

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, AUTHORIZING THE ACCEPTANCE, IN ACCORDANCE WITH CITY PARKLAND DEDICATION REQUIREMENTS AND THROUGH SPECIAL WARRANTY DEED, OF CERTAIN REAL PROPERTY DESCRIBED AS LOT 2, BLOCK A OF THE VILLAGE AT WELLS BRANCH SUBDIVISIONS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 202000253 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DIRECTING AND AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY TO TAKE ALL NECESSARY ACTIONS TO COMPLETE THE LAND CONVEYANCE TO THE CITY.

WHEREAS, the City of Pflugerville has created and continues to establish a comprehensive network of public parks and facilities, hike and bike trails, open spaces, and other community facilities to serve the recreational needs of residents and visitors to the City, preserve environmentally sensitive areas, and serve other public purposes intended to provide for the health, safety, and general welfare of the City; and

WHEREAS, pursuant to Subchapter 14 of the City of Pflugerville Unified Development Code, residential developments within the City are required to include either the dedication and conveyance of public parkland, or the payment of a fee in-lieu of dedication to further these purposes; and

WHEREAS, the developer of the residential **Village at Wells Branch** wishes to convey 9.911 acres of land located within Lot 2, Block A, Villages at Wells Branch, a subdivision in Travis County, Texas, recorded in Document No. 202000253, Official Public Records, Travis County, Texas as provided in Exhibit "A," by Special Warranty Deed pursuant to the Unified Development Code parkland dedication requirements and City policies; and

WHEREAS, the City of Pflugerville finds that this conveyance of parkland by the developer satisfies the parkland dedication requirements as described herein; and

WHEREAS, per Section 4.01 (c) 10 of the City Charter, if authorized by the City Council, the City Manager may sign any contract, conveyance or other document.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE:

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 City Council of the City of Pflugerville hereby accepts the dedication and conveyance of parkland known as Lot 2, Block A, Villages at Wells Branch, a subdivision in

Travis County, Texas, recorded in Document No. 202000253, Official Public Records, Travis County, Texas as provided in Exhibit “A”, by Special Warranty Deed.

SECTION 3. The City Council directs and authorizes the City Manager and City Attorney or their respective designees to take all necessary actions to complete the land conveyance to City, including authorizing the City Manager to execute the Special Warranty Deed.

SECTION 4. This Resolution shall become effective immediately upon its passage, approval, and publication as provided by law.

PASSED AND APPROVED this _____ day of _____ 2024.

Victor Gonzales, Mayor

ATTEST:

Trista Evans, City Secretary

APPROVED AS TO FORM:

CHARLES ZECH, City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, PC

Exhibit “A”