

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ANNEXING, FOR FULL PURPOSES, 82.962 ACRES OF LAND BEING 80.218-ACRES OUR OF THE G.B. ZIMPLEMANN AND J.V. BERGEN SURVEY NO.285, ABSTRACT NO. 2370 AND THOMAS HANCOCK SUVERY NO.20, ABSTRACT NO.392, BEING A PORITON OF STEGER LANENADN 2.681 ACRES OUT OF THE ANDREW AUSTIN SURVEY NO.19, ABSTRACT 38, OUT OF THE G.B. ZIMPLEMANN AND J.V. BERGEN SURVEY NO. 285, ABSTRACT NO.2370, BEING A PORTION OF CAMERON ROAD, TRAVIS COUNTY, TEXAS, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, BEING TWO TRACTS OF LAND TOTALING 82.962 ACRES. THE PROPERTY IS LOCATED AT 17716 CAMERON ROAD. EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; AND TO BE ZONED AGRICULTURE / DEVELOPMENT RESERVE (A); TO BE KNOWN AS 17716 STEGER LANE ANNEXATION (ANX2024-00209); 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 a 82.962 acre of land being 80.218-acres out of the G.B. Zimplemann and J.V. Bergen Survey No. 285 Abstract No. 2370 and Thomas Hancock Survey No.20, Abstract No. 392, being a portion of Steger Lane and 2.681 acres out of the Andrew Austin Survey No.19, Abstract 38, out of the G.B. Zimplemann and J.V. Bergen Survey No. 285, Abstract No.2370, being a portion of Cameron Road, 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”); 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 approximately 82.962 acres of land 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 28, 2025, 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 November 29, 2022, 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, on February 25, 2025 dates that were at least ten days, but not more than twenty days before, the respective public hearings, notice of the public hearing on this annexation was published on the City’s internet website and a newspaper of general circulation; 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 _____ 2025.

CITY OF PFLUGERVILLE, TEXAS

By: _____
Victor Gonzales, Mayor

ATTEST:

Karen Thompson, City Secretary
APPROVED AS TO FORM:

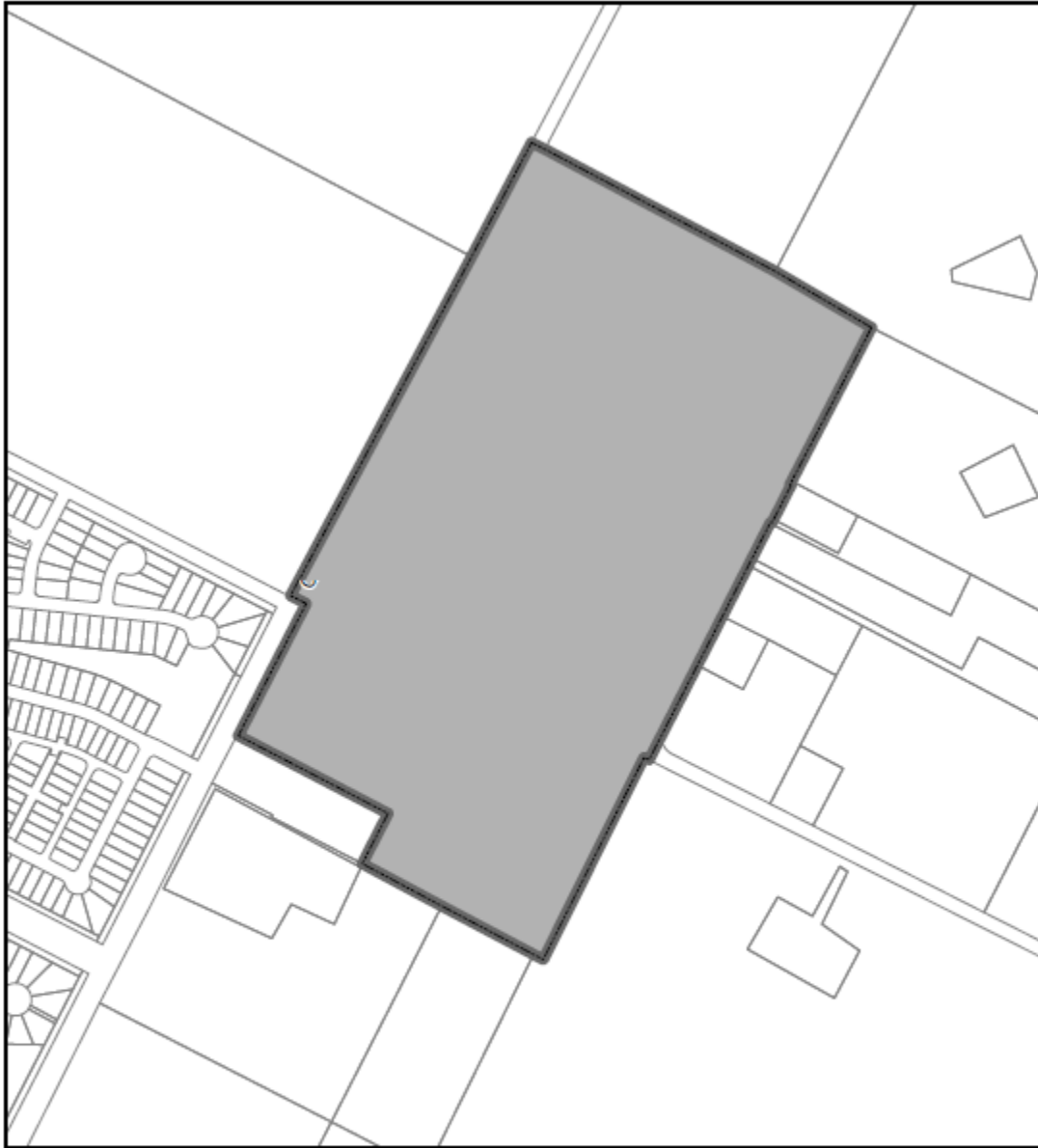
Charles E. Zech, City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, P.C.

EXHIBIT "A"

PROPERTY DESCRIPTION

82.962 acre of land being 80.218-acres out of the G.B. Zimplemann and J.V. Bergen Survey No. 285 Abstract No. 2370 and Thomas Hancock Survey No.20, Abstract No. 392, being a portion of Steger Lane and 2.681 acres out of the Andrew Austin Survey No.19, Abstract 38, out of the G.B. Zimplemann and J.V. Bergen Survey No. 285, Abstract No.2370, being a portion of Cameron Road, of the Real Property Records of Travis County, Texas.

Exhibit "A"









<p>17716 Steger Ln</p> <hr/> <p>Case Number: ANX2024-00209</p> <hr/> <p>6/12/24</p>	<p>Legend</p> <ul style="list-style-type: none"> Annexations City Limits ETJ <p>0 175 350 700 Feet</p>	<p>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.</p>  	<p>Locator Map</p> 
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EXHIBIT "B"

EXHIBIT FOR ANNEXATION APPLICATION

A 40.93 ACRE TRACT OF LAND OUT OF THE G.B. ZIMPLEMAN AND J.V. BERGEN SURVEY NO. 285 ABSTRACT NO. 2370, TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 40,902-ACRE TRACT DESCRIBED IN DEED TO ROBIN BAXTER, AND RECORDED IN DOCUMENT NO. 2015128370, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83, US SURVEY FEET, AT SURFACE. DISTANCES SHOWN ARE SURFACE, OBTAINED BY SCALING ABOUT A POINT WITH COORDINATES OF (N: 10,129,582.144, E: 3,179,984.190) BY A FACTOR OF 1.0000924217.
2. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY
3. MONUMENTS REFERRED TO IN THIS DOCUMENT ARE FROM A PREVIOUS SURVEY PERFORMED BY UP AND DATED MAY 9, 2024.
4. THIS DOCUMENT WAS PREPARED UNDER '22 TEXAS ADMINISTRATIVE CODE § 138.95', AND DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

**ANDREW AUSTIN
SURVEY NO. 19,
ABSTRACT NO. 38**

**G.B. ZIMPLEMAN & J.V. BERGEN
SURVEY NO. 285,
ABSTRACT NO. 2370**

**40.93-ACRES
TRACT I - ALL OF A CALLED
40,902 ACRE TRACT
ROBIN BAXTER
DOC. NO. 2015128370, O.P.R.**



SCALE: 1"=300'



CAMERON ROAD
(VARIABLE-WIDTH R.O.W.)

7.47- ACRE TRACT
ANNEXED BY
CITY OF PFLUEGERVILLE
DOC. NO. 2023006374, O.P.R.

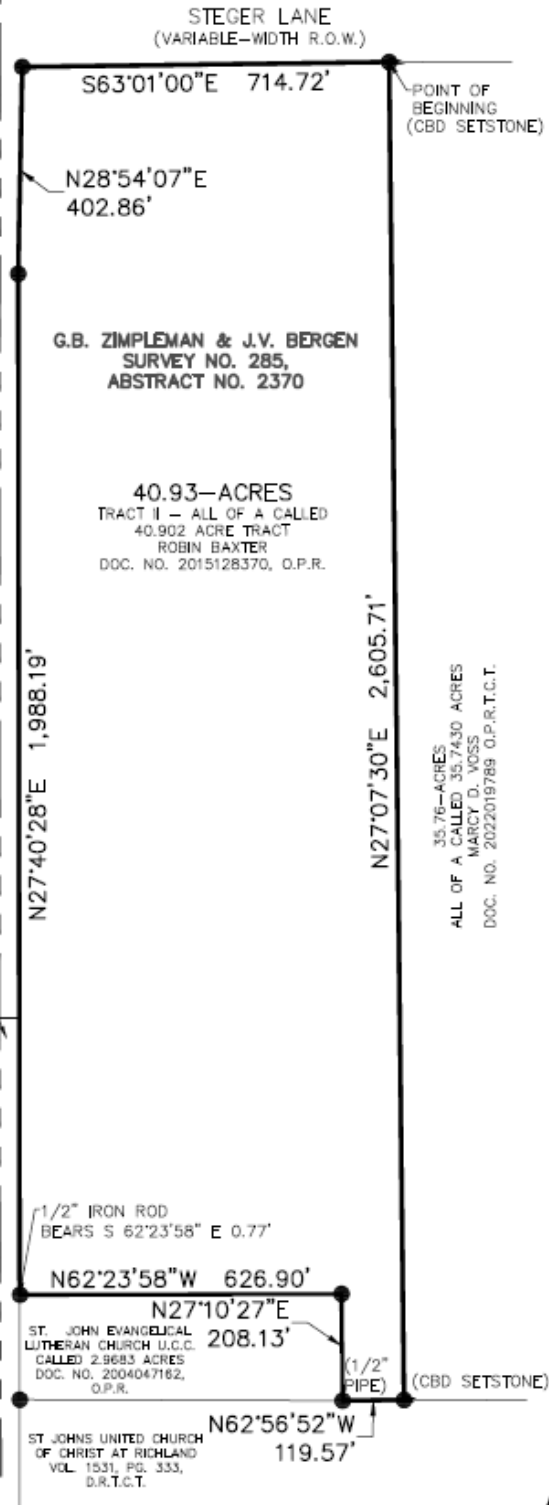
LEGEND:

- = FND 1/2" IRON PIN (CAP NOTED)
- ▲ = CALCULATED POINT
- D.R. = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. = RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING
- |— = PROPERTY LINE
- = SUBJECT TRACT LINE
- |— = ORIGINAL TEXAS LAND SURVEY LINE (APPROX.)



**UP
ENGINEERING + SURVEYING**

111 TOWER DRIVE, SUITE 325
SAN ANTONIO, TX 78216 TEL: 210-774-5504
WWW.UPENGINEERING.COM
TYPE F-17992 TYPE S F-10194606



35.75-ACRES
ALL OF A CALLED 35,7430 ACRES
MARCY D. VOSS
DOC. NO. 2022019789 O.P.R./T.C.T.

THIS IS A PRELIMINARY SURVEY. IT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF UP ENGINEERING + SURVEYING.

Metes and Bounds Description of
A 40.93-Acre Tract
for Annexation Application

Being 40.93 acres, (1,782,813 sq. ft.) out of the G.B. Zimpleman and J.V. Bergen Survey No. 285 Abstract No. 2370 and the Thomas Hancock Survey No. 20 Abstract No. 392 in Travis County, Texas, being all of a called 40.902-acre tract described in deed to Robin Baxter, and recorded in Document No. 2015128370, Official Public Records (O.P.R.) of Travis County, Texas, and being further described in deed conveyed to Gilbert R. Weiss, and recorded in Volume 11833 and Page 562 of the O.P.R., as a called 43.870-acre tract LESS AND EXCEPT 2.9683 acres, described in deed conveyed to St. John Evangelical Lutheran Church, UCC and recorded as Instrument Number 2004047162, O.P.R. Said 40.93-acre tract being described as follows;

BEGINNING at a found 1/2-inch iron rod stamped "CBD SETSTONE", on the south right-of-way (R.O.W.) line of Steger Lane, (variable-width R.O.W.), for the northwest corner of a 35.743-acre tract, recorded in Document No. 2022019789, O.P.R., for the northeast corner of said 40.902-acre tract, and the herein described tract;

THENCE South 27°07'30" West departing said R.O.W. line of Steger Lane, and along with the west line of said 35.785 of an acre tract, common with the east line of said 40.902-acre tract, at a distance of 2,605.71 to a found 1/2-inch iron rod stamped "CBD SETSTONE" in the northeast line of the property conveyed to St. Johns United Church of Christ at Richland, recorded in Volume 1531, Page 333, (Unable to locate deed) for the southwest corner of said 35.785 acre tract, common with the south corner of said 40.902-acre tract, and the herein described tract;

THENCE North 62°56'52" West departing said west line of said 35.785 of an acre tract and along with the north line of said St John tract, a distance of 119.57 feet to a found 1/2-inch iron pipe for the south corner of a called 2.9683-acre tract, conveyed to St. John Evangelical Lutheran Church, U.C.C. , for the southeast corner of the herein described tract;

THENCE departing said north line of said St. John tract, and along the east and north lines of said 2.9683-acre tract, the following two (2) calls:

1. North 27°10'27" West, a distance of 208.13 feet to a found 1/2-inch iron rod for the east corner of said 2.9683 of an acre tract and for an interior corner of the herein described tract, and
2. North 62°22'51" West, common with the northwest line of 19.77 of an acre tract, a distance of 626.90 feet to a point for a corner on the east R.O.W. line of Cameron Road (variable-width R.O.W.), for the north corner of said 2.9683-acre tract, and being the southwest corner of this tract, from which a found 1/2-inch iron rod bears South 62°22'51" East 0.77 feet, and from which a 1/2-inch iron rod for the southwest corner of said 2.9683-acre tract bears South 27°42'34" West a distance of 204.22 feet;

THENCE departing the north line of said 2.9683-acre tract and along the east R.O.W. line Cameron Road, following two (2) calls:

1. North 27°40'28" East, a distance of 1988.19 feet to a found 1/2-inch iron rod stamped "CBD SETSTONE", for a corner of this tract, and

2. North 28°54'07" East, a distance of 402.86 feet to a found 1/2-inch iron rod, at the intersection of the south R.O.W. line of Steger Lane (variable-width R.O.W.) and the said east R.O.W. line Cameron Road, for the north corner of said 40.902-acre tract, and the herein described tract;

THENCE South 63°01'00" East, departing the east R.O.W. line of Cameron Road, and along said south R.O.W. line of Steger Lane, a distance of 714.72 feet to the **POINT OF BEGINNING** containing 40.93 acres (1,782,813 sq. ft.) more or less;

Notes:

- 1) Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD83, US Survey Feet, at surface. Distances shown are surface, obtained by scaling about a point with coordinates of (N: 10,129,582.144, N: 3,179,984.190) by a factor of 1.0000924217
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying on April 16, 2024.
- 3) Monuments referred to in this document are from a previous survey performed by UP and dated May 9, 2024.
- 4) This document was prepared under "22 Texas Administrative Code § 138.95", and does not reflect the results of an "on the ground" survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
- 5) Date of Survey: 05/20/2024



UP Engineering + Surveying
111 Tower Drive
Suite 325
San Antonio, Texas 78232
TBPELS Firm No. 10194606

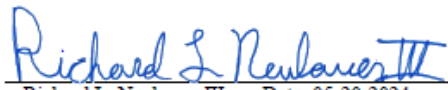

Richard L. Neubauer III Date: 05-20-2024
Registered Professional Land Surveyor
No. 6897 – State of Texas

EXHIBIT FOR ANNEXATION APPLICATION

A 35.76 ACRE TRACT OF LAND OUT OF THE G.B. ZIMPLEMAN AND J.V. BERGEN SURVEY NO. 285 ABSTRACT NO. 2370 AND THE THOMAS HANCOCK SURVEY NO. 20 ABSTRACT NO. 392 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 35.743-ACRE TRACT CONVEYED TO GILBERT R. WEISS AND WIFE, MARY LEE WEISS, RECORDED IN VOLUME 7759 AND PAGE 211 OF THE OFFICIAL PUBLIC RECORDS (O.P.R.) OF TRAVIS COUNTY.

NOTES

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**G.B. ZIMPLEMAN & J.V. BERGEN
SURVEY NO. 285,
ABSTRACT NO. 2370**

40.93-ACRES
TRACT II - ALL OF A CALLED
40.902 ACRE TRACT
ROBIN BAXTER
DOC. NO. 2015128370, O.P.R.

**THOMAS
HANCOCK
SURVEY
NO. 20,
ABSTRACT
392**

35.76-ACRES
ALL OF A CALLED
35.7430 ACRES
MARCY D. VOSS
DOC. NO. 2022019789
O.P.R.T.C.T.



SCALE: 1"=300'

LEGEND:

- = FND 1/2" IRON PIN(CAP NOTED)
- △ = CALCULATED POINT
- D.R. = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. = RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING
- |— = PROPERTY LINE
- = SUBJECT TRACT LINE
- |— = ORIGINAL TEXAS LAND SURVEY LINE (APPROX.)



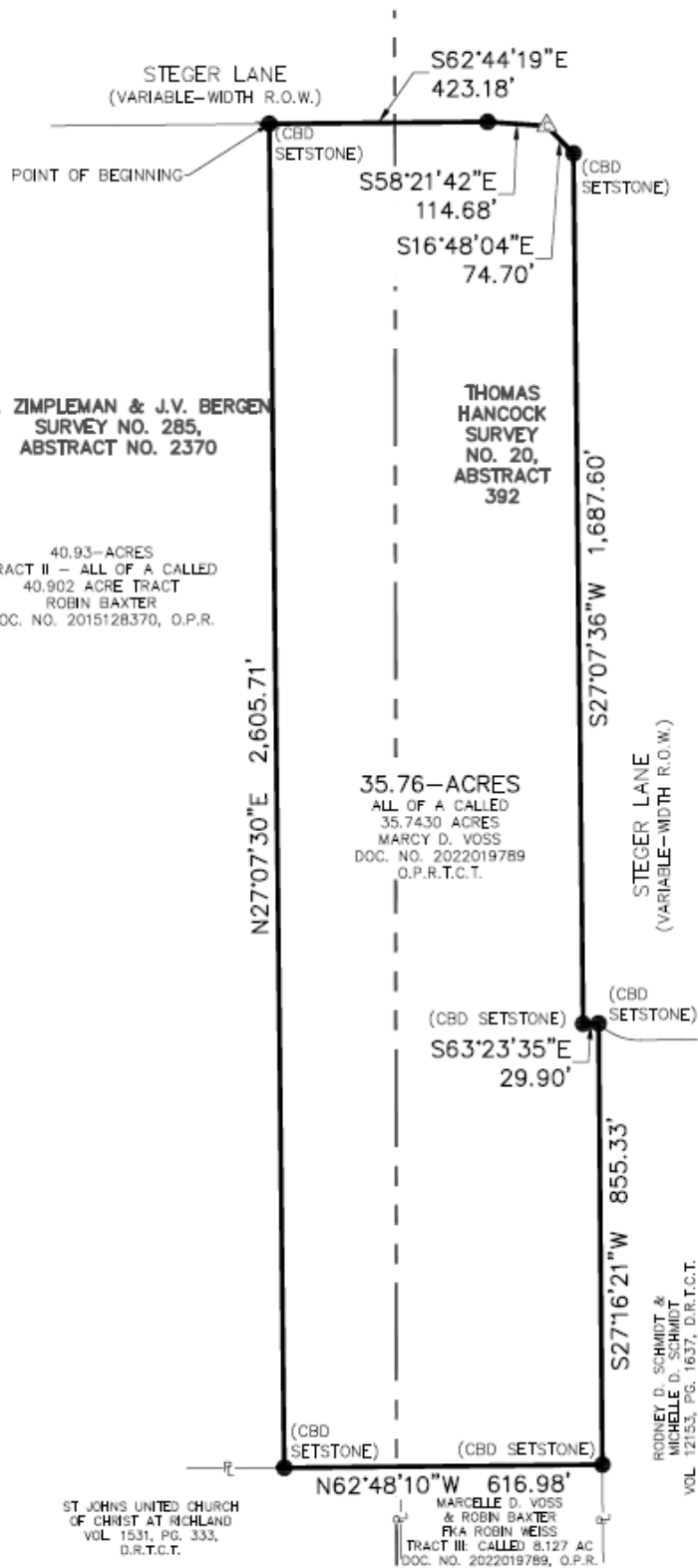
ENGINEERING + SURVEYING

111 TOWER DRIVE, SUITE 325
SAN ANTONIO, TX 78216 TEL 210-774-5504
WWW.UPENGINEERING.COM
TYPE F-17982 TYPE F-10194806

ST. JOHN'S UNITED CHURCH
OF CHRIST AT RICHLAND
VOL 1531, PG. 333,
D.R.T.C.T.

MARCELLE D. VOSS
& ROBIN BAXTER
FKA ROBIN WEISS
TRACT III CALLED 8.127 AC
DOC. NO. 2022019789, O.P.R.

RODNEY D. SCHMIDT &
MICHELLE D. SCHMIDT
VOL 12153, PG. 1637, D.R.T.C.T.
UNABLE TO LOCATE DEED



Metes and Bounds Description of
A 35.76-Acre Tract
for Annexation Application

Being 35.76 acres, (1,557,622 sq. ft.) out of the G.B. Zimpleman and J.V. Bergen Survey No. 285 Abstract No. 2370 and the Thomas Hancock Survey No. 20 Abstract No. 392 in Travis County, Texas and being all of a called 35.743-acre tract more particularly described by metes and bounds by Warranty Deed dated May 20, 1992 to Gilbert R. Weiss and wife, Mary Lee Weiss, recorded in Volume 7759 and Page 211 of the Official Public Records (O.P.R.) of Travis County. Said 35.76-acre tract more particularly described as follows,

BEGINNING at a found 1/2-inch iron rod stamped "CBD SETSTONE", on the south right-of-way (R.O.W.) line of Steger Lane, (variable-width R.O.W.), for the northeast corner of said 40.902-acre tract, being the north corner of said 35.743-acre tract and the herein described tract;

THENCE departing the east line of said 40.928 of an acre tract, and along the south R.O.W. line Steger Lane, the following five (5) calls:

1. South 62°44'19" East, a distance of 423.17 feet to a found 1/2-inch iron rod for a corner of said 35.743-acre tract and the herein described tract,
2. South 58°21'42" East, a distance of 114.68 feet to a point for a corner of said 35.743-acre tract and the herein described tract,
3. South 16°48'04" East, a distance of 74.70 feet to a found 1/2-inch iron rod with cap stamped "CBD SETSTONE" for the northwest corner of said 35.743-acre tract and the herein described tract,
4. South 27°07'36" West, a distance of 1,687.60 feet to a found 1/2-inch iron rod with cap stamped "CBD SETSTONE" for a corner of said 35.743-acre tract and the herein described tract, and
5. South 63°23'35" East, a distance of 29.90 feet to a found 1/2-inch iron rod with cap stamped "CBD SETSTONE" for the northwest corner of a tract, conveyed to Rodney D. Schmidt & Michelle D. Schmidt, recorded in Volume 12153, Page 1637, D.P.R. (unable to locate deed) and for a corner of said 35.743-acre tract and the herein described tract;

THENCE South 27°16'21" West departing said R.O.W. line of Steger Lane, and along the west line of said Schmidt tract, common with the east line of said 35.76 of an acre tract, a distance of 855.33 to a found 1/2-inch iron rod stamped "CBD SETSTONE" for an interior corner of said Schmidt tract and the southeast corner of said 35.743-acre tract and the herein described tract;

THENCE North 62°48'10" West departing said west line of said Schmidt tract and along with the north line of 8.127-acre tract, conveyed to Marcy D. Voss and Robin Baxter, recorded in Document No. 2015128370, O.P.R., and common with the south line of said 35.76 pass at 402.38 feet a 1/2-inch iron rod with cap stamped "CBD SETSTONE" at the northwest corner of said 8.127 acre tract, and the northeast corner of a tract conveyed to St. Johns Evangelical and Reform Church of Richland, recorded in Volume 1531, Page 333, Deed Records of Travis County Texas, a total distance of 616.98 feet to a found 1/2-inch iron rod with cap stamped "CDB SETSTONE" for the south corner of said 40.902-acre tract, common with the southwest corner of said 35.743-acre tract and the herein described tract;

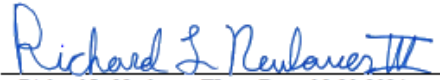
THENCE North 27°07'30" East, departing the north line of said 19.77 of an acre tract, and along the west line of said 40.928 of an acre tract, a distance of 2605.71 feet to the POINT OF BEGINNING containing 35.76 acres (1,557,622 sq. ft.) more or less;

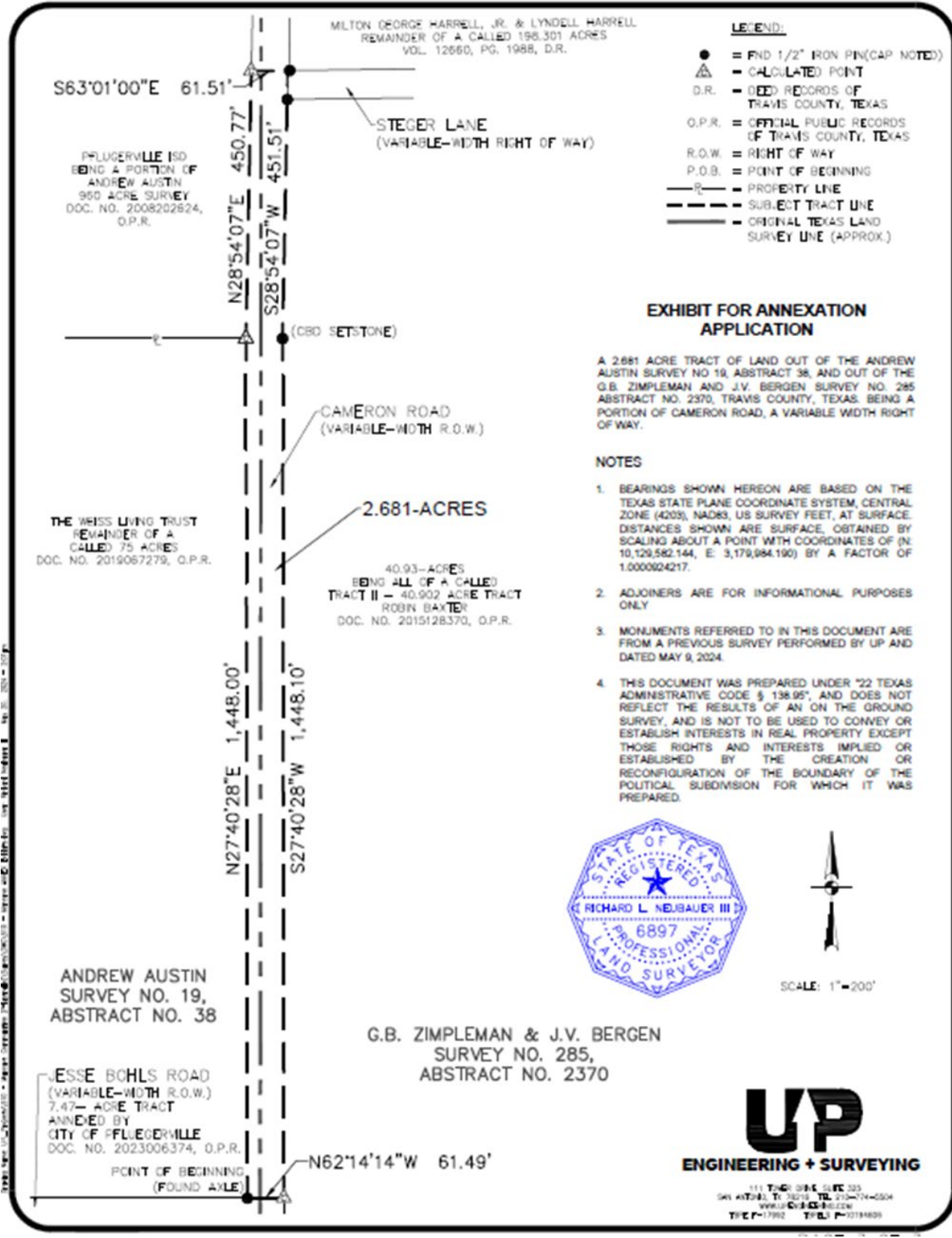
Notes:

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- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying on April 16, 2024.
- 3) Monuments referred to in this document are from a previous survey performed by UP and dated May 9, 2024.
- 4) This document was prepared under "22 Texas Administrative Code § 138.95", and does not reflect the results of an "on the ground" survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
- 5) Date of Survey: 05/20/2024



UP Engineering + Surveying
111 Tower Drive
Suite 325
San Antonio, Texas 78232
TBPELS Firm No. 10194606


Richard L. Neubauer III Date: 05-20-2024
Registered Professional Land Surveyor
No. 6897 – State of Texas



S63°01'00"E 61.51'

PFLUGERVILLE ISD
BEING A PORTION OF
ANDREW AUSTIN
960 ACRE SURVEY
DOC. NO. 2008202624,
O.P.R.

MILTON GEORGE HARRELL, JR. & LYNDLE HARRELL
REMAINDER OF A CALLED 198.301 ACRES
VOL. 12660, PG. 1988, D.R.

STEEGER LANE
(VARIABLE-WIDTH RIGHT OF WAY)

N28°54'07"E 450.77'
S28°54'07"W 451.51'

(CBD SET STONE)

CAMERON ROAD
(VARIABLE-WIDTH R.O.W.)

2.681-ACRES

THE WEISS LIVING TRUST
REMAINDER OF A
CALLED 75 ACRES
DOC. NO. 2019067279, O.P.R.

40.93-ACRES
BEING ALL OF A CALLED
TRACT II - 40.902 ACRE TRACT
ROBIN BAYTER
DOC. NO. 2015128370, O.P.R.

N27°40'28"E 1,448.00'
S27°40'28"W 1,448.10'

ANDREW AUSTIN
SURVEY NO. 19,
ABSTRACT NO. 38

ESSE BOHLS ROAD
(VARIABLE-WIDTH R.O.W.)
7.47- ACRE TRACT
ANNEXED BY
CITY OF PFLUGERVILLE
DOC. NO. 2023006374, O.P.R.

POINT OF BEGINNING
(FOUND AXLE)

N62°14'14"W 61.49'

G.B. ZIMPLEMAN & J.V. BERGEN
SURVEY NO. 285,
ABSTRACT NO. 2370

LEGEND:

- = END 1/2" IRON PIN(CAP NOTED)
- △ = CALCULATED POINT
- D.R. = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. = RIGHT OF WAY
- P.O.B. = POINT OF BEGINNING
- - - = PROPERTY LINE
- - - = SUBJECT TRACT LINE
- = ORIGINAL TEXAS LAND SURVEY LINE (APPROX.)

EXHIBIT FOR ANNEXATION APPLICATION

A 2.681 ACRE TRACT OF LAND OUT OF THE ANDREW AUSTIN SURVEY NO 19, ABSTRACT 38, AND OUT OF THE G.B. ZIMPLEMAN AND J.V. BERGEN SURVEY NO. 285 ABSTRACT NO. 2370, TRAVIS COUNTY, TEXAS, BEING A PORTION OF CAMERON ROAD, A VARIABLE WIDTH RIGHT OF WAY.

NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83, US SURVEY FEET, AT SURFACE. DISTANCES SHOWN ARE SURFACE, OBTAINED BY SCALING ABOUT A POINT WITH COORDINATES OF (N. 10,129,582.144, E. 3,179,984.190) BY A FACTOR OF 1.0000024217.
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SCALE: 1"=200'



ENGINEERING + SURVEYING

111 TANDER BULE BLVD 035
5611 ANTONIO, TX 78219 TEL 210-774-0504
WWW.UP-ES-SURVEYING.COM
TYPE 17992 TYPE 17992

2024-10-10 10:50:00 AM - 2024-10-10 10:50:00 AM - 2024-10-10 10:50:00 AM

Metes and Bounds Description of
A 2.681-Acre Tract
for Annexation Application

Being 2.681 acres, (116,783 sq. ft.) out of the Andrew Austin Survey No 19, Abstract 38, Travis County, Texas, (all records referenced herein are in Travis County, Texas) out of the G.B. Zimpleman and J.V. Bergen Survey No. 285 Abstract No. 2370, and being a portion of Cameron Road, a variable width right-of way (R.O.W.) Said 2.681-acre tract being described as follows;

BEGINNING at a found axle at the intersection of the northeast line of Jesse Bohls Road, a variable-width ROW, with the west ROW line of Cameron Road, a variable width ROW, in the north line of a 7.47-acre tract annexed by the City of Pflugerville in Doc. No 2023006374, for the south corner of the remainder of a called 75-acre tract, Document No. 2019067279, O.P.R., and the southwest corner of the herein described tract;

THENCE departing said 7.77-acre tract, along the northwest R.O.W. line of said Cameron Road, common with the southeast line of said remainder of a called 75-acre tract, North 27°40'28" East, a distance of 1,448.00 feet to an angle point in said Northwest ROW line of Cameron Road, for the south corner of the remainder of a called 112.5-acre tract, conveyed to the Board of Trustees of the Pflugerville Independent school district by deed recorded in Document No. 2008202624, O.P.R., for an angle point of the herein described tract;

THENCE North 28°54'07" East, along the southeast line of said remainder of a called 112.5-acre tract common with the said northwest R.O.W. line of Cameron Road, a distance of 450.77 feet to a for the north corner of the herein described tract;

THENCE departing said common line and into and across said Cameron Road R.O.W., the following two (2) calls:

1. South 63°01'00" East, a distance of 61.51' to a point in said ROW, from which the west boundary corner of a called 198.301-acre tract conveyed to Milton George Harrell, Jr. and Lyndell Harrell, recorded in Volume 12660, Page 1988, D.P.R. bears South 63°01'00" East a distance of 3.14 feet, and
2. South 28°54'07" West, a distance 48.65' to a found 1/2" iron rod at the intersection of the south R.O.W. line of Steger Lane (variable-width R.O.W.) and the east R.O.W. line of said Cameron Road, for the north corner of a called 40.902-acre tract described in deed to Robin Baxter, and recorded in Document No. 2015128370, Official Public Records (O.P.R.), for an east corner of the herein described tract;

THENCE along the said east R.O.W. line of Cameron Road, common with the west line of said 40.902 acre tract, the following two (2) calls:

3. South 28°54'07" West, a distance 451.51' to a found 1/2" iron rod stamped "CBD SETSTONE" for an angle on the herein described tract, and
4. South 27°40'28" West, a distance 1448.10' to the east corner of said 7.47-acre tract, and the south corner of the herein described tract;

THENCE North 62°14'14" West, departing said common line and along the northeast line of said 7.47-acre tract, a distance of 61.49 feet to the **POINT OF BEGINNING** containing 2.681 acres (116,783 sq. ft.) more or less;

Notes:

- 1) Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD83, US Survey Feet, at surface. Distances shown are surface, obtained by scaling about a point with coordinates of (N: 10,129,582.144, N: 3,179,984.190) by a factor of 1.0000924217
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying on April 16, 2024.
- 3) Monuments referred to in this document are from a previous survey performed by UP and dated May 9, 2024.
- 4) This document was prepared under "22 Texas Administrative Code § 138.95", and does not reflect the results of an "on the ground" survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
- 5) Date of Survey: 05/20/2024



UP Engineering + Surveying
111 Tower Drive
Suite 325
San Antonio, Texas 78232
TBPELS Firm No. 10194606

Richard L. Neubauer III
Richard L. Neubauer III Date: 05-20-2024
Registered Professional Land Surveyor
No. 6897 - State of Texas

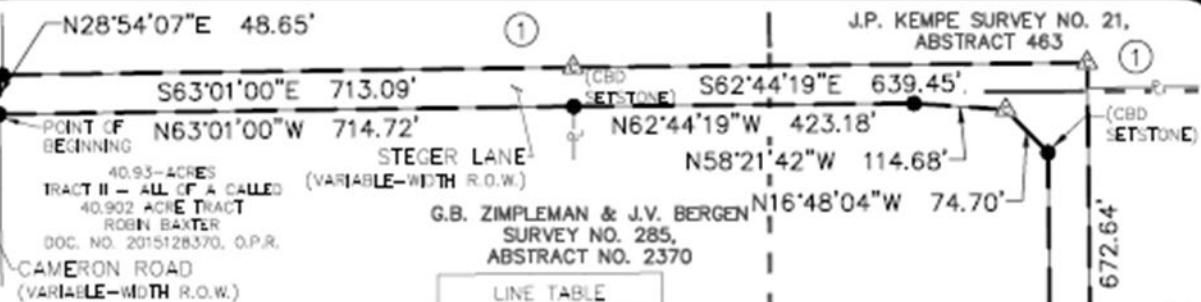


EXHIBIT FOR ANNEXATION APPLICATION

A 3.591 ACRE TRACT OF LAND OUT OF THE G.B. ZIMPLEMAN AND J.V. BERGEN SURVEY NO. 285 ABSTRACT NO. 2370, AND THE THOMAS HANCOCK SURVEY NO. 20, ABSTRACT 392, AND THE J.P. KEMPE SURVEY NO. 21, ABSTRACT 463 TRAVIS COUNTY, TEXAS, BEING A PORTION OF CAMERON ROAD, A VARIABLE WIDTH RIGHT OF WAY.

NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83, US SURVEY FEET, AT SURFACE. DISTANCES SHOWN ARE SURFACE, OBTAINED BY SCALING ABOUT A POINT WITH COORDINATES OF (N 10,129,582.144, E: 3,179,984.190) BY A FACTOR OF 1.000024217.
- ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- MONUMENTS REFERRED TO IN THIS DOCUMENT ARE FROM A PREVIOUS SURVEY PERFORMED BY UP AND DATED MAY 9, 2024.
- THIS DOCUMENT WAS PREPARED UNDER "22 TEXAS ADMINISTRATIVE CODE § 138.95", AND DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGEND:

- - FND 1/2" IRON PIN (CAP NOTED)
- △ - CALCULATED POINT
- D.R. - DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. - OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P — - PROPERTY LINE
- - - - - SUBJECT TRACT LINE
- — — — - ORIGINAL TEXAS LAND SURVEY LINE (APPROX.)

LINE TABLE

LINE	BEARING	LENGTH
L1	S62°41'34"E	5.00'
L2	S27°07'36"W	155.58'
L3	N62°41'40"W	5.00'



DEED REFERENCES

- MILTON GEORGE HARRELL JR. & LYNNELL HARRELL
REMAINDER OF A CALLED 196.301 ACRES
VOL. 12660, PG. 1988, D.R.
- MELVIN BLEYS & GAYN BLEYS
CALLED 18.033 ACRES
DOC. NO. 2017023993, O.P.R.
- ANNETTE MAHE SAINT GAVILE
LOT 1, BLOCK A,
WILLIAM W. MASON SUBDIVISION
DOC. NO. 2017156936, O.P.R.
- JAMER BENTEZ
CALLED 5.008 ACRES
DOC. NO. 2006044518, O.P.R.
- PATSY RUTH TINS
CALLED 2.0 ACRES
VOL. 11569, PG. 627, D.R.T.C.T.
- JOSE R. ANTUNEZ-CRUZ
CALLED 2.44 ACRES
DOC. NO. 2017029400, O.P.R.
- GUNTON ANDERSON
CALLED 0.92 OF AN ACRE
VOL. 9363, PG. 93, D.R.T.C.T.
- IGNACIO MOLINA VASQUEZ & MARIA DE LA LUZ BANILOS VASQUEZ
CALLED 1.996 ACRES
DOC. NO. 2013163892, O.P.R.
- SAM KHABBAZ & CATHERINE KHABBAZ
CALLED 5.008 ACRES
DOC. NO. 2016207389, O.P.R.
- RODNEY D. SCHMIDT & MICHELLE D. SCHMIDT
VOL. 12153, PG. 1637, D.R.T.C.T.
UNABLE TO LOCATE DEED

35.76-ACRES,
ALL OF A CALLED
35.7430 ACRES
MARCY D. VOSS
DOC. NO. 2022019789
O.P.R.T.C.T.



111 TROTT DRIVE, SUITE 325
SAN ANTONIO, TX 78210 TEL: 210-774-0504
WWW.UPENGINEERING.COM
TELEPHONE: 1-800-774-0504

Metes and Bounds Description of
A 3.591-Acre Tract
for Annexation Application

Being 3.591 acres, (156,408 sq. ft.) out of the and G.B. Zimpleman and J.V. Bergen Survey No. 285 Abstract No. 2370, in Travis County, Texas, (all records referenced herein are in Travis County, Texas), the J.P. Kempe survey No. 21, Abstract 463 and the Thomas Hancock Survey No. 20 Abstract No. 392, being a portion of Steger Lane, a Variable width public Right-of-Way (R.O.W.), said 3.591-acre tract being described as follows, with bearings derived from documents of record:

BEGINNING at a found 1/2" iron rod, at the intersection of the south R.O.W. line of Steger Lane (variable-width R.O.W.) and the east R.O.W. line Cameron Road, (a variable-width R.O.W.), for the north corner of a called 40.902-acre tract described in deed to Robin Baxter, and recorded in Document No. 2015128370, Official Public Records (O.P.R.), and the west corner of the herein described tract,

THENCE North 28°54'07" East, departing the south R.O.W. line of Steger Lane, into and across said Cameron Road R.O.W., a distance of 48.65 feet to a point, in the right of way of said Cameron Road, for the north corner of the herein described tract, from which the west corner of the remainder of a called 198.301 acres, conveyed in deed to Milton and Lyndell Harrell, recorded in Volume 12660, Page 1988, Deed Records, bears South 63°01'00" East a distance of 3.14 feet,

THENCE across said Cameron Road and in part along the northeast R.O.W. line of said Steger Lane, common with the southwest line of said remainder of 198.301-acre tract, the following 2 calls:

1. South 63°01'00" East, a distance of 713.09 feet to a point, for an angle point in said common line, and of the herein described tract, and
2. South 62°44'19" East a distance of 639.45 feet, to an angle point in said common line, and the east corner of the herein described tract;

THENCE South 27°07'36" West along the southeast R.O.W. line of said Steger Lane, and in part along the northwest line of said remainder of 198.301-acre tract, and in part along the northwest line of a called 18.033-acre tract conveyed to Melvin and Gwen Eilers, recorded in Document No. 2017023993, O.P.R., a distance of 672.64 feet to a point for the west corner of said 18.033-acre tract, and an angle point of said Steger Lane and the herein described tract;

THENCE South 62°41'34" East along said southeast line of Steger Lane, and the west line of said 18.033-acre tract, a distance of 5.00 feet to a point for the north corner of Lot 1, Block A, William W. Mason Subdivision, plat recorded in Volume 95, Page 296, Plat Records of Travis County, Texas, and described in deed to Annette Marie Swint Gamble in Document No. 2017156936, O.P.R., for an angle corner of said Steger Lane and the herein described tract;

THENCE South 27°07'36" West along the north line of said Lot 1 common with the said Southeast line of Steger Lane, a distance of 155.58 feet to a point, in the northeast line of a called 5.008-acres, conveyed to Javier Benitez, and recorded in Document No. 2006044518, O.P.R.;

THENCE North 62°41'40" West along the said northeast line of a called 5.008-acres, a distance of 5.00 feet to a point for the north corner of said called 5.008-acre tract, and for an angle point of said Steger Lane and the herein described tract;

THENCE South 27°07'36" West in part along said called 5.008-acres, in part along a called 2.0-acre tract, conveyed to Patsy Ruth Tims, recorded in Volume 11569, Page 627, D.R., in part along a called 2.44-acre tract, conveyed to Jose R. Antunez-Cruz, recorded in Document No. 2017029400, O.P.R., in part along a called 0.92 of an acre tract, conveyed to Clinton Anderson, recorded in Volume 9363, Page 93, D.R., in part along a called 1.996-acre tract, conveyed to Ignacio Molina Vasquez & Maria De La Luz Banuelos Vasquez, recorded in Document No. 2013163892, O.P.R., and in part along a called 5.006-acres, Sam Khabbaz & Catherine Khabbaz, recorded in Document No. 2016207389, O.P.R., a distance of 969.86 feet to a point in the Steger Lane R.O.W., for the south corner of the herein described tract;

THENCE continuing across the R.O.W. of Steger Lane, and in part along the boundary line of a called 35.7851-acre tract, conveyed to Marcy D. Voss, recorded in Document No. 2022019789, O.P.R., the following five (5) calls;

1. North 63°23'35" West, a distance of 50.00 feet to a found 1/2-inch iron rod with cap stamped "CBD SETSTONE" for an interior corner of the northwest R.O.W. line of said Steger Lane and the herein described tract;
2. North 27°07'36" East a distance of 1,687.60 feet to a found 1/2-inch iron rod with cap stamped "CBD SETSTONE" for an interior corner of said northwest R.O.W. line of Steger Lane and the herein described tract;
3. North 16°48'04" West a distance of 74.70 feet to a point for a corner of said northwest R.O.W. line of Steger Lane and the herein described tract;
4. North 58°21'42" West a distance of 114.68 feet to a found 1/2-inch iron rod to an interior corner of said southwest R.O.W. line of Steger Lane and the herein described tract, and
5. North 62°44'19" West a distance of 423.18 feet to a found 1/2-iron rod with cap stamped "CBD SETSTONE" for the east corner of said at the north corner of said 40.902-acre tract, common with the north corner of said 35.7851-acre tract, for an angle corner of said southwest R.O.W. line of Steger Lane and the herein described tract;

THENCE North 63°01'00" West, departing the common line of said 35.76-acre tract, and along the north line of said 40.93-acre tract common with the said southwest line of Steger Lane, a distance of 714.72 feet to the **POINT OF BEGINNING**, and containing 3.591-acres (156,408 sq. ft.) of land, in Travis County, Texas.

Notes:

- 1) Bearings shown hereon are based on the Texas State Plane Coordinate System, Central Zone (4203), NAD83, US Survey Feet, at surface. Distances shown are surface, obtained by scaling about a point with coordinates of (N: 10,129,582.144, N: 3,179,984.190) by a factor of 1.0000924217
- 2) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying on April 16, 2024.
- 3) Monuments referred to in this document are from a previous survey performed by UP and dated May 9, 2024.
- 4) This document was prepared under "22 Texas Administrative Code § 138.95", and does not reflect the results of an "on the ground" survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
- 5) Date of Survey: 05/20/2024



UP Engineering + Surveying
111 Tower Drive
Suite 325
San Antonio, Texas 78232
TBPELS Firm No. 10194606

A handwritten signature in blue ink that reads "Richard L. Neubauer III".

Richard L. Neubauer III Date: 05-20-2024
Registered Professional Land Surveyor
No. 6897 - State of Texas

SERVICE PLAN AGREEMENT FOR PROPERTY ANNEXED