

**PETITION TO THE CITY OF PFLUGERVILLE, TEXAS,
FOR CONSENT TO ANNEXATION OF LAND INTO
TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 17
(4.59 ACRES AND 0.054 ACRES)**

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

TO THE GOVERNING BODY OF THE CITY OF PFLUGERVILLE, TEXAS:

The undersigned (the "Petitioner"), the owner of the land described in **Exhibit "A"**, attached hereto and incorporated herein by reference (the "Property"), by this petition respectfully requests the approval of the City of Pflugerville, Texas to the annexation of the Property into Travis County Municipal Utility District No. 17 (the "District"), and in support of such request would show the following:

I.

The Property consists of a 4.59 acre tract, more or less, and a 0.054 acre tract, more or less, situated in Travis County, Texas and more particularly described on **Exhibit "A"**, attached hereto and incorporated herein for all purposes.

II.

There are no lienholders on the Property.

III.

The Property is vacant and there are no residents (or registered voters) on the Property.

IV.

The general nature of the work proposed at the present time to be done to serve the Property is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the Property, and to control, abate and amend local storm waters or other harmful excesses of waters, and such other construction, acquisition, improvement, maintenance and operation of such additional facilities, systems, plants and enterprises as may be consistent with the purposes for which the District was created.

V.

There is a necessity for the improvements described above. The Property is currently proposed to be developed for residential purposes. There is not available within the Property an adequate waterworks system, sanitary sewer system, or drainage and storm sewer system, and the health and welfare of the present and future inhabitants of the Property, and the areas adjacent thereto, require the construction, acquisition, maintenance, and operation of an adequate waterworks system, sanitary sewer system and drainage and stormwater system to serve the Property.

VI.

The proposed improvements to serve the Property are feasible and practicable, and the terrain of the Property is such that a waterworks system, sanitary sewer system, and storm sewer system can be constructed at a reasonable cost.

VII.

A preliminary investigation has been made to determine the cost of the facilities required to serve the Property, and it is estimated by Petitioner, from such information as it has available at this time, that the cost of the facilities will be approximately \$121,370.50.

WHEREFORE, the Petitioner respectfully prays that this Petition be approved and that the City consent to and approve the annexation of the Property into the District.

RESPECTFULLY SUBMITTED this 11th day of May, 2017.

SORRENTO HOLDINGS 2012 LLC, a Texas limited liability company

By: Sorrento Holdings, Inc., a Delaware corporation, Manager

By: [Signature]
Printed Name: D. NAIRNE
Title: V.P.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 11th day of May, 2017, by David Nairne, Vice President of Sorrento Holdings, Inc., a Delaware corporation, manager of Sorrento Holdings 2012 LLC, a Texas limited liability company, on behalf of said corporation and limited liability company.

(seal) [Signature]
Notary Public Signature

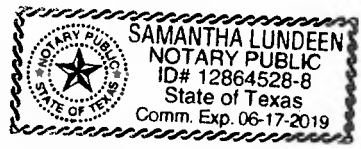
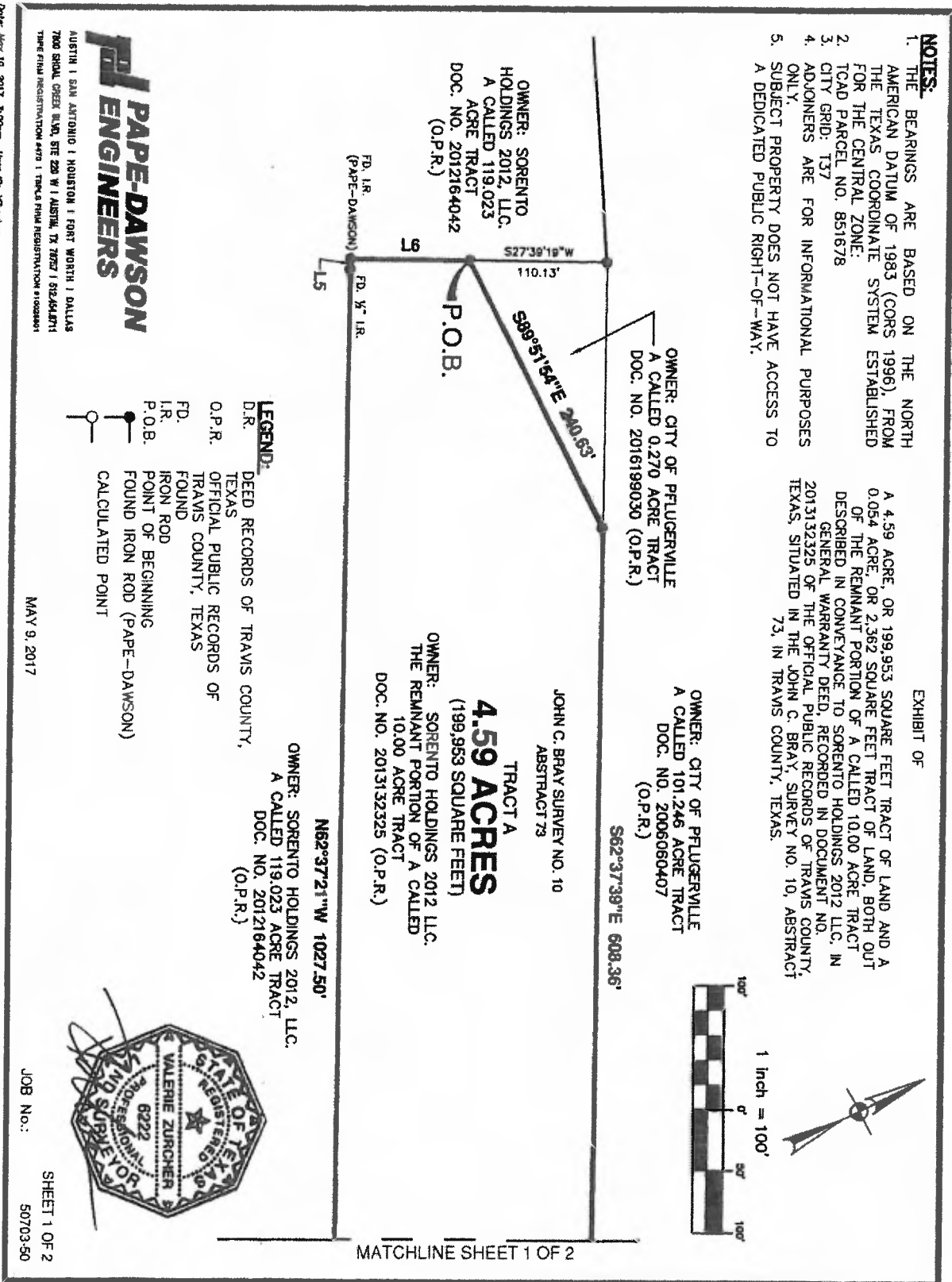


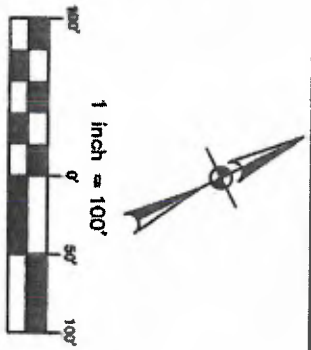
EXHIBIT "A"

The Property

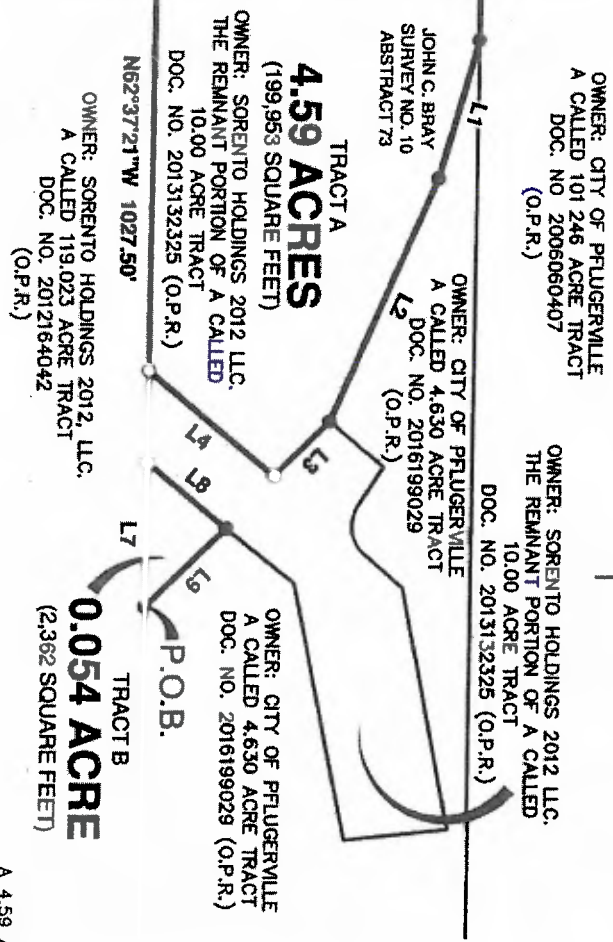


- NOTES:**
1. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
 2. TCAD PARCEL NO. 851678
 3. CITY GRID: T37
 4. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 5. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED PUBLIC RIGHT-OF-WAY.

- LEGEND:**
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - F.D. FOUND
 - I.R. IRON ROD
 - P.O.B. POINT OF BEGINNING
 - POINT OF BEGINNING (PAPE-DAWSON)
 - CALCULATED POINT



MATCHLINE SHEET 2 OF 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°02'17"E	91.66'
L2	S39°15'30"E	169.40'
L3	S17°54'24"E	48.88'
L4	S66°15'09"W	104.32'
L5	N59°54'51"W	8.35'
L6	N27°39'19"E	96.82'
L7	N62°31'43"W	91.63'
L8	N66°15'09"E	66.14'
L9	S16°45'44"E	71.96'

EXHIBIT OF

A 4.59 ACRE, OR 199,953 SQUARE FEET TRACT OF LAND AND A 0.054 ACRE, OR 2,362 SQUARE FEET TRACT OF LAND, BOTH OUT OF THE REMNANT PORTION OF A CALLED 10.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012, L.L.C. IN GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN TRAVIS COUNTY, TEXAS.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOOK CREEK BLVD, STE 200 W | AUSTIN, TX 78737 | 512.644.7171
TYPE FROM REGISTRATION 1470 | TRAPLA FROM REGISTRATION 41800001

Date: May 10, 2017, 3:00pm User: DS_VDawson
File: H:\Survey\Civil\50703-50\50703-50.dwg To be groundwelding

MAY 9, 2017

JOB No.: SHEET 2 OF 2
50703-50



FIELD NOTES
FOR TRACT A

A 4.59 ACRE, OR 199,953 SQUARE FEET TRACT OF LAND OUT OF THE REMNANT PORTION OF A CALLED 10.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN TRAVIS COUNTY, TEXAS. SAID 4.59 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found at the south corner of a called 0.270 acre tract of land conveyed to the City of Pflugerville recorded in Document No. 2016199030 of the Official Public Records of Travis County, Texas, same being a point in an east line of a called 119.023 acre tract of land conveyed to Sorento Holdings 2012, LLC recorded in Document No. 2012164042 of the Official Public Records of Travis County, Texas, also being a point in the west line of said Remnant Tract for the westernmost northwest corner and **POINT OF BEGINNING** hereof;

THENCE S 89°51'54" E, with the south line of said 0.270 acre tract, a distance of **240.63 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the east corner of said 0.270 acre tract, same being a northwest corner of said Remnant Portion, also being a point in the south line of a called 101.246 acre tract conveyed to the City of Pflugerville recorded in Document No. 2006060407 of the Official Public Records of Travis County, Texas for the northernmost corner hereof;

THENCE S 62°37'39" E, with the north line of said 10.00 acre tract, same being the south line of said 101.246 acre tract, a distance of **608.36 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the northwest corner of a called 4.630 acre tract of land conveyed to the City of Pflugerville recorded in Document No. 2016199029 of the Official Public Records of Travis County, Texas for the northeast corner hereof;

THENCE S 47°02'17" E, departing the south line of said 101.246 acre tract, with the southwest line of said 4.630 acre tract, a distance of **91.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,

THENCE S 39°15'30" E, continuing with the southwest line of said 4.630 acre tract, a distance of **169.40 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found;

TBPE Firm Registration #470 | TBPLS Firm Registration #10029801

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THENCE S 17°54'24" E, departing the southwest line of said 4.630 acre tract, through the interior of said Remnant Portion, a distance of **48.88 feet** to a calculated point for the easternmost corner hereof;

THENCE S 66°15'09" W, continuing through the interior of said Remnant Portion, a distance of **104.32 feet** to a calculated point in a north line of said 119.023 acre tract for the southernmost corner hereof;

THENCE N 62°37'21" W, with a north line of said 119.023 acre tract, same being the south line of said 10.00 acre tract, a distance of **1027.50 feet** to a ½" iron rod;

THENCE N 59°54'51" W, continuing with a north line of said 119.023 acre tract, same being the south line of said 10.00 acre tract, a distance of **8.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest corner of said 10.00 acre tract, same being a northeast ell corner of said 119.023 acre tract for the westernmost corner hereof;

THENCE N 27°39'19" E, with the west line of said 10.00 acre tract, same being an east line of said 119.023 acre tract, a distance of **96.82 feet** to the **POINT OF BEGINNING** and containing 4.59 acres in Travis County, Texas, Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc under Job Number 50703-60.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 9, 2017
JOB No.: 50703-60
DOC.ID.: H:\survey\CIVIL\50703-60\Word\4.59Ac_MudtobeAnnexed.docx
TCAD PARCEL: 851678
CITY GRID: T37
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01





FIELD NOTES
FOR TRACT B

A 0.054 ACRE, OR 2,362 SQUARE FEET TRACT OF LAND OUT OF THE REMNANT PORTION OF A CALLED 10.00 ACRE TRACT DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN TRAVIS COUNTY, TEXAS. SAID 0.054 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a 1/2" iron rod with yellow cap marked "Pape-Dawson" found at the westernmost southwest corner of a called 4.630 acre tract of land conveyed to the City of Pflugerville recorded in Document No. 2016199029 of the Official Public Records of Travis County, Texas, same being a point in the south line of said 10.00 acre tract, also being a point in a north line of a called 119.023 acre tract of land conveyed to Sorento Holdings 2012, LLC recorded in Document No. 2012164042 of the Official Public Records of Travis County, Texas for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE N 62°31'43" W, with the south line of said 10.00 acre tract, same being a north line of said 119.023 acre tract, a distance of **91.63 feet** to a calculated point for the west corner hereof;

THENCE N 66°15'09" E, departing a north line of said 119.023 acre tract, through the interior of said Remnant Portion, a distance of **66.14 feet** to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found at a west corner of said 4.630 acre tract;

THENCE S 16°45'44" E, with a southwest line of said 4.630 acre tract, a distance of **71.96 feet** to the **POINT OF BEGINNING** and containing 0.054 acres in Travis County, Texas, Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc under Job Number 50703-60.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 9, 2017
JOB No.: 50703-60
DOC.ID.: H:\survey\CIVIL\50703-60\Word\0.054Ac_MudtobeAnnexed.docx
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TBPLS Firm Registration #100288-01



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