

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ANNEXING, FOR FULL PURPOSES, TWO TRACTS OF LAND TOTALLING APPROXIMATELY 229.992 ACRES OF LAND SITUATED IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY; GENERALLY LOCATED ALONG THE NORTH AND SOUTH SIDES OF E. WELLS BRANCH PARKWAY, EAST OF THE INTERSECTION OF E. WELLS BRANCH PARKWAY AND IMMANUEL ROAD; EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; AND TO BE ZONED AGRICULTURE / DEVELOPMENT RESERVE (A); TO BE KNOWN AS THE LISSO TRACT 2018 ANNEXATION; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY; APPROVING A SERVICE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pflugerville, Texas (the “City”) desires to annex approximately 229.992 acres of land situated in the Alexander Walters Survey No. 67, Abstract No. 791, of the Real Property Records of Travis County, Texas, more particularly described and depicted in **Exhibit “A”**, attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, pursuant to Chapter 43, Section 43.003, of the Texas Local Government Code, a home-rule municipality may extend the boundaries of the municipality and annex area adjacent to the municipality; and

WHEREAS, Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes Tier 2 municipalities, including the City, to annex an area on the request of all property owners in an area; and

WHEREAS, in accordance with Texas Local Government Code, Section 43.0672, the City has negotiated and entered into a written agreement dated July 24, 2018 with the owners of the Property regarding the provision of services to the Property upon annexation, of which the applicable service plan and schedule is attached hereto and incorporated herein as Exhibit “B,” and

WHEREAS, the City Council provided public notice and held public hearings on August 14, 2018 and August 28, 2018 for all interested persons to attend and be heard in accordance with Texas Local Government Code § 43.0673; and

WHEREAS, the City has complied with all conditions precedent established under the Texas Local Government Code necessary to take this action annexing the Property.

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

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 Property is hereby annexed into the City, and the boundaries of the City are extended to include the Property within the corporate limits of the City. From and after the date of this ordinance, the Property shall be entitled to all the rights and privileges of the City and shall be bound by all the acts, ordinances, resolutions, and regulations of the City.

Section 3. The City finds annexation of the Property to be in the public interest due the Property providing enhancements and greater public access, additional public right-of-way and open spaces, and promoting economic growth of the Property and surrounding areas.

Section 4. The Property shall be zoned Agriculture / Development Reserve (A).

Section 5. The service plan attached as **Exhibit “B”** is approved, and municipal services shall be provided to the Property in accordance therewith.

Section 6. The City Secretary is directed to file a certified copy of this Ordinance in the office of the County Clerk of Travis County, Texas, and in the official records of the City.

Section 7. This Ordinance will take effect upon its adoption by the City Council in accordance with the provisions of Section 3.15(d) of the City Charter.

Section 8. If for any reason any section, paragraph, subdivision, clause, phrase, word, or other provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this Council that every section, paragraph, subdivision, clause phrase, word, or provision hereof shall be given full force and effect for its purpose.

PASSED AND APPROVED this _____ day of _____ 2018.

CITY OF PFLUGERVILLE, TEXAS

By: _____
Victor Gonzales, Mayor

ATTEST:

Karen Thompson, City Secretary
APPROVED AS TO FORM:

Charles E. Zech, City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, P.C.

EXHIBIT “A”

PROPERTY DESCRIPTION

**A METES AND BOUNDS
DESCRIPTION OF A
196.457 ACRE TRACT OF LAND**

BEING a 196.457 acre (8,557,677 square feet) tract of land situated in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas; and being a portion of a called 223.34 acre Tract II described in instrument to Dwain & Jan Selman in Document No. 2008024920 of the Official Public Records of Travis County; said 196.457 acre tract also containing portions of that certain 120 acre tract recorded in Volume T, Page 124 of the Deed Records of Travis County and that certain 100 acre tract recorded in Volume S, Page 124 of the Deed Records of Travis County; and being more particularly describes as follows:

BEGINNING at a 5/8-inch iron rod found marking the northerly end of a corner clip at the intersection of the southeasterly right-of-way line of Immanuel Road (variable width) and the northeasterly right-of-way line of Wells Branch Parkway (variable width); from which, a 5/8-inch iron rod found marking the southerly end of said corner clip bears South 18°24'37" East, 48.39 feet;

THENCE, North 27°11'37" East, 1614.11 feet along the southeasterly right-of-way line of said Immanuel Road to a 1/2-inch iron found marking western-most corner of that certain 2.00 acre tract described in instrument to Dessau Investments, Inc. recorded in Volume 11532, Page 1467 of the Official Public Records of Travis County;

THENCE, departing the southeasterly right-of-way line of said Immanuel Road and along the boundary of the said 2.00 acre tract the following two (2) courses and distances:

1. South 62°32'22" East, 414.85 feet to a point for corner;
2. North 26°54'50" East, 217.20 feet to a point for corner on the southerly boundary of Lot 7, Block C of Gatlinburg Section Five, plat of which is recorded in Volume 83, Pages 152C-152D of the Plat Records of Travis County;

THENCE, South 62°19'23" East, 1941.89 feet along the southerly boundary of said Gatlinburg Section Five to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the most southerly corner of Lot 9 of said Block C on the northwesterly line of a called 130.81 acre tract of land described in instrument to Timmerman Farms, Ltd. in Document No. 2004240372 of the Official Public Records of Travis County;

THENCE, South 27°12'10" West, 55.13 feet along the northwesterly line of said 130.81 acre tract to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southwest corner of said 130.81 acre tract;

THENCE, South 62°16'33" East, 1679.97 feet to a 1/2-inch iron rod found marking the northwesterly corner of a called 19.71 acre tract of land described in instrument to the City of Pflugerville in Volume 9482, Page 895 of the Deed Records of Travis County, being on the southerly line of a called 19.00 acre tract described in instrument to the City of Pflugerville in Volume 9236, Page 954 of the Deed Records of Travis County;

THENCE, South 27°16'53" West, departing the southerly line of said 19.00 acre tract, along the northwesterly line of said 19.71 acre tract and along the northwesterly line of a called 82.33 acre Tract II described in instrument to Sun Boulder Ridge LLC in Document No. 2016012106 of the Official Public Records of Travis County; at a distance of 987.11 feet, pass a 1/2-inch iron rod found on line; continuing for a total distance of 2600.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northeasterly right-of-way line of Killingsworth Lane (variable width);

Description continued on Sheet 2 of 3.

JGM
6-18-2018

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

196.457 ACRES
ALEXANDER WALTERS SURVEY NO. 67,
ABSTRACT NO. 791
TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APS	JCM	JUNE 2018	068705906	1 OF 3

THENCE, North 62°44'52" West, 1039.73 feet departing the northwesterly line of said Sun Boulder Ridge Tract II and along the northeasterly right-of-way line of said Killingsworth Lane to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner at the intersection of the northeasterly right-of-way line of said Killingsworth Lane with the easterly right-of-way line of aforesaid Wells Branch Parkway;

THENCE, along the northeasterly right-of-way line of said Wells Branch Parkway the following seven (7):

1. in a northwesterly direction along the easterly right-of-way of said Wells Branch Parkway, a central angle of 42°18'39", a radius of 2070.00 feet, a chord bearing and distance of North 31°27'24" West, 1494.12 feet, and a total arc length of 1528.62 feet to a point for corner;
2. North 48°32'27" West, 104.23 feet to a point of for corner;
3. in a northwesterly direction, along a non-tangent curve to the left, a central angle of 7°37'53", a radius of 2080.00 feet, a chord bearing and distance of North 59°17'35" West, 276.84 feet, and a total arc length of 277.04 feet to a point for corner;
4. North 63°06'31" West, 733.61 feet to a point for corner;
5. North 57°23'53" West, 100.44 feet to a point for corner;
6. North 63°06'31" West, 470.29 feet to a point for corner;
7. North 18°24'37" West, 48.39 feet to the **POINT OF BEGINNING** and containing 196.457 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.000094815. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

JGM
6-18-2018

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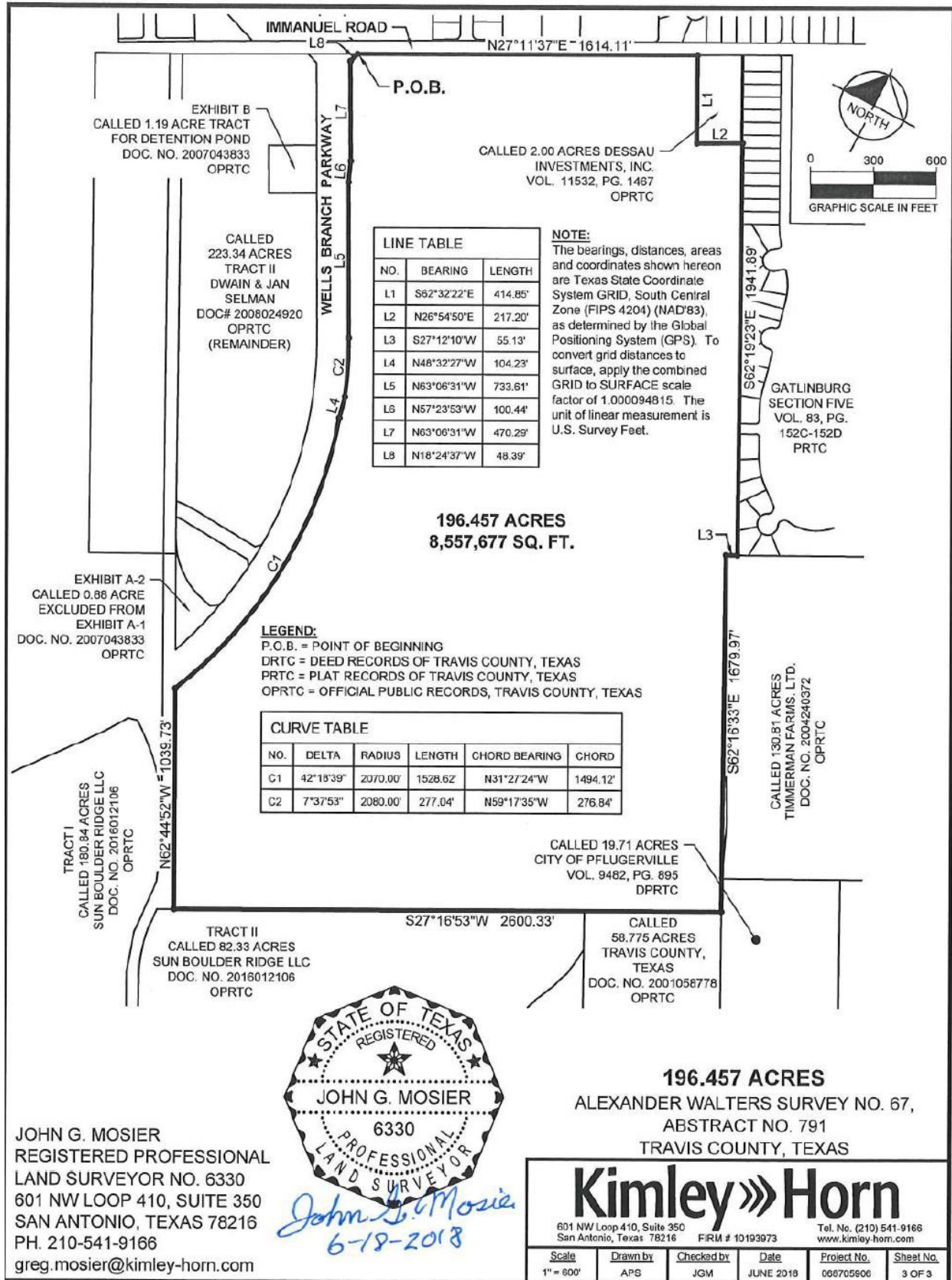
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N/A	APS	JGM	JUNE 2018	060705906	2 OF 3



**A METES AND BOUNDS
DESCRIPTION OF A
33.535 ACRE TRACT OF LAND**

BEING a 33.535 acres (1,460,802 square feet) tract of land situated in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas; containing a portion of a called 223.34 acre Tract II described in instrument to Dwain & Jan Selman in Document No. 2008024920 of the Official Public Records of Travis County; also containing a portions of that certain 120 acre tract recorded in Volume T, Page 124 of the Deed Records of Travis County and that certain 100 acre tract recorded in Volume S, Page 124 of the Deed Records of Travis County; also containing all a called 0.72 acre tract for a right-of-way dedication agreement recorded in Document No. 2006013020 of the Official Public Records of Travis County; and being more particularly describes as follows:

BEGINNING at a 60D-nail found in a wood fence post at the intersection of the southeasterly right-of-way line of Immanuel Road (width Varies) and the northeasterly right-of-way line of Killingsworth Lane (60 feet wide), marking the western-most corner of the said 120 acre tract;

THENCE, North 27°03'55" East, 597.74 feet along the said southeasterly right-of-way line of Emmanuel Road to a point for corner at the southwesterly end of a right-of-way cutback corner at the intersection with the southwesterly right-of-way line of Wells Branch Parkway (width varies);

THENCE, along the said southwesterly right-of-way line of Wells Branch Parkway the following two (2) courses and distances:

1. North 71°40'20" East, 60.10 feet to a point for corner;
2. South 63°06'31" East, 388.02 feet to a point marking the northern-most corner of a called 1.19 acre tract described in instrument to Travis County, recorded in Document No. 2007043833 of the Official Public Records of Travis County;

THENCE, along the boundary of the said 1.19 acre tract the following three (3) courses and distances:

1. South 26°53'29" West, 230.00 feet to a point for corner;
2. South 63°06'31" East, 225.00 feet to a point for corner;
3. North 26°53'29" East, 230.00 feet to a point for corner on the aforesaid southwesterly right-of-way line of Wells Branch Parkway;

THENCE, along the said southwesterly right-of-way line of Wells Branch Parkway the following two (2) courses and distances:

1. South 63°06'32" East, 683.66 feet to a 5/8-inch iron road found a point of curvature;
2. in a southeasterly direction, along a tangent curve to the right, a central angle of 40°40'36", a radius of 1930.04 feet, a chord bearing and distance of South 42°46'06" East, 1341.62 feet, and a total arc length of 1370.21 feet to a point marking the northern-most corner of a called 0.88 acre tract recorded in Document No. 2007043833 of the Official Public Records of Travis County;

THENCE, along the said 0.88 acre tract the following three (3) courses and distances:

1. South 22°37'46" West, 45.24 feet to a point for corner;
2. South 68°32'05" West, 75.00 feet to a point of for corner;
3. in a northwesterly direction, along a non-tangent curve to the right, a central angle of 44°42'36", a radius of 375.20 feet, a chord bearing and distance of North 85°08'12" West, 285.41 feet, and a total arc length of 292.78 feet to a 5/8-inch iron road found a point of tangency on the aforesaid northeasterly right-of-way line of Killingsworth Lane;

THENCE, North 62°15'13" West, 2287.99 feet along the northeasterly right-of-way line of Killingsworth Lane to the **POINT OF BEGINNING** and containing 33.535 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.000094815. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

JGM
6/14/2018

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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NOTE:

The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD83), as determined by the Global Positioning System (GPS). To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.000094815. The unit of linear measurement is U.S. Survey Feet.

LEGEND:

P.O.B. = POINT OF BEGINNING

DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS

PRTC = PLAT RECORDS OF TRAVIS COUNTY, TEXAS

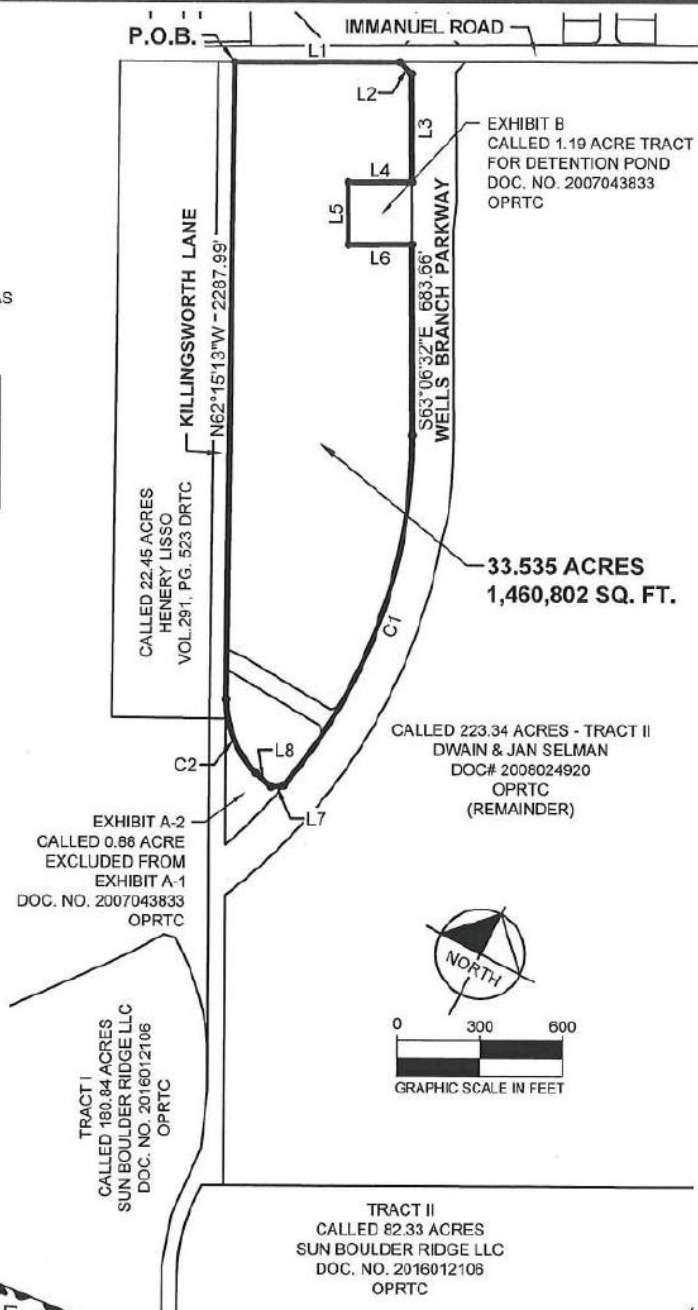
OPRTC = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	40°40'36"	1930.04'	1370.21'	S42°45'06"E	1341.62'
C2	44°42'36"	375.20'	292.78'	N85°08'12"W	285.41'

LINE TABLE

NO.	BEARING	LENGTH
L1	N27°03'55"E	597.74'
L2	N71°40'20"E	60.10'
L3	S63°06'31"E	388.02'
L4	S26°53'29"W	230.00'
L5	S63°06'31"E	225.00'
L6	N26°53'29"E	230.00'
L7	S22°37'46"W	45.24'
L8	S69°32'05"W	75.00'



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John G. Mosier
6/18/2018

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FIRM # 10193973

Tel. No. (210) 541-9166
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 600'	APS	JGM	JUNE 2018	068705905	2 OF 2

EXHIBIT “B”

SERVICE PLAN AGREEMENT FOR PROPERTY ANNEXED

AGREEMENT REGARDING POST-ANNEXATION PROVISION OF SERVICES

This Agreement is entered into by and between the City of Pflugerville, a Texas Municipal Corporation ("City"), acting by and through its Interim City Manager, and Dwain and Jan Selman, individually and as sole heirs to the Lisso Carl Estate (collectively, "Landowner"), both of which may be referred to herein singularly as "Party" or collectively as the "Parties."

Recitals

WHEREAS, the Landowner has requested that the City consider annexation of two tracts of land totaling approximately 229.992 acres of land situated in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas, as specifically described in **Exhibit "A"** ("Property"), which is attached hereto and incorporated herein for all purposes; and

WHEREAS, in accordance with Texas Local Government Code, Chapter 43, Sub-Chapter C-3, Sections 43.067 et seq., the City and the Landowner must enter into a written agreement identifying a list of public services to be provided to the Property and a schedule for provision of the same; and

WHEREAS, this Agreement is being entered into by and between the Parties to comply with the Texas Local Government Code prior to the City's consideration of an ordinance annexing the Property, it being understood and agreed to by the Parties that annexation of the Property is a condition precedent to this Agreement becoming effective; and

WHEREAS, this Agreement shall be deemed effective on the effective date of an ordinance approved by the City annexing the Property (the "Effective Date").

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

Section 1.

The Parties hereto acknowledge and agree that the foregoing recitals are hereby found to be true and correct and are hereby adopted by the Parties and made a part hereof for all purposes.

Section 2.

The following service list and schedule ("Service Plan") represents the provision of services agreed to between the Landowner of the Property and the City establishing a program under which the City will provide municipal services to the Property (referred to hereinafter as the "Annexed Area") on the Effective Date of this Agreement, as required by § 43.0672 of the Texas Local Government Code, which will be provided at a level consistent with service levels provided to other similarly-situated areas within the City:

I.

- A. Police Protection. The City provides police service within its City limits, including routine patrols through the City and law enforcement services upon call. Upon annexation, police protection will be provided to the Annexed Area at a level consistent with the service to other areas of the City with similar population density and characteristics. The City's police services include neighborhood patrols, criminal investigations, crime prevention, community services and school programs.
- B. Fire Protection and Emergency Medical Service.
 - 1. Travis County Emergency Services District No. 2 (TCESD #2) includes the City and the Annexed Area. TCESD #2 will continue to provide fire protection service to the Annexed Area after annexation.
 - 2. The City fire marshal enforces the City fire code, investigates fires, and conducts fire prevention inspections within the City limits, and will provide these services within the Annexed Area upon annexation.
 - 3. The City provides Emergency Medical Transport Services through an interlocal agreement with Travis County, Texas. Upon annexation, transport services will be provided to the Annexed Area at a level consistent with the service to other areas of the City with similar population density and characteristics. Emergency Medical First Responder Services are provided by TCESD #2, and TCESD #2 will continue to provide such services to the Annexed Area after annexation.

II.

Upon annexation, the City will provide the following municipal services to the Annexed Area on the same basis as it provides such services to other similarly situated areas of the City:

- A. Solid Waste Collection. The City provides residential solid waste collection services within the City limits for a fee under a contract between the City and various private refuse collection companies. The residential solid waste collection services include garbage collection, recycling, bulky item collection and brush collection or chipping. Commercial solid waste collection services are also available. This service will be provided for a fee to any person within the Annexed Area requesting the service after the date of annexation, provided that a privately owned solid waste management service provider ("POSWMSP") is unavailable. In the event that the Annexed Area is already receiving service, or desires to receive service from a POSWMSP, the City may not prohibit solid waste collection by the POSWMSP, nor may the City offer solid waste collection services for a period of two years following the effective date of the annexation unless a POSWMSP is or becomes unavailable, as established by Texas Local Government Code § 43.0661. If a landowner uses the services of a POSWMSP or services are available from a POSWMSP during the two years following annexation, the City will not provide solid waste collection services to that landowner.

- B. Maintenance. Routine maintenance of the following City-owned facilities, if any, will be provided within the Annexed Area upon the effective date of annexation:
1. **Water and wastewater facilities** that are not within the service area of another water or wastewater utility. These facilities will include all internal water and wastewater distribution and collection lines owned by the City that are within the Annexed Area. The City maintains distribution and collection lines and handles all customer billing, service calls and complaints.
 2. **Public streets and right-of-ways.** The City provides street repairs, improvements, inspections, street lighting and traffic control devices. This City does not maintain private streets or private right-of-ways or other public owned streets under the ownership and control of another public entity.
 3. **Publicly owned parks, playgrounds, and swimming pools.** The City will maintain and operate City-owned land and facilities within the Annexed Area.
 4. **Other public easement, facilities or buildings,** including drainage facilities, such as drainage channels, storm sewers and detention ponds contained within dedicated public easements not under the ownership and control of another public entity. The City maintains drainage facilities through regular mowing and cleaning or repair, as needed. The City will periodically inspect facilities and perform maintenance on facilities in the Annexed Area as necessary to ensure continued functionality of the facilities through the year. Any unacceptable conditions that exist in the drainage areas and are reported to the City of Pflugerville between scheduled inspections will be evaluated and resolved as necessary. A maintenance schedule for these areas can be obtained from the Public Works and Parks and Recreation Departments.
- C. Development Regulation. The City will impose and enforce zoning, subdivision development, site development and building code regulations within the Annexed Area upon the effective date of the annexation. Enforcement will be in accordance with City ordinances. Development plans and plats for projects within the Annexed Area will be reviewed for compliance with City standards.
- D. Other Services. City recreational facilities, including parks and library, will be available for use by landowners or residents of the Annexed Area on the same basis as those facilities are available to current City landowners and residents. City residents receive program preference for some City programs. Other City services including Animal Control, Code Enforcement, Municipal Court and General Administration services will be also be available to landowners and residents in the Annexed Area on the same basis those facilities are available to current City landowners and residents. All other services contemplated herein will be available upon the effective date of annexation.

III.

- A. Capital Improvements. Capital improvement acquisition or construction will occur in accordance with applicable ordinances and regulations and the adopted capital improvement plans of the City, as amended, which are incorporated herein by reference.
- B. Water and Wastewater Service. For portions of the Annexed Area not within the certificated service areas of the City, water and wastewater service to such areas will be subject to service extension regulations and policies provided in the City's Unified Development Code, as amended.

The portions of the Annexed Area that are currently within the certificated service areas of other water and wastewater utilities will continue to receive water and wastewater utility services from such utility providers after annexation, unless subsequent agreements are entered into between the City and the other utility providers.

IV.

- A. In accordance with Texas Local Government Code § 43.0672(c), no other services are contemplated by this Service Plan and a schedule for future services as contemplated by Texas Local Government Code § 43.0672(b) is not applicable as all services identified herein will be provided upon the effective date of annexation.

Section 3.

General Terms.

- 1. Binding Effect/Authority. This Agreement binds and inures to the benefit of the Parties and their respective heirs, successors, and permitted assigns. Each Party further warrants that each signatory to this Agreement is legally authorized to bind the respective individual or entity for the purposes established herein.
- 2. Choice of Law. This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue for any dispute shall lie exclusively in Travis County, Texas.
- 3. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all signatory Parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.
- 4. Legal Construction. If any provision in this Agreement is for any reason found to be unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of the Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Headings in this Agreement are for reference only and are not intended to


restrict or define the text of any section. This Agreement will not be construed more or less favorably between the Parties by reason of authorship or origin of language.

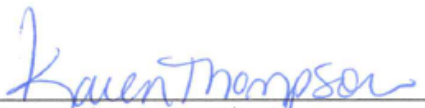
5. Entire Agreement. This Agreement contains the entire Agreement between the Parties relating to the rights herein granted and the obligations herein assumed and cannot be varied except by written agreement of the Parties. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the Party to be charged.

Executed and Agreed to by the Parties on this the 24th day of July 2018.

CITY OF PFLUGERVILLE

ATTEST:

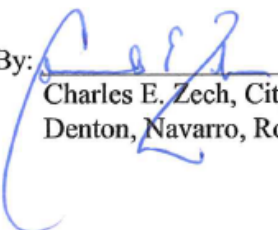
by: 
Trey Fletcher, Interim City Manager

by: 
Karen Thompson, City Secretary

Date: 7/24/2018

Date: 7/24/2018

APPROVED AS TO FORM:

By: 
Charles E. Zech, City Attorney
Denton, Navarro, Rocha, Bernal & Zech, P.C.

PROPERTY OWNER(S):

Dwain Selman (Individually and On Behalf of the Lisso Carl Estate)

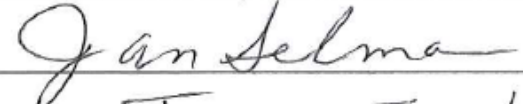
By: 

Name (Print): Dwain Selman

Title: Owner-Partner

Date: 7-9-18

Jan Selman (Individually and On Behalf of the Lisso Carl Estate)

By: 

Name (Print): Jan Selman

Title: Owner-Partner

Date: 7-9-18

EXHIBIT "A"

PROPERTY/ANNEXED AREA

EXHIBIT "A"

A METES AND BOUNDS DESCRIPTION OF A 196.457 ACRE TRACT OF LAND

BEING a 196.457 acre (8,557,677 square feet) tract of land situated in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas; and being a portion of a called 223.34 acre Tract II described in instrument to Dwain & Jan Selman in Document No. 2008024920 of the Official Public Records of Travis County; said 196.457 acre tract also containing portions of that certain 120 acre tract recorded in Volume T, Page 124 of the Deed Records of Travis County and that certain 100 acre tract recorded in Volume S, Page 124 of the Deed Records of Travis County; and being more particularly describes as follows:

BEGINNING at a 5/8-inch iron rod found marking the northerly end of a corner clip at the intersection of the southeasterly right-of-way line of Immanuel Road (variable width) and the northeasterly right-of-way line of Wells Branch Parkway (variable width); from which, a 5/8-inch iron rod found marking the southerly end of said corner clip bears South 18°24'37" East, 48.39 feet;

THENCE, North 27°11'37" East, 1614.11 feet along the southeasterly right-of-way line of said Immanuel Road to a 1/2-inch iron found marking western-most corner of that certain 2.00 acre tract described in instrument to Dessau Investments, Inc. recorded in Volume 11532, Page 1467 of the Official Public Records of Travis County;

THENCE, departing the southeasterly right-of-way line of said Immanuel Road and along the boundary of the said 2.00 acre tract the following two (2) courses and distances:

1. South 62°32'22" East, 414.85 feet to a point for corner;
2. North 26°54'50" East, 217.20 feet to a point for corner on the southerly boundary of Lot 7, Block C of Gatlinburg Section Five, plat of which is recorded in Volume 83, Pages 152C-152D of the Plat Records of Travis County;

THENCE, South 62°19'23" East, 1941.89 feet along the southerly boundary of said Gatlinburg Section Five to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the most southerly corner of Lot 9 of said Block C on the northwesterly line of a called 130.81 acre tract of land described in instrument to Timmerman Farms, Ltd. in Document No. 2004240372 of the Official Public Records of Travis County;

THENCE, South 27°12'10" West, 55.13 feet along the northwesterly line of said 130.81 acre tract to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southwesterly corner of said 130.81 acre tract;

THENCE, South 62°16'33" East, 1679.97 feet to a 1/2-inch iron rod found marking the northwesterly corner of a called 19.71 acre tract of land described in instrument to the City of Pflugerville in Volume 9482, Page 895 of the Deed Records of Travis County, being on the southerly line of a called 19.00 acre tract described in instrument to the City of Pflugerville in Volume 9236, Page 954 of the Deed Records of Travis County;

THENCE, South 27°16'53" West, departing the southerly line of said 19.00 acre tract, along the northwesterly line of said 19.71 acre tract and along the northwesterly line of a called 82.33 acre Tract II described in instrument to Sun Boulder Ridge LLC in Document No. 2016012106 of the Official Public Records of Travis County; at a distance of 987.11 feet, pass a 1/2-inch iron rod found on line; continuing for a total distance of 2600.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northeasterly right-of-way line of Killingsworth Lane (variable width);

Description continued on Sheet 2 of 3.

JGM
6-18-2018
JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

196.457 ACRES
ALEXANDER WALTERS SURVEY NO. 67,
ABSTRACT NO. 791
TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-6166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	APD	JCM	JUNE 2018	009705309	1 OF 3

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THENCE, North 62°44'52" West, 1039.73 feet departing the northwesterly line of said Sun Boulder Ridge Tract II and along the northeasterly right-of-way line of said Killingsworth Lane to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner at the intersection of the northeasterly right-of-way line of said Killingsworth Lane with the easterly right-of-way line of aforesaid Wells Branch Parkway;

THENCE, along the northeasterly right-of-way line of said Wells Branch Parkway the following seven (7):

1. in a northwesterly direction along the easterly right-of-way of said Wells Branch Parkway, a central angle of 42°18'39", a radius of 2070.00 feet, a chord bearing and distance of North 31°27'24" West, 1494.12 feet, and a total arc length of 1528.62 feet to a point for corner;
2. North 48°32'27" West, 104.23 feet to a point for corner;
3. in a northwesterly direction, along a non-tangent curve to the left, a central angle of 7°37'53", a radius of 2080.00 feet, a chord bearing and distance of North 59°17'35" West, 276.84 feet, and a total arc length of 277.04 feet to a point for corner;
4. North 63°06'31" West, 733.61 feet to a point for corner;
5. North 57°23'53" West, 100.44 feet to a point for corner;
6. North 63°06'31" West, 470.29 feet to a point for corner;
7. North 18°24'37" West, 48.39 feet to the **POINT OF BEGINNING** and containing 196.457 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.000094815. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

JGM
6-18-2017

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

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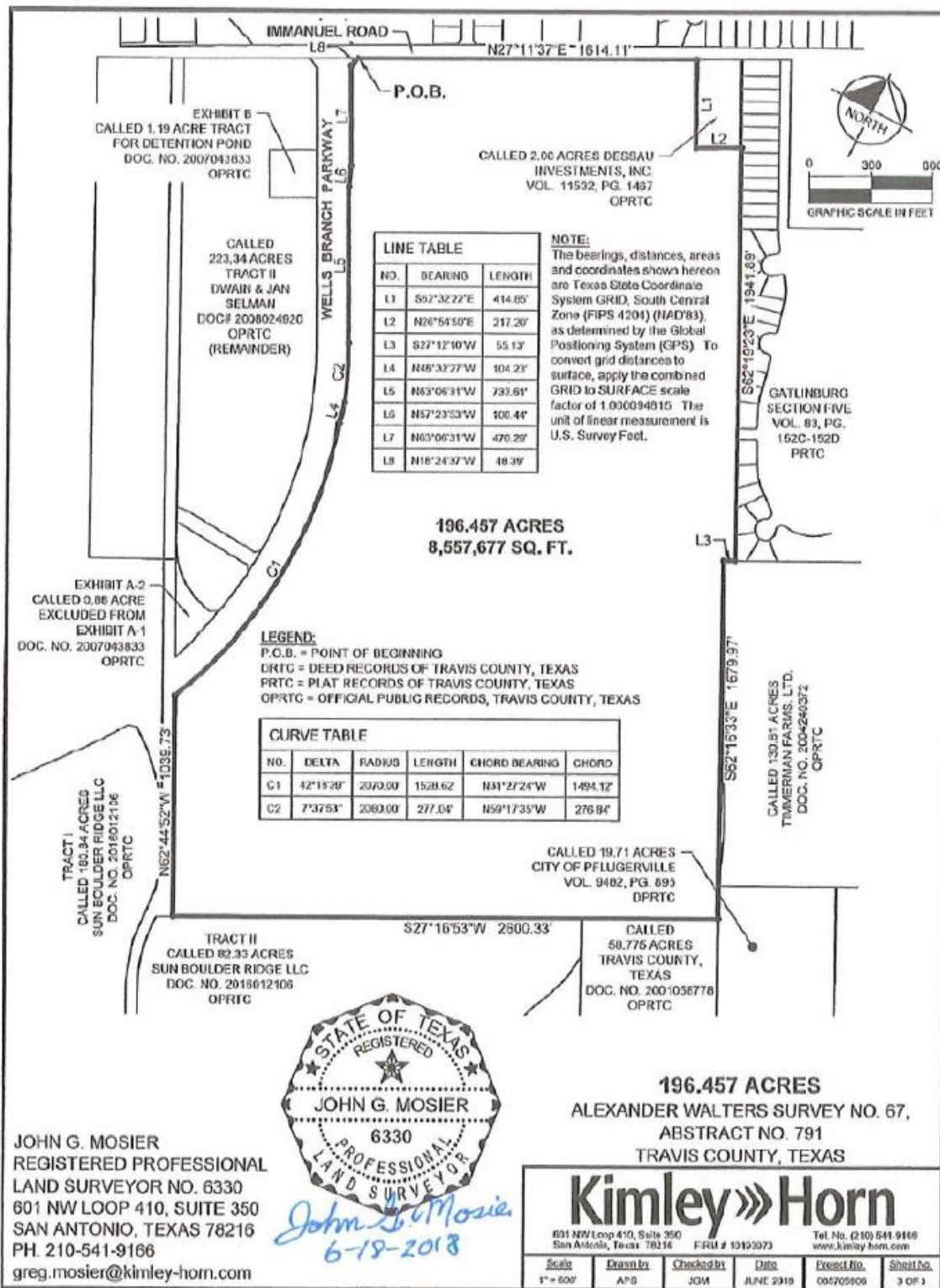
601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10191073

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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**A METES AND BOUNDS
DESCRIPTION OF A
33.535 ACRE TRACT OF LAND**

BEING a 33.535 acres (1,460,802 square feet) tract of land situated in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas; containing a portion of a called 223.34 acre Tract II described in instrument to Dwain & Jan Selman in Document No. 2008024920 of the Official Public Records of Travis County; also containing a portions of that certain 120 acre tract recorded in Volume T, Page 124 of the Deed Records of Travis County and that certain 100 acre tract recorded in Volume S, Page 124 of the Deed Records of Travis County; also containing all a called 0.72 acre tract for a right-of-way dedication agreement recorded in Document No. 2005013020 of the Official Public Records of Travis County; and being more particularly describes as follows:

BEGINNING at a 60D-nail found in a wood fence post at the intersection of the southeasterly right-of-way line of Immanuel Road (width Varies) and the northeasterly right-of-way line of Killingsworth Lane (60 feet wide), marking the western-most corner of the said 120 acre tract;

THENCE, North 27°03'55" East, 597.74 feet along the said southeasterly right-of-way line of Emmanuel Road to a point for corner at the southwesterly end of a right-of-way cutback corner at the intersection with the southwesterly right-of-way line of Wells Branch Parkway (width varies);

THENCE, along the said southwesterly right-of-way line of Wells Branch Parkway the following two (2) courses and distances:

1. North 71°40'20" East, 60.10 feet to a point for corner;
2. South 63°06'31" East, 388.02 feet to a point marking the northern-most corner of a called 1.19 acre tract described in instrument to Travis County, recorded in Document No. 2007043833 of the Official Public Records of Travis County;

THENCE, along the boundary of the said 1.19 acre tract the following three (3) courses and distances:

1. South 26°53'29" West, 230.00 feet to a point for corner;
2. South 63°06'31" East, 225.00 feet to a point for corner;
3. North 26°53'29" East, 230.00 feet to a point for corner on the aforesaid southwesterly right-of-way line of Wells Branch Parkway;

THENCE, along the said southwesterly right-of-way line of Wells Branch Parkway the following two (2) courses and distances:

1. South 63°06'32" East, 683.66 feet to a 5/8-inch iron road found a point of curvature;
2. in a southeasterly direction, along a tangent curve to the right, a central angle of 40°40'36", a radius of 1930.04 feet, a chord bearing and distance of South 42°46'06" East, 1341.62 feet, and a total arc length of 1370.21 feet to a point marking the northern-most corner of a called 0.88 acre tract recorded in Document No. 2007043833 of the Official Public Records of Travis County;

THENCE, along the said 0.88 acre tract the following three (3) courses and distances:

1. South 22°37'46" West, 45.24 feet to a point for corner;
2. South 68°32'05" West, 75.00 feet to a point of for corner;
3. in a northwesterly direction, along a non-tangent curve to the right, a central angle of 44°42'36", a radius of 375.20 feet, a chord bearing and distance of North 85°08'12" West, 285.41 feet, and a total arc length of 292.78 feet to a 5/8-inch iron road found a point of tangency on the aforesaid northeasterly right-of-way line of Killingsworth Lane;

THENCE, North 62°15'13" West, 2287.99 feet along the northeasterly right-of-way line of Killingsworth Lane to the POINT OF BEGINNING and containing 33.535 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.000094315. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

JGM
6/11/2018

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

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Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM# 10103073

Tel. No (210) 541-9166
www.kimley-horn.com

Scale

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JUNE 2018

Project No.

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1 OF 2

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NOTE:

The bearings, distances, areas and coordinates shown herein are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). To convert grid distances to surface, apply the combined GRID to SURFACE scale factor of 1.00094815. The unit of linear measurement is U.S. Survey Feet.

LEGEND:

P.O.B. = POINT OF BEGINNING

DRTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS

PRTC = PLAT RECORDS OF TRAVIS COUNTY, TEXAS

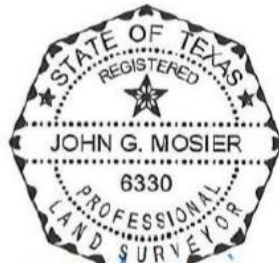
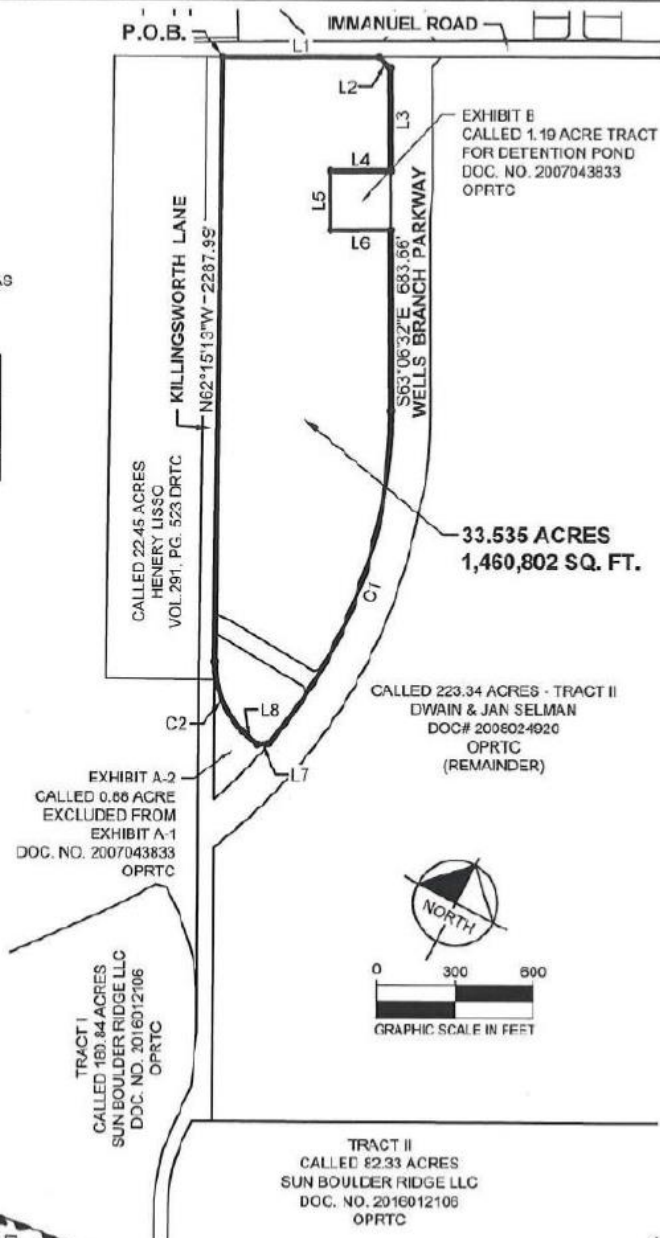
OPRTC = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	40°40'36"	1930.04'	1370.21'	S42°48'06"E	1341.62'
C2	44°42'36"	375.20'	292.78'	N85°08'12"W	285.41'

LINE TABLE

NO.	BEARING	LENGTH
L1	N27°03'55"E	597.74'
L2	N71°40'20"E	60.16'
L3	S63°06'31"E	386.02'
L4	S26°53'29"W	230.00'
L5	S63°06'31"E	225.00'
L6	N26°53'29"E	230.00'
L7	S22°17'46"W	46.24'
L8	S66°12'05"W	76.30'



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San Antonio, Texas 78215
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

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