

STATE OF TEXAS §

COUNTY OF TRAVIS §

**PETITION & REQUEST FOR THE ACCEPTANCE OF LAND INTO THE
EXTRATERRITORIAL JURISDICTION OF THE CITY OF PFLUGERVILLE**

Whereas, the undersigned is the owner(s) of that certain lot, tract or parcel of land in Travis County, Texas, as particularly described hereinafter in Section 2 (the “Property”);

Whereas, the Property to be included is not within the extraterritorial jurisdiction (“ETJ”) of any other City;

Whereas, pursuant to §42.022(b)&(c), *Tex. Loc. Gov’t. Code*, the undersigned seek to have the Property included within the ETJ of the City of Pflugerville (“Pflugerville”); and

Whereas, the undersigned petition and request that the Property be included within the ETJ of Pflugerville;

NOW THEREFORE, the undersigned by this Petition and Request:

Section One. Requests the City Council of Pflugerville to adopt such ordinance or resolution, or to take such other action as is necessary in its judgment, to accept and incorporate the Property into and as part of the ETJ of Pflugerville, effective as of the earliest date deemed legally permissible, i.e. the date this petition is filed with Pflugerville, the date this petition is filed with a public official on behalf of Pflugerville, or the date this petition and request is accepted and granted by the City council of Pflugerville, whichever date is earliest.

Section Two. Requests the City Council of Pflugerville to adopt an ordinance or resolution, or to take such other action as is necessary in its judgment, to incorporate and include the following described property (the “Property”) within the ETJ of Pflugerville, to wit:

All that certain lot, tract or parcel of land, including the abutting roads, streets and rights-of-way within Travis County, Texas, described or shown in Exhibit “A” attached hereto and incorporated herein for all purposes.

Section Three. Acknowledges that the undersigned understands and agrees that after Pflugerville accepts the Property as part of Pflugerville’s ETJ, the Property will be subject to the rules, regulations and ordinances of Pflugerville that are applicable in its ETJ; and that all future city services to the Property, if any, will be provided by Pflugerville on the same terms and conditions as provided to other similarly situated areas within Pflugerville’s ETJ and, if subsequently annexed by Pflugerville, as provided in the Service Plan adopted at the time of such annexation.

Section Four. Agrees that copies of this Petition and Request may be filed of record in the Real Property Records of Travis County, Texas, in the office of the County Judge of Travis County, Texas, and the offices of the City of Pflugerville; that any true and correct copy of this Petition and Request shall be

effective as an original and that the original or any legible copy of this Petition and Request shall be notice to and binding upon all persons or entities now or hereafter having any interest in the Property.

Executed and Effective on this the 24 day of September, 2010.

Owner: Kevin Keshvari and wife, Regina Hooten-Keshvari

By: Kevin Keshvari

Name: Kevin Keshvari

Title: Owner

No. of Acres: 78.13 acres

By: Regina Hooten-Keshvari

Name: Regina Hooten-Keshvari

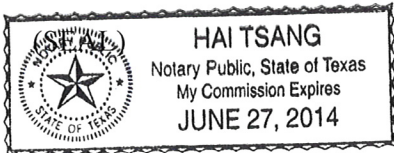
Title: Owner

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BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Keshvari, Kevin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein expressed and in the capacity therein stated.

Given Under My Hand and Seal of Office on this the 24th day of September, 2010.



Hai Tsang
Notary Public State of Texas

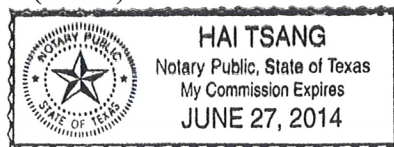
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BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Hooten, Regina Gay, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein expressed and in the capacity therein stated.

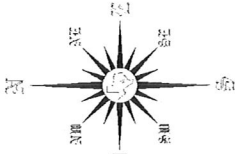
Given Under My Hand and Seal of Office on this the 24th day of September, 2010.

(SEAL)

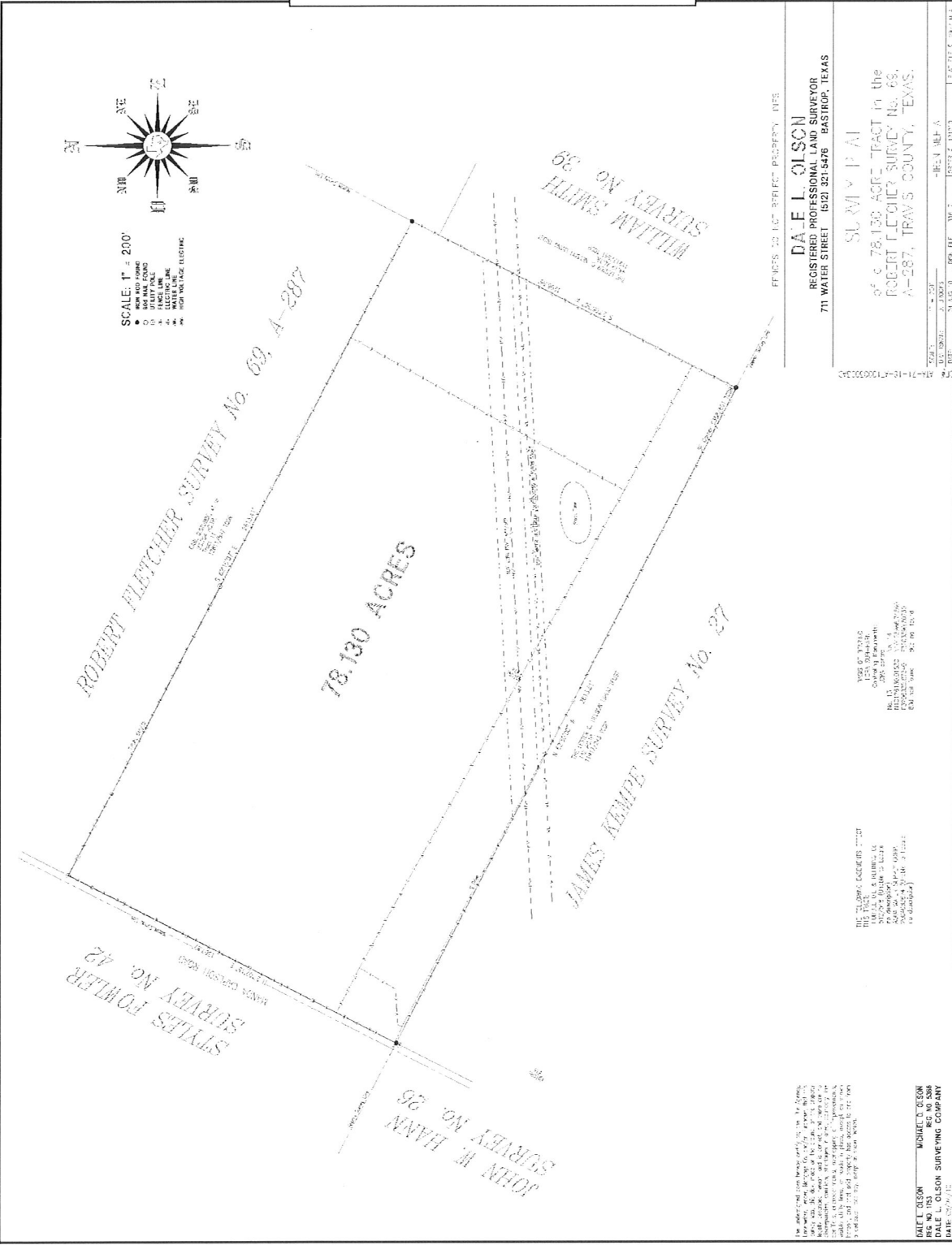


Hai Tsang
Notary Public State of Texas

EXHIBIT A



SCALE: 1" = 200'
 ● NEW IRON NAIL FOUND
 ○ OLD IRON NAIL FOUND
 --- FENCE LINE
 --- WATER LINE
 --- HIGH VOLTAGE ELECTRIC



FENCES DO NOT REFLECT PROPERTY LINES

DALE L. OLSON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 711 WATER STREET (S12) 321-5476 BASTROP, TEXAS

SUMMARY

78.130 ACRES TRACT in the
 ROBERT FLETCHER SURVEY No. 69,
 A-287, TRAVIS COUNTY, TEXAS.

DATE OF SURVEY: 12/20/2018
 DATE OF PLOTTING: 1/10/2019
 DRAWN BY: DALE L. OLSON
 CHECKED BY: DALE L. OLSON
 SCALE: AS SHOWN

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE
 SURVEYING ACT OF 1909 AND THE SURVEYING
 ACT OF 1924, AND THE RULES AND REGULATIONS
 OF THE BOARD OF SURVEYING AND MAPPING
 OF THE STATE OF TEXAS.

DALE L. OLSON
 REG. NO. 1753
 DALE L. OLSON SURVEYING COMPANY
 1000 W. 10TH ST. SUITE 100
 AUSTIN, TEXAS 78703

5/20/2018 Dale L. Olson (p. 1) 18813787

Exhibit "A-1"

FIELD NOTES FOR A 78.133 ACRE TRACT IN THE ROBERT FLETCHER SURVEY IN TRAVIS COUNTY, TEXAS.

Being a 78.133 acre tract or parcel of land out of and being a part of the ROBERT FLETCHER SURVEY, A-287, in Travis County, Texas, and being a part of that certain tract said to contain 80 acres described in a deed from Mrs. Hattie Schiller to Edwin S. Magnuson and wife, Anna Magnuson, recorded in Vol. 5358, Page 801, Travis County Deed Records. Herein described 78.133 acre tract or parcel being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set near a fence corner post in the occupied north line of the JAMES P. KEMP SURVEY and north line of the Lawrence C. Nelson 142 acre tract described in a deed recorded in Vol. 678, Page 50, Travis County Deed Records, the occupied southeast corner of the before mentioned ROBERT FLETCHER SURVEY, the occupied southwest corner of the M.W. SMITH SURVEY and that certain 44.19 acre tract described in a deed from Emma Marie Carlson, et al, to Walter G. Carlson recorded in Vol. 943, Page 486, Travis County Deed Records for the southeast corner of this tract.

THENCE with the occupied south line of the ROBERT FLETCHER SURVEY, the north line of the JAMES KEMP SURVEY and Nelson 142 acre tract, N 59 deg 28 min 39 sec W, 2613.80 feet to a 5/8 inch iron rod set where same intersects the east line of the Manda-Carlson Road (60 foot right of way) for the southwest corner of this tract.

THENCE with the east line of the Manda-Carlson Road, N 30 deg 08 min 15 sec E, at 1306.68 feet pass the center of a T.P. & L. electric line easement recorded in Vol. 545, Page 32, Travis County Deed Records, in all, 1307.68 feet to a 5/8 inch iron rod set for the northwest corner of this tract. Said point being in the south line of the Gust Carlson 80 acre tract described in a deed recorded in Vol. 118, Page 299, Travis County Deed Records.

THENCE with the south line of the Carlson 80 acre tract, S 59 deg 14 min 12 sec E, 2613.80 feet to the southeast corner of same, a 5/8 inch iron rod set near a fence corner in the occupied east line of the ROBERT FLETCHER SURVEY, the west line of the before mentioned M.W. SMITH SURVEY and the west line of that certain 44.57 acre tract described in a deed from Walter G. Carlson, et al, to Hilda Carlson Ekenstam, recorded in Vol. 943, Page 488, Travis County Deed Records for the northeast corner of this tract from which a 1/2 inch iron pipe found at the northwest corner of the Ekenstam 44.57 acre tract bears N 30 deg 08 min 00 sec E, 941.58 feet.

THENCE with the occupied east line of the ROBERT FLETCHER SURVEY, as fenced, the west line of the M.W. SMITH SURVEY, S 30 deg 08 min 00 sec W, at 1.00 feet pass the center of the before mentioned T.P. & L. electric line, at 182.07 feet pass a 1/2 inch iron pipe found at the southwest corner of the Ekenstam 44.57 acre tract, the northwest corner of the before mentioned Carlson 44.19 acre tract, in all, 1296.68 feet to the POINT OF BEGINNING, containing 78.133 acres of land.