

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, A HOME-RULE CITY, ANNEXING APPROXIMATELY 150.180 ACRES OF LAND LYING WITHIN THE WILLIAM CALDWELL SURVEY, ABRSTACT NO.162, SURVEY NO.66 AND BEING ALL OF A 40.001 ACRE TRACT OF LAND, DESCRIBED BY DEED 7C CAMERON LLC, RECORDED IN DOCUMENT NO.2022057890, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. GENERALLY LOCATED AT 16544 CAMERON ROAD. EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; AND TO BE ZONED AGRICULTURE / DEVELOPMENT RESERVE (A); TO BE KNOWN AS 16544 CAMERON ROAD ANNEXATION (ANX2024-00011); 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 150.180 acres of land lying within the William Caldwell Survey, Abstract No.162, Survey No.66 and being all of a 40.001 acre tract of land, described by deed to 7C Cameron LLC, recorded in Document No. 2022057890, official public 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(2), 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 150.180-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 April 23, 2024, 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 hereby finds and determines that the annexation of the Property and the process undertaken in the adoption of this ordinance complies with the City’s Code of Ordinances, home rule charter and State law; and

WHEREAS, the City Council provided public notice and held a public hearing on May 28, 2024, 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 May 15, 2024, 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 _____ 2024.

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.

EXHIBIT "A"

PROPERTY DESCRIPTION

150.180 acres of land lying within the William Caldwell Survey, Abstract No.162, Survey No.66 and being all of a 40.001 acre tract of land, described by deed to 7C Cameron LLC, recorded in Document No. 2022057890, official public records of Travis County, Texas

Exhibit "A"



METES AND BOUNDS DESCRIPTION
OF A
150.180 ACRE TRACT

A 150.180 ACRE TRACT OF LAND LYING WITHIN THE WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162, SURVEY NO. 46, AND BEING ALL OF A 40.001 ACRE TRACT OF LAND, DESCRIBED BY DEED TO 7C CAMERON LLC, RECORDED IN DOCUMENT NO. 2022057890, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 34.289 ACRE TRACT OF LAND, DESCRIBED BY DEED TO 7C CAMERON LLC, RECORDED IN DOCUMENT NO. 2022057977, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A 75.929 ACRE TRACT OF LAND, DESCRIBED BY DEED TO 7C CAMERON LLC, RECORDED IN DOCUMENT NO. 2022057203, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A 3.455 ACRE TRACT OF LAND, DESCRIBED BY DEED TO 7C CAMERON LLC, RECORDED IN DOCUMENT NO. 2022010959, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1.5 INCH IRON PIPE (N: 10,121,957.59', E: 3,172,502.98') ON THE NORTHEAST RIGHT-OF-WAY LINE OF CAMERON ROAD AT THE SOUTHWEST CORNER OF SAID 40.001 ACRE TRACT, ALSO BEING THE SOUTH CORNER OF REMAINING PORTION OF A 98.38 ACRE TRACT OF LAND DESCRIBED BY DEED TO JAMES W. WHITELEY, RECORDED IN VOLUME 6873, PAGE 1149, DEED RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE N 26°59'35" E, 8,068.80 FEET (RECORD = N 26°59'35" E - 8,068.80 FEET) TO A FOUND 1.5 INCH IRON PIPE ON THE EAST BOUNDARY LINE OF SAID REMAINING PORTION OF A 98.38 ACRE TRACT, THE NORTHWEST CORNER OF SAID 40.001 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 34.289 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE N 26°59'12" E, 932.80 FEET (RECORD = N 26°59'31" E - 932.79 FEET) TO A FOUND 3/4 INCH IRON ROD WITH CAP STAMPED "SURVTEX" AT THE NORTHEAST CORNER OF SAID REMAINING PORTION OF A 98.38 ACRE TRACT, THE NORTHWEST CORNER OF SAID 34.289 ACRE TRACT, AND BEING ON THE SOUTHWEST BOUNDARY LINE OF A 211.71 ACRE TRACT, DESCRIBED BY DEED TO CITY OF PFLUGERVILLE, RECORDED IN DOCUMENT NO. 2015165200, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 62°33'38" E, 1,622.71 FEET (RECORD = S 62°33'35" E - 1,622.71 FEET) TO A CALCULATED CORNER IN WILBARGER CREEK, AS DESCRIBED IN SAID 34.289 ACRE TRACT, ALSO BEING THE NORTH CORNER OF A 8.90 ACRE TRACT OF LAND, DESCRIBED BY DEED TO RANDALL J. HARLAN AND DARLENE M. HARLAN, RECORDED IN DOCUMENT NO. 2015038577, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 41°35'44" W, 298.71 FEET (RECORD = S 41°35'47" W - 298.71 FEET) TO A CALCULATED CORNER IN WILBARGER CREEK, AS DESCRIBED IN SAID 34.289 ACRE TRACT, ALSO BEING A POINT FOR CORNER OF SAID 8.90 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 00°00'18" E, 135.80 FEET (RECORD = S 00°00'15" E - 136.24 FEET) TO A CALCULATED CORNER IN WILBARGER CREEK, AS DESCRIBED IN SAID 34.289 ACRE TRACT, ALSO BEING A POINT FOR CORNER OF SAID 8.90 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 41°07'57" W, 149.70 FEET (RECORD = S 41°09'25" W - 149.95 FEET) TO A CALCULATED CORNER IN WILBARGER CREEK, AS DESCRIBED IN SAID 34.289 ACRE TRACT, ALSO BEING A POINT FOR CORNER OF A 8.62 ACRE TRACT OF LAND, DESCRIBED BY DEED TO LIVIA S. MORTON AND STEPHEN E. MORTON, RECORDED IN DOCUMENT NO. 2023064681, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 12°00'29" W, 387.03 FEET (RECORD = S 12°01'57" W - 391.66 FEET) TO A SET 3/4 INCH IRON STAMPED "ATS ENGINEERS" NEAR THE CENTER OF WILBARGER CREEK, BEING THE EASTERLY SOUTHEAST CORNER OF SAID 34.289 ACRE TRACT, THE WEST CORNER OF SAID 8.62 ACRE TRACT, AND BEING ON THE NORTHEAST BOUNDARY LINE OF SAID 75.929 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 62°35'18" E, 447.71 FEET (RECORD = S 62°37'38" E) TO A CALCULATED CORNER AS DESCRIBED IN SAID 75.929 ACRE TRACT OF LAND, ALSO BEING A POINT FOR CORNER OF SAID 8.62 ACRE TRACT OF LAND, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 62°09'03" E, 304.15 FEET (RECORD = S 62°11'23" E - 304.15 FEET) TO A CALCULATED CORNER, BEING THE SOUTHWEST CORNER OF SAID 8.62 ACRE TRACT, THE NORTHERLY NORTHEAST CORNER OF SAID 75.929 ACRE TRACT, ALSO BEING ON THE NORTHWEST BOUNDARY LINE OF A 19.90 ACRE TRACT OF LAND, DESCRIBED BY DEED TO CHARLES & VERNAGENE MOTT REVOCABLE TRUST, RECORDED IN DOCUMENT NO. 2015120908, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 28°45'48" W, 164.71 FEET (RECORD = S 28°43'28" W - 164.71 FEET) TO A SET 3/4 INCH IRON STAMPED "ATS ENGINEERS" AT A COMMON INTERIOR CORNER OF SAID 75.929 ACRE TRACT AND SAID 19.90 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 37°30'32" E, 273.75 FEET (RECORD = S 37°32'52" E - 273.75 FEET) TO A SET 3/4 INCH IRON STAMPED "ATS ENGINEERS" AT AN INTERIOR CORNER OF SAID 75.929 ACRE TRACT, THE WESTERLY NORTHWEST CORNER OF SAID 19.90 ACRE TRACT, AND THE NORTH CORNER OF A 3.450 ACRE TRACT OF LAND, DESCRIBED BY DEED TO MARY ANN STONE LIFE ESTATE, RECORDED IN DOCUMENT NO. 2015027858, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 21°21'30" W, 36.50 FEET (RECORD = S 21°19'10" W - 36.50 FEET) TO A SET 3/4 INCH IRON STAMPED "ATS ENGINEERS" AT A COMMON INTERIOR CORNER OF SAID 75.929 ACRE TRACT AND SAID 3.450 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 26°32'29" W, 276.72 FEET (RECORD = S 26°30'08" W - 276.72 FEET) TO A SET 3/4 INCH IRON STAMPED "ATS ENGINEERS" AT AN INTERIOR CORNER OF SAID 75.929 ACRE TRACT, THE NORTHWEST CORNER OF SAID 3.450 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED 3.455 ACRE TRACT OF LAND, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 60°42'16" E, 495.60 FEET (RECORD = S 60°41'24" E - 496.28 FEET) TO A FOUND 1/2 INCH IRON ROD ON THE NORTHWEST RIGHT-OF-WAY LINE OF CAMERON ROAD, AT THE SOUTHWEST CORNER OF SAID 3.450 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 3.455 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE ALONG AND WITH THE NORTHWEST RIGHT-OF-WAY LINE OF CAMERON ROAD, S 27°10'06" W, 294.81 FEET (RECORD = S 27°09'06" W - 294.80 FEET) TO A FOUND 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF SAID 3.455 ACRE TRACT, ALSO BEING THE EAST CORNER OF AN 86.449 ACRE TRACT OF LAND, DESCRIBED BY DEED TO PFLUGERVILLE CAMERON PROPERTIES LLC, RECORDED IN DOCUMENT NO. 2021235934, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE N 62°48'22" W, AT 441.35 PASS A FOUND 1/2 INCH IRON ROD ON THE SOUTHWEST BOUNDARY LINE OF SAID 3.455 ACRE TRACT, AND THE NORTHEAST BOUNDARY LINE OF SAID 86.449 ACRE TRACT AND CONTINUING IN ALL A DISTANCE OF 494.33 FEET (RECORD = N 62°50'24" W - 494.85 FEET) TO A CALCULATED CORNER FOR THE NORTHWEST CORNER OF SAID 3.455 ACRE TRACT, A CORNER POINT OF SAID 75.929 ACRE TRACT, AND THE NORTHEAST BOUNDARY LINE OF SAID 86.449 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE N 62°48'22" W, 1,452.28 FEET (RECORD = N 62°50'24" W - 1,453.60 FEET) TO A FOUND 1/2 INCH IRON ROD ON THE COMMON BOUNDARY LINE OF SAID 75.929 ACRE TRACT AND SAID 86.449 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE N 62°56'57" W, 101.29 FEET (RECORD = N 63°13'40" W - 101.27 FEET) TO A SET 3/4 INCH IRON STAMPED "ATS ENGINEERS", BEING AN INTERIOR CORNER OF SAID 75.929 ACRE TRACT, AND THE NORTH CORNER OF SAID 86.449 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 24°52'50" W, 586.72 FEET (RECORD = S 24°47'43" W - 586.40 FEET) TO A FOUND 1/2 INCH IRON ROD ON THE NORTHWEST BOUNDARY LINE OF SAID 86.449 ACRE TRACT, SAME BEING THE WESTERLY SOUTHEAST BOUNDARY LINE OF SAID 75.929 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 24°40'06" W, 657.05 FEET (RECORD = S 24°40'46" W - 657.37 FEET) TO A FOUND 60D NAIL AT A COMMON CORNER POINT OF SAID 86.449 ACRE TRACT, AND SAID 75.929 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 13°24'12" E, 80.40 FEET (RECORD = S 13°24'12" E - 80.40 FEET) TO A FOUND 1/2 INCH IRON ROD AT A COMMON CORNER POINT OF SAID 86.449 ACRE TRACT, AND SAID 75.929 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE S 27°13'50" W, 844.42 FEET (RECORD = S 27°15'26" W - 844.48 FEET) TO A FOUND 60D NAIL ON THE NORTHEAST RIGHT-OF-WAY LINE OF CAMERON ROAD, BEING THE WESTERLY SOUTHWEST CORNER OF SAID 75.929 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID 86.449 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE ALONG AND WITH THE NORTHEAST RIGHT-OF-WAY LINE OF CAMERON ROAD N 62°51'15" W, 646.48 FEET (RECORD = N 62°45'28" W) TO A FOUND 1/2 INCH IRON ROD AT THE WESTERLY NORTHWEST CORNER OF SAID 75.929 ACRE TRACT, SAME BEING THE SOUTH CORNER OF SAID 40.001 ACRE TRACT, FOR A POINT FOR CORNER OF THIS HEREIN DESCRIBED TRACT;

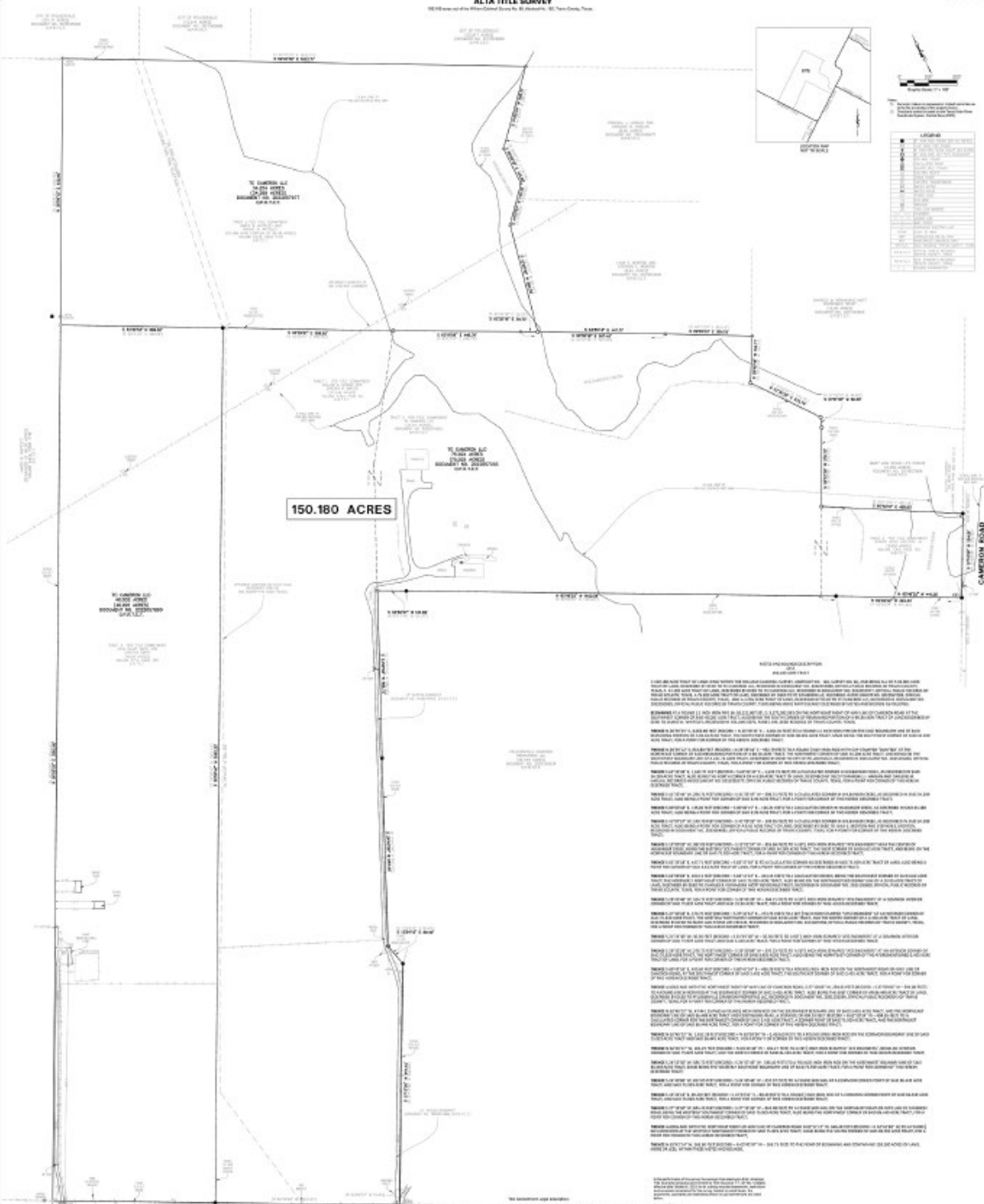
THENCE N 62°42'14" W, 568.80 FEET (RECORD = N 62°42'07" W - 568.73 FEET) TO THE POINT OF BEGINNING AND CONTAINING 150.180 ACRES OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.



SURVEYOR'S CERTIFICATION:
I, Andrew Jernett, a Registered Professional Land Surveyor in the state of Texas, hereby certify that this survey plat is true and correct to the best of my knowledge, was made in accordance with the 2021 minimum standard data requirements for an ALTA/ACSM Land Title Survey, jointly established and adopted by ALTA and ACSP, and includes items 1, 2, 3, 4, 7a, 8, 9, 13a, 15, and 16 of Table A thereof, and is based on an even the ground survey performed under my direct supervision during the month of December 2023.

ADDITIONAL INFORMATION:
12/15/2023
Date
Registered Professional Land Surveyor
No. 6270 - State of Texas
Client: Mortgage Homes of Texas, LLC
Date of Field Work: 12/04/2023, 12/05/2023 & 12/07/2023
Field: S. Jernett
Tech: M. Jernett
Date Drawn: 12/06/2023, 12/12/2023, 12/13/2023 & 12/15/2023

ALTA TITLE SURVEY
 1000 Highway 100, Suite 100, Reno, NV 89501, (775) 784-1000

[illegible]

1. J. C. Anderson, *Open & Closed-Pore Soil*, Marcel Dekker, New York, 1981.
2. J. C. Anderson, *Open & Closed-Pore Soil*, Marcel Dekker, New York, 1981.
3. J. C. Anderson, *Open & Closed-Pore Soil*, Marcel Dekker, New York, 1981.
4. J. C. Anderson, *Open & Closed-Pore Soil*, Marcel Dekker, New York, 1981.
5. J. C. Anderson, *Open & Closed-Pore Soil*, Marcel Dekker, New York, 1981.
6. J. C. Anderson, *Open & Closed-Pore Soil*, Marcel Dekker, New York, 1981.
7. J. C. Anderson, *Open & Closed-Pore Soil*, Marcel Dekker, New York, 1981.
8. J. C. Anderson, *Open & Closed-Pore Soil*, Marcel Dekker, New York, 1981.
9. J. C. Anderson, *Open & Closed-Pore Soil*, Marcel Dekker, New York, 1981.
10. J. C. Anderson, *Open & Closed-Pore Soil*, Marcel Dekker, New York, 1981.

EXHIBIT “B”

SERVICE PLAN AGREEMENT FOR PROPERTY ANNEXED