

PETITION TO THE CITY OF PFLUGERVILLE, TEXAS,
FOR CONSENT TO ANNEXATION OF LAND INTO
TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 17
(4.99 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 4.99 acres, 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 8th day of March, 2017.

SORENTO HOLDINGS 2012 LLC, a Texas
limited liability company

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

Printed Name: _____

Title: _____

THE STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on the 8th day of March, 2017, by Thomas Kelly, 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)



Mary Helen Tello
Notary Public Signature

EXHIBIT "A"

The Property



FIELD NOTES

FOR

A 4.99 ACRE, OR 217,208 SQUARE FEET TRACT OF LAND OUT 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 THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS. SAID 4.99 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.

COMMENCING at a ½" iron rod with yellow cap marked "Pape-Dawson" found for the north corner of said called 10.00 acre tract, same being an east corner of a called 119.023 acre tract conveyed to Sorento Holdings 2012, LLC in Document No. 2012164042 of the Official Public Records of Travis County, Texas, and a point in the southwest 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;

THENCE S 27°39'19" W, departing the southwest line of said 101.246 acre tract, with the northwest line of said 10.00 acre tract, same being a southeast line of said 119.023 acre tract, a distance of **110.13 feet** to a calculated **POINT OF BEGINNING** hereof;

THENCE S 89°51'54" E, departing a southeast line of said 119.023 acre tract, through the interior of said 10.00 acre tract, a distance of **240.63 feet** to a calculated point in the southwest line of said 101.246 acre tract for a north corner hereof;

THENCE S 62°37'39" E, with the southwest line of said 101.246 acre tract, same being the northeast line of said 10.00 acre tract, a distance of **608.36 feet** to a calculated point for the northernmost northeast corner hereof, from which a ¾" iron rod found for the east corner of said 10.00 acre tract, same being the southeast corner of said 101.246 acre tract, also being a point in the northwest line of a called 97.68 acre tract conveyed to the City of Pflugerville recorded in Document No. 2008063161 of the Official Public Records of Travis County, Texas bears S 62°37'39" E, 1282.32 feet;

THENCE departing the south line of said 101.246 acre tract, through the interior of said 10.00 acre tract the following thirteen (13) courses and distances:

1. **S 47°02'17" E**, a distance of **91.66 feet** to a calculated point hereof,

TBPE Firm Registration #470 | TBPLS Firm Registration #10028901
Austin | San Antonio | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
7600 Shoel Creek Blvd., Suite 220 West, Austin, TX 78757 T: 512.454.8711 www.Pape-Dawson.com

2. S 39°15'30" E, a distance of **169.40 feet** to a calculated point hereof,
3. N 66°13'17" E, a distance of **44.87 feet** to a calculated point hereof,
4. S 30°04'21" E, a distance of **29.65 feet** to a calculated point of tangent curvature,
5. along the arc of a curve to the left, having a **radius of 23.71 feet**, a **central angle of 82°18'20"**, a **chord bearing and distance of S 71°13'31" E, 31.20 feet**, an **arc length of 34.06 feet** to a calculated point of tangency,
6. N 67°37'19" E, a distance of **39.54 feet** to a calculated point hereof,
7. N 15°59'00" E, a distance of **10.03 feet** to a calculated point hereof,
8. S 74°01'00" E, a distance of **60.00 feet** to a calculated point hereof,
9. S 15°59'00" W, a distance of **70.00 feet** to a calculated point hereof,
10. N 74°01'00" W, a distance of **60.00 feet** to a calculated point hereof,
11. N 15°59'00" E, a distance of **6.76 feet** to a calculated point hereof,
12. S 65°24'33" W, a distance of **83.33 feet** to a calculated point hereof,
13. S 16°45'44" E, a distance of **71.96 feet** to a calculated point in the northeast line of said 119.023 acre tract, from which a ½" iron rod found for the south corner of said 10.00 acre tract, same being the northeast corner of said 119.023 acre tract, also being a point in the northwest line of said called 97.68 acre tract bears S 62°37'21" E, 918.89 feet;

THENCE N 62°37'21" W, with the southwest line of said 10.00 acre tract, same being a northeast line of said 119.023 acre tract, a distance of **1177.05 feet** to a ½" iron rod found;

THENCE N 59°54'51" W, continuing with the southwest line of said 10.00 acre tract, same being a northeast line of said 119.023 acre tract, a distance of **8.35 feet** to a calculated point at the west corner of said 10.00 acre tract, same being a northeast ell corner of said 119.023 acre tract for the west corner hereof;



4.99 Acres
Job No. 50703-50
Page 3 of 3

THENCE N 27°39'19" E, with the northwest line of said 10.00 acre tract, same being a southeast line of said 119.023 acre tract, a distance of **96.82 feet** to the **POINT OF BEGINNING** and containing 4.99 acres in the City of Pflugerville, Travis County, Texas, Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc under Job Number 50703-50.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 10, 2017
JOB No.: 50703-50
DOC.ID.: H:\survey\CIVIL\50703-50\WORD\4.99Ac_MUD.docx
TCAD PARCEL: 271707
CITY GRID: T37
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01



- A 4.99 ACRE, OR 217,208 SQUARE FEET TRACT OF LAND OUT 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 THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

OWNER: CITY OF PFLUGERVILLE
A CALLED 101.246 ACRE TRACT
DOC. NO. 2006060407

S62°37'39"E 608.36'

JOHN C. BRAY SURVEY NO. 10
ABSTRACT 73

4.99 ACRES
(217,208 SQ. FT.)

OWNER: SORENTO HOLDINGS 2012 LLC.
A CALLED 10.00 ACRE TRACT
DOC. NO. 2013132325 (O.P.R.)

N62°37'21"W 1177.05'
OWNER: SORENTO HOLDINGS 2012, LLC
A CALLED 119.023 ACRE TRACT
DOC. NO. 2012164042
(O.P.R.)

LEGEND:
D.R. []

D.R. DEED RECORDS OF TRAMS
COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF
TRAMS COUNTY, TEXAS
FD. FOUND
IRON ROD
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
FOUND IRON ROD (SURETOR)

CALCULATED POINT

JANUARY 7, 2017

JOB No.:

SHEET 1 OF 2
50703-50

PAPER-DAWSON
PE ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TYPE FIRM REGISTRATION NO. | TEXAS FIRM REGISTRATION #15028801

Date: Jan 30, 2017, 2:12pm User ID: VZurcher
File: H:\survey\CIVIL\50705-50\MUD\50705-50_Parkland_4.99Act.dwg

{W0725159.2}

- NOTES:**
1. THE BEARINGS ARE BASED ON THE NORTH-AMERICAN DATUM OF 1983 (CORS 1986), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
 2. TCAD PARCEL NO. 271707
 3. CITY GRID: T57
 4. ADJOINERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 5. SUBJECT PROPERTY DOES NOT HAVE ACCESS TO A DEDICATED PUBLIC RIGHT-OF-WAY.

OWNER: CITY OF PFLUGERVILLE
A CALLED 101.246 ACRE TRACT
DOC. NO. 2006060407
(O.P.R.)

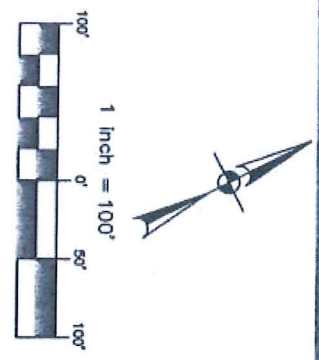
MATCHLINE SHEET 2 OF 2

JOHN C. BRAY
SURVEY NO. 10
ABSTRACT 73

4.99 ACRES
(217,208 SQ. FT.)
OWNER: SORENTO HOLDINGS 2012 LLC.
A CALLED 10.00 ACRE TRACT
DOC. NO. 2013132325 (O.P.R.)

OWNER: SORENTO HOLDINGS 2012, LLC.
A CALLED 119.023 ACRE TRACT
DOC. NO. 2012164042
(O.P.R.)

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



LINE	BEARING	LENGTH
L1	S47°02'17"E	91.66'
L2	S39°15'30"E	169.40'
L3	N66°13'17"E	44.87'
L4	S30°04'21"E	29.65'
L5	N67°37'19"E	39.54'
L6	N15°59'00"E	10.03'
L7	S74°01'00"E	60.00'
L8	S15°59'00"W	70.00'
L9	N74°01'00"W	60.00'
L10	N15°59'00"E	6.76'
L11	S65°24'33"W	83.33'
L12	S16°45'44"E	71.96'
L13	N59°54'51"W	8.35'
L14	N27°39'19"E	96.82'

EXHIBIT OF

A 4.99 ACRE, OR 217,208 SQUARE FEET TRACT OF LAND OUT 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 THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	23.71'	82°18'20"	S71°13'31"E	31.20'	34.06'

JANUARY 7, 2017

JOB No.: SHEET 2 OF 2
50703-50

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7000 SHILOH, CHER BLVD, STE 200 W | AUSTIN, TX 78757 | 512.454.8711
TYPED FROM REGISTRATION #470 | TYPED FROM REGISTRATION #10028801

Date: Jan 30, 2017, 2:12pm User: D. Vanden
File: H:\Survey\2017\50703-50\50703-50_Paved\4.99Acres.dwg