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Planning Department

STATE OF TEXAS

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§

COUNTY OF TRAVIS

PETITION & REQUEST FOR THE ANNEXATION OF LAND INTO THE CITY LIMITS
OF THE CITY OF PFLUGERVILLE

Whereas, the undersigned is the owner(s) of that certain lot, tract or parcel of land in Travis County, Texas, as particularly described hereinafter in Section 2 (the "Property");

Whereas, the Property to be included is not within the extraterritorial jurisdiction ("ETJ") of any other City;

Whereas, pursuant to §43.028 (b), *Tex. Loc. Gov't Code*, the undersigned seek to have the Property included within the corporate limits of the City of Pflugerville ("Pflugerville"); and

Whereas, the undersigned petition and request that the Property be included within the corporate limits of the City of Pflugerville;

NOW THEREFORE, the undersigned by this Petition and Request:


Section One. Requests the City Council of Pflugerville to adopt such ordinance or resolution, or to take such other action as is necessary in its judgment, to accept and incorporate the Property into and as part of the corporate limits of the City of Pflugerville, effective as of the earliest date deemed legally permissible, i.e. the date of this petition is filed in Pflugerville, the date this petition is filed with a public officer on behalf of Pflugerville, or the date this petition and request is accepted and granted by the City Council of Pflugerville, whichever date is earliest.

Section Two. Request the City Council of Pflugerville to adopt an ordinance and to take such other action as is necessary in its judgment, to incorporate and include the following described property (the "Property") within the corporate limits of the City of Pflugerville, to-wit:

All that certain lot, tract or parcel of land, including the roads, streets and rights-of-way within Travis County, Texas, described or shown in Exhibit "A" attached hereto and incorporated herein for all purposes.

Executed and Effective on this 12th day of August, 2011.

Pflugerville Community Development Corporation



David R. Clay
President
No. of Acres: 7.321

THE STATE OF TEXAS

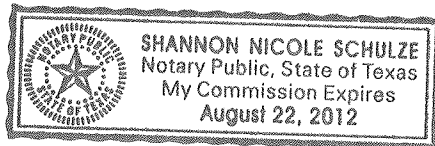
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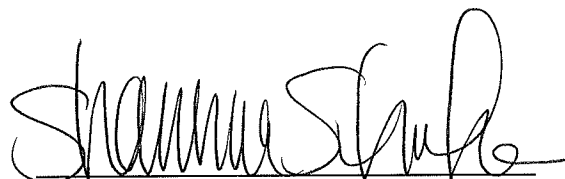
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared David R. Clay, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein expressed and in the capacity therein stated.

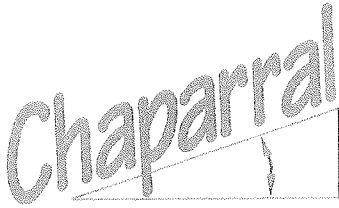
Given Under My Hand and Seal of Office on this the 12th day of August, 2011.

(SEAL)





Notary Public State of Texas



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**7.321 ACRES
WILLIAM CALDWELL SURVEY
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 7.321 ACRES (APPROXIMATELY 318,882 SQ. FT.) IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 17.800 ACRE TRACT DESCRIBED IN A PROCEEDING IN EMINENT DOMAIN, CAUSE NO. 2319, DATED OCTOBER 13, 1999 AND RECORDED IN DOCUMENT NO. 1999122493 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 131-1/4 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO SUSAN ANDERSON LORAS, ROBERT FORD ANDERSON, JR. AND STEVEN MICHAEL ANDERSON, AS TRUSTEE OF THE ROBERT F. ANDERSON NON-REVOCABLE TRUST, U/A MAY 19, 1994, DATED MAY 19, 1994 AND RECORDED IN VOLUME 12191, PAGE 114 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.321 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2" rebar with Chaparral cap set for the intersection of the south right-of-way line of Pecan Street (right-of-way width varies) and the east line of said 17.800 acre tract, same being a southwest corner of a 4.194 acre tract described in a Possession and Use Agreement For Transportation Purposes to the State of Texas recorded in Document No. 2004044317 of the Official Public Records of Travis County, Texas, also being the west line of a 30.261 acre tract described in a deed to Park Retail, LTD recorded in Document No. 2003067623 of the Official Public Records of Travis County, Texas, of which said 4.194 acre tract is a portion, also being the northwest corner of a 26.123 acre tract described in a deed to Pflugerville Community Development Corporation recorded in Document No. 2010009406 of the Official Public Records of Travis County, Texas, from which a rebar with Macias Assoc. cap found bears South 64°27'38" East, a distance of 127.57 feet;

THENCE South 28°18'01" West, with the east line of said 17.800 acre tract, same being the west line of said 26.123 acre tract, at a distance of 1068.19 feet passing a rebar with G & R Surveying cap found for the southwest corner of said 26.123 acre tract, same being the northwest corner of a 121.790 acre tract described in a deed to Pflugerville Community Development Corporation recorded in Document No. 2008190659 of the Official Public Records of Travis County, Texas, and continuing with the west line of said 121.790 acre tract, for a total distance of 1611.79 feet to a 1/2" rebar with Chaparral cap set, from which a rebar with Travis County TNR cap found for an angle point in the common line of said 17.800 acre tract and said 121.790 acre tract bears South 28°18'01" West, a distance of 1427.76 feet;

Exhibit A

THENCE North $61^{\circ}36'45''$ West, crossing said 17.800 acre tract, a distance of 199.77 feet to a 1/2" rebar with Chaparral cap set in the west line of said 17.800 acre tract, same being the east line of a 2.56 acre tract described in a deed to the City of Pflugerville recorded in Volume 9236, Page 954 of the Real Property Records of Travis County, Texas, from which a rebar with Travis County TNR cap found for an angle point in the common line of said 17.800 acre tract and said 2.56 acre tract bears South $28^{\circ}23'15''$ West, a distance of 26.13 feet;

THENCE with the west line of said 17.800 acre tract, same being the east line of said 2.56 acre tract, the following two courses and distances:

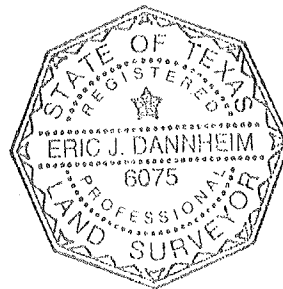
1. North $28^{\circ}23'15''$ East, a distance of 1170.56 feet to a rebar with G & R Surveying cap found;
2. North $28^{\circ}13'44''$ East, at a distance of 418.61 feet passing 0.10 feet right of a rebar with G & R Surveying cap found, and continuing for a total distance of 427.07 feet to a 1/2" rebar with Chaparral cap set in the apparent south right-of-way line of Pecan Street;

THENCE South $65^{\circ}41'30''$ East, crossing said 17.800 acre tract, with the apparent south right-of-way line of Pecan Street, a distance of 199.01 feet to the **POINT OF BEGINNING**, containing 7.321 acres of land, more or less.

Surveyed on the ground May 4, 2011. Bearing Basis: Grid azimuth for Texas Central Zone state plane coordinates, 1983/93 HARN, based on GPS solutions from The National Geodetic Survey (NGS) On-line Positioning User Service (OPUS). Attachments: Drawing 271-007-BD1.

EJ 5/12/11

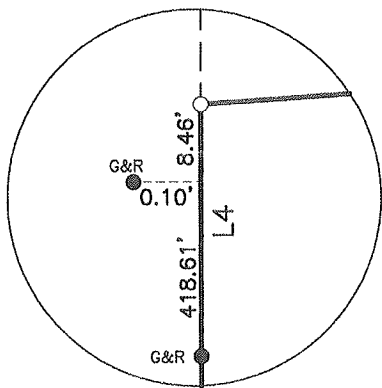
Eric J. Dannheim
Registered Professional Land Surveyor
State of Texas No. 6075



SKETCH TO ACCOMPANY A DESCRIPTION OF 7.321 ACRES (APPROXIMATELY 318,882 SQ. FT.) IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT 162, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 17.800 ACRE TRACT DESCRIBED IN A PROCEEDING IN EMINENT DOMAIN, CAUSE NO. 2319, DATED OCTOBER 13, 1999 AND RECORDED IN DOCUMENT NO. 1999122493 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 131-1/4 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO SUSAN ANDERSON LORAS, ROBERT FORD ANDERSON, JR. AND STEVEN MICHAEL ANDERSON, AS TRUSTEE OF THE ROBERT F. ANDERSON NON-REVOCABLE TRUST, U/A MAY 19, 1994, DATED MAY 19, 1994 AND RECORDED IN VOLUME 12191, PAGE 114 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS DESCRIPTION 271-007-BD1.

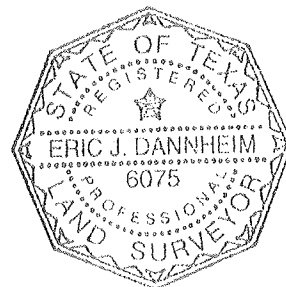


DETAIL
N.T.S.

LINE TABLE		
No.	BEARING	LENGTH
L1	S64°27'38"E	127.57'
L2	N61°36'45"W	199.77'
L3	S28°23'15"W	26.13'
L4	N28°13'44"E	427.07'
L5	S65°41'30"E	199.01'

LEGEND

- TNR ● REBAR WITH TRAVIS COUNTY TNR CAP FOUND
- G&R ● REBAR WITH G & R SURVEYING CAP FOUND
- MA ● REBAR WITH MACIAS ASSOC. CAP FOUND
- 1/2" REBAR WITH CHAPARRAL CAP SET

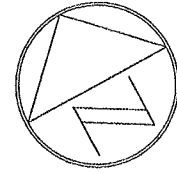


EJ
5/12/11

DATE OF SURVEY: 5/04/11
 PLOT DATE: 05/12/11
 DRAWING NO.: 271-007-BD1
 PROJECT NO.: 271-007
 DRAWN BY: EJD
 SHEET 1 OF 2

Chaparral

PECAN STREET
(R.O.W. WIDTH VARIES)



1"=300'

17.800 ACRES
(1999122493)

P.O.B.

1.950 ACRES
TRAVIS COUNTY
(2007185109)

SEE DETAIL

4.194 ACRES
POSSESSION AND USE AGREEMENT
FOR TRANSPORTATION PURPOSES
STATE OF TEXAS
(2004044317)

2.56 ACRES
CITY OF PFLUGERVILLE
(9236/954)

PORTION OF 30.261 ACRES
PARK RETAIL, LTD
(2003067623)

17.800 ACRES
TRAVIS COUNTY
CAUSE NO. 2319
(1999122493)

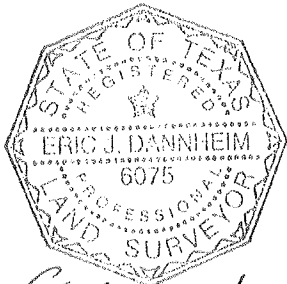
PORTION OF 131-1/4 ACRES
SUSAN ANDERSON LORAS, ROBERT FORD
ANDERSON, JR. AND STEVEN MICHAEL
ANDERSON, AS TRUSTEE OF THE ROBERT
F. ANDERSON NON-REVOCABLE TRUST,
U/A MAY 19, 1994
(12191/114)

26.123 ACRES
PFLUGERVILLE COMMUNITY
DEVELOPMENT CORPORATION
(2010009406)

7.321 ACRES

APPROX. 318,882 SQ. FT.

75.300 ACRES
TACK DEVELOPMENT, LTD.
(2003232092)



EJD
5/12/11

APPROX. SURVEY LINE

TNR

17.800 ACRES
(1999122493)

TNR

Chaparral

DATE OF SURVEY: 5/04/11
PLOT DATE: 05/12/11
DRAWING NO.: 271-007-BD1
PROJECT NO.: 271-007
DRAWN BY: EJD
SHEET 2 OF 2

WILLIAM CALDWELL
SURVEY NO. 66,
ABSTRACT 162

S28°18'01"W 1427.76'

N28°23'15"E 1170.56'
(N28°19'14"E 1197.11')

S28°18'01"W 1611.79'
(S28°17'29"W 3094.34')

1068.19'

543.60'

(N28°09'38"E)
(485.79')

L4

L2

L3

L5

L4

L1

G&R

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