

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

**CONDITIONAL PURCHASE AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT, **ROBERT F. PRATER AND JANET PRATER**, hereinafter referred to as “**SELLER**”, for and in consideration of the agreed purchase price of **FIFTY-ONE THOUSAND FIVE HUNDRED THIRTY-FIVE DOLLARS AND NO/100 DOLLARS (\$51,535.00)** (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 0.3033 acre tract of land, more or less, out of the **WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162**, Travis County, Texas, and being out of the that tract described as Tract No. 1 (4.68 acres) and Tract No. 2 (3.84 acres) in Warranty Deed to Robert F. Prater and wife, Janet Prater, filed in Volume 7981, Page 944, Deed Records, Travis County, Texas; said 0.3033 acre tract of land being more particularly described by metes and bounds in Exhibit “A” attached hereto and made a part hereof.

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.

**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 **PURCHASER** may take possession of the Property and begin construction immediately upon the **SELLER'S** execution of this contract.

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:**



Robert F. Prater



Janet Prater

**PURCHASER:**

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

By: \_\_\_\_\_  
Brandon Wade, City Manager

**ATTEST:**

\_\_\_\_\_  
Karen Thompson, City Secretary

**PARCEL ADDRESS:**  
16817 Weiss Ln., Unit 1A  
Pflugerville, Texas 78660

md/ns/db

## DESCRIPTION OF 0.3033 OF ONE ACRE

DESCRIPTION OF 0.3033 OF ONE ACRE OR 13,210 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 4.68 ACRES (TRACT NO. 1) AND 3.84 ACRES (TRACT NO. 2) IN A DEED TO ROBERT F. PRATER AND WIFE, JANET PRATER, OF RECORD IN VOLUME 7981, PAGE 994, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.3033 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated corner at the west corner of this tract and said Prater Tract No. 1 and the north corner of that tract described as 5.05 acres in a deed to Hoang V. Pham and Kinh T. Tran, married, and Hao Pham and Nu Njguyen, married, of record in Document No. 2007089916, Official Public Records, Travis County, Texas and the existing southeast right-of-way line of Weiss Lane, from which a 1/2" iron rod found at the west corner of that tract described as 4.91 acres in a deed to Andrew Blaine Koester, of record in Volume 11653, Page 37, Real Property Records, Travis County, Texas, and the north corner of that tract described as 5.00 acres in a deed to Joe Martinez, of record in Document No. 2003282191, Official Public Records, Travis County, Texas, same being in the existing southeast right-of-way line of Weiss Lane, bears S26°45'44"W 1,968.95 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=10,129,311.99 E=3,165,783.15;

THENCE, with the northwest line of this tract and said Prater Tract No. 1 and Tract No. 2 and the existing southeast right-of-way line of Weiss Lane, **N26°45'44"E 511.54 feet** to a calculated point at the north corner of this tract and said Prater Tract No. 2 and the west corner of that tract described as 1.893 acres (Tract II) in a deed to Sivaramakrishnan Venkatraman and Durga Sethuraman, of record in Document No. 2013093529, Official Public Records, Travis County, Texas, from which a 1/2" iron rod found at the north corner of said Venkatraman tract and the west corner of that tract described as 149.96 acres (Exhibit A-1) in a deed to Board of Trustees of the Pflugerville Independent School District, of record in Document No. 2014175132, Official Public Records, Travis County, Texas, bears N26°45'44"E 50.01 feet;

THENCE, with the northeast line of this tract and said Prater Tract No. 2 and the southwest line of said Venkatraman tract, **S62°34'27"E 29.32 feet** to a 1/2" iron rod set with a plastic cap at the east corner of this tract, same being in proposed southeast right-of-way line of Weiss Lane;

THENCE, with the southeast line of this tract and the proposed southeast right-of-way line of Weiss Lane, crossing said Prater Tract No. 2 and Tract No. 1, the following three (3) courses, numbered 1 through 3:

- 1) **S27°33'37"W 430.82 feet** to a 1/2" iron rod set with a plastic cap;
- 2) with a curve to the left, whose intersection angle is **01°21'34"**, radius is **2,424.50 feet**, an arc distance of **57.52 feet**, the chord of which bears **S26°52'50"W 57.52 feet** to a 1/2" iron rod set with a plastic cap; and
- 3) **S26°12'04"W 23.17 feet** to a 1/2" iron rod set with a plastic cap at the south corner of this tract, same being in the southwest line of said Prater Tract No. 1 and the northeast line of said Pham tract;

THENCE, with the southwest line of this tract and said Prater Tract No. 1 and the northeast line of said Pham tract, **N62°34'30"W 23.42 feet** to the PLACE OF BEGINNING and containing 0.3033 of one acre, or 13,210 square feet, more or less, contained within these metes and bounds.

#### 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




09/26/16

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.

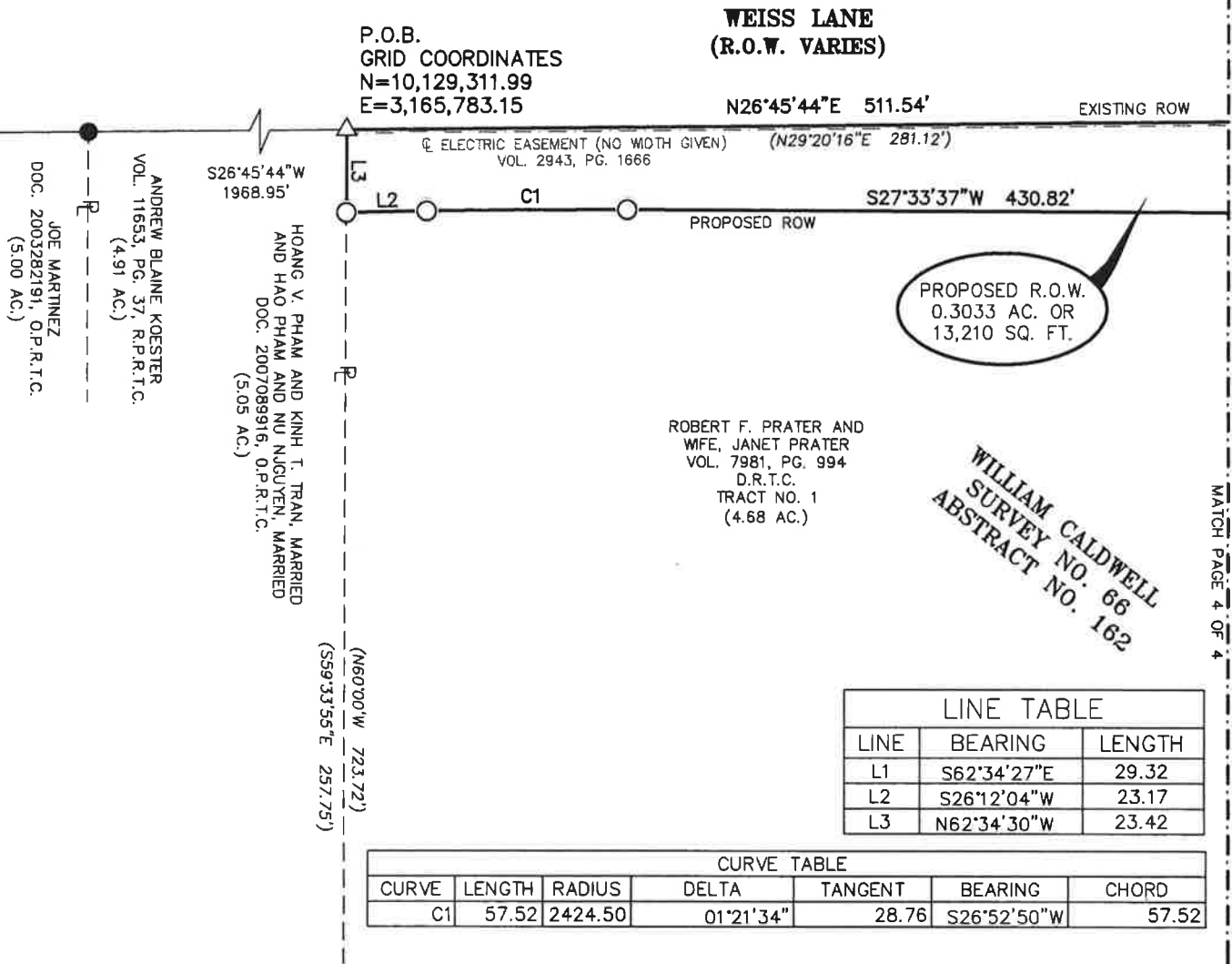
2016/Descriptions/Weiss Lane/0.3033 ac

TCAD # 0267500411

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.3033 AC. OR 13,210 SQ. FT. OF LAND OUT OF  
THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162,  
TRAVIS COUNTY, TEXAS.

RE: TRAVIS COUNTY

SCALE 1" = 50'



LEGEND

- 1/2" IRON ROD FOUND  
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED  
(UNLESS OTHERWISE NOTED)
- MAG NAIL FOUND
- 1/2" IRON ROD SET WITH  
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY

SURVEYED BY: PAGE 3 OF 4

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

TCAD# 0267500411

M:\LJA~15-043~Weiss Lane-Pflugerville\DWG\Parcels\Prater Parcel

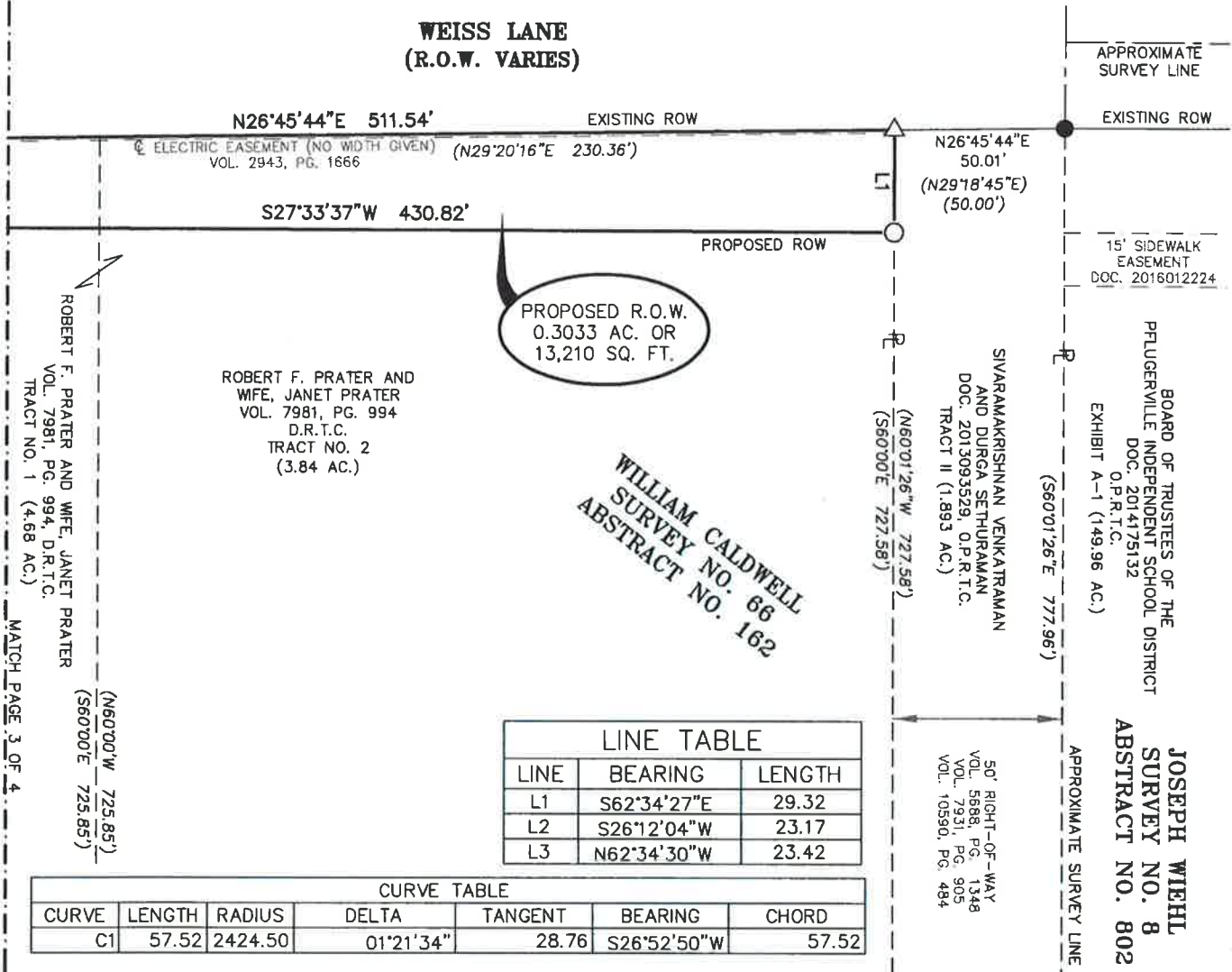
JOB NO.: 15-043

SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.3033 AC. OR 13,210 SQ. FT. OF LAND OUT OF  
THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162,  
TRAVIS COUNTY, TEXAS.

RE: TRAVIS COUNTY

SCALE 1" = 50'

**WEISS LANE  
(R.O.W. VARIES)**



**NOTES:**

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS DONE WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT GF. NO. 1618351-KFO.



09/26/16

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE  
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 0267500411

M:\LJA~15-043~Weiss Lane-Pflugerville\DWG\Parcels\Prater Parcel

**LEGEND**

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
- MAG NAIL FOUND
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

ISSUED: 09/26/16

PAGE 4 OF 4

SURVEYED BY:

**McGRAY & McGRAY  
LAND SURVEYORS, INC.**  
TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #8  
AUSTIN, TEXAS 78731  
(512) 451-8591

JOB NO.: 15-043

## 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 **ROBERT F. PRATER** and **JANET PRATER** ("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 78660, 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").

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 "B"

EXECUTED effective as of this the \_\_\_\_ day of \_\_\_\_\_, 2017.

### **GRANTOR:**

\_\_\_\_\_  
Robert F. Prater

\_\_\_\_\_  
Janet Prater

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#### Acknowledgement

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2017,  
by Robert F. Prater for the purposes stated herein.

\_\_\_\_\_  
Notary Public's Signature

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#### Acknowledgement

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2017,  
by Janet Prater for the purposes stated herein.

\_\_\_\_\_  
Notary Public's Signature

## EXHIBIT "B"

---

**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