

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

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ANNEXING, FOR FULL PURPOSES, TRACTS OF LAND TOTALING APPROXIMATELY 98.106 ACRES SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496, TRAVIS COUNTY, TEXAS, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, BEING ONE TRACT OF LAND TOTALING 98.106 ACRES AND THE SECOND TRACT OF LAND TOTALING 7.47 ACRES REPRESENTING THE ADJACENT RIGHT-OF-WAY FOR JESSE BOHLS ROAD AND CAMERON ROAD; GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JESSE BOHLS ROAD, AND WEST AND NORTH OF CAMERON ROAD; EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; AND TO BE ZONED AGRICULTURE / DEVELOPMENT RESERVE (A); TO BE KNOWN AS THE MEADOWLARK ANNEXATION; 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 98.106 acres, situated in the John Leisse Survey, Section No. 18, Abstract No. 496, 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 98.106-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 through a Development Agreement dated October 11, 2022, Resolution No.1996-22-10-11-1038 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 January 24, 2023, for all interested persons to attend and be heard in accordance with Texas Local Government Code, Chapter 43; and

**WHEREAS**, Texas Local Government Code Chapter 43 authorizes a municipality to annex a road or right-of-way of a road on the request of the owner of the road or right-of-way of

the road or the governing body of the political subdivision that maintains the road or right-of way under the procedures prescribed by Chapter 43; and

**WHEREAS**, a 7.47 acres section of Jesse Bohls Road, as described in **Exhibit “A”**, is a road and right-of-way situated within Travis County, and owned and maintained by Travis County; and

**WHEREAS**, the Travis County Commissioners Court, as the governing body who is responsible for maintaining the subject section of Jesse Bohls Road and Cameron Road consented for such land to be annexed into the City at their February 7, 2023, provided in **Exhibit “C”**; and

**WHEREAS**, City Council deems it appropriate to annex the 7.47 acres section of Jesse Bohls Road and Cameron Road in conjunction with the annexation of the 98.106-acre tract of land at the southeast corner of Jesse Bohls Road and west and north of Cameron Road; and

**WHEREAS**, the City has complied with all condition’s 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 “C”** 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 \_\_\_\_\_ 2023.

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**

Tract of land approximately 98.106 acres, situated in the John Leisse Survey, Section No. 18,  
Abstract No. 496, of the Real Property Records of Travis County, Texas.



7.47 acre tract of land, situated in the John Leisse Survey, Section No 18, Abstract No 496, In Travis County, Texas



FIELD NOTES  
FOR ANNEXATION APPLICATION

A 7.47 ACRE TRACT OF LAND, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF JESSE BOHLS ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, AND BEING A PORTION OF CAMERON ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, OF TRAVIS COUNTY, TEXAS. SAID 7.47 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS DERIVED FROM DOCUMENTS OF RECORD.

**BEGINNING** at found mag nail with washer stamped "SPPC" found in the south side of a cedar fence post, being in the west right-of-way line of said Cameron Road, said point being the southeast corner of a called 5.24-acre tract (Third Tract), conveyed in Executor's Deed recorded in Document No. 2009129811 of the Official Public Records of Travis County, Texas, same being the northeast corner of a called 10.290-acre tract (Tract 6) conveyed to CE Development, Inc., recorded in Document No. 2017091667 of the Official Public Records of Travis County, Texas for the southernmost southwest corner and **POINT OF BEGINNING** hereof;

**THENCE N 27°09'09" E**, with the west right-of-way line of said Cameron Road, same being the east boundary line of said 5.24-acre tract, and, in part, with the east boundary line of a called 50-acre tract of land (First Tract) conveyed in said Executor's Deed recorded in Document No. 2009129811, a distance of **2519.38 feet** to an iron rod with cap marked "SA Garza Engineers" found on a point in the south right-of-way line of said Jesse Bohls Road, same being a point in the west right-of-way line of said Cameron Road, said point being the northeast corner of said 50-acre tract for the southwest ell corner hereof;

**THENCE N 62°45'33" W**, with the south right-of-way line of said Jesse Bohls Road, same being the north boundary line of said 50-acre tract, and, in part, with the north boundary line of a portion of a called 45-acre tract (Second Tract), conveyed in said Executor's Deed recorded in Document No. 2009129811, a distance of **1825.91 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of curvature hereof;

**THENCE** with the west boundary line of a portion of said 45-acre tract, same being the east right-of-way line of said Jesse Bohls Road, the following four (4) courses and distances:

1. along the arc of a curve to the left, having a **radius of 260.00 feet**, a **central angle of 90°29'11"**, a **chord bearing and distance of S 71°59'51" W, 369.25 feet**, for an arc length of **410.61 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
2. **S 26°45'16" W**, a distance of **913.08 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of curvature hereof,
3. along the arc of a curve to the right, having a **radius of 557.47 feet**, a **central angle of 17°12'37"**, a **chord bearing and distance of S 35°21'34" W, 166.82 feet**, for an arc length of **167.45 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of compound curvature hereof, and

4. along the arc of a curve to the left, having a **radius of 380.00 feet**, a **central angle of 06°21'13"**, a **chord bearing and distance of S 40°44'55" W, 42.12 feet**, for an **arc length of 42.14 feet** to a calculated point of non-tangency for a south corner hereof;

**THENCE N 34°39'15" W**, departing the west boundary line of a portion of said 45-acre tract, through the interior of said Jesse Bohls Road, a distance of **55.82 feet** to a calculated point in the west right-of-way line of said Jesse Bohls Road, same being the east boundary line of a called 50.00-acre tract (Second Tract) conveyed to Frederic A Bittner, recorded in Volume 12744, Page 2525 of the Official Records of Travis County, Texas for the westernmost southwest corner and point of non-tangent curvature hereof,

**THENCE** along the arc of a curve to the left, with the west right-of-way line of said Jesse Bohls Road, same being the east boundary line of said 50.00-acre tract, said curve having a **radius of 511.92 feet**, a **central angle of 20°43'21"**, a **chord bearing and distance of N 40°11'56" E, 184.14 feet**, for an **arc length of 185.15 feet** to a calculated point of non-tangency hereof;

**THENCE N 26°45'16" E**, continuing with the west right-of-way line of said Jesse Bohls Road, same being the east boundary line of said 50.00-acre tract, and, in part, with the east boundary line of a called 68.59-acre tract (Second Tract) conveyed to Allen & Gladys Vorwerk, recorded in Volume 736, Page 581 of the Deed Records of Travis County, Texas, a distance of **947.14 feet** to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at the south corner of a portion of said 45-acre tract, said point being in the west right-of-way line of said Jesse Bohls Road, same being the east boundary line of said 68.59-acre tract for the westernmost northwest corner and point of non-tangent curvature hereof;

**THENCE** along the arc of a curve to the right, with the northwest right-of-way line of said Jesse Bohls Road, same being a southwest boundary line of a portion of said 45-acre tract, said curve having a **radius of 300.00 feet**, a **central angle of 52°03'34"**, a **chord bearing and distance of N 57°02'03" E, 263.30 feet**, for an **arc length of 272.58 feet** to a  $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" found at the west corner of a portion of said 45-acre tract for a point of compound curvature hereof;

**THENCE** along the arc of a curve to the right, continuing with the northwest right-of-way line of said Jesse Bohls Road, said curve having a **radius of 300.00 feet**, a **central angle of 34°55'08"**, a **chord bearing and distance of S 80°38'57" E, 180.02 feet**, for an **arc length of 182.83 feet** to a calculated point in the south boundary line of the Remnant Portion of a called 906-acre tract patented to John Liesse, in Patent No. 9, Abstract No. 496 for the northernmost northwest corner hereof;

**THENCE S 62°45'33" E**, with the north right-of-way line of said Jesse Bohls Road, same being the south boundary line of the Remnant Portion of said 906-acre tract, at a distance of **1826.97** feet passing an axle found at the southeast corner of the Remnant Portion of said 906-acre tract, same being a point in the north right-of-way line of said Jesse Bohls Road, same being a point in the west right-of-way line of said Cameron Road, through the interior of said Cameron Road, a total distance of **1885.31 feet** to a calculated point in the west boundary line of a called 40.902-acre tract (Tract 2) conveyed to Marcy D. Voss & Robin Baxter, recorded in Document No. 2015128370 of the Official Public Records of Williamson County, Texas for the northeast corner hereof;

**THENCE S 27°09'09" W**, with the east right-of-way line of said Cameron Road, same being the west boundary line of said 40.902-acre tract, and, in part, with the west boundary line of a called 2.9683-acre tract conveyed to St. John Evangelical Lutheran Church U.C.C., recorded in Document No. 2004047162 of the Official Public Records of Travis County, Texas, and, in part, with the west boundary line of a called 20-acre tract conveyed to German Evangelical Lutheran Church, recorded in Volume 50, Page 263 of the Deed Records of Travis County, Texas, and, in part, with the west boundary line of a called 19.77-acre tract conveyed to St. John's Evangelical and Reformed Church of Richland, recorded in Volume 1531, Page 333 of the Deed Records of Travis County, Texas, and, in part, with the west boundary line of a called 176.66-acre tract conveyed to Charles & Gloria Kuempel recorded in Volume 4892, page 182 of the Deed Records of Travis County, Texas, a distance of **2600.35 feet** to a calculated point for the southeast corner hereof;

**THENCE N 39°36'41" W**, departing the west boundary line of said 176.66-acre tract, through the interior of said Cameron Road, a distance of **65.30 feet** to the **POINT OF BEGINNING** hereof and containing 7.47 acres in Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 51260-00 by Pape-Dawson Engineers, Inc. This field note description and accompanying exhibit were determined using record information, an on-the-ground survey was not performed. This information is not to be used for the conveyance of ownership.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: October 4, 2021  
JOB No.: 51094-00  
DOC.ID.: H:\Survey\CIVIL\51260-00\Exhibits\Word\FN51260-00\_7.47Ac\_ROWAnnex.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01





FIELD NOTES  
FOR "TRACT 1"

A 97.882 ACRE OR 4,263,759 SQUARE FOOT TRACT OF LAND, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS. BEING A CALLED 50 ACRE TRACT (FIRST TRACT), BEING A PORTION OF A CALLED 45 ACRE TRACT (SECOND TRACT), AND BEING ALL OF A CALLED 5.24 ACRE TRACT (THIRD TRACT), SAVE AND EXCEPT A 0.28 OF AN ACRE TO GEORGE S. MATTHEWS COUNTY JUDGE IN DEED DATED MAY 16, 1925, ALL AS NOTED IN AN EXECUTER'S DEED RECORDED IN DOCUMENT NO. 2009129811 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 97.882 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at an iron rod with cap marked "SA Garza Engineers" found on a point in the south margin of Jesse Bohls Road, said point being in the west right-of-way line of Cameron Road, a variable width right-of-way, same being the northeast corner of said 50-acre tract for the northeast corner and **POINT OF BEGINNING** hereof;

**THENCE S 27°09'09" W**, with the west right-of-way line of said Cameron Road, same being the east boundary line of said 50-acre tract, and, in part, with the east boundary line of said 5.24-acre tract, a distance of **2519.38 feet** to a found mag nail with washer stamped "SPPC" found in the south side of a cedar fence post, being in the west right-of-way line of said Cameron Road, said point being the southeast corner of said 5.24-acre tract, same being the northeast corner of a called 10.290-acre tract (Tract 6) conveyed to SBJV Investments, LTD., recorded in Document No. 2017091667 of the Official Public Records of Travis County, Texas for the southeast corner hereof;

**THENCE N 39°36'41" W**, departing the west right-of-way line of said Cameron Road, with the south boundary line of said 5.24-acre tract, same being the north boundary line of said 10.290-acre tract, at a distance of 752.10 feet passing an iron rod with cap marked "Bryan Tech Services" found at the northwest corner of said 10.290-acre tract, same being the northeast corner of a called 84.3-acre tract (Tract 3) conveyed to SBJV Investments LTD, recorded said Document No. 2017091667, continuing with the south boundary line of said 5.24-acre tract, same being the north boundary line of said 84.3-acre tract, a total distance of **1127.67 feet** to a 1/4" iron rod with yellow cap marked "Pape-Dawson" found on a point in the east boundary line of a called 20.292-acre tract (Tract 5), conveyed to SBJV Investments LTD, recorded said Document No. 2017091667, at the west corner of said 5.24-acre tract, same being the southwest corner of said 50-acre tract, also being the northwest corner of said 84.3-acre tract for the southernmost southwest corner hereof;

**THENCE N 27°28'49" E**, with the west boundary line of said 50-acre tract, same being the east boundary line of said 20.292-acre tract, a distance of **284.86 feet** to an iron rod with cap marked "Bryan Tech Services" found on a point in the west boundary line of said 50-acre tract, said point being the southeast corner of said 45-acre tract, same being the northeast corner of said 20.292-acre tract for the southwest ell corner hereof;

**THENCE N 63°15'45" W**, departing the west boundary line of said 50-acre tract, with the south boundary line of said 45-acre tract, same being the north boundary line of said 20.292-acre tract, at a distance of

722.42 feet passing an iron rod with cap marked "Bryan Tech Services" found at the northwest corner of said 20.292-acre tract, same being the northeast corner of a called 33.233-acre tract (Tract 4) conveyed to SBJV Investments LTD, recorded said Document No. 2017091667, continuing with the south boundary line of said 45-acre tract, same being the north boundary line of said 33.233-acre tract, a total distance of **1082.97 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the east boundary line of a called 18.90-acre tract (Tract 2), conveyed to CE Development, Inc., recorded in Document No. 2018072720 of the Official Public Records of Travis County, Texas, said point being the southwest corner of said 45-acre tract, same being the northwest corner of a called 33.233-acre tract for the westernmost southwest corner hereof;

**THENCE** with the west boundary line of said 45-acre tract, same being the east boundary line of said 18.90-acre tract, and, in part, with the east margin of said Jesse Bohls Road, the following four (4) courses and distances:

1. **N 26°45'16" E**, a distance of **348.02 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
2. along the arc of a curve to the right, having a **radius of 380.00 feet**, a **central angle of 17°10'16"**, a **chord bearing and distance of N 35°20'24" E, 113.46 feet**, for an **arc length of 113.88 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof,
3. along the arc of a curve to the left, having a **radius of 560.00 feet**, a **central angle of 17°07'55"**, a **chord bearing and distance of N 35°21'34" E, 166.82 feet**, for an **arc length of 167.44 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof, and
4. **N 26°45'16" E**, a distance of **913.08 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof;

**THENCE** along the arc of a curve to the right, with the southwest margin of said Jesse Bohls Road, said curve having a **radius of 260.00 feet**, a **central angle of 90°29'11"**, a **chord bearing and distance of N 71°59'51" E, 369.25 feet**, for an **arc length of 410.61 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,

**THENCE S 62°45'33" E**, with the north boundary line of said 45-acre tract, and, in part, with the north boundary line of said 50-acre tract, same being the south margin of said Jesse Bohls Road, a distance of **1825.91 feet** to the **POINT OF BEGINNING** and containing 97.882 acres in Travis County, Texas. Said tract being described in accordance with an on the ground survey prepared under Job No. 59014-21 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 17, 2021  
REVISED: November 4, 2021  
JOB No.: 51160-00  
DOC.ID.: H:\Survey\CIVIL\51260-00\Word\  
FN51060-00\_97.882Ac\_Tract 1.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01



FIELD NOTES  
FOR "TRACT 2"

A 0.224 ACRE TRACT OR 9,771 SQUARE FOOT TRACT OF LAND, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 45 ACRE TRACT (SECOND TRACT), AS NOTED IN AN EXECUTER'S DEED RECORDED IN DOCUMENT NO. 2009129811 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.224 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**COMMENCING** at an iron rod with cap marked "SA Garza Engineers" found on a point in the south margin of Jesse Bohls Road, said point being in the west right-of-way line of Cameron Road, a variable width right-of-way, same being the northeast corner of said 50-acre tract First Tract, as noted in an Executer's Deed recorded in Document No. 2009129811 of the Official Public Records of Travis County, Texas;

**THENCE N 62°45'33" W**, with the north boundary line of said 50-acre tract, and, in part, with the north boundary line of a called 45-acre tract, Section Tract, as noted in an Executer's Deed recorded in Document No. 2009129811 of the Official Public Records of Travis County, Texas, same being the south margin of said Jesse Bohls Road, at a distance of 1825.91 feet passing a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point in the south margin of said Jesse Bohls Road, said point being the northwest corner of said 45-acre tract, continuing through the interior of said Jesse Bohls Road, for a total distance of **1996.60 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of curvature, the east corner, and **POINT OF BEGINNING** hereof;

**THENCE** along a non-tangent curve to the left, with the northwest margin of said Jesse Bohls Road, said curve having a **radius of 300.00 feet**, a **central angle of 52°03'34"**, a **chord bearing and distance of S 57°02'03" W, 263.30 feet**, for an **arc length of 272.58 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the east boundary line of a called 68.59-acre tract of land (Second Tract) recorded in Volume 736, Page 581 of the Deed Records of Travis County, Texas for the south corner and point of non-tangency hereof;

**THENCE N 26°45'16" E**, with the west boundary line of said 45-acre tract, same being the east boundary line of said 68.59-acre tract, a distance of **228.51 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northwest corner of said 45-acre tract, same being a southeast ell corner of said 68.59-acre tract for the northwest corner hereof;

**THENCE S 62°45'33" E**, with the north boundary line of said 45-acre tract, same being a south boundary line of said 68.59-acre tract, a distance of **132.77 feet** to the **POINT OF BEGINNING** and containing 0.224 acres in Travis County, Texas. Said tract being described in accordance with an on the ground survey prepared under Job No. 51260-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 17, 2021  
REVISED: November 4, 2021  
JOB No.: 51160-00  
DOC.ID.: H:\Survey\CIVIL\51260-00\Word\  
FN51060-00\_0.224Ac\_Tract 2.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01



EXHIBIT "B"

SERVICE PLAN AGREEMENT – The Service Agreement for this Annexation was approved through Resolution No. 1996-22-10-11-1038.

EXHIBIT "C"

TRAVIS COUNTY COMMISSIONER'S COURT APPROVED CONSENT  
TO JESSE BOHLS AND CAMERON ROAD RIGHT-OF-WAY ANNEXATION FEBRUARY  
6, 2023.