

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

CONDITIONAL PURCHASE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, **HELEN NONEMAN**, hereinafter referred to as “**SELLER**”, for and in consideration of the agreed purchase price of **FIFTY-THREE THOUSAND EIGHT HUNDRED THIRTY AND NO/100 DOLLARS (\$53,830.00)** (the “Purchase Price”) and upon the terms and conditions hereof, contracts to **GRANT, SELL and CONVEY** by Special Warranty Deed to the **CITY OF PFLUGERVILLE, TEXAS**, a Texas home-rule municipality, hereinafter referred to as “**PURCHASER**”; a good, marketable title, free and clear of all liens and encumbrances of every kind (except liens for current taxes and assessments), to the following described Property in the City of Pflugerville, Travis County, Texas, to-wit:

DESCRIBE PROPERTY: As more fully described in **Exhibit “A”**, the property is described as follows:

Being a 0.6012 of one acre or 26,189 square feet of land, more or less, out of the **WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162**, Travis County, Texas, and being out of that tract described as 5.10 acres in a deed to Helen Noneman, of record in Document No. 2012194992, Official Public Records, Travis County, Texas, and said 0.6012 of one acre also being out of that tract described as 3.00 acres in a deed to Helen Noneman, of record in Volume 12763, Page 313, Real Property Records, Travis County, Texas; said 0.6012 of one acre being more particularly described by metes and bounds in Exhibit “A” attached hereto.

Together with all improvements incident or belonging thereto.

Purchase and Sale Agreement: **SELLER** agrees to sell and convey the Property to **PURCHASER**, and **PURCHASER** conditionally agrees to buy and pay **SELLER** for the Property. The promises by **PURCHASER** and **SELLER** stated in this contract are the consideration for the formation of this contract.

Offer Conditional: Pursuant to Pflugerville City Charter Section 3.14, **PURCHASER’S** obligation to buy or convey the real property described in this agreement is conditional and shall not be effective until such action is approved by City Council.

SELLER hereby agrees to furnish **PURCHASER** a Release, Partial Release or Subordination of Lien, if applicable.

SELLER and **PURCHASER** agree that the property described in Exhibit “A” is being conveyed to the City of Pflugerville under the imminence of condemnation, as that term is used in the United States Internal Revenue Code. Total consideration in the amount of \$53,830.00 is to be

paid at closing consisting of \$51,000.00 for the fee simple interest to be acquired, \$2,700.00 for improvements within the acquisition area and \$130.00 for cost to cure.

Special Conditions: NONE

The agreed Purchase Price includes full accord, satisfaction and compensation for all demands and damages to the remaining property of the **SELLER**, if any.

The **PURCHASER**, without expense to the **SELLER**, shall prepare the Special Warranty Deed document and shall bear the expense of all closing costs.

INDEPENDENCE TITLE COMPANY shall act as **Agent**, and the **SELLER** agrees that closing shall occur at a mutually agreeable time and day at the **Agent's** office located at **203 W. Main Street, Pflugerville, Texas 78660** and **SELLER** shall appear at **Agent's** office at said time to execute a **SPECIAL WARRANTY DEED** in substantially similar form as **EXHIBIT "B"** and other conveyance documents reasonably required by **Agent**.

Until title has been conveyed to the **PURCHASER**, loss or damage to the property by fire or other casualty, except that caused by **PURCHASER**, shall be at the risk of the **SELLER** and the amount thereof shall be deducted from the Purchase Price. In the event this purchase fails to close through no fault of **SELLER**, and **PURCHASER** does not proceed to condemnation, **PURCHASER** shall repair any damage caused by **PURCHASER'S** entry on the Property. In addition, should the purchase fail to close, as a result of **PURCHASER'S** decision not to proceed with closing or condemnation, and **PURCHASER'S** decision is not attributable, in whole or part, to fault of **SELLER**; in such event, **PURCHASER** shall instruct **TITLE COMPANY** to release the Earnest Money and accrued interest to **SELLER**. This shall be **SELLER'S** sole remedy in the event of **PURCHASER'S** determination not to proceed to proceed with closing. This contract shall not be binding upon either party until it is accepted by the **PURCHASER**, acting by and through its City Manager, or other designated official. Such acceptance shall be acknowledged by the City Manager, or other designated official's execution of this contract. This contract contains the entire consideration for the purchase and conveyance of the property, it being agreed and understood that there is no valid other written or parole agreement regarding the property between **SELLER** and the City, or any officer or employee of the City.

This Agreement shall remain binding on the Parties for a period of 180 days after execution by the City Manager, or other designated city official. After such period should the sale that is the subject of this contract not close, and **PURCHASER** has failed to initiate condemnation, such failure shall be deemed as **PURCHASER'S** decision not to proceed with closing or condemnation.

The **SELLER** represents to the **PURCHASER** that there are no water wells, or other wells, or underground storage tanks on the property, capped or uncapped, registered or unregistered. This provision shall survive closing.

If examination of title or any other source discloses any defects in the title to the Property which, in the opinion of the **PURCHASER**, cannot be cured in a reasonable time or which negatively

impact the value of the property, then the **PURCHASER**, in lieu of completing the purchase of the property, may, but shall not be required to, proceed to acquire the same by condemnation.

EXECUTED this the _____ day of _____, 2017.

SELLER:

Helen Noneman

PURCHASER:

CITY OF PFLUGERVILLE,
a Texas home-rule municipality

By: _____
Brandon Wade, City Manager

ATTEST:

Karen Thompson, City Secretary

PARCEL ADDRESS:
16800 Weiss Lane
Pflugerville, Texas 78660

md/ns/db

EXHIBIT "A"

William Caldwell Survey No. 66, Abstract No. 162

DESCRIPTION OF 0.6012 OF ONE ACRE

DESCRIPTION OF 0.6012 OF ONE ACRE OR 26,189 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 5.10 ACRES IN A DEED TO HELEN NONEMAN, OF RECORD IN DOCUMENT NO. 2012194992, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 0.6012 OF ONE ACRE ALSO BEING OUT OF THAT TRACT DESCRIBED AS 3.00 ACRES IN A DEED TO HELEN NONEMAN, OF RECORD IN VOLUME 12763, PAGE 313, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.6012 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the east corner of this tract and said 5.10 acre Helen Noneman and the northeast corner of that tract described as 0.033 of one acre (Exhibit "B") in a deed to Travis County, Texas, of record in Document No. 2016031283, Official Public Records, Travis County, Texas, same being in the existing northwest right-of-way line of Weiss Lane, from which a 1/2" iron rod found at an exterior ell corner of that tract described as 281.80 acres in a deed to Cactus Commercial South, L.P., of record in Document No. 2014095553, Official Public Records, Travis County, Texas, same being in the southwest line of that tract described as 32.290 acres (Exhibit "B") in a deed to Joe Weiss, of record in Document No. 2001065238, Official Public Records, bears N62°33'20"W 12.68 feet and N28°56'20"E 25.44 feet, and from which said point of beginning a mag nail found at the south corner of said Joe Weiss tract bears N62°33'20"W 12.68 feet, N28°56'20"E 25.44 feet and S62°08'08"E 20.13 feet, and said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Scale Factor of 1.00010) grid value of N=10,129,820.26 E=3,165,968.46;

THENCE, with the southeast line of this tract and the remainder of said 5.10 acre Helen Noneman tract, the northwest line of said 0.033 of one acre Travis County tract, and the existing northwest right-of-way line of Weiss Lane, **S29°32'24"W 257.65 feet** to a calculated point at west corner of said 0.033 of one acre Travis County tract and the north corner of that tract described as 0.159 of one acre (Exhibit "A") in said deed to Travis County, Texas, of record in said Document No. 2016031283;

EXHIBIT "A"

0.6012 AC

THENCE, continuing with the southeast line of this tract and the remainder of said 3.00 acre Helen Noneman tract, the northwest line of said 0.159 of one acre Travis County tract, and the existing northwest right-of-way line of Weiss Lane, **S32°19'50"W 283.63 feet** to a calculated point at the south corner of this tract and remainder of said 3.00 acre Helen Noneman tract, the north corner of that tract described as 0.560 of one acre in a deed to Travis County, Texas, of record in Document No. 2016057138, Official Public Records, Travis County, Texas, and the east corner of the remainder of that tract described as 34.96 acres in a deed to James Robert Bohls, of record in Volume 12431, Page 1410, Real Property Records, Travis County, Texas;

THENCE, with the southwest line of this tract and said 3.00 acre Helen Noneman tract and the northeast line of said James Robert Bohls tract, **N62°52'21"W 93.65 feet** to a 1/2" iron rod set with a plastic cap at the west corner of this tract, same being in the proposed northwest right-of-way line of Weiss Lane:

THENCE, with the northwest line of this tract, crossing said 3.00 acre Helen Noneman tract and said 5.10 acre Helen Noneman tract, the following two (2) courses, numbered 1 and 2:

- 1) **N66°56'43"E 110.67 feet** to a 1/2" iron rod set with a plastic cap; and
- 2) **N27°33'37"E 455.20 feet** to a 1/2" iron rod set with a plastic cap at the north corner of this tract, same being in the northeast line of said 5.10 acre Helen Noneman tract and the southwest line of said Cactus Commercial South tract;

THENCE, with the northeast line of this tract and said 5.10 acre Helen Noneman tract and the southwest line of said Cactus Commercial South tract, **S62°33'20"E 55.91 feet** to the PLACE OF BEGINNING and containing 0.6012 of one acre, or 26,189 square feet, more or less, contained within these metes and bounds.

EXHIBIT "A"

0.6012 AC

Bearing Basis Note

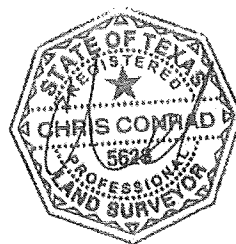
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00010) and was established by GPS observations.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591

TBPLS Firm# 10095500



08/31/16

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2016/Descriptions/Weiss Lane/0.6012 ac

TCAD # 0267500132 & 0267500112

EXHIBIT "A"

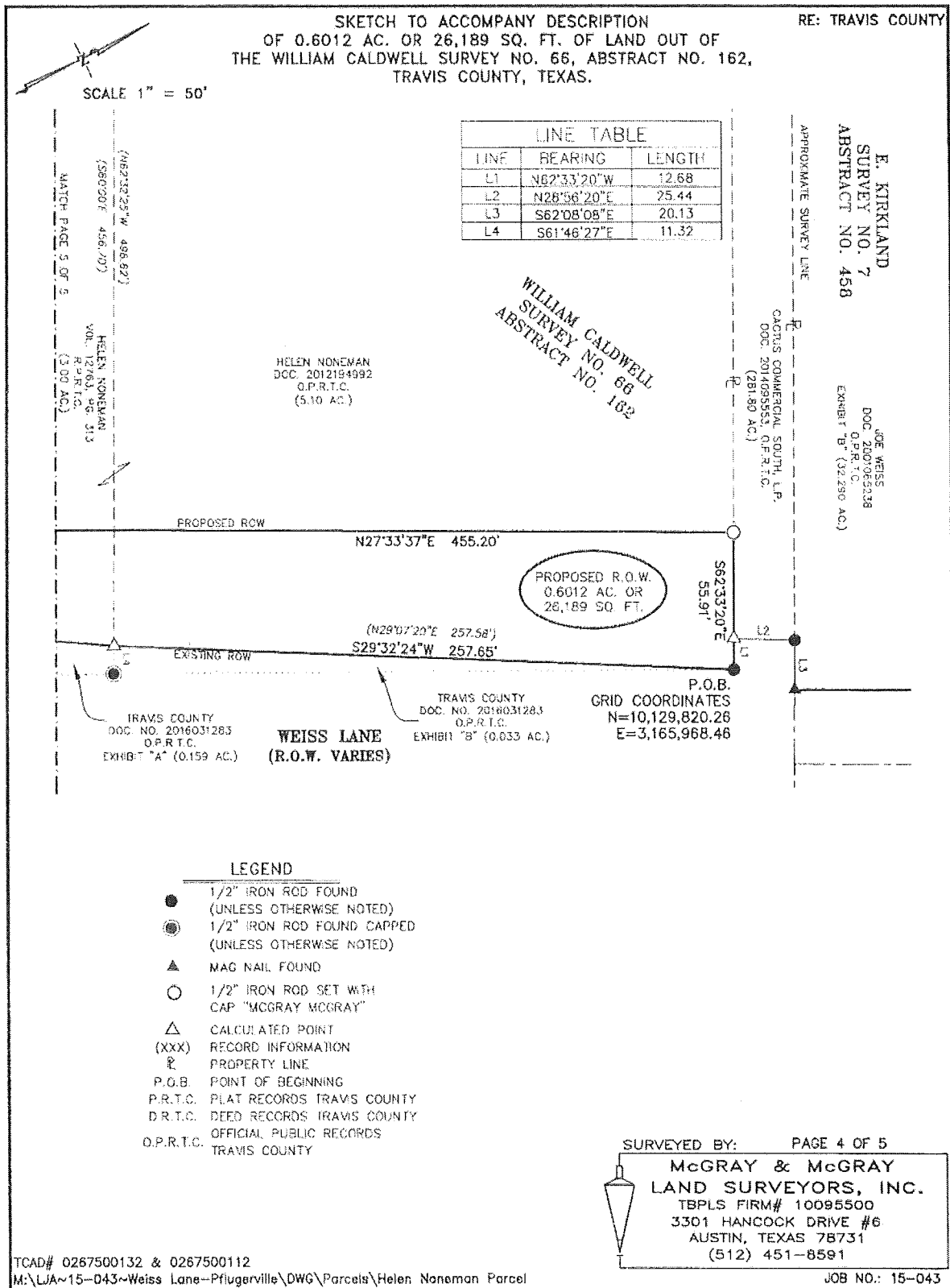


EXHIBIT "A"

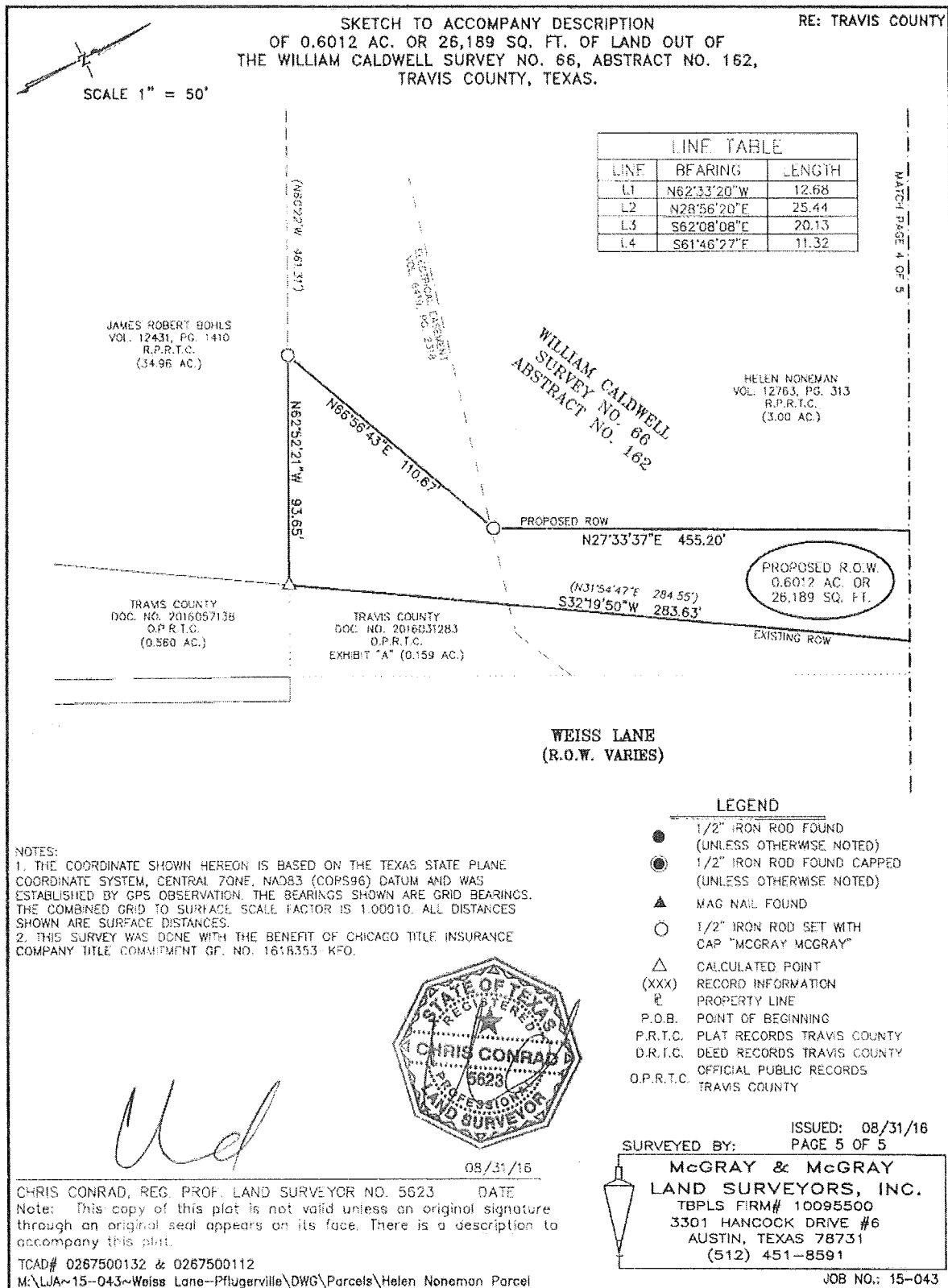


EXHIBIT "B"

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: That **HELEN NONEMAN** ("Grantor"), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by the **CITY OF PFLUGERVILLE, TEXAS**, a home-rule municipality located in Travis County, Texas ("Grantee"), whose mailing address is P.O. Box 589, Pflugerville, Travis County, Texas 78691, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the property depicted on Exhibit "A", attached hereto and incorporated herein by reference ("Property").

Grantor and Grantee agree that the property described in Exhibit "A" is being conveyed to the City of Pflugerville under the imminence of condemnation, as that term is used in the United States Internal Revenue Code.

This conveyance is expressly made subject to all validly existing restrictions, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations, and other matters of record, if any, affecting the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors or assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, except, however, that this conveyance is made subject to the liens securing payment of ad valorem taxes for the current and all subsequent years.

Signature page to follow

EXHIBIT "A"

PARCEL 3 - HELEN NONEMAN

PROJECT: WEISS LANE WIDENING CIP

EXECUTED effective as of this the _____ day of _____, 2017.

GRANTOR:

Helen Noneman

Acknowledgement

[illegible]

This instrument was acknowledged before me on _____ day of _____, 2017,
by Helen Noneman for the purposes stated herein.

Notary Public's Signature

AGREED AND ACCEPTED:

CITY OF PFLUGERVILLE, TEXAS,
a Texas home-rule municipality

By: **Brandon Wade, City Manager**

ATTEST:

Karen Thompson, City Secretary

After recordation please return to: City of Pflugerville
Attn: Brandon Wade, City Manager
P.O. Box 589,
Pflugerville, Texas 78691