



City of Pflugerville

Legislation Details (With Text)

File #: 2018-6950 **Version:** 1 **Name:**

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File created: 7/26/2018 **In control:** City Manager Office

On agenda: 8/14/2018 **Final action:** 8/14/2018

Title: Authorizing the City Manager to execute a Special Warranty Deed accepting the donation and conveyance of real property from CESH Investments, LLC to the City of Pflugerville legally described as BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND PART OF THE JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT 787, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO RGT/CHARLESTON PARTNERS, LTD. IN DOCUMENT NO. 2003116960 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 2.722 ACRES OF LAND AND MORE FULLY DESCRIBED BY METES AND BOUNDS.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Land Dedication Location Map, 2. SPECIAL WARRANTY DEED Parkland dedication 07.13.pdf, 3. Title Survey 5.908 ACRES 08.27.13, 4. Springbrook Park_11-18-15

Date	Ver.	Action By	Action	Result
8/14/2018	1	City Council	Approved	Pass

Authorizing the City Manager to execute a Special Warranty Deed accepting the donation and conveyance of real property from CESH Investments, LLC to the City of Pflugerville legally described as BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND PART OF THE JOHN VAN WINKLE SURVEY NO. 70, ABSTRACT 787, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO RGT/CHARLESTON PARTNERS, LTD. IN DOCUMENT NO. 2003116960 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 2.722 ACRES OF LAND AND MORE FULLY DESCRIBED BY METES AND BOUNDS.

The subject tract is located south of New Meister Ln and runs between Schultz Ln and Springbrook Dr. A large portion of it is immediately adjacent to parkland that was dedicated and donated as part of the Villas at Springbrook Project (formerly known as the Emerson Apartments) . The tract is 2.722 acres and was a lot created as a buffer between the multi-family and single-family residential properties. The acquisition of this property will enlarge the parkland, eliminate a strip of property that would most likely end up as "no man's land" and allow for seamless development and maintenance of the properties.

Status

The Parks & Recreation Commission reviewed the proposed donation at its June 21, 2018 meeting and recommends acceptance of this land.

Attached are the Special Warranty Deed, Title Survey and the Conceptual Park Plan that was

prepared through the parkland dedication process for the Villas at Springbrook project.

Prior City Council Action

N/A

Deadline for City Council Action

There is no deadline for action.

Projected Future City Council Action

No additional action is required.

Fiscal Impact

There is no fiscal impact as a result of accepting this donation of land.

Staff Recommendation

Staff recommends approval.

Drafter

James Hemenes
Parks & Recreation Director