



# City of Pflugerville

## Legislation Text

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

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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