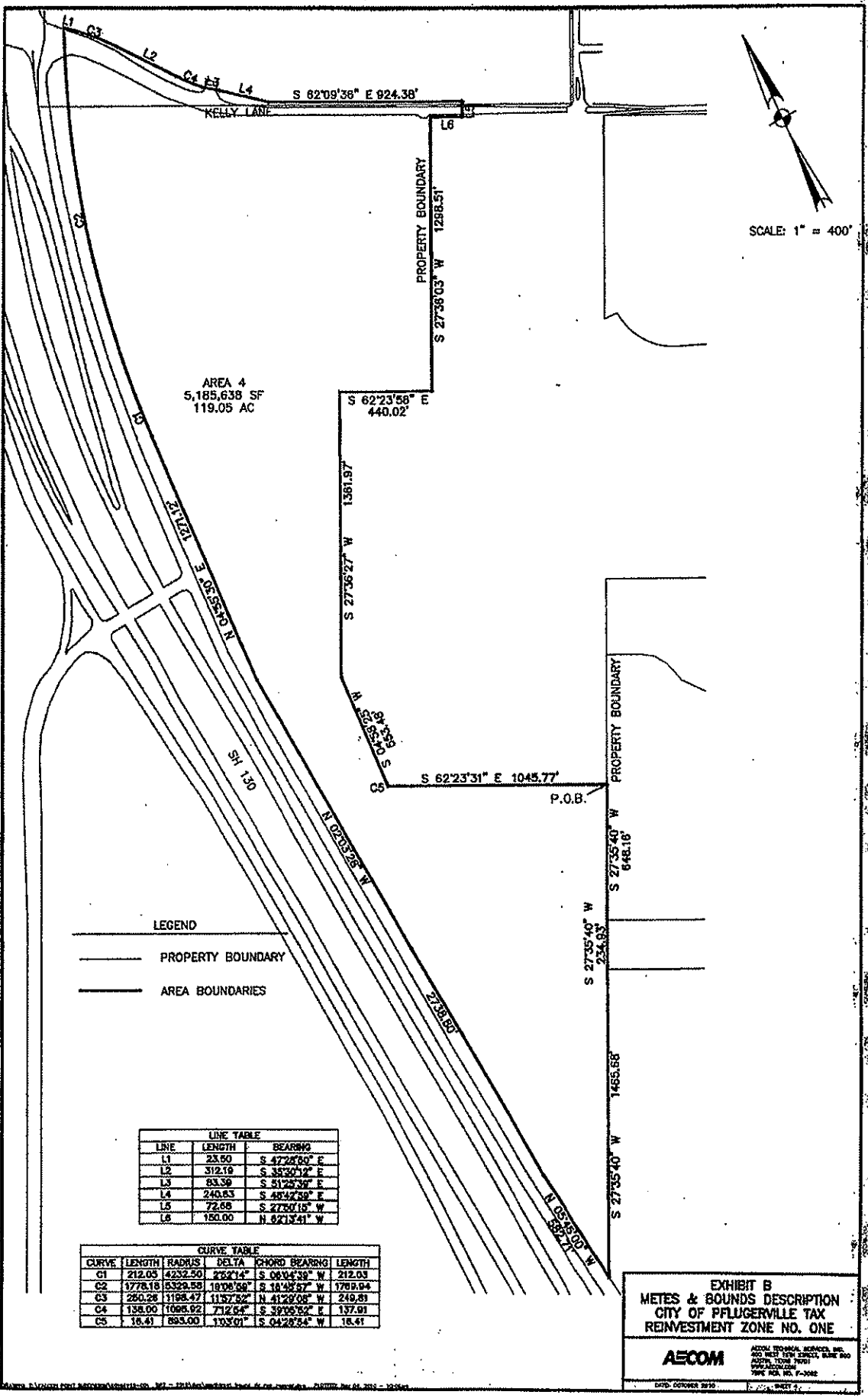
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°44'00" E	53.43'
L2	S 82°13'10" E	168.90'
L3	S 54°11'23" E	64.22'
L4	S 31°11'02" E	66.74'
L5	S 15°37'20" E	49.52'
L6	S 12°37'59" E	60.41'
L7	S 37°04'37" E	176.77'
L8	S 38°30'08" E	52.47'
L9	S 34°07'49" E	206.78'
L10	S 55°52'11" W	312.89'
L11	S 32°20'14" E	46.32'
L12	S 62°16'43" E	314.82'

- LEGEND
- PROPERTY BOUNDARY
  - AREA BOUNDARIES

EXHIBIT B  
METES & BOUNDS DESCRIPTION  
CITY OF PFLUGERVILLE TAX  
REINVESTMENT ZONE NO. ONE

**AECOM**  
AECOM TECHNOLOGY CENTER, INC.  
225 WEST 97TH STREET, SUITE 200  
DENVER, COLORADO 80237  
www.aecom.com  
DATE: 08/14/2008





LEGEND

— PROPERTY BOUNDARY

— AREA BOUNDARIES

LINE	LENGTH	BEARING
L1	23.90	S 42°24'00" E
L2	312.19	S 35°30'12" E
L3	83.39	S 51°23'36" E
L4	240.63	S 48°47'58" E
L5	72.68	S 27°01'18" W
L6	190.00	N 62°13'41" W

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	LENGTH
G1	212.03	4232.50	272°14"	S 06°04'39" W	212.03
G2	1778.18	5329.58	180°00"	S 16°42'57" W	1789.94
G3	280.28	1198.47	115°7'52"	N 41°28'08" W	249.81
G4	138.00	1098.92	71°2'54"	S 39°05'52" E	137.91
G5	18.41	893.00	193°01"	S 04°28'54" W	18.41

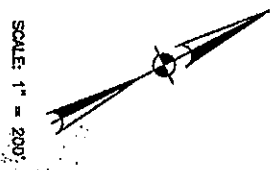
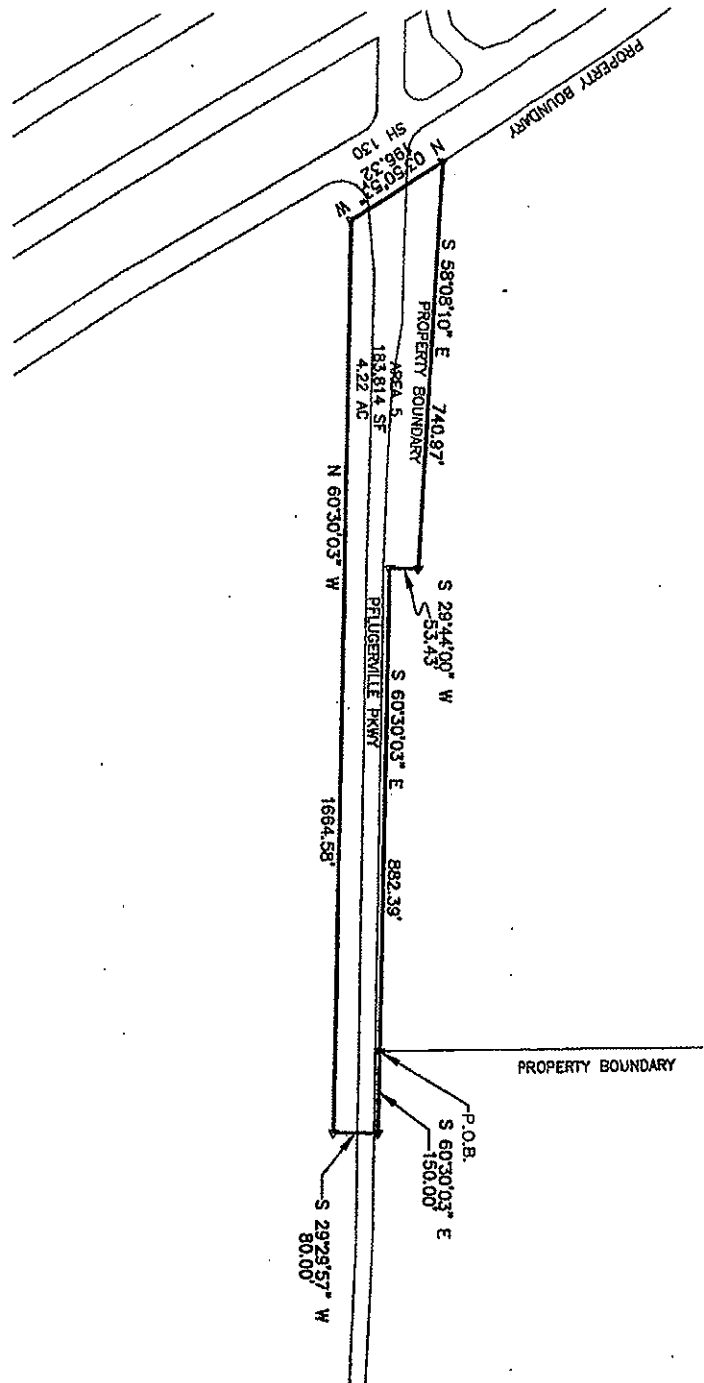
EXHIBIT B  
METES & BOUNDS DESCRIPTION  
CITY OF PFLUGERVILLE TAX  
REINVESTMENT ZONE NO. ONE

**AECOM**

AECOM TECHNICAL SERVICES, INC.  
400 WEST LOREN STREET, SUITE 800  
AUSTIN, TEXAS 78701  
WWW.AECOM.COM  
TYPE AND NO. OF SHEETS

DATED: OCTOBER 2010

DATE RECORDED: 2010-07-15 10:00 AM



- LEGEND**
- PROPERTY BOUNDARY
  - AREA BOUNDARIES

**EXHIBIT B**  
**METES & BOUNDS DESCRIPTION**  
**CITY OF PULLERVILLE TAX**  
**REINVESTMENT ZONE NO. ONE**

**AECOM**

DATE RECORDED: 2010-07-15 10:00 AM