



# City of Pflugerville

## Legislation Details (With Text)

**File #:** 2021-1007    **Version:** 1    **Name:**  
**Type:** Agenda Item    **Status:** Approved  
**File created:** 9/28/2021    **In control:** City Manager Office  
**On agenda:** 9/28/2021    **Final action:** 9/28/2021  
**Title:** Approving a Boundary Line Agreement and Deed without Warranty and authorizing the City Manager to execute the same regarding Lot 2, First Replat of Lot 2 Pflugerville Industrial Park.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Boundary Line Agreement (City of Pflugerville) dft2a, 2. Plat 200800320, 3. Plat 201800017, 4. Vesting deed

Date	Ver.	Action By	Action	Result
9/28/2021	1	City Council	Approved	Pass

Approving a Boundary Line Agreement and Deed without Warranty and authorizing the City Manager to execute the same regarding Lot 2, First Replat of Lot 2 Pflugerville Industrial Park.

The property owners of Lot 2, First Replat of Lot 2 Pflugerville Industrial Park are in the process of selling certain property that they purchased from the Pflugerville Community Development Corporation (PCDC) in 2009 (see attached vesting deed). The property was originally platted in 2008 and is shown as the 25.006 acre parcel in the attached copy of the 2008 plat. The property owners subsequently replatted their lot and sold the 1.9395 acre Lot 2A shown on the attached copy of the 2018 plat.

The property owners, Jack L. Payne and Anthony D. Dobias, are now under contract to sell the remaining acreage, and the buyers thereof have requested that signatures from adjacent property owners on boundary line agreements which would affirm the platted boundary lines, despite a meandering fence. This is a requirement for them to have a clean title policy without exception for the fence. The fence was not built on the boundary line for convenience reasons (primarily to avoid a ravine) and was never intended as a boundary fence. It was just meant to contain the cattle that the property owners ran on the property.

### Prior City Council Action

None.

### Deadline for City Council Action

September 28, 2021

**Funding Expected:** Revenue \_\_\_ Expenditure \_\_\_ N/A

**Budgeted Item:** Yes \_\_\_ No \_\_\_ N/A

**Amount:** \_\_\_ n/a \_\_\_

**1295 Form Required?** Yes \_\_\_ No

**Legal Review Required:** N/A \_\_\_ Required \_x\_ Date Completed: 9/21/2021

**Supporting documents attached:**

Boundary Line Agreement

Vesting Deed

Plat 200800320

Plat 201800017

**Recommended Action**

Approve the Boundary Line Agreement and Deed without Warranty and authorizing the City Manager to execute the same regarding Lot 2, First Replat of Lot 2 Pflugerville Industrial Park.