

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ANNEXING, FOR FULL PURPOSES, TRACTS OF LAND TOTALING APPROXIMATELY 3.248 ACRES OF LAND SITUATED IN THE SEFRIM EISELIN SURVEY NO. 1, ABSTRACT NO. 265 AND THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO.231, TRAVIS COUNTY, TEXAS, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, BEING ONE TRACT OF LAND TOTALING 3.248 ACRES. GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SH130 AND PFLUGERVILLE PARKWAY; EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; AND TO BE ZONED AGRICULTURE / DEVELOPMENT RESERVE (A); TO BE KNOWN AS THE SE CORNER SH130 AND PFLUGERVILLE PKWY 2022 ANNEXATION (2022-1-ANX); 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 approximately 3.248 acres of land situated in the Sefrim Eiselin Survey No.1, Abstract No. 265 and the John Davis Survey No. 13, Abstract No. 231, 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 a 3.248-acre tract 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 September 13, 2022, 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 September 27, 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 September 12, 2022, 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 \_\_\_\_\_ 2022.

CITY OF PFLUGERVILLE, TEXAS

By: \_\_\_\_\_  
Victor Gonzales, Mayor

ATTEST:

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Karen Thompson, City Secretary  
APPROVED AS TO FORM:

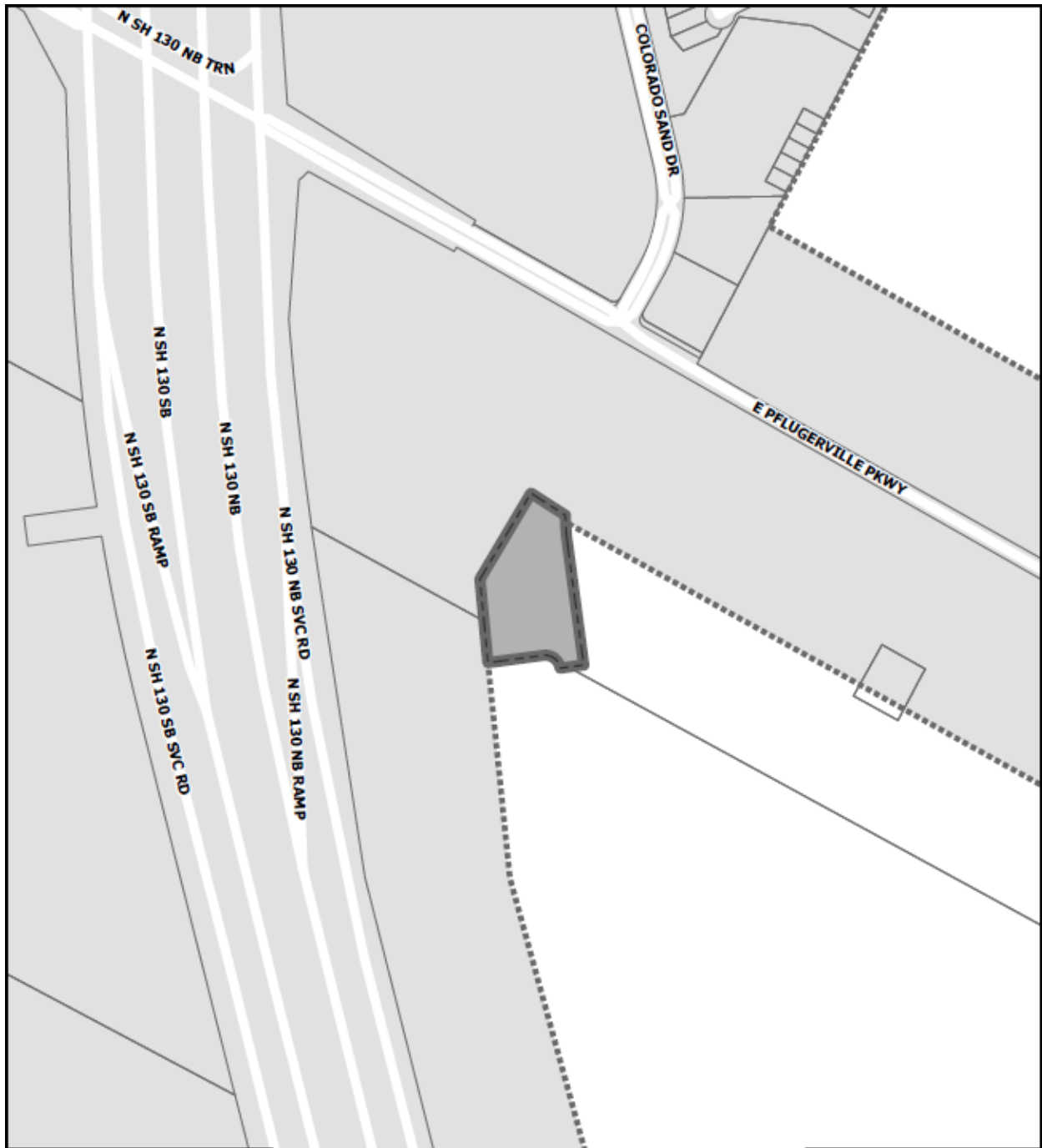
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Charles E. Zech, City Attorney  
DENTON NAVARRO ROCHA BERNAL & ZECH, P.C.

**EXHIBIT "A"**

PROPERTY DESCRIPTION

3.248 acres of land situated in the Sefrim Eiselin Survey No. 1, Abstract No. 265 and the John Davis Survey No. 13, Abstract No. 231, of the Real Property Records of Travis County, Texas.






**SE Corner on SH 130  
& E Pflugerville Pkwy**

**Case Number:  
2022-1-ANX**

**6/21/2022**

**Legend**

-  Subject Parcel
-  City Limits
-  ETJ

0 250 500 Feet

N

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.

**where quality meets life**  
**PFLUGERVILLE**  
TEXAS



# Exhibit "A"



3100 Alvin Devane Blvd, Suite 150  
Austin, Texas 78741  
Tel: 512.441.9493  
www.quiddity.com

**CITY OF PFLUGERVILLE  
TRAVIS COUNTY, TEXAS  
EXCLUSION PARCEL  
3.248 ACRES  
METES AND BOUNDS DESCRIPTION**

The herein description for 3.248 acres with accompanying sketch is based on record information of various tract of land located in the Sefrin Eiselin Survey No. 1, Abstract No. 265 and the John Davis Survey No. 13, Abstract No. 231 in Travis County, Texas and being all or parts of the following tracts:

- |                             |              |                        |
|-----------------------------|--------------|------------------------|
| (1) Timmerman & Hagan, Ltd. | 535 acres    | Volume 8394, Page 544  |
| (2) Timmerman & Hagan, Ltd. | 300.03 Acres | Document No.2004025616 |

**COMMENCING:** at a 1/2-inch iron rod with TxDOT Aluminum Cap on the Eastern line of State Highway 130 on the approximate survey line for the said Sefrin Eiselin Survey and the said John Davis Survey, a southwestern corner of the remainder of the said 535 acres, the northwestern corner of the remainder of the said 300.03 acres, a corner and Point of Beginning of Annexing Ordinance No. 786-05-05-10 – Parcel A-2 - 138.7 Acres as described in Document No. 2005094826, a corner of Annexing Ordinance No. 768-04-12-28 – 881.1 Acres as described in Document No. 2005001913, from which a 1/2-inch iron rod with TxDOT Aluminum Cap found for a corner of said State Highway 130 bears with a curve to the left having a Delta angle of 00°40'51", a Radius of 11109.16 feet, an Arc length of 132.03 feet with the Chord of the curve South 08°25'35" East a distance of 132.03 feet;

**THENCE:** South 61°22'03" East a distance of 753.93 feet across Annexing Ordinance No. 786-05-05-10, Parcel A-2, the southern line of the remainder of the said 535-acre tract, the northern line of the remainder of the said 300.03-acre tract, to calculated point on an eastern line of the said Annexing Ordinance No. 786-05-05-10, Parcel A-2, for the POINT OF BEGINNING of this herein described tract;

**THENCE:** North 08°43'55" West a distance of 260.81 feet across the remainder of the said 535-acre tract, along an eastern line of Annexing Ordinance No. 786-05-05-10, Parcel A-2 to a calculated point for a corner of Annexing Ordinance No. 786-05-05-10, for a corner of this herein described tract;

**THENCE:** North 27°23'26" East a distance of 335.01 feet continuing across the remainder of the said 535-acre tract, along an eastern line of Annexing Ordinance No. 786-05-05-10, Parcel A-2 to a calculated point for a corner of said Annexing Ordinance No. 786-05-05-10, for the northwestern corner of this herein described tract;

**THENCE:** South 60°35'29" East a distance of 136.89 feet continuing across the remainder of the said 535-acre tract, along a southern line of Annexing Ordinance No. 786-05-05-10 to a calculated point for the northeastern corner of this herein described tract;



**THENCE:** Departing from the Annexing Ordinance No. 786-05-05-10 – Parcel A-2 and across the remainder of the said 535-acre tract and the remainder of the said 300.03-acre tract as follows:

A curve to the left having a Delta angle of 06°56'37", a Radius of 760.00 feet, an Arc length of 92.10 feet and a Chord bearing of South 07°27'11" East a distance of 92.05 feet;  
South 10°55'30" East a distance of 413.40 feet;  
South 79°04'30" West a distance of 80.00 feet;  
A curve to the left having a Delta angle of 90°00'00", a Radius of 50.00 feet, an Arc length of 78.54 feet and a Chord bearing of North 55°55'30" West – 70.71 feet;

**THENCE:** South 79°04'30" West a distance of 187.24 feet continuing across the said 535-acre tract and the remainder of the said 300.03-acre tract to a calculated point on an eastern line of Annexing Ordinance No. 786-05-05-10 - Parcel A-2, for the southwestern corner of this herein described tract;

**THENCE:** North 08°43'55" West a distance of 20.42 feet along an eastern line of Annexing Ordinance No. 786-05-05-10 - Parcel A-2 to the **POINT OF BEGINNING** and containing 3.248 acres of land.

**BASIS OF BEARINGS:**

Bearings shown hereon are referenced to Texas State Plane Coordinate System, Central Zone, NAD 83.

This Document was prepared under 22 TAC §663.21, 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.

Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
rhackett@quiddity.com

8-4-2022

Date



**CITY OF PFLUGERVILLE, TEXAS EXCLUSION PARCEL**

SCALE 1" = 200'  
DATE: 08-04-2022

CITY OF PFLUGERVILLE  
ANNEXATION PARCEL A-1  
ORDINANCE 730-03-12-16  
DOC. NO. 2003297148  
O.P.R.T.C.T.

CITY OF PFLUGERVILLE  
ANNEXATION PARCEL A-2  
ORDINANCE 786-05-05-10  
138.7 ACRES  
DOC. NO. 2005094826  
O.P.R.T.C.T.

TIMMERMAN & HAGN, LTD.  
REMAINDER OF 535 ACRES  
WARRANTY DEED  
VOLUME 8394, PAGE 544  
CORRECTION DEED  
VOLUME 8517, PAGE 875  
(VOLUME 365, PAGE 165, D.R.T.C.T.)

COMMENCING  
FOUND  
1/2" IRON ROD  
W/TXDOT ALUM CAP

FOUND  
1/2" IRON ROD  
W/TXDOT ALUM CAP

TIMMERMAN & HAGN, LTD.  
REMAINDER OF 300.03 ACRES  
SPECIAL WARRANTY DEED  
DOC. NO. 2004025616  
O.P.R.T.C.T.

STATE HIGHWAY 130  
(PUBLIC R.O.W. VARIES)

EAST PFLUGERVILLE PKWY  
COLORADO SAND DR.



LINE	BEARING	DISTANCE
L1	N 08°43'55\" W	260.81'
L2	N 27°23'26\" E	335.01'
L3	S 60°35'29\" E	136.89'
L4	S 10°55'30\" E	413.40'
L5	S 79°04'30\" W	80.00'
L6	S 79°04'30\" W	187.24'
L7	N 08°43'55\" W	20.42'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	760.00'	006°56'37\"	92.10'	S 07°27'11\" E	92.05'
C2	50.00'	090°00'00\"	78.54'	N 55°55'30\" W	70.71'
C3	11109.16'	000°40'51\"	132.03'	S 08°25'35\" E	132.03'

LEGEND

- IRON ROD FOUND
- △ CALCULATED POINT
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

*he*  
8-4-2022



J. DAVIS SUR., A-231  
S. EISELIN SUR., A-265



**QUIDDITY**

Texas Board of Professional Engineers  
and Land Surveyors Reg. No. 30046100  
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741  
512.441.9493

EXHIBIT "B"

SERVICE PLAN AGREEMENT FOR PROPERTY ANNEXED



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

**RESOLUTION OF THE CITY OF PFLUGERVILLE AUTHORIZING THE CITY MANAGER TO EXECUTE A POST-ANNEXATION PROVISION OF SERVICES AGREEMENT WITH TIM TIMMERMAN (LANDOWNER), PROVIDING THAT UPON ANNEXATION THE CITY WILL PROVIDE STANDARD CITY SERVICES TO A TRACT OF LAND TOTALING APPROXIMATELY 3.248 ACRES OF LAND SITUATED IN THE SEFRIM EISELIN SURVEY NO. 1, ABSTRACT NO. 265 AND THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO.231, TRAVIS COUNTY, TEXAS, WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION.**

WHEREAS, Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes municipalities to annex property on the request of all property owners in an area; and

WHEREAS, pursuant to Texas Local Government Code Section 43.0672, the City must first negotiate and enter into a written agreement with the owners of land in the area for the provision of City services; and

WHEREAS, pursuant to the City Charter, Section 4.01 (c) 10, the City Manager may, if authorized by the City Council, sign any contract, conveyance or other document; and

WHEREAS, the City Council of the City of Pflugerville has determined it necessary to enter into a post-annexation provision of services agreement pursuant to State law.

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

**Section 1.**

That 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 and findings of fact.

**Section 2.**

That the City Council of the City of Pflugerville, Texas hereby authorizes and directs the City Manager to execute a post-annexation provision of services agreement, and initiate annexation proceedings, with Tim Timmerman ("Landowner"), in substantially the form as the agreement attached hereto as Exhibit A, providing that upon annexation the City will provide standard City services to a tract of land totaling approximately 3.248 acres of land situated in the Sefrim Eiselin Survey No. 1, Abstract No. 265 and the John Davis Survey No. 13, Abstract No. 231, Travis County, Texas, within the City's extraterritorial jurisdiction.

**Section 3.**

That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND APPROVED this \_\_\_\_ day of September, 2022.

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**  
**Post-Annexation Services Agreement**

# AGREEMENT REGARDING POST-ANNEXATION PROVISION OF SERVICES

This Agreement is entered into by and between the City of Pflugerville, a Texas Municipal Corporation (“City”), acting by and through its City Manager, and Timmerman & Hagn LTD, (“Landowner”), both of which may be referred to herein singularly as “Party” or collectively as the “Parties.”

## Recitals

**WHEREAS**, the Landowner has requested that the City consider annexation of a tract of land approximately 3.248 acres of land situated in the Sefrim Eiselin Survey No. 1, Abstract No. 265 and the John Davis Survey No. 13, Abstract No. 231, in Travis County, Texas, as specifically described in **Exhibit “A”** (“Property”), which is attached hereto and incorporated herein for all purposes; and

**WHEREAS**, in accordance with Texas Local Government Code, Chapter 43, Sub-Chapter C-3, Section 43.0672, the City and the Landowner must enter into a written agreement identifying a list of public services to be provided to the Property and a schedule for provision of the same; and

**WHEREAS**, this Agreement is being entered into by and between the Parties to comply with the Texas Local Government Code prior to the City’s consideration of an ordinance annexing the Property, it being understood and agreed to by the Parties that annexation of the Property is a condition precedent to this Agreement becoming effective; and

**WHEREAS**, this Agreement shall be deemed effective on the effective date of an ordinance approved by the City annexing the Property (the “Effective Date”).

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

## Section 1.

The Parties hereto acknowledge and agree that the foregoing recitals are hereby found to be true and correct and are hereby adopted by the Parties and made a part hereof for all purposes.

## Section 2.

The following service list and schedule (“Service Plan”) represents the provision of services agreed to between the Landowner of the Property and the City establishing a program under which the City will provide municipal services to the Property (referred to hereinafter as the “Annexed Area”) on the Effective Date of this Agreement, as required by § 43.0672 of the Texas Local Government Code, which will be provided at a level consistent with service levels provided to other similarly-situated areas within the City:

I.

A. Police Protection. Upon annexation, police protection will be provided to the Annexed Area at a level consistent with the service to other areas of the City with similar population density and characteristics.

B. Fire Protection and Emergency Medical Service.

1. Travis County Emergency Services District No. 2 (TCESD #2) includes the City and the Annexed Area. TCESD #2 provides fire protection service to the Annexed Area.

2. The City provides Emergency Medical First Responder Services and Emergency Transport Services to the annexed area at the same or similar level of service as other areas of the City, with like topography, land use and population density as those found within the annexed area.

II.

Upon annexation, the City will provide the following municipal services to the Annexed Area on the same basis as it provides such services to other similarly situated areas of the City:

A. Solid Waste Collection. The City provides residential solid waste collection services within the City limits for a fee under a contract between the City and various private refuse collection companies. The residential solid waste collection services include garbage collection, recycling, bulky item collection and brush collection or chipping. Commercial solid waste collection services are also available. This service will be provided for a fee to any person within the Annexed Area requesting the service after the date of annexation, provided that a privately owned solid waste management service provider ("POSWMSP") is unavailable. In the event that the Annexed Area is already receiving service, or desires to receive service from a POSWMSP, the City may not prohibit solid waste collection by the POSWMSP, nor may the City offer solid waste collection services for a period of two years following the effective date of the annexation unless a POSWMSP is or becomes unavailable, as established by Texas Local Government Code § 43.0661. If a landowner uses the services of a POSWMSP or services are available from a POSWMSP during the two years following annexation, the City will not provide solid waste collection services to that landowner.

B. Maintenance. Routine maintenance of the following City-owned facilities, if any, will be provided within the Annexed Area upon the effective date of annexation:

1. **Water and wastewater facilities** that are not within the service area of another water or wastewater utility. These facilities will include all internal water and wastewater distribution and collection lines owned by the City that are within the Annexed Area. The City maintains distribution and collection lines and handles all customer billing, service calls and complaints.

2. **Public streets and right-of-ways.** The City provides street repairs, improvements, inspections, street lighting and traffic control devices. This City does not maintain private streets or private right-of-ways or other public owned streets under the ownership and control of another public entity.



3. **Publicly owned parks, playgrounds, and swimming pools.** The City will maintain and operate City-owned land and facilities within the Annexed Area.

4. **Other public easement, facilities or buildings,** including drainage facilities, such as drainage channels, storm sewers and detention ponds contained within dedicated public easements not under the ownership and control of another public entity. The City maintains drainage facilities through regular mowing and cleaning or repair, as needed. The City will periodically inspect facilities and perform maintenance on facilities in the Annexed Area as necessary to ensure continued functionality of the facilities through the year. Any unacceptable conditions that exist in the drainage areas and are reported to the City of Pflugerville between scheduled inspections will be evaluated and resolved as necessary. A maintenance schedule for these areas can be obtained from the Public Works and Parks and Recreation Departments.

C. Development Regulation. The City will impose and enforce zoning, subdivision development, site development and building code regulations within the Annexed Area upon the effective date of the annexation. Enforcement will be in accordance with City ordinances. Development plans and plats for projects within the Annexed Area will be reviewed for compliance with City standards.

D. Other Services. City recreational facilities, including parks and library, will be available for use by landowners or residents of the Annexed Area on the same basis as those facilities are available to current City landowners and residents. City residents receive program preference for some City programs. Other City services including Animal Control, Code Enforcement, Municipal Court and General Administration services will be also be available to landowners and residents in the Annexed Area on the same basis those facilities are available to current City landowners and residents. All other services contemplated herein will be available upon the effective date of annexation.

### III.

A. Capital Improvements. Capital improvement acquisition or construction will occur in accordance with applicable ordinances and regulations and the adopted capital improvement plans of the City, as amended, which are incorporated herein by reference.

B. Water and Wastewater Service. For portions of the Annexed Area not within the certificated service areas of the City, water and wastewater service to such areas will be subject to service extension regulations and policies provided in the City's Unified Development Code, as amended.

The portions of the Annexed Area that are currently within the certificated service areas of other water and wastewater utilities will continue to receive water and wastewater utility services from such utility providers after annexation, unless subsequent agreements are entered into between the City and the other utility providers.

### IV.

A. In accordance with Texas Local Government Code § 43.0672(c), no other services are contemplated by this Service Plan and a schedule for future services as contemplated by Texas

Local Government Code § 43.0672(b) is not applicable as all services identified herein will be provided upon the effective date of annexation.

### **Section 3.**

#### General Terms.

1. **Binding Effect/Authority.** This Agreement binds and inures to the benefit of the Parties and their respective heirs, successors, and permitted assigns. Each Party further warrants that each signatory to this Agreement is legally authorized to bind the respective individual or entity for the purposes established herein.
2. **Choice of Law.** This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue for any dispute shall lie exclusively in Travis County, Texas.
3. **Counterparts.** This Agreement may be executed in any number of counterparts with the same effect as if all signatory Parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.
4. **Legal Construction.** If any provision in this Agreement is for any reason found to be unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of the Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the Parties by reason of authorship or origin of language.
5. **Entire Agreement.** This Agreement contains the entire Agreement between the Parties relating to the rights herein granted and the obligations herein assumed and cannot be varied except by written agreement of the Parties. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the Party to be charged.

Executed and Agreed to by the Parties on this the \_\_\_\_ day of \_\_\_\_\_ 2022.

**CITY OF PFLUGERVILLE**

**ATTEST:**

by: \_\_\_\_\_  
Sereniah Breland, City Manager

by: \_\_\_\_\_  
Trista Evans, City Secretary

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Charles E. Zech, City Attorney  
Denton, Navarro, Rocha, Bernal & Zech, P.C.

**PROPERTY OWNER(S):**

(Tim Timmerman)

By:  \_\_\_\_\_

Name (Print): Timothy Timmerman

Title: Pres of C.P.

Date: 8/29/2022



**EXHIBIT "A"**

**PROPERTY/ANNEXED AREA**



3100 Alvin Devane Blvd, Suite 150  
Austin, Texas 78741  
Tel: 512.441.9493  
www.quiddity.com

**CITY OF PFLUGERVILLE  
TRAVIS COUNTY, TEXAS  
EXCLUSION PARCEL  
3.248 ACRES  
METES AND BOUNDS DESCRIPTION**

The herein description for 3.248 acres with accompanying sketch is based on record information of various tract of land located in the Sefrin Eiselin Survey No. 1, Abstract No. 265 and the John Davis Survey No. 13, Abstract No. 231 in Travis County, Texas and being all or parts of the following tracts:

- |                             |              |                        |
|-----------------------------|--------------|------------------------|
| (1) Timmerman & Hagan, Ltd. | 535 acres    | Volume 8394, Page 544  |
| (2) Timmerman & Hagan, Ltd. | 300.03 Acres | Document No.2004025616 |

**COMMENCING:** at a 1/2-inch iron rod with TxDOT Aluminum Cap on the Eastern line of State Highway 130 on the approximate survey line for the said Sefrin Eiselin Survey and the said John Davis Survey, a southwestern corner of the remainder of the said 535 acres, the northwestern corner of the remainder of the said 300.03 acres, a corner and Point of Beginning of Annexing Ordinance No. 786-05-05-10 – Parcel A-2 - 138.7 Acres as described in Document No. 2005094826, a corner of Annexing Ordinance No. 768-04-12-28 – 881.1 Acres as described in Document No. 2005001913, from which a 1/2-inch iron rod with TxDOT Aluminum Cap found for a corner of said State Highway 130 bears with a curve to the left having a Delta angle of  $00^{\circ}40'51''$ , a Radius of 11109.16 feet, an Arc length of 132.03 feet with the Chord of the curve South  $08^{\circ}25'35''$  East a distance of 132.03 feet;

**THENCE:** South  $61^{\circ}22'03''$  East a distance of 753.93 feet across Annexing Ordinance No. 786-05-05-10, Parcel A-2, the southern line of the remainder of the said 535-acre tract, the northern line of the remainder of the said 300.03-acre tract, to calculated point on an eastern line of the said Annexing Ordinance No. 786-05-05-10, Parcel A-2, for the POINT OF BEGINNING of this herein described tract;

**THENCE:** North  $08^{\circ}43'55''$  West a distance of 260.81 feet across the remainder of the said 535-acre tract, along an eastern line of Annexing Ordinance No. 786-05-05-10, Parcel A-2 to a calculated point for a corner of Annexing Ordinance No. 786-05-05-10, for a corner of this herein described tract;

**THENCE:** North  $27^{\circ}23'26''$  East a distance of 335.01 feet continuing across the remainder of the said 535-acre tract, along an eastern line of Annexing Ordinance No. 786-05-05-10, Parcel A-2 to a calculated point for a corner of said Annexing Ordinance No. 786-05-05-10, for the northwestern corner of this herein described tract;

**THENCE:** South  $60^{\circ}35'29''$  East a distance of 136.89 feet continuing across the remainder of the said 535-acre tract, along a southern line of Annexing Ordinance No. 786-05-05-10 to a calculated point for the northeastern corner of this herein described tract;

**THENCE:** Departing from the Annexing Ordinance No. 786-05-05-10 – Parcel A-2 and across the remainder of the said 535-acre tract and the remainder of the said 300.03-acre tract as follows:

A curve to the left having a Delta angle of  $06^{\circ}56'37''$ , a Radius of 760.00 feet, an Arc length of 92.10 feet and a Chord bearing of South  $07^{\circ}27'11''$  East a distance of 92.05 feet;  
South  $10^{\circ}55'30''$  East a distance of 413.40 feet;  
South  $79^{\circ}04'30''$  West a distance of 80.00 feet;  
A curve to the left having a Delta angle of  $90^{\circ}00'00''$ , a Radius of 50.00 feet, an Arc length of 78.54 feet and a Chord bearing of North  $55^{\circ}55'30''$  West – 70.71 feet;

**THENCE:** South  $79^{\circ}04'30''$  West a distance of 187.24 feet continuing across the said 535-acre tract and the remainder of the said 300.03-acre tract to a calculated point on an eastern line of Annexing Ordinance No. 786-05-05-10 - Parcel A-2, for the southwestern corner of this herein described tract;

**THENCE:** North  $08^{\circ}43'55''$  West a distance of 20.42 feet along an eastern line of Annexing Ordinance No. 786-05-05-10 - Parcel A-2 to the **POINT OF BEGINNING** and containing 3.248 acres of land.

**BASIS OF BEARINGS:**

Bearings shown hereon are referenced to Texas State Plane Coordinate System, Central Zone, NAD 83.

This Document was prepared under 22 TAC §663.21, 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.



Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
rhackett@quiddity.com

8-4-2022

Date





**CITY OF PFLUGERVILLE, TEXAS EXCLUSION PARCEL**

SCALE 1" = 200'  
DATE: 08-04-2022

CITY OF PFLUGERVILLE  
ANNEXATION TR. A  
ORDINANCE 768-104-12-28  
DOC. NO. 2005094826  
O.P.R.T.C.T.

CITY OF PFLUGERVILLE  
ANNEXATION  
ORDINANCE 730-03-12-16  
DOC. NO. 2003297148  
O.P.R.T.C.T.

CITY OF PFLUGERVILLE  
ANNEXATION PARCEL A-2  
ORDINANCE 786-05-05-10  
138.7 ACRES  
DOC. NO. 2005094826  
O.P.R.T.C.T.

TIMMERMAN & HAGN, LTD.  
REMAINDER OF 535 ACRES  
WARRANTY DEED  
VOLUME 8394, PAGE 544  
CORRECTION DEED  
VOLUME 8517, PAGE 875  
(VOLUME 365, PAGE 165, D.R.T.C.T.)

COMMENCING

FOUND  
1/2" IRON ROD  
W/TXDOT ALUM CAP

①

FOUND  
1/2" IRON ROD  
W/TXDOT ALUM CAP

TIMMERMAN & HAGN, LTD.  
REMAINDER OF 300.03 ACRES  
SPECIAL WARRANTY DEED  
DOC. NO. 2004025616  
O.P.R.T.C.T.

②

STATE HIGHWAY 130  
(PUBLIC R.O.W. VARIES)

S 61°22'03" E 753.93' P.O.B.

3.248 ACRES

LINE	BEARING	DISTANCE
L1	N 08°43'55" W	260.81'
L2	N 27°23'26" E	335.01'
L3	S 60°35'29" E	136.89'
L4	S 10°55'30" E	413.40'
L5	S 79°04'30" W	80.00'
L6	S 79°04'30" W	187.24'
L7	N 08°43'55" W	20.42'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	760.00'	006°56'37"	92.10'	S 07°27'11" E	92.05'
C2	50.00'	090°00'00"	78.54'	N 55°55'30" W	70.71'
C3	11109.16'	000°40'51"	132.03'	S 08°25'35" E	132.03'

LEGEND

- IRON ROD FOUND
- △ CALCULATED POINT
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

*Re*  
8-4-2022



J. DAVIS SUR., A-231  
S. EISELIN SUR., A-265



**QUIDDITY**

Texas Board of Professional Engineers  
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