

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

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ANNEXING FOR FULL PURPOSES APPROXIMATELY 20.2 ACRES OF LAND OUT OF THE S. EISELIN SURVEY NO. 4, ABSTRACT 265 AND T.S. BARNES SURVEY NO. 46, ABSTRACT 67 IN TRAVIS COUNTY, TEXAS, CONSISTING OF THE E. PECAN ST. RIGHT-OF-WAY, TO BE KNOWN AS THE EAST PECAN STREET ANNEXATION (ANX1208-01); EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY; APPROVING A SERVICE PLAN; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Pflugerville, Texas (the "City") desires to annex approximately 20.2 acres of land, more particularly described in Exhibit "A", attached hereto and incorporated herein by reference; and

WHEREAS, the City is authorized, pursuant to Chapter 43, Section 43.021 of the Texas Local Government Code and Section 1.04 of the Home Rule Charter for the City of Pflugerville, to unilaterally annex the Land; and

WHEREAS, the City Council of the City has considered the annexation of the Land, following two public hearings, notice of which was duly given in accordance with all applicable legal requirements, and has determined to institute proceedings to annex the Land; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

Section 1. The Land is hereby annexed to the City, and the boundaries of the City are extended to include the Land within the corporate limits of the City. From and after the date of this ordinance, the Land shall be bound by the acts, ordinances, resolutions and regulations of the City.

Section 2. The City finds annexation of the Land to be in the public interest.

Section 3. The service plan attached as Exhibit "B" is approved, and municipal services shall be extended to the Land in accordance therewith.

Section 4. 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 5. This ordinance will take effect upon its adoption by the City Council, and provided further that no objection to the annexation is interposed by the United States Attorney General within 60 days of the submission of the annexation pursuant to Section 5 of the Voting Rights Act of 1965, as amended.

Section 6. The City Council intends to annex the Land described in this Ordinance; but if there is included within the description of the Land annexed by this Ordinance any lands or area that may not be annexed by the City for any reason ("Excluded Lands"), then the

Excluded Lands should be excluded and excepted from the Land annexed by this Ordinance as fully as if the Excluded Lands were expressly described in this Ordinance and the remainder of the Land were annexed to the City of Pflugerville.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

CITY OF PFLUGERVILLE, TEXAS

by: \_\_\_\_\_  
JEFF COLEMAN, Mayor

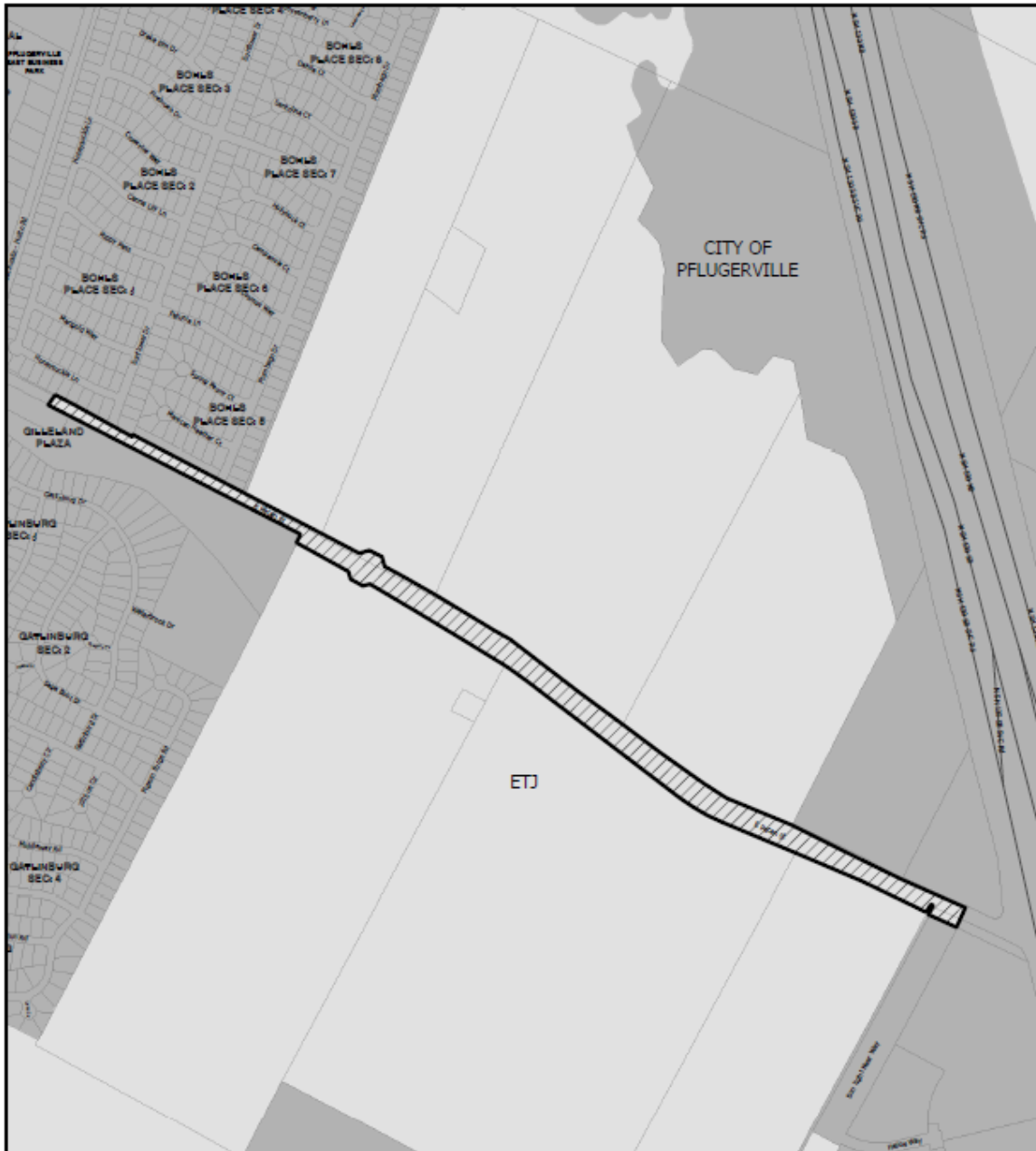
ATTEST:




\_\_\_\_\_  
KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
GEORGE E. HYDE, City Attorney  
DENTON, NAVARRO, ROCHA & BERNAL, P.C.

EXHIBIT "A"



<p><b>E. PECAN ST ANNEXATION</b></p> <hr/> <p><b>20.2 ACRES</b></p> <hr/> <p><b>ANX1208-01</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Area</li> <li> City Limits</li> <li> ETJ</li> </ul> <p>0 500 1,000 Feet</p>	<p style="text-align: center;">N</p> <hr/> <p><small>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.</small></p> <p><b>PFLUGERVILLE TEXAS</b></p>	<p><b>Locator Map</b></p>
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**EXHIBIT "A"**

EXHIBIT " \_ "

County: Travis  
Project: Pflugerville East Annexation  
Half AVO: 29080

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**DESCRIPTION FOR PFLUGERVILLE EAST ROAD ANNEXATION**

BEING A 22.01 ACRES TRACT SITUATED IN THE SEFRIN EISLIN SURVEY NO. 44, ABSTRACT 265, ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT 791, T.S. BARNES SURVEY NO. 46, ABSTRACT 67, JP SHERWOOD SURVEY, & THE WILLIAM CALDWELL SURVEY NO 66, ABSTRACT 162, AND BEING A PORTION OF PFLUGERVILLE ROAD EAST, A VARYING WIDTH RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a point in the south right-of-way line of said Pflugerville East Road, same being in the east line of a tract described in Annexing Ordinance No. 100-78-9-18 dated September 18, 1978;

**THENCE** leaving said south right-of-way line of Pflugerville East Road, crossing said Pflugerville East Road with said east line of the Annexing Ordinance No. 100-78-9-18 tract, **N27°36'30"E** a distance of **90.00** feet to a point in the north right-of-way line of said Pflugerville East Road, same being the south line of Bohls Place Section One, a subdivision according to the plat of record in Volume 92, Page 279 of the Plat Records of Travis County, Texas (PRTCT);

**THENCE** with said north right-of-way line of Pflugerville East Road and said south line of Bohls Place Section One, **S62°23'26"E** a distance of **541.32** feet to the southeast corner of Lot 1, Block C, said Bohls Place Section One, same being the southwest corner of Lot 44, Block A, Bohls Place Section Five, a subdivision according to the plat of record in Document No. 199900233 of the Official Public Records of Travis County, Texas (OPRTCT);

**THENCE** with said north right-of-way line of Pflugerville East Road, same being the south line of said Bohls Place Section Five, **S62°28'14"E** a distance of **821.66** feet to the southeast corner of Lot 15, Block B, said Bohls Place Section 5, same being the northwest corner of a called 0.129 acre tract as described in a Special Warranty Deed to Travis County and recorded in Document No. 2007185112 of said OPRTCT, both in the west line of a called 50.00 acres tract to Timmerman & Hagn, Ltd as recorded in Volume 8394, Page 544 of the Deed Records of Travis County, Texas (DRTCT);

**THENCE** with said north right-of-way line of Pflugerville East Road, same being the north line of said 0.129 acre tract, crossing said 50.00 acres tract, **S62°27'10"E** a distance of **561.72** feet to a point in the east line of said 50.00 acres tract, same being the west line of a called 74.46 acres tract as described in Volume 12720, Page 2014 of the Real Property Records of Travis County, Texas (RPRTCT) to Timmerman & Hagn, Ltd, for the northeast corner of said 0.129 acre tract, same being the northwest corner of a called 0.343 acre tract described in a Special Warranty Deed to Travis County and recorded in Document No. 2007185113, OPRTCT;

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**THENCE** leaving said east line of the 50.00 acres tract and said west line of the 74.46 acres tract, crossing said 74.46 acres tract with the north right-of-way line of Pflugerville East Road, same being the north line of said 0.343 acre tract the following seven (7) courses and distances:

1. **S62°27'10"E** a distance of **265.85** feet,
2. **N74°09'54"E** a distance of **69.43** feet,
3. **S62°28'14"E** a distance of **90.15** feet,
4. **S15°50'06"E** a distance of **65.54** feet,
5. **S62°27'10"E** a distance of **43.73** feet to a point of curvature to the right,
6. with the arc of said curve to the right a distance of **111.38** feet, said curve having a radius of **2424.39** feet, a central angle of **02°37'56"**, and a chord bearing **S61°23'14"E** a distance of **111.37** feet to a point of tangency, and
7. **S60°19'45"E** a distance of **223.78** feet to a point in the east line of said 74.46 acres tract, same being the west line of a called 296.72 acres tract as described in a document to Timmerman & Hagn, Ltd, and recorded in Volume 8394, Page 544 of said DRTCT, for the northeast corner of said 0.343 acre tract, same being the northwest corner of a called 0.064 acre tract as described in a Special Warranty Deed to Travis County and recorded in Document No. 2007185117 of said OPRTCT;

**THENCE** leaving said east line of the 74.46 acres tract and said west line of the 296.72 acres tract, crossing said 296.72 acres tract, with said north right-of-way line of Pflugerville East Road, same being the north line of said 0.064 acre tract, **S59°18'24"E** a distance of **560.45** feet to a point in the south line of said 296.72 acres tract for the east corner of said 0.064 acre tract;

**THENCE** with said north right-of-way line of Pflugerville East Road, same being the south line of said 296.72 acres tract the following two (2) courses and distances:

1. with the arc of a curve to the right a distance of **131.62** feet, said curve having a radius of **1030.99** feet, a central angle of **07°15'15"** and a chord bearing **S56°32'42"E** a distance of **131.53** feet,
2. **S52°42'57"E** a distance of **800.89** feet to a point in said north right-of-way line of Pflugerville East Road for the southeast corner of said 296.72 acres tract, same being the southwest corner of a called 236.03 acres tract as described in a Special Warranty Deed to Timmerman & Hagn, Ltd. And recorded in Document No. 2004025617, OPRTCT;

**THENCE** with said north right-of-way line of Pflugerville East Road, same being the south line of said 236.03 acres tract, the following five (5) courses and distances:

1. **S52°42'57"E** a distance of **206.47** feet,
2. with the arc of a curve to the left a distance of **108.80** feet, said curve having a radius of **3069.28** feet, a central angle of **02°01'52"**, and a chord bearing **S53°46'22"E** a distance of **108.79** feet,

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3. **S54°54'17"E** a distance of **426.07** feet,
4. with the arc of a curve to the left a distance of **119.91** feet, said curve having a radius of **542.74** feet, a central angle of **12°39'32"**, and a chord bearing **S61°14'02"E** a distance of **119.67** feet, and
5. **S67°23'41"E** a distance of **425.35** feet to a point in said north right-of-way line of Pflugerville East Road for the southeast corner of said 236.03 acres tract, same being the southwest corner of a called 97.5 acres tract as described in a document to Theodor R. Timmerman and recorded in Volume 2470, Page 512 of said DRTCT;

**THENCE** with said north right-of-way line of Pflugerville East Road, same being the south line of said 97.5 acres tract the following two (2) courses and distances:

1. **S67°23'41"E** a distance of **527.19** feet, and
2. with the arc of a curve to the right a distance of **127.74** feet, said curve having a radius of **985.32** feet, a central angle of **7°25'40"**, and a chord bearing **S63°41'52"E** a distance of **127.65** feet to a point in said north right-of-way line of Pflugerville East Road for the northeast corner of a called 0.022 acre tract described in a Special Warranty Deed to Travis County and recorded in Document No. 2007185119 of said OPRTCT;

**THENCE** leaving said north right-of-way line of Pflugerville East Road, with the north line of said 0.022 acre tract, **S63°59'09"E** a distance of **139.65** feet to a point in the east line of said 97.5 acres tract, same being the west line of a called 96.90 acres tract described in a document to Connie Lorraine Sladek and recorded in Volume 10530, Page 676 of said DRTCT, for the northeast corner of said 0.022 acre tract, same being the northwest corner of a called 0.345 acre tract described in a Special Warranty Deed to City of Pflugerville and recorded in Document No. 2007016499 of said OPRTCT;

**THENCE** leaving said east line of the 97.5 acres tract and said west line of the 96.9 acres tract, crossing said 96.90 acres tract with said north right-of-way line of Pflugerville East Road, same being the north line of said 0.345 acre tract, **S63°59'09"E** a distance of **459.89** feet to a point in the west line of a tract described in Annexing Ordinance No. 880-07-04-24 dated March 3, 2004;

**THENCE** leaving said north right-of-way line of Pflugerville East Road, with said west line of the Annexing Ordinance No. 880-07-04-24 tract, **S26°00'49"W** a distance of **157.96** feet to a point in the south right-of-way line of Pflugerville East Road, said point being in the east line of a called 17.80 acres tract described in a document to Travis County and recorded in Volume 371, Page 912 of the Probate Records of Travis County, Texas, same being the west line of a called 26.123 acres tract described in a Warranty Deed to Pflugerville Community Development Corporation and recorded in Document No. 2010009406 of said OPRTCT;

**THENCE** leaving said east line of the 17.80 acres tract and said west line of the 26.123 acres tract, crossing said 17.80 acres tract with the south right-of-way line of Pflugerville East Road,

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**N63°59'09"W** a distance of **199.20** feet to a point in the west line of said 17.80 acres tract, same being the east line of a called 2.56 acres tract described in a document to City of Pflugerville and recorded in Volume 9236, Page 0954 of said DRTCT, same being the east line of a tract described in Annexing Ordinance No. 1020-09-10-27, dated October 28, 2009;

**THENCE** leaving said south right-of-way line of Pflugerville East Road, with said west line of said 17.80 acres tract, said east line of the 2.56 acres tract and said east line of the Annexing Ordinance No. 1020-09-10-27 tract, **N28°20'11"E** a distance of **58.30** feet to a point in the old south right-of-way line of Pflugerville East Road for the northeast corner of said 2.56 acres tract and said Annexing Ordinance No. 1020-09-10-27 tract, same being the northwest corner of said 17.80 acres tract;

**THENCE** with said old south right-of-way line of Pflugerville East Road and the north line of said 2.56 acres tract, same being the north line of the Annexing Ordinance No. 1020-09-10-27 tract, **N62°04'25"W** a distance of **20.01** feet to the northwest corner of said 2.56 acres tract, same being the northwest corner of said Annexing Ordinance No. 1020-09-10-27 tract, same being the northeast corner of a called 75.30 acres tract described in a Warranty Deed to Tack Development, LTD. and recorded in Document No. 2003232092 of said OPRTCT;

**THENCE** leaving said old south right-of-way line of Pflugerville East Road, with the east line of said 75.30 acres tract, same being the west line of the 2.56 acres tract and the west line of the Annexing Ordinance No. 1020-09-10-27 tract, **S28°20'02"W** a distance of **58.97** feet to a point in said south right-of-way line of Pflugerville East Road;

**THENCE** leaving said east line of the 75.30 acres tract and said west line of the 2.56 acres tract and said west line of the Annexing Ordinance No. 1020-09-10-27 tract, crossing said 75.30 acres tract, with the south right-of-way line of Pflugerville East Road the following three (3) courses and distances:

1. **N63°59'09"W** a distance of **322.02** feet,
2. with the arc of a curve to the left a distance of **381.46** feet, said curve having a radius of **6,412.00** feet, a central angle of **3°24'31"**, and a chord bearing **N65°41'25"W** a distance of **381.41** feet;
3. and **N67°23'41"W** a distance of **237.18** feet to a point in the west line of said 75.30 acres tract, same being the east line of a called 165.15 acres tract as described in a document to Leah J. Hagn and Theodor R. Timmerman and recorded in Volume 9409, Page 144 of said DRTCT;

**THENCE** leaving said west line of the 75.30 acres tract and said east line of the 165.12 acres tract, crossing said 165.12 acres tract and a called 130.81 acres tract as described in a Special Warranty Deed to Timmerman Farms, LTD. and recorded in Document No. 2004240372 of said

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OPRTCT, with said south right-of-way line of Pflugerville East Road the following nine (9) courses and distances:

1. **N67°23'41"W** a distance of **505.63** feet,
2. with the arc of a curve to the right a distance of **329.98** feet, said curve having a radius of **1,288.00** feet, a central angle of **14°40'44"**, and a chord bearing **N60°03'19"W** a distance of **329.08** feet,
3. **N52°42'57"W** a distance of **1,196.36** feet,
4. with the arc of a curve to the left a distance of **455.38** feet, said curve having a radius of **3,912.00** feet, a central angle of **06°40'10"**, and a chord bearing **N56°03'02"W** a distance of **455.12** feet,
5. **N59°23'06"W** a distance of **792.65** feet,
6. **S75°34'58"W** a distance of **47.67** feet,
7. **N61°16'37"W** a distance of **90.06** feet,
8. **N15°51'52"W** a distance of **52.63** feet, and
9. **N61°00'27"W** a distance of **386.29** feet to a point in the west line of said 130.81 acres tract and the east line of Lot 2, Gilleland Plaza, a subdivision according to the plat of record in Volume 94, Page 104 of said PRTCT;

**THENCE** with said west line of the 130.81 acres tract, said east line of Lot 2, and said south right-of-way line of Pflugerville East Road **N27°10'36"E** a distance of **31.04** feet;

**THENCE** leaving said west line of the 130.81 acres tract and said east line of Lot 2, crossing said Lot 2 the following fourteen (14) courses and distances:

1. **N51°24'29"W** a distance of **46.61** feet,
2. **N62°29'27"W** a distance of **397.48** feet,
3. **N62°28'14"W** a distance of **126.18** feet,
4. with the arc of a curve to the left a distance of **4.40** feet, said curve having a radius of **25.00** feet, a central angle of **10°04'49"**, and a chord bearing **N67°30'41"W** a distance of **4.39** feet,
5. **S72°28'16"W** a distance of **34.09** feet,
6. **N62°31'44"W** a distance of **56.54** feet,
7. **N17°31'44"W** a distance of **20.63** feet,
8. **N62°28'14"W** a distance of **365.72** feet,
9. with the arc of a curve to the right a distance of **1.91** feet, said curve having a radius of **25.00** feet, a central angle of **04°22'34"**, and a chord bearing **N60°16'57"W** a distance of **1.91** feet,
10. with the arc of a curve to the right a distance of **38.39** feet, said curve having a radius of **262.00** feet, a central angle of **08°23'41"**, and a chord bearing **N53°53'50"W** a distance of **38.35** feet,



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11. with the arc of a curve to the left a distance of **23.15** feet, said curve having a radius of **238.00** feet, a central angle of **05°34'26"**, and a chord bearing **N52°29'12"W** a distance of **23.14** feet,
12. with the arc of a curve to the left a distance of **3.14** feet, said curve having a radius of **25.00** feet, a central angle of **07°11'49"**, and a chord bearing **N58°52'20"W** a distance of **3.14** feet,
13. **N62°28'14"W** a distance of **164.48** feet, and
14. **N62°23'26"W** a distance of **428.63** feet to a point in the west line of said Lot 2, same being the east line of Lot 1, said Gilleland Plaza;

**THENCE** leaving said west line of Lot 2 and said east line of Lot 1, crossing said Lot 1 with said south right-of-way line of Pflugerville East Road, **N62°23'26"W** a distance of **112.75** feet to said **POINT OF BEGINNING** and containing 22.04 acres.

NOTES:

All bearings shown hereon are based upon the Texas Coordinate System of 1983, Central Zone. All distances shown hereon are surface distances.

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.

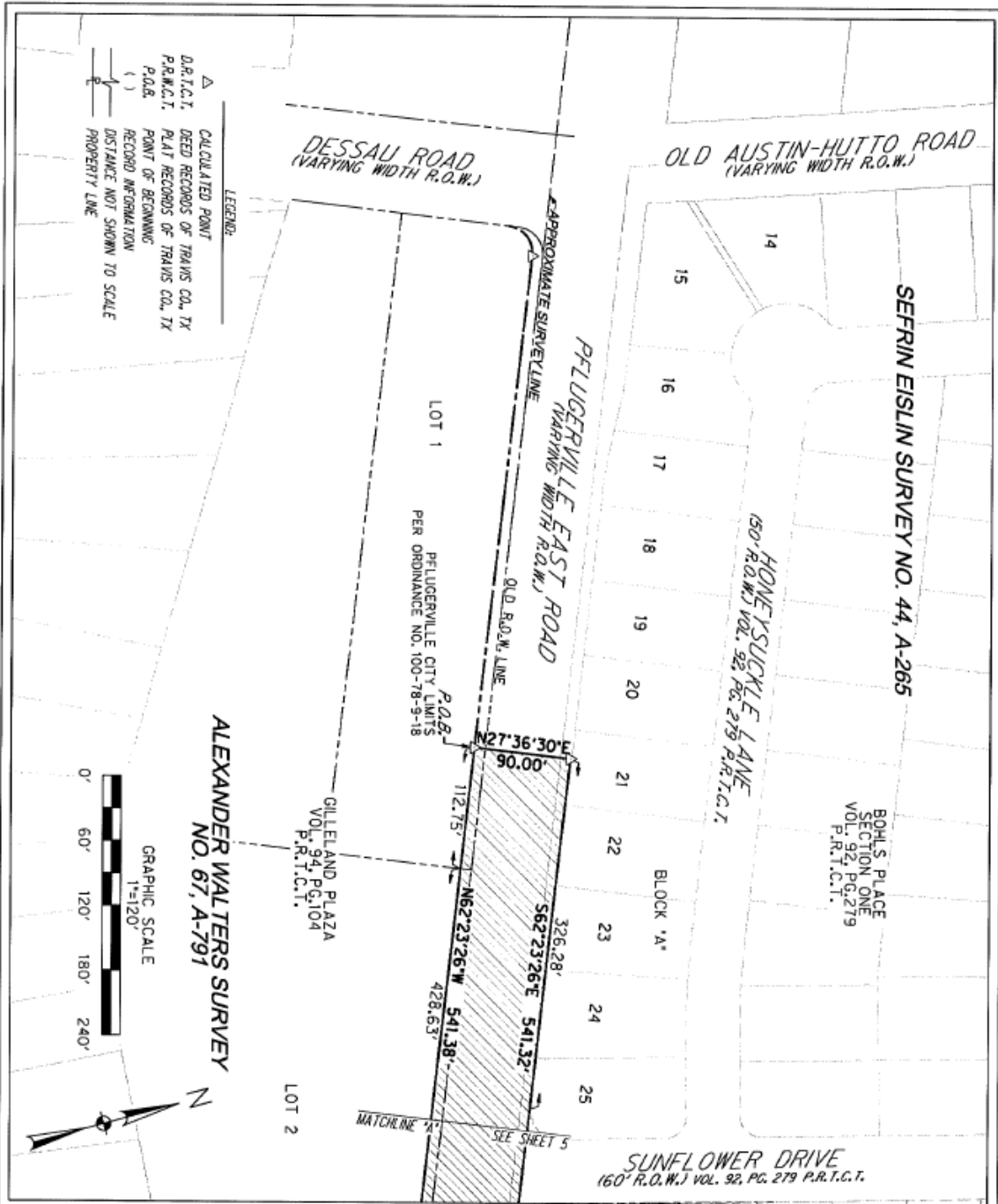
I, Dan H. Clark, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying plat of even date herewith, are true and correct to the best of my knowledge and belief.



Dan H. Clark, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6011  
Half Associates, Inc.,  
4030 W. Braker Ln, Suite 450, Austin, Texas 78759, 512-252-8184

10/31/2012  
Date



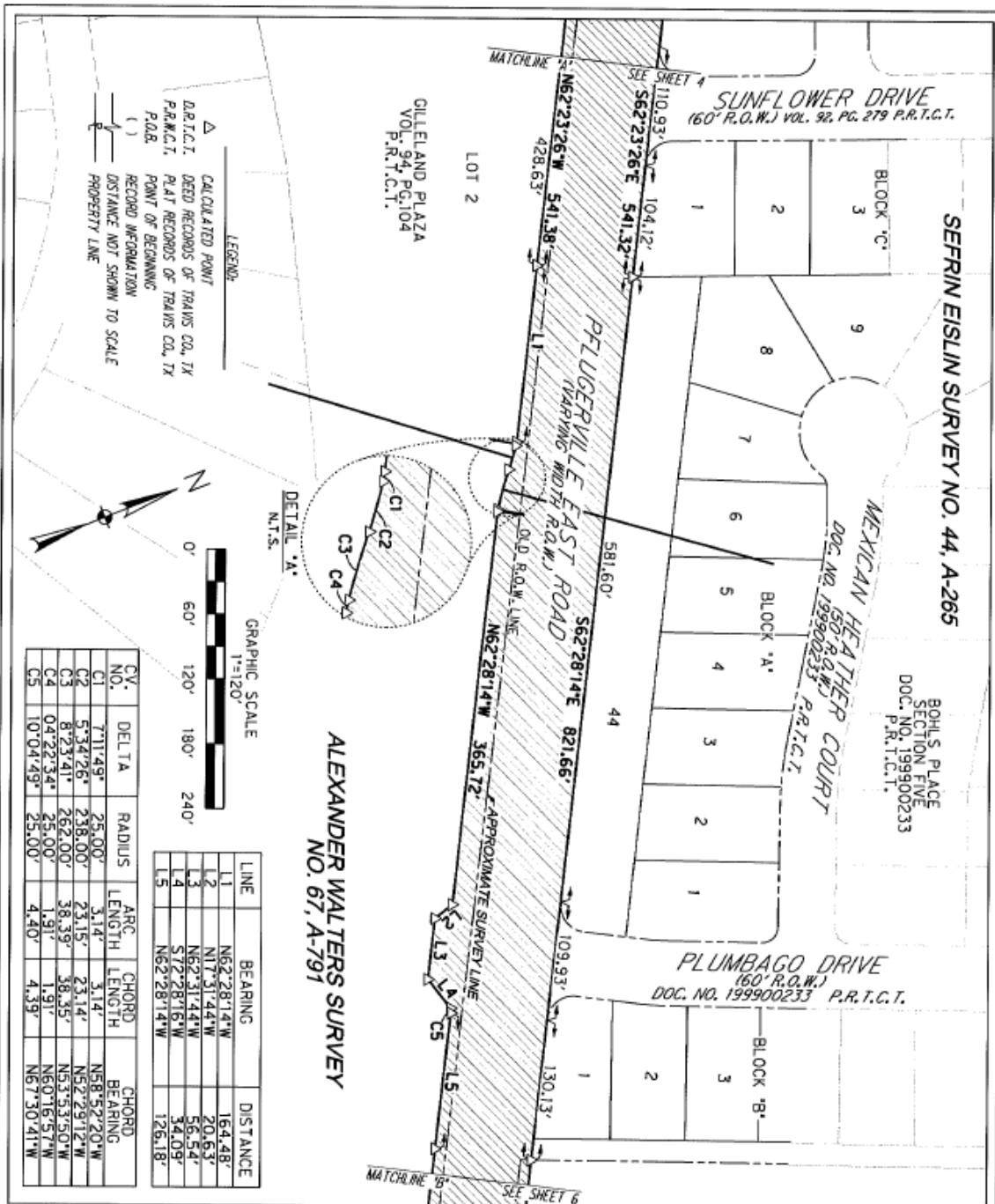


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**HALFF**  
 4350 WEST BRAKER LANE, SUITE 400  
 AUSTIN, TEXAS 78759-6356  
 TEL (512) 252-8164  
 FAX (512) 252-8141

**CITY OF PFLUGERVILLE**  
 EAST PECAN STREET  
 (PFLUGERVILLE EAST ROAD)  
 ANNEXATION ~ 22.01 ACRES

Project No.: 29080  
 Issued: 10/31/2012  
 Accompanying file Name:  
 SV-LD-ANNEX-PFL-29080.doc  
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CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DISTANCE
C1	7°11'49"	25.00'	3.14'	3.14'	N58°52'20"W	164.48'
C2	5°34'26"	238.00'	23.15'	23.14'	N52°29'12"W	201.63'
C3	8°23'41"	262.00'	38.39'	38.35'	N53°53'50"W	56.54'
C4	04°22'34"	25.00'	1.91'	1.91'	N60°16'57"W	34.09'
C5	10°04'49"	25.00'	4.40'	4.39'	N67°30'41"W	126.18'

LINE	BEARING	DISTANCE
L1	N62°28'14"W	164.48'
L2	N17°51'44"W	201.63'
L3	N62°31'44"W	56.54'
L4	S72°28'16"W	34.09'
L5	N62°28'14"W	126.18'

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**HALFF**  
 4008 WEST BRAXER LANE, SUITE 400  
 AUSTIN, TEXAS 78759-6596  
 TEL (512) 252-6194  
 FAX (512) 252-6141

**CITY OF PFLUGERVILLE**  
 EAST PECAN STREET  
 (PFLUGERVILLE EAST ROAD)  
 ANNEXATION ~ 22.01 ACRES

Project No.: 29080  
 Issued: 10/31/2012  
 Accompanying file Name:  
 SV-LD-ANNEX-PFL-29080.doc  
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**SEFRIN EISLIN SURVEY NO. 44, A-265**

TIMMERMANN & HAGAN, LTD.  
 (50.00 ACRES)  
 VOL. 8394, PG. 544  
 D.R.T.C.T.

TRAVIS COUNTY  
 PARCEL 8 (0.129 ACRE)  
 DOC. NO. 2007185112  
 O.P.R.T.C.T.

TIM TIMMERMANN  
 (74.46 ACRES)  
 VOL. 12720, PG. 2014  
 D.R.T.C.T.

TRAVIS COUNTY  
 PARCEL 9 (0.343 ACRE)  
 DOC. NO. 2007185113  
 O.P.R.T.C.T.

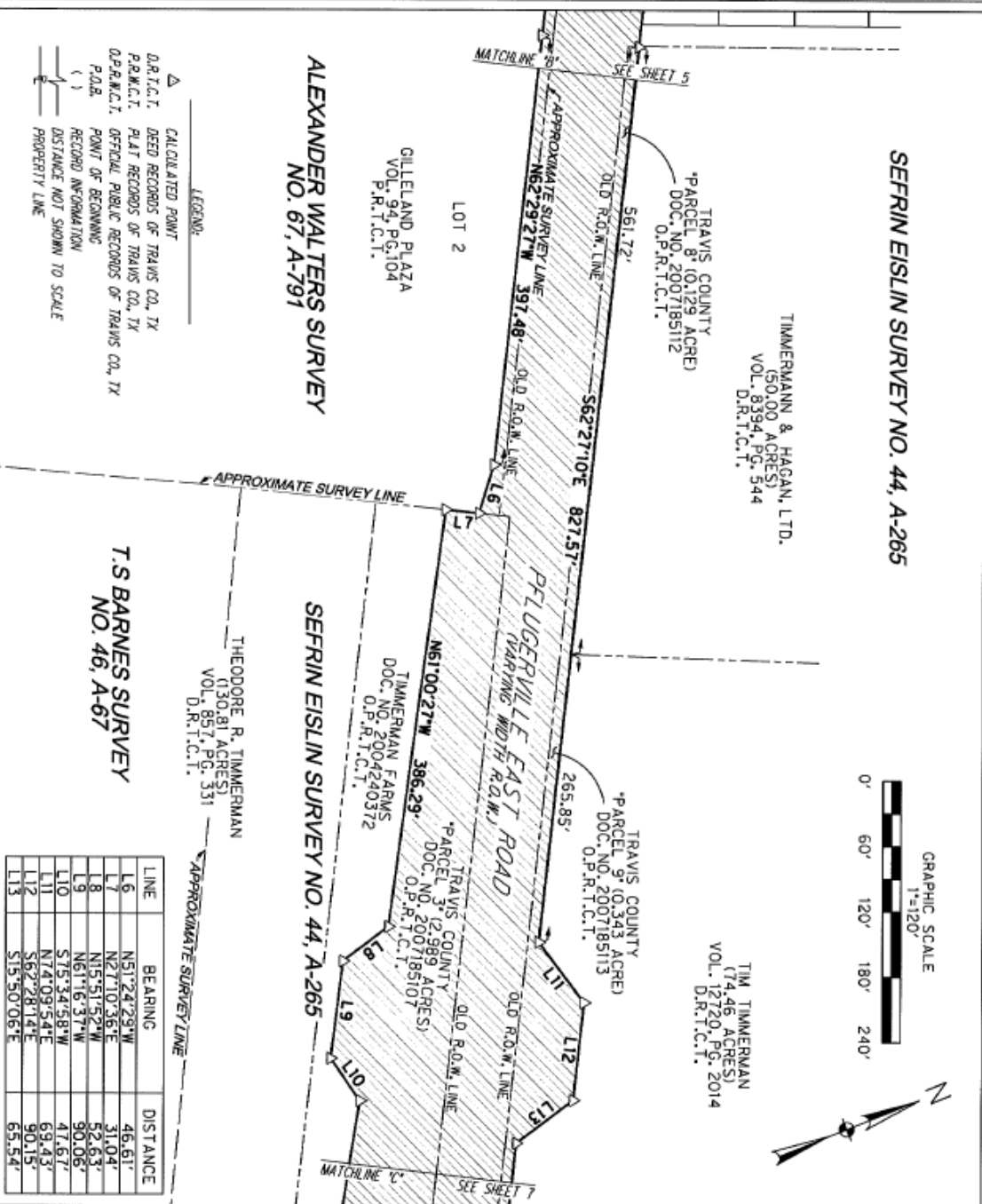
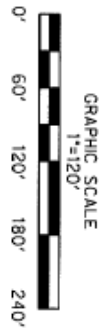
GILLELAND PLAZA  
 VOL. 94, PG. 104  
 P.R.T.C.T.

LOT 2

**ALEXANDER WALTERS SURVEY  
 NO. 67, A-791**

**LEGEND**

- △ CALCULATED POINT
- D.R.T.C.T. DEED RECORDS OF TRAVIS CO., TX
- P.R.M.C.T. PLAT RECORDS OF TRAVIS CO., TX
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS CO., TX
- P.O.B. POINT OF BEGINNING
- ( ) RECORD INFORMATION
- DISTANCE NOT SHOWN TO SCALE
- PROPERTY LINE



LINE	BEARING	DISTANCE
L6	N51°24'29"W	46.61'
L7	N27°10'36"E	31.04'
L8	N15°51'52"W	52.63'
L9	N61°16'37"W	90.06'
L10	S75°34'58"W	47.67'
L11	N74°09'54"E	69.43'
L12	S62°28'14"E	90.15'
L13	S15°50'06"E	65.54'

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**HALFF**  
 4500 WEST BRAKNER LANE, SUITE 450  
 AUSTIN, TEXAS 78759-0356  
 TEL (512) 252-9856  
 FAX (512) 252-6141

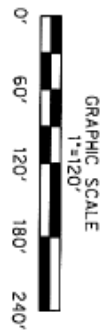
**CITY OF PFLUGERVILLE**  
 EAST PECAN STREET  
 (PFLUGERVILLE EAST ROAD)  
 ANNEXATION ~ 22.01 ACRES

Project No.: 29080  
 Issued: 10/31/2012  
 Accompanying file Name:  
 SV-LD-ANNEX-PFL-29080.doc

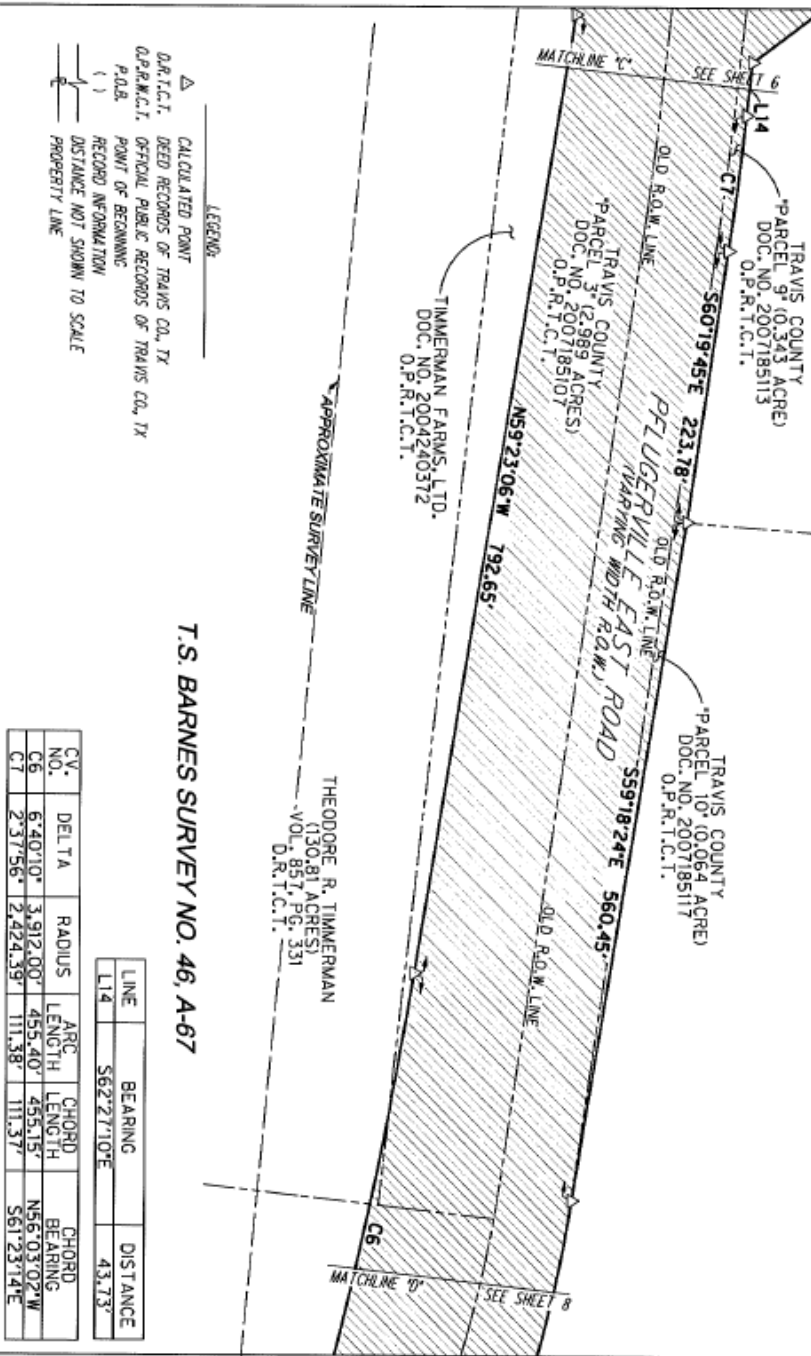
**SEFRIN EISLIN SURVEY NO. 44, A-265**

TIM TIMMERMAN  
(7.46 ACRES)  
VOL. 12720, PG. 2014  
D.R.T.C.T.

TIMMERMAN & HORN, L.T.D.  
(296.72 ACRES)  
VOL. 8354, PG. 544  
D.R.T.C.T.



- LEGEND**
- ▲ CALCULATED POINT
  - DEED RECORDS OF TRAVIS CO., TX
  - OFFICIAL PUBLIC RECORDS OF TRAVIS CO., TX
  - POINT OF BEGINNING
  - ( ) RECORD INFORMATION
  - DISTANCE NOT SHOWN TO SCALE
  - PROPERTY LINE



**T.S. BARNES SURVEY NO. 46, A-67**

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C6	6°40'10"	3,912.00'	455.40'	455.15'	N56°03'02"W
C7	2°37'56"	2,424.39'	111.38'	111.37'	S61°23'14"E

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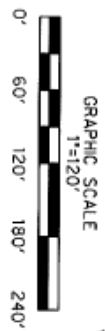
**HALFF**  
4330 WEST BRAKOR LANE, SUITE 400  
AUSTIN, TEXAS 78759-0306  
TEL (512) 252-8104  
FAX (512) 292-8141

**CITY OF PFLUGERVILLE**  
EAST PECAN STREET  
(PFLUGERVILLE EAST ROAD)  
ANNEXATION ~ 22.01 ACRES

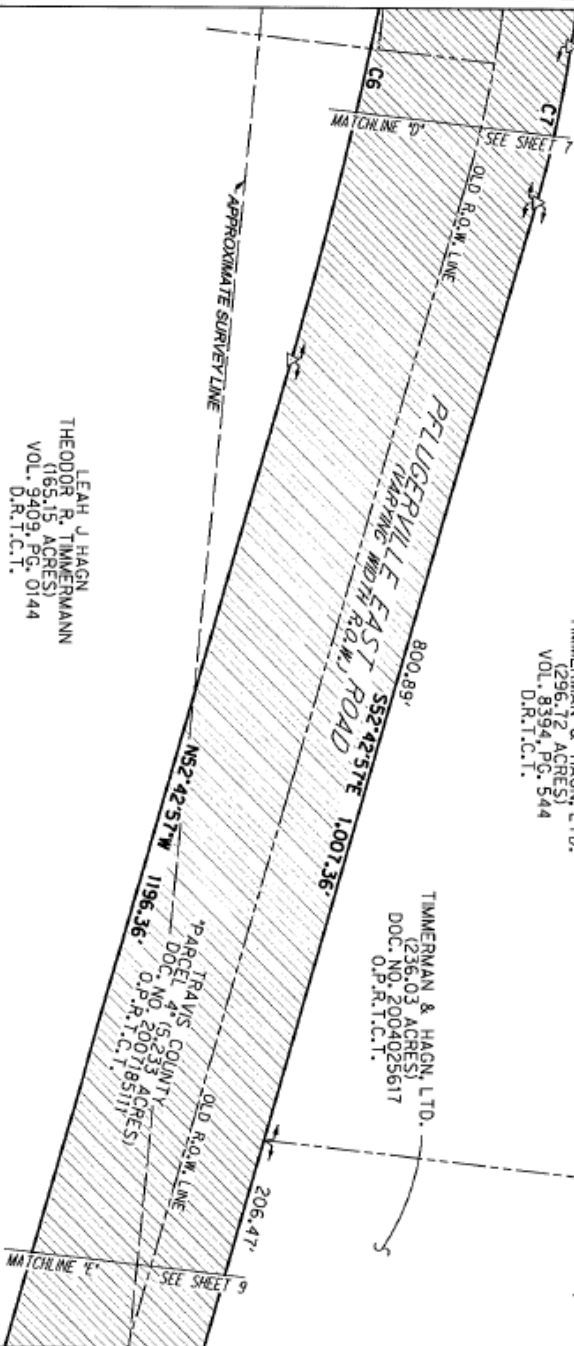
Project No.: 29080  
Issued: 10/31/2012  
Accompanying file Name:  
SV-LD-ANNEX-PFL-29080.doc

**SEFRIN ESLIN SURVEY NO. 44, A-265**

TIMMERMAN & HAGN, LTD.  
 (296.72 ACRES)  
 VOL. 8364, P.C. 344  
 D.R.T.C.T.



TIMMERMAN & HAGN, LTD.  
 (236.03 ACRES)  
 DOC. NO. 2004025617  
 O.P.R.T.C.T.



LEAH J. HAGN  
 THEODOR R. TIMMERMAN  
 (165.15 ACRES)  
 VOL. 8409, P.C. 0144  
 D.R.T.C.T.

**T.S. BARNES SURVEY NO. 46, A-67**

- LEGEND**
- △ CALCULATED POINT
  - O.R.T.C.T. DEED RECORDS OF TRAVIS CO., TX
  - O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS CO., TX
  - P.O.B. POINT OF BEGINNING
  - ( ) RECORD INFORMATION
  - DISTANCE NOT SHOWN TO SCALE
  - PROPERTY LINE

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C6	6.4010"	3,912.00'	455.38'	455.12'	N56.03°02'W
C7	7.1515"	1,030.99'	131.62'	131.53'	S56.32°42'E

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HALFF

10/28/12

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**HALFF**  
 4030 WEST BRAKER LANE, SUITE 400  
 AUSTIN, TEXAS 78719-6398  
 TEL: (512) 252-8184  
 FAX: (512) 252-8141

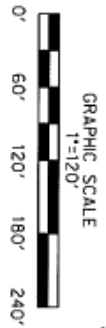
**CITY OF PFLUGERVILLE**  
 EAST PECAN STREET  
 (PFLUGERVILLE EAST ROAD)  
 ANNEXATION ~ 22.01 ACRES

Project No.: 29080  
 Issued: 10/31/2012  
 Accompanying file Name:  
 SV-LD-ANNEX-PFL-29080.doc  
**11 of 13**

**SEFRIN EISLIN SURVEY NO. 44, A-265**

TIMMERMAN & HAGN, LTD.  
(236.03 ACRES)  
DOC. NO. 2004025617  
O.P.R.T.C.T.

THEODOR R. TIMMERMAN  
(97.5 ACRES)  
VOL. 2470, PG. 512  
D.R.T.C.T.

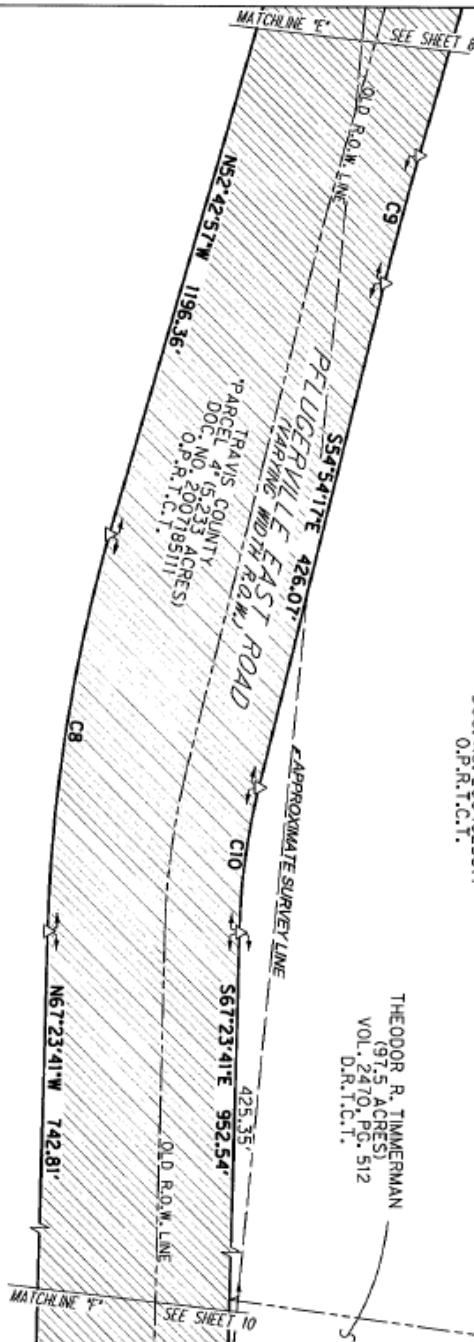


LEAH J HAGN  
THEODOR R. TIMMERMAN  
(168.15 ACRES)  
VOL. 9409, PG. 0144  
D.R.T.C.T.

**T.S. BARNES SURVEY NO. 46, A-67**

- LEGEND:
- △ CALCULATED POINT
  - O.P.R.M.C.T. DEED RECORDS OF TRAVIS CO., TX
  - O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS CO., TX
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - ( ) RECORD INFORMATION
  - DISTANCE NOT SHOWN TO SCALE
  - PROPERTY LINE

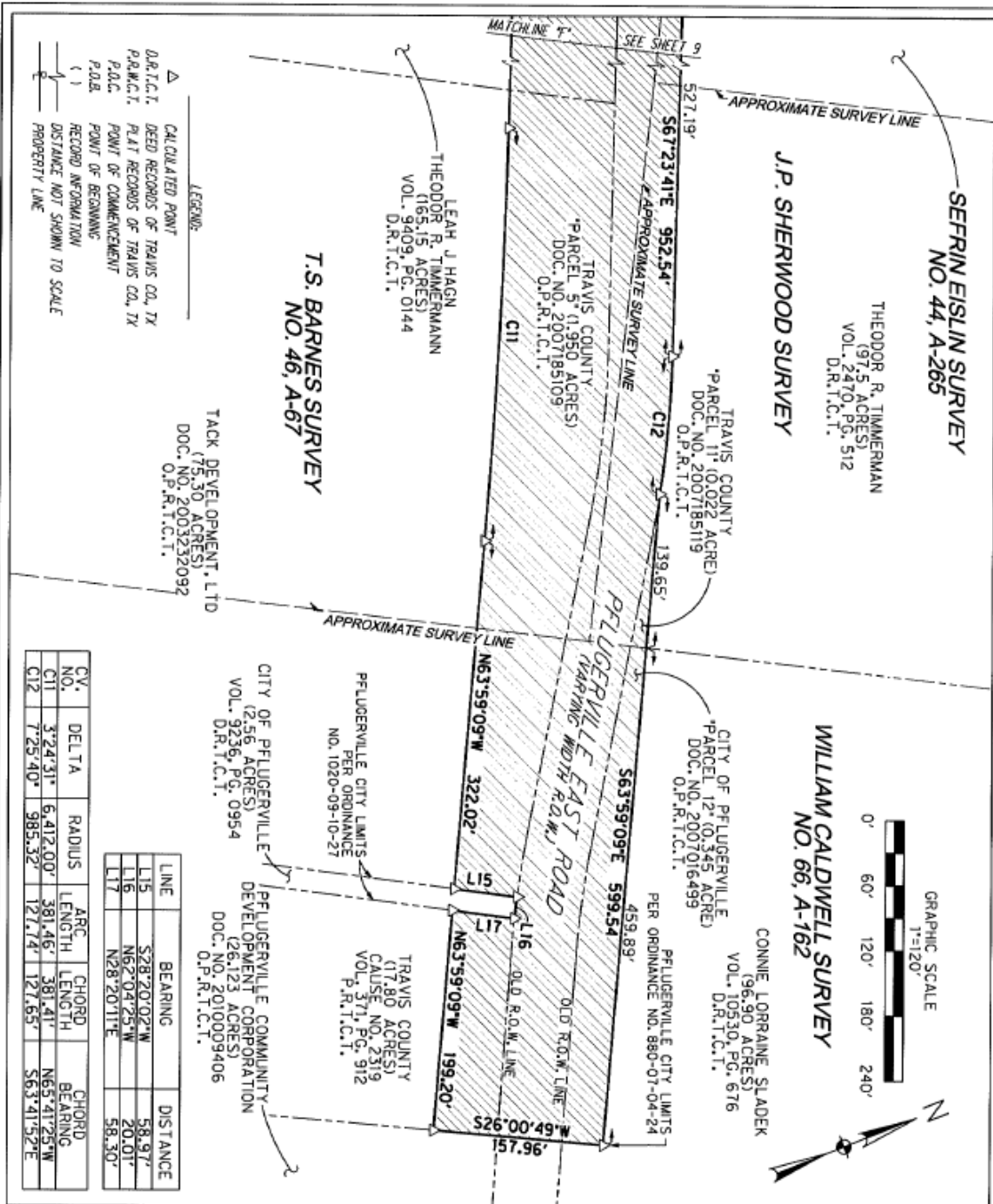
C.V. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C8	14°40'44"	1,288.00'	379.58'	379.08'	N60°05'19"W
C9	2°01'52"	3,059.28'	108.80'	108.79'	S53°46'22"E
C10	12°39'32"	542.74'	119.91'	119.67'	S61°14'02"E



**HALFF**  
400 WEST BRAKER LANE, SUITE 400  
AUSTIN, TEXAS 78759-0326  
TEL 512 252-4156  
FAX 512 252-8141

**CITY OF PFLUGERVILLE**  
EAST PECAN STREET  
(PFLUGERVILLE EAST ROAD)  
ANNEXATION - 22.01 ACRES

Project No.: 29080  
Issued: 10/31/2012  
Accompanying file Name:  
SV-LD-ANNEX-PFL-29080.doc  
**12 of 13**



**LEGEND:**  
 ▲ CALCULATED POINT  
 D.R.T.C.T. DEED RECORDS OF TRAVIS CO, TX  
 P.R.M.C.T. PLAT RECORDS OF TRAVIS CO, TX  
 P.O.B. POINT OF BEGINNING  
 ( ) RECORD INFORMATION  
 DISTANCE NOT SHOWN TO SCALE  
 PROPERTY LINE

TACK DEVELOPMENT, LTD  
 (75.30 ACRES)  
 DOC. NO. 2003232092  
 O.P.R.T.C.T.

CITY OF PFLUGERVILLE  
 (2.56 ACRES)  
 VOL. 9236, PG. 0954  
 D.R.T.C.T.

PFLUGERVILLE CITY LIMITS  
 PER ORDINANCE NO. 1020-09-10-27

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION  
 (26.123 ACRES)  
 DOC. NO. 2010009406  
 O.P.R.T.C.T.

T.S. BARNES SURVEY  
 NO. 46, A-67

J.P. SHERWOOD SURVEY

SEFRIN EISLIN SURVEY  
 NO. 44, A-265

WILLIAM CALDWELL SURVEY  
 NO. 66, A-162

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DISTANCE
C11	3°24'31"	6,412.00'	381.46'	381.41'	N65°41'25"W	58.97'
C12	7°25'40"	985.32'	127.74'	127.65'	S63°41'52"E	20.01'

LINE	BEARING	DISTANCE
L15	S28°20'02"W	58.97'
L16	N62°04'25"W	20.01'
L17	N28°20'11"E	58.30'

Project No.: 29080  
 Issued: 10/31/2012  
 Accompanying file Name:  
 SV-LD-ANNEX-PFL-29060.doc  
**13 of 13**

**HALFF**  
 4830 WEST BRAKER LANE, SUITE 400  
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 TEL. (512) 252-8141  
 FAX (512) 252-8141

**CITY OF PFLUGERVILLE**  
 EAST PECAN STREET  
 (PFLUGERVILLE EAST ROAD)  
 ANNEXATION ~ 22.01 ACRES



**EXHIBIT "B"**

**SERVICE PLAN FOR PROPOSED ANNEXATION BY THE CITY OF PFLUGERVILLE, IN TRAVIS COUNTY, TEXAS**

**EAST PECAN STREET ANNEXATION**

This service plan establishes a program under which the City of Pflugerville, Texas (the "City"), will provide full municipal services to the area described within Exhibit "A" (the "Annexed Area"), as required by § 43.065 of the Texas Local Government Code.

The City will provide the following municipal services to the Annexed Area at a level consistent with protection to other areas within the City:

- A. Police Protection. The City provides police service within its City limits, including routine patrols through the City and law enforcement services upon call. After annexation, police protection will be provided to the Annexed Area as applicable at a level consistent with the service to other areas of the City with similar population density. The City's police services include neighborhood patrols, criminal investigations, crime prevention, community services and school programs.
  
- 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 will continue to provide fire protection service to the Annexed Area after annexation.
  - 2. The City fire marshal enforces the fire code, investigates fires, and conducts fire prevention inspections within the City limits, and will provide these services within the Annexed Area after annexation.
  - 3. The City provides Emergency Medical Transport Services through an interlocal agreement with Travis County, Texas. After annexation, transport services will be provided to the Annexed Area at a level consistent with the service to other areas of the City with similar population density. Emergency Medical First Responder Services are provided by TCESD #2, and TCESD #2 will continue to provide such services to the Annexed Area after annexation.

**II.**

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 will provide solid waste collection services as provided throughout the City limits for a fee and as determined through a contract between the City and a private refuse collection company. The solid waste collection services

typically include garbage collection, recycling, bulky item collection and brush collection or chipping. This service will be provided for a fee to any person within the Annexed Area requesting the service after the date of annexation. The City may not prohibit the collection of solid waste by a private provider or charge a fee for solid waste collection if service is retained by a private provider during the first two years following annexation. If service is retained by a private provider during the two years following annexation, the City is not required to provide solid waste collection services.

B. Maintenance. Routine maintenance of the following City-owned facilities, if any, will be provided within the Annexed Area effective as of the 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, private right-of-ways or State Highway facilities.
3. **Other public easement, facilities or buildings,** including drainage facilities, such as drainage channels, storm sewers and detention ponds contained within dedicated public easements. The City maintains drainage facilities through regular mowing and cleaning or repair, as needed. The City will inspect the land a minimum of every six (6) weeks and perform maintenance as required which includes but is not limited to mowing and the removal of debris no fewer than six (6) times a 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. If the City establishes a city-wide maintenance plan after the establishment of this service plan the city-wide service plan will replace the maintenance plan established in this service plan.

### III.

A. Capital Improvements. As provided in Section 43.056(e) of the Local Government Code, the City will begin acquiring or constructing capital improvements necessary for providing municipal services adequate to serve the Annexed Area. The acquisition or construction will occur in accordance with applicable ordinances and regulations of the City. Landowners within the Annexed Area will not be required to fund the capital improvements necessary to provide municipal services to the Annexed Area except as provided below for water and wastewater service.

- B. Water and Wastewater Service. For portions of the Annexed Area not within the certificated service areas of the City or another utility, the City will extend water and wastewater service to such areas in accordance with the City's service extension policy as stated below, at the appropriate levels considering the topography, land use and population density of the property requesting service. In addition, unless consistent with the City's existing requirements for funding of extensions of water or wastewater service to areas within the current City limits, landowners within the Annexed Area will not be required to fund the capital improvements necessary to provide water and wastewater service under this service plan.

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.

**CITY OF PFLUGERVILLE  
WATER AND WASTEWATER SERVICE EXTENSION POLICY**

**A. GENERAL POLICY**

- (1) This policy applies to customers requiring extensions to the City's sewer and water systems, including extensions to existing subdivisions that have not previously been served by City utilities, and excluding extensions to new subdivisions that are covered by the City's subdivision ordinance.
- (2)
  - (a) The City will extend a water distribution main up to 50 feet within a dedicated street, alley or easement, without additional cost to the customer above the standard connection charges.
  - (b) The City will extend lateral sewers or sewer mains only upon the payment of the actual costs of the extension by the customer as provided in this policy.
- (3) If a customer desires service which requires an extension of more than 50 feet of water mains, or an extension of lateral sewers or sewer mains, the customer may advance the funds required for the extension and receive a partial refund as future customers connect to the extension.
- (4) The City is not required to fund system extensions from surplus revenues, bond funds or other public funds, but reserves the right, at its discretion, to use these funds if they become available. Projects will be considered based upon the public health and well-being and the willingness of the customers involved to cost-participate. This funding must be approved by the City Council.

**B. PROCEDURE**

- (1) Customers desiring to advance funds for the City to extend its water or sewer systems to provide service to their property must make a written application to the City Manager stating the lot and block number, name of subdivision and street address of the property to be served and the service required. The application must be signed by all property owners initially requesting service and their signatures must be identified with the property they desire to be served.
- (2) Upon receipt of an application, the City Manager will direct the City Engineer to prepare a cost estimate for the extension to the requested point of service. The cost estimate must include estimated construction costs and repair costs for all streets and public utilities affected by the construction.
- (3) The estimated construction cost, plus the applicable meter deposits, impact fees and tap fees for each of the initial customers requiring the extension, must be deposited with the City before construction is initiated by the City. The City will

pay for engineering, administration, field surveys and other similar contingencies related to the extension.

- (4) Each customer participating in a system extension under this policy must execute a written agreement with the City which describes the extension, specifies the total per-customer costs of the extension, and sets forth the names and addresses of each person to whom refunds are payable.
- (5) After all required funds are paid to the City, the customers may require that competitive bids be received from private contractors for the work; otherwise the City Manager will determine whether the work is to be let by competitive bid or performed by City personnel for the amount of the estimate.
- (6) If bids are received on the work, the amount of the deposit will be adjusted, by additional collections or refunds, to the actual contract price plus applicable meter deposits, impact fees and tap fees. These adjustments will be made before the work is begun.

**C. ASSIGNMENT OF COSTS**

If multiple customers cooperate to fund a system extension, the proportion of the project cost assigned to each participating customer will be determined according to the following formula:

$$(\text{customer's capacity in project} \div \text{total project capacity}) (\text{total project cost})$$

In addition to these extension costs, each customer must pay the applicable meter deposits, impact fees and tap fees, and must provide a sewer service line or water service line to the water meter or sewer tap.

**D. SUBSEQUENT USER FEES**

- (1) The City will require each new customer who connects to a line extension project financed by customers under this policy to pay all standard connection charges plus a subsequent user fee determined in accordance with paragraph C. As these subsequent user fees are collected by the City, refunds will be made to the customers who paid for the extension as provided in the written agreement required under paragraph B(4). Refunds will be made within 30 days after the subsequent user fees are paid to the City, and will be divided among the initial participants in the same proportion as their participation in the extension project.
- (2) No refunds will be made after 5 years from the date of completion of the project and no refunds of less than \$25 per participating customer will be made.