

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, AUTHORIZING THE ACCEPTANCE, IN ACCORDANCE WITH CITY PARKLAND DEDICATION REQUIREMENTS AND BY SPECIAL WARRANTY DEED, OF CERTAIN REAL PROPERTY DESCRIBED AS LOT 4 AND LOT 5, PFLUGERVILLE FARMS APARTMENTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 202000161 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DIRECTING THE CITY MANAGER AND CITY ATTORNEY, OR THEIR RESPECTIVE DESIGNEES, TO TAKE ALL NECESSARY ACTIONS TO COMPLETE THE LAND CONVEYANCE TO THE CITY.**

**WHEREAS**, the City of Pflugerville has created and continues to establish a comprehensive network of public parks and facilities, hike and bike trails, open spaces, and other community facilities in order to serve the recreational needs of residents and visitors to the City, preserve environmentally sensitive areas, and serve other public purposes intended to provide for the health, safety, and general welfare of the City; and

**WHEREAS**, pursuant to Subchapter 14 of the City of Pflugerville Unified Development Code, residential developments within the City are required to include either the dedication and conveyance of public parkland, or the payment of a fee in-lieu of dedication to further these purposes; and

**WHEREAS**, the developer of the residential Pflugerville Farms Apartments subdivision wishes to convey Lot 4 and Lot 5 (approximately 8.322 acres) by Special Warranty Deed, as provided in Exhibit "A," pursuant to the City Code parkland dedication requirements and City policies; and

**WHEREAS**, the City of Pflugerville finds that this conveyance of parkland by the developer satisfies the parkland dedication requirements as described herein; and

**WHEREAS**, per Section 4.01 (c) 10 of the City Charter, if authorized by the City Council, the City Manager may sign any contract, conveyance or other document.

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

**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 City Council of the City of Pflugerville hereby accepts the dedication of parkland known as Lot 4 and Lot 5, both of Pflugerville Farms Apartments subdivision (approximately 8.322 acres) by Special Warranty Deed, and as provided in Exhibit

“A.”

**SECTION 3.** The City Council directs and authorizes the City Manager and City Attorney or their respective designees to take all necessary actions to complete the land conveyance to City, including authorizing the City Manager to sign execute the Special Warranty Deed, in substantial form.

**SECTION 4.** This Resolution shall supersede all prior resolutions and understandings regarding the dedication and acceptance of the parkland described herein.

**SECTION 5.** This Resolution shall become effective immediately upon its passage, approval, and publication as provided by law.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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Victor Gonzales, Mayor

ATTEST:

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Trista Evans, City Secretary

APPROVED AS TO FORM:

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CHARLIE ZECH, City Attorney  
DENTON NAVARRO ROCHA BERNAL & ZECH, PC

EXHIBIT "A"  
SPECIAL WARRANTY DEED