

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ANNEXING, FOR FULL PURPOSES, A TRACT OF LAND TOTALING APPROXIMATELY .735 ACRES OF LAND SITUATED IN THE P. CONRAD SURVEY, ABSTRACT NO. 107, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF MEISTER LANE, A VARIABLE RIGHT-OF-WAY WIDTH, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, GENERALLY LOCATED SOUTH OF STATE HIGHWAY 45, NORTH OF NEW MEISTER LANE, AND EAST OF SCHULTZ LANE; EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; AND TO BE ZONED AGRICULTURE / DEVELOPMENT RESERVE (A); TO BE KNOWN AS THE MEISTER LANE ANNEXATION; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pflugerville, Texas (the “City”) desires to annex approximately .735 acres of land situated in the P. Conrad Survey, Abstract No. 107, in 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”); 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 43.1055 of Texas Local Government Code authorizes municipalities to annex road right-of-way on the request of the owner or maintaining political subdivisions;

WHEREAS, in accordance with Texas Local Government Code, Section 43.1055, Travis County Commissioners Court moved to request annexation of the .735 acres of right-of-way as depicted in **Exhibit “A”** on December 13, 2022.

WHEREAS, the City Council provided public notice in accordance with Texas Local Government Code Chapter 43, Subchapter C-1; 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.

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 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 6. 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 7. 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 _____ 2023.

CITY OF PFLUGERVILLE, TEXAS

By: _____
Victor Gonzales, Mayor

ATTEST:

Trista Evans, City Secretary
APPROVED AS TO FORM:

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

PROPERTY DESCRIPTION (Travis County Meister Lane Annexation)

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEING a tract of land situated in the P. CONRAD SURVEY, ABSTRACT NO. 200, the J. VAN WINKLE SURVEY, ABSTRACT NO. 787, and the W. BARKER SURVEY, ABSTRACT NO. 107, in Travis County, Texas, being a portion of Meister Lane, a variable width right-of-way, and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found for a Southeast corner of a tract of land (Tract 4) described in deed to LRF2 AUS Meister Lane LLC as recorded in County Clerk's Instrument No. 2021281306, Official Public Records, Travis County, Texas, said point being on the North right-of-way of said Meister Lane;

THENCE along the Southwest lines of said LRF2 AUS Meister Lane LLC tract and the Northeast and East right-of-way of said Meister Lane, the following courses and distances:

- North 21 degrees 03 minutes 28 seconds West, a distance of 16.74 feet to a point for corner;
- South 63 degrees 00 minutes 57 seconds East, a distance of 27.12 feet to a point for corner;
- South 21 degrees 41 minutes 02 seconds East, a distance of 95.45 feet to a point for corner;

THENCE North 62 degrees 55 minutes 05 seconds West, departing the East right-of-way of said Meister Lane, a distance of 110.56 feet to a 1/2-inch iron rod with a plastic cap stamped "TERRA FIRMA" found for the Northerly Northeast corner of a tract (Tract 1) of said deed to LRF2 AUS Meister Lane LLC, continuing with the same course along the Southwest right-of-way of said Meister Lane and along the Northeast line of said LRF2 AUS Meister Lane LLC tract (Tract 1), an additional distance of 199.78 feet to a 1/2-inch iron rod found for the Northwest corner of said Tract 1 on the East line of a tract of land described in deed to State of Texas (Parcel 2, Part 5) as recorded in Volume 11339, Page 2005, Official Public Records, Travis County, Texas, continuing with the same course along the Southwest right-of-way of said Meister Lane, an additional distance of 161.73 feet, a total distance of 472.07 feet to a point for the Northeast corner of Lot 5, Block A, of Springbrook Corporate Center, Resubdivision of Lot 1, Block A, an addition to the City of Pflugerville, Travis County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 2008091853, Official Public Records, Travis County, Texas;

THENCE North 23 degrees 46 minutes 16 seconds West, over and across said Meister Lane, along the West line of said State of Texas tract, a distance of 105.10 feet to a point for the South corner of Lot 3, Block A, of Schultz Towns @ 45, an addition to the City of Round Rock, Williamson County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 2019119425, Official Public Records, Williamson County, Texas;


THENCE along the Northeast right-of-way of said Meister Lane, the following courses and distances:

- South 63 degrees 38 minutes 13 seconds East, a distance of 344.76 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;
- THENCE South 58 degrees 50 minutes 45 seconds East, a distance of 72.62 feet to a point for corner from which a 1/2-inch iron rod found bears South 47 degrees 00 minutes 40 seconds West, 0.40 feet;

THENCE South 47 degrees 27 minutes 28 seconds East, continuing along the Northeast right-of-way of said Meister Lane, a distance of 51.85 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.735 acres or 32,025 square feet or land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 5th day of February, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

 Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 4750 MILLCREEK PLAZA DRIVE, SUITE 300 (972) 490-7880 DALLAS, TEXAS 75238 (972) 490-7889 Fax Texas Engineers Registration No. 02 Texas Surveyor No. 1009000 Expires 12-31-2022 COPYRIGHT © 2022, Winkelmann & Associates, Inc.	
	Scale : N/A Date : 07.05.22 Dwg. File : 45132.00 - EXH-ANNEX Project No. : 45132.00

TRAVIS COUNTY MEISTER LANE
ANNEXATION
0.735 ACRES
(32,025 SQ. FT.)

PROVIDENT REALTY ADVISERS, INC.
10210 N. CENTRAL EXPWY., STE. 300
DALLAS, TEXAS 75231

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OF
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