



City of Pflugerville

Legislation Text

File #: RES-0770, Version: 1

Approving a resolution with the caption reading: A resolution of the City Council of the City of Pflugerville, Texas, authorizing the acceptance of a general warranty deed conveying certain real property described as 0.040-acre tract of land out of the Alexander Walters Survey No. 67, Abstract 791, and being part of that certain tract of land conveyed to James Robert Bohls, et al, recorded in Document No. 2007012384 of the Official Public Records of Travis County, Texas, and directing the City Manager and City Attorney, or the respective designees, to take all necessary actions to complete the land conveyance to the City. (Located at the intersection of Paul Street and Bohls Street).

One of the property owners for the subject property contacted the City after a public record title search found that the intersection of Paul Street and Bohls Street was never conveyed or dedicated to the City as public right-of-way. The property owners desire to convey the 0.04 acres, being the intersection of Paul Street and Bohls Street by General Warranty Deed to the City for the purposes of street right-of-way. Paul Street and Bohls Street are generally located within the Downtown and Old Town Pflugerville area.

Approval of this item will authorize the City Manager and City Attorney, or their respective designees, to take all necessary actions to complete the land conveyance to City, including authorizing the City Manager to sign execute the General Warranty Deed, in substantial form, and any associated conveyance documents necessary for formal conveyance of the real property interests.

Prior City Council Action

N/A

Deadline for City Council Action

Action is requested on December 8, 2020.

Funding Expected: Revenue ___ Expenditure *Yes

Budgeted Item: Yes ___ No ___ N/A *X

*While this conveyance is a dedication to the City without cost, the City anticipates purchasing a title insurance policy associated with this conveyance to the City. There is a line item for other professional fees within the Planning & Development Services Department's budget to cover miscellaneous items relating to land conveyances, such as surveys and title policies. The estimated closing costs associated with purchasing a title policy, insured at the amount of \$50,000, is estimated at \$1,000.00.

Amount: *Estimated \$1,000.00

1295 Form Required? Yes ___ No X

Legal Review Required: N/A ___ Required X Date Completed: 11/19/2020

Supporting documents attached

Resolution
Exhibit A - Deed
Locator Map

Recommended Action

Authorize the City Manager and City Attorney, or their respective designees, to take all necessary actions to complete the land conveyance to City, including authorizing the City Manager to sign execute the General Warranty Deed, in substantial form.