

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

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, DISANNEXING, FOR FULL PURPOSES, TWO TRACTS OF LAND TOTALING APPROXIMATELY 11.706 ACRES OF LAND SITUATED IN THE JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496, IN TRAVIS COUNTY, TEXAS, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, GENERALLY LOCATED NORTH AND WEST OF CAMERON ROAD, EAST OF WEISS LANE AND SOUTH OF JESSE BOHLS ROAD; CONTRACTING THE BOUNDARIES OF THE CITY TO EXCLUDE THE LAND; TO BE KNOWN AS THE CARMEL EAST DISANNEXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Pflugerville, Texas (the “City”) desires to disannex approximately 11.706 acres of land situated in the John Leisse Survey 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 43.142, of the Texas Local Government Code, a home-rule municipality may disannex an area in the municipality according to the rules as may be provided by the charter of the municipality and not inconsistent with the procedural rules prescribed by Chapter 43; and

**WHEREAS**, pursuant to the City Charter, Section 1.05 Detachment or Contraction of Boundaries, the City Council by ordinance may detach any territory not suitable or necessary for city purposes with or without the consent of the inhabitants or owners of the area to be detached. In detaching any area, the City Council shall provide notice and hold a public hearing on the proposed detachment. Notice of the meeting where the public hearing is to be held shall comply with the notice provision of the Texas Open Meetings Act, Texas Government Code Chapter 551, as amended or revised. The ordinance detaching an area shall specify accurately, by metes and bounds, the affected area; and

**WHEREAS**, the property owner has petitioned the City for disannexation of the Property for the purposes of annexing the Property into a municipal utility district; and

**WHEREAS**, the City Council provided public notice and held a public hearing on November 30, 2021, for all interested persons to attend and be heard in accordance with Texas Open Meetings Act, Texas Government Code Chapter 551; and

**WHEREAS**, the City Council finds that the property is not necessary for city purposes and the disannexation to be in the public interest; and

**WHEREAS**, the City has complied with all conditions precedent established under the Texas Local Government Code, local ordinances and the City Charter necessary to take this action disannexing 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 is hereby disannexed from the City, and the boundaries of the City are contracted to exclude the Property within the corporate limits of the City.

**Section 3.** The City Manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the Property's exclusion from 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. The City Secretary is directed to provide notice to the Texas Comptroller's Office and appraisal district with a certified mailed copy of the disannexation ordinance containing a map of the disannexed area.

**Section 4.** 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 5.** 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 \_\_\_\_\_ 2021.

CITY OF PFLUGERVILLE, TEXAS

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

ATTEST:

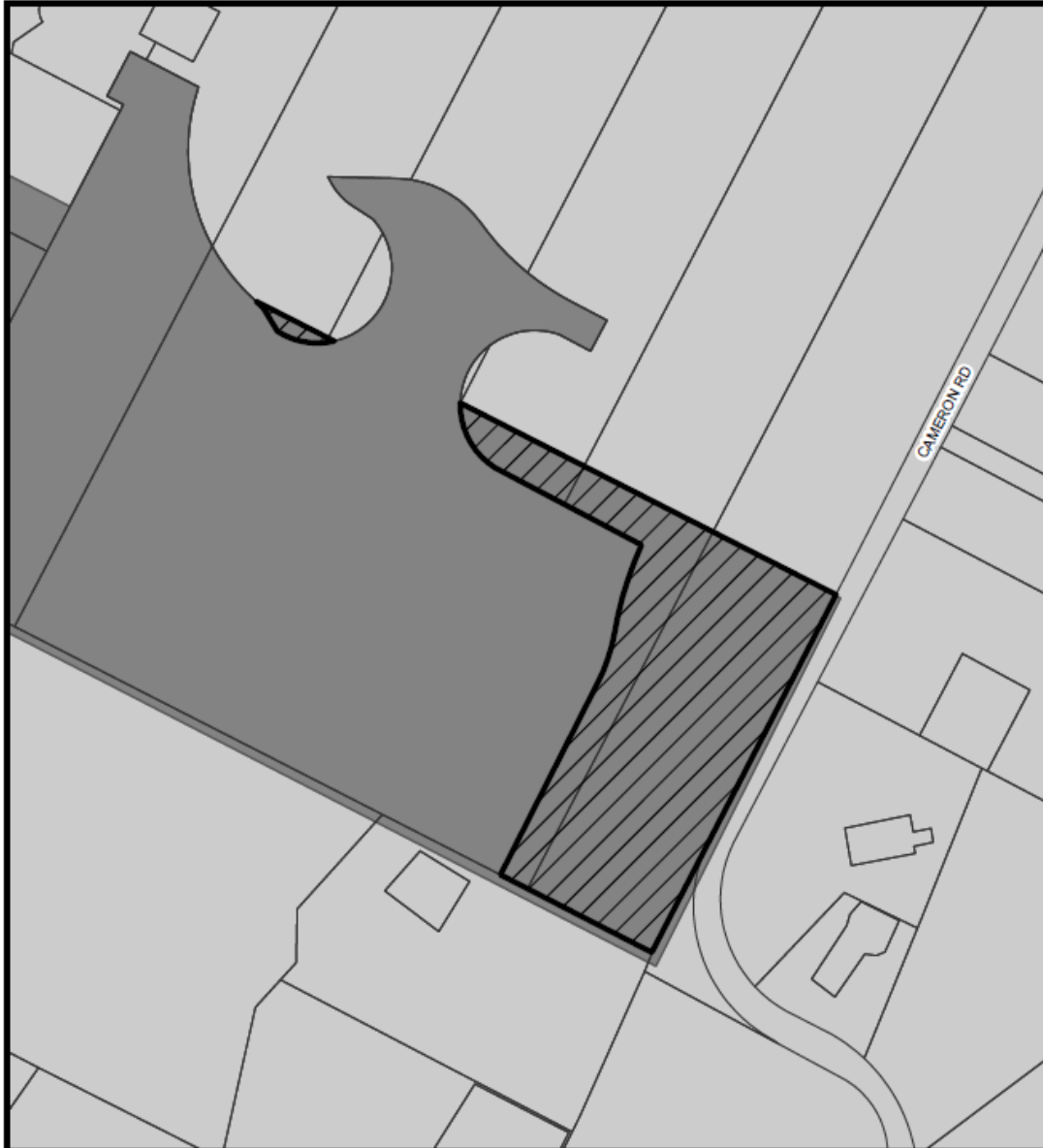
\_\_\_\_\_  
Trista Evans, City Secretary  
APPROVED AS TO FORM:

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

# EXHIBIT "A"

## PROPERTY DESCRIPTION

Two tracts of land totaling approximately 11.706 acres situated in the John Leisse Survey No. 18, Abstract No. 496, of the Real Property Records of Travis County, Texas.









<p><b>Carmel East 2021 Disannexation</b></p> <hr/> <p><b>10/19/21</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"><li> Carmel East Disannexation</li><li> City Limits</li><li> ETJ</li></ul> <p>0 100 200 400 Feet</p>	<p></p> <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></p>	<p><b>Locator Map</b></p> 
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EXHIBIT "A"

11.438 ACRES

THAT PART OF THE JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 44.114 ACRE TRACT OF LAND (TRACT 7) CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2017091667 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PART OF THAT 29.034 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2017091667 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PART OF THAT 45.533 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2017091667 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set on the north line of a 8.90 Acre Tract of land conveyed to Randall J. Harlan & Darlene M. Harlan by deed recorded in Document No. 2015038577 of the Official Public Records of Travis County, Texas, at the southeast corner of a 43.52 Acre Tract of land (Tract 1) conveyed to City of Pflugerville by deed recorded in Document No. 2017099889 of the Official Public Records of Travis County, Texas;

THENCE along the east line of said 43.52 Acre Tract and across said 44.114 Acre Tract and said 29.034 Acre Tract and said 45.533 Acre Tract the following five courses:

1. N26°51'37"E a distance of 536.05 feet to a 1/2" iron rod set at a point of curvature of a curve to the left;
2. Northerly, along the arc of a curve, a distance of 133.17 feet, said curve having a radius of 450.00 feet, a central angle of 16°57'19", and a chord bearing N18°22'58"E, 132.68 feet to a 1/2" iron rod set at a point of reverse curvature of a curve to the right;
3. Northerly, along the arc of a curve, a distance of 227.21 feet, said curve having a radius of 900.00 feet, a central angle of 14°27'53", and a chord bearing N17°08'15"E, 226.61 feet to a 1/2" iron rod set;
4. N62°12'26"W a distance of 411.83 feet to a 1/2" iron rod set at a point on a non-tangent curve to the right;
5. Northwesterly along the arc of a curve, a distance of 191.74 feet, said curve having a radius of 185.00 feet, a central angle of 59°22'56" and a chord bearing N28°14'23"W, 183.27 feet;

THENCE S62°56'31"E continuing across said 45.533 Acre Tract said 29.034 Acre Tract and said 44.114 Acre Tract, a distance of 1049.80 feet to a point on the west line of Cameron Road, same being the east line of said 44.114 Acre Tract;

THENCE with the east line of said 44.114 Acre Tract and in part with the west line of said Cameron Road and the west line of an approximately a 1.194 Acre Tract of land as shown on the Travis County Appraisal District map, conveyed to Travis County Trustee (no deed listed), the following two courses:

1. S27°09'41"W a distance of 0.44 feet;
2. S27°16'03"W a distance of 1000.00 feet to the southeast corner of said 44.114 Acre Tract, same being the northeast corner of said 8.90 Acre Tract;



**LEGEND:**

- o = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
  - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).  
 ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°09'41"W	0.44'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	133.17'	450.00'	016°57'19"	N18°22'58"E	132.68'
C2	227.21'	900.00'	014°27'53"	N17°08'15"E	226.61'
C3	191.74'	185.00'	059°22'56"	N28°14'23"W	183.27'
C4	133.17'	450.00'	016°57'19"	N18°22'58"E	132.68'

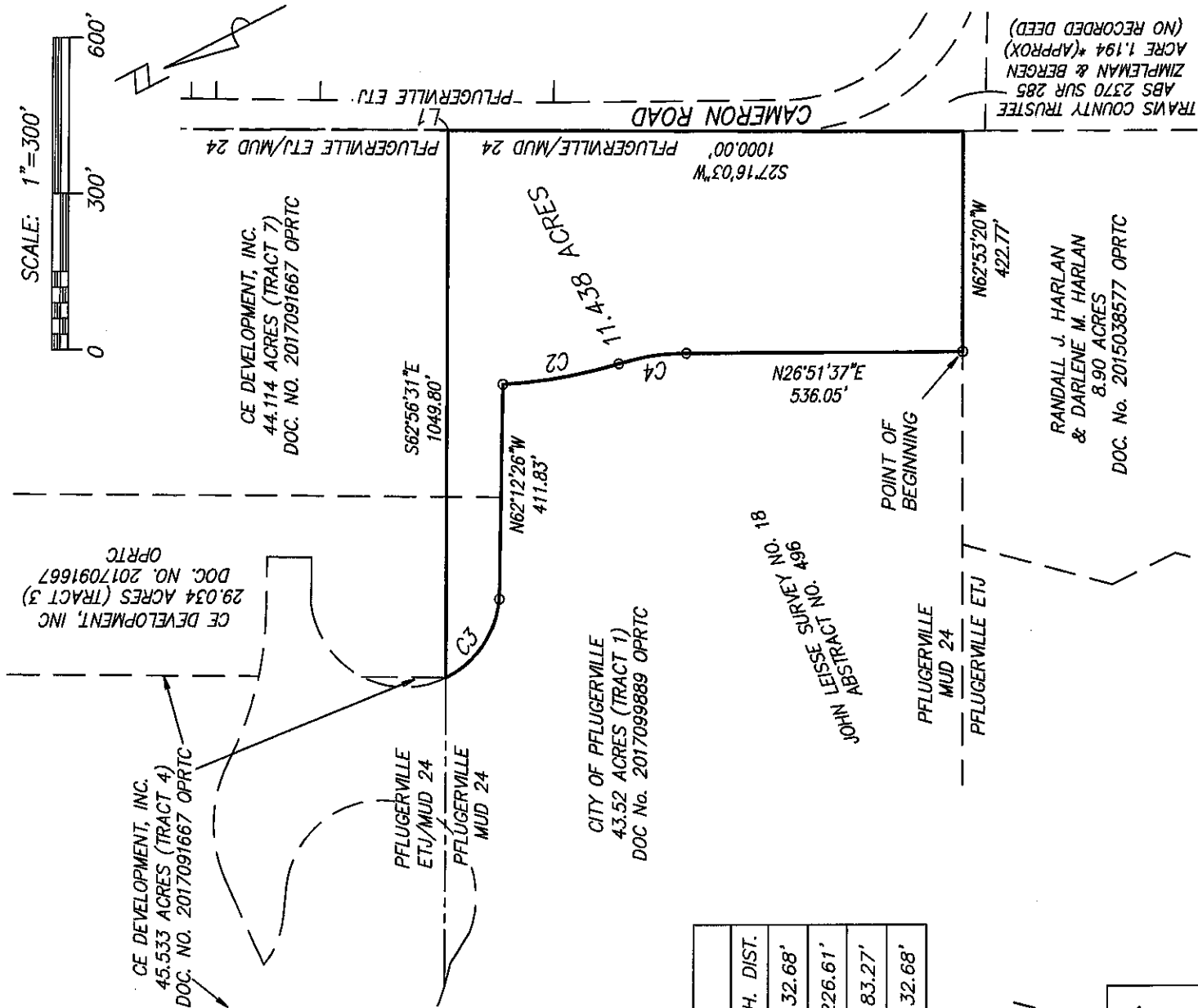
**SKETCH TO ACCOMPANY DESCRIPTION**  
 (SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: 4 AUGUST 2021 SCALE: 1" = 300'

**RJ SURVEYING & ASSOCIATES, LLC.**

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

F-10015400 (512) 836-4793 FAX: (512) 836-4817



11,678 Sq. Ft.

THAT PART OF THE JOHN LEISSE SURVEY NO. 18, ABSTRACT NO. 496, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 45.533 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO CE DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2017091667 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a point on a curving north line of a 43.52 Acre Tract of land (Tract 1) and conveyed to the City of Pflugerville by deed recorded in Document No. 2017099889 of the Official Public Records of Travis County, Texas, from which a 1/2" iron rod set at a northwesterly corner of said 43.52 Acre Tract bears, northwesterly along the arc of a curve to the right, a distance of 560.65 feet, said curve having a radius of 500.00 feet, a central angle of 64°14'44" and a chord bearing N13°42'43"W, 531.74 feet;

THENCE S62°56'31"E across said 45.533 Acre Tract a distance of 307.88 feet to a point of curvature of a non-tangent curve to the right, on the north line of said 43.52 Acre Tract, from which a 1/2" iron rod set bears, North along the arc of a curve, a distance of 408.08 feet, said curve having a radius of 185.00 feet, a central angle of 126°23'09" and a chord bearing N05°53'43"E, 330.24 feet;

THENCE with the north line of said 43.52 Acre Tract and across said 45.533 Acre Tract the following three courses:

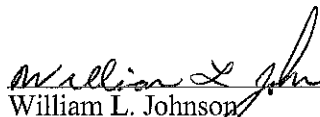
1. Westerly along the arc of a curve, a distance of 222.93 feet, said curve having a radius of 185.00 feet, a central angle of 69°02'30" and a chord bearing N76°23'27"W, 209.68 feet;
2. N30°54'26"W a distance of 70.36 feet to a point of curvature of a non-tangent curve to the right;
3. Northwesterly along the arc of a curve, a distance of 45.78 feet, said curve having a radius of 500.00 feet, a central angle of 05°14'44" and a chord bearing N48°27'27"W, 45.76 feet to the said Point of Beginning.

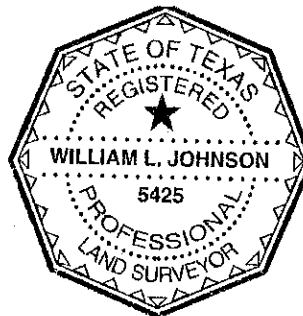
Containing 11,678 Sq. Ft., more or less, as shown on the sketch attached.

All iron rods set have "RJ Surveying" caps.

Bearings are based on the Texas Coordinate System of 1983, Central Zone (4203).

All distances shown hereon are grid distances.

  
Date 9 AUGUST 2021  
William L. Johnson  
Registered Professional Land Surveyor No. 5425  
State of Texas



RJ Surveying & Associates, LLC.  
2900 Jazz Street  
Round Rock, TX 78664  
Firm No. 10015400

This document was prepared under 22TAC 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.

**LEGEND:**

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
  - OPRTC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).  
 ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

LINE TABLE	
LINE	BEARING DISTANCE
L1	S62°56'31"E 307.88'
L2	N30°54'26"W 70.36'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BRNG.	CH. DIST.
C1	222.93'	185.00'	N76°23'27"W	209.68'
C2	45.78'	500.00'	N48°27'27"W	45.76'
C3	560.65'	500.00'	N13°42'43"W	531.74'
C4	408.08'	185.00'	N05°53'43"E	330.24'

**SKETCH TO ACCOMPANY DESCRIPTION**  
 (SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: 4 AUGUST 2021 SCALE: 1" = 300'

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