

ORDINANCE NO. 919-07-12-11

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ANNEXING, FOR FULL PURPOSES, APPROXIMATELY 430 ACRES OF LAND ADJACENT TO THE CITY LIMITS OF THE CITY OF PFLUGERVILLE, TEXAS, GENERALLY LOCATED WEST OF GRAND AVENUE PARKWAY, NORTH OF FM 1825, AND SOUTH OF VICTORIA STATION BOULEVARD, IN TRAVIS COUNTY, TEXAS; EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; 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 the tracts of land described in Exhibit "A", attached hereto and incorporated herein by reference (the "Land");

WHEREAS, the City is authorized, pursuant to Chapter 43, Section 43.021 of the Texas Local Government Code and Section 1.04 of the Home Rule Charter for the City of Pflugerville, to unilaterally annex the tracts identified in Exhibit "A";

WHEREAS, the City and a committee representing the residents of the Land entered into negotiations concerning a service plan for the residents who live on the Land pursuant to Chapter 43, Section 43.0562 of the Texas Local Government Code;

WHEREAS, the negotiations between the City and the committee representing the residents of the Land resulted in the service plan attached as Exhibit "B"; and

WHEREAS, the City Council of the City has considered the annexation of the Land, following the negotiations with the residents of the Land at two public hearings, notice of which was duly given in accordance with all applicable legal requirements, and has determined to institute proceedings to annex the Land; NOW, THEREFORE,

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

Section 1. The Land is hereby annexed to the City, and the boundaries of the City are extended to include the Land within the corporate limits of the City, effective December 31, 2007. From and after the effective date of this ordinance, the Land shall be bound by the acts, ordinances, resolutions and regulations of the City.

Section 2. The service plan attached as Exhibit "B" is approved and municipal services shall be extended to the Land in accordance therewith.

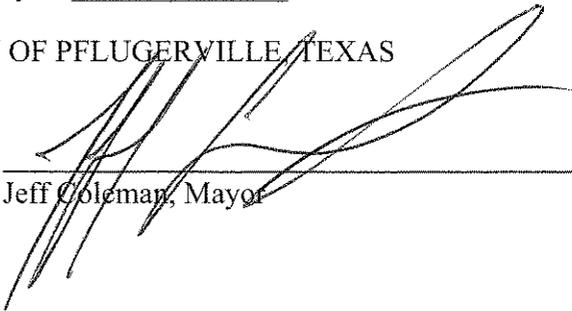
Section 3. The City Secretary is directed to file a certified copy of this ordinance in the office of the County Clerk of Travis County, Texas, and in the official records of the City.

Section 4. This ordinance will take effect upon second reading by the City Council, provided that no objection to the annexation is interposed by the United States Attorney General within 60 days of the submission of the annexation pursuant to Section 5 of the Voting Rights Act of 1965, as amended.

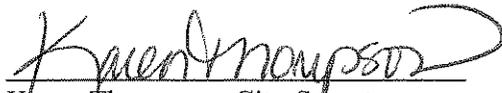
Section 5. The City Council intends to annex the Land described in this Ordinance; but if there is included within the description of the Land annexed by this Ordinance any lands or area that may not be annexed by the City for any reason ("Excluded Lands"), then the Excluded Lands should be excluded and excepted from the Land annexed by this Ordinance as fully as if the Excluded Lands were expressly described in this Ordinance and the remainder of the Land were annexed to the City of Pflugerville.

PASSED AND APPROVED this 11th day of December, 2007.

CITY OF PFLUGERVILLE, TEXAS

By:   
Jeff Coleman, Mayor

ATTEST:

  
Karen Thompson, City Secretary

APPROVED AS TO FORM:

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Floyd Akers, City Attorney

## EXHIBIT "A"

**CITY OF PFLUGERVILLE  
TRAVIS COUNTY, TEXAS  
SPRINGBROOK CENTRE AND NORTH PARK ANNEXATION TRACT  
APPROXIMATELY 430 ACRES  
METES AND BOUNDS DESCRIPTION**

THE HEREIN DESCRIPTION AND ACCOMPANYING SKETCH ARE BASED UPON RECORD INFORMATION OF VARIOUS TRACTS OF LAND LOCATED IN THE ELIAS MCMILLIAN SURVEY, ABSTRACT NO. 564, THE JAMES CASNER SURVEY, ABSTRACT NO. 2538, AND THE JOHN VAN WINKLE SURVEY, ABSTRACT NO. 766, IN TRAVIS COUNTY, TEXAS AND BEING ALL OR PARTS OF THE FOLLOWING TRACTS:

	SUBDIVISION/TRACT	PLAT ACREAGE	ANNEX. ACREAGE	DOCUMENT NO.
1.	NORTH PARK, SEC. FIVE	13.8970	13.8970	VOL. 86, PG. 13D-14A
2.	NORTH PARK, SEC. ONE	54.1848	48.4952	VOL. 85, PG. 115C-116C
3.	BFHD, LTD.	5.3600	5.3600	DOC. NO. 2002144911
4.	THE PARK AT GRAND AVENUE, SEC. ONE	2.2960	2.2960	VOL. 101, PG. 225-226
5.	THOMAS D./DEBRA V. SHAFFER	11.4140	11.4140	DOC. NO. 2001015665
6.	GRACE FELLOWSHIP CHURCH OF AUSTIN, INC.	23.7300	23.7300	VOL. 12914, PG. 0703
7.	ROYSTON LANE PARK, UNIT II	20.0000	20.0000	VOL. 82, PG. 342
8.	ROYSTON LANE PARK	10.0000	10.0000	VOL. 82, PG. 285
9.	GEORGE F. ROBERTS, SUBDIVISION TWO	7.6500	7.6500	VOL. 85, PG. 148A
10.	CENTRAL COMMERCE I, LTD.	7.6730	7.6730	DOC. NO. 1999159776
11.	TENSOR CORPORATION SUBDIVISION	10.5290	10.5290	VOL. 79, PG. 288
12.	SPRINGBROOK INDUSTRIAL PARK, SEC. ONE	20.8770	20.8770	DOC. NO. 200300118
13.	PICK-A-DILLY PARTNERS, LTD.	9.8220	9.8220	DOC. NO. 2003113000
14.	MILTON BARTLEY	3.0000	3.0000	VOL. 1263, PG. 272
15.	SPRINGBROOK CENTRE, PH. B, SEC. 2	48.3953	48.3953	VOL. 97, PG. 330-333
16.	SPRINGBROOK CENTRE, PH. B, SEC. 1	49.7095	49.7095	VOL. 94, PG. 259-262

17.	PICADILLY ESTATES	23.3170	23.3170	DOC. NO. 200700141
18.	SPRINGBROOK CENTRE, PH. A	184.6810	101.9860	VOL. 86, PG. 66B-68D
19.	PFLUGERVILLE ISD	13.4090	13.4090	DOC. NO. 2001139247

TRACT AREAS CALLED FOR ARE PER TRAVIS COUNTY DEED OR TAX APPRAISAL DISTRICT RECORDS. ACTUAL AREAS MAY VARY. RECORD INSTRUMENTS ARE FROM THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), AND THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 430 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT AT THE SOUTHEAST CORNER OF LOT 36, BLOCK I, OF SPRINGBROOK CENTRE, PH. A (P.R.T.C.T. VOL. 86, PG. 66B-68D), SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT FOR THE INTERSECTION OF THE ORIGINAL WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY AND THE NORTH RIGHT-OF-WAY LINE OF PICADILLY DRIVE, AND ALSO BEING THE SOUTH LINE OF THE CURRENT CITY LIMITS AS IDENTIFIED IN CITY OF PFLUGERVILLE ORDINANCE NO. 854-06-12-12;

THENCE **SOUTH 31° 43' 07" WEST**, AT A DISTANCE OF 60 FEET PASSING THE CENTERLINE OF PICADILLY DRIVE, A TOTAL DISTANCE OF **120.00 FEET** TO A POINT AT THE NORTHEAST CORNER OF LOT 3, BLOCK A OF PICADILLY ESTATES (O.P.R.T.C.T. 200700141) ALSO BEING THE DEDICATED WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY AS DESCRIBED IN PICADILLY ESTATES AND SPRINGBROOK CENTER, PH. A;

THENCE ALONG THE DEDICATED WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY AS PLATTED IN THE FINAL PLAT OF PICADILLY ESTATES THE FOLLOWING FOUR (4) COURSES:

1. **SOUTH 31° 43' 00" WEST** A DISTANCE OF **301.74 FEET** TO A POINT OF NON-TANGENTIAL CURVATURE TO THE LEFT AND THE NORTHERNMOST POINT OF A 0.143 ACRE RIGHT-OF-WAY DEDICATION AS DESCRIBED IN THE FINAL PLAT OF PICADILLY ESTATES;
2. WITH A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF **8962.82 FEET**, A CHORD BEARING AND DISTANCE OF **SOUTH 32° 19' 00" WEST, 606.91 FEET**, PASSING AT AN ARC DISTANCE OF 424.49 FEET THE SOUTHEAST CORNER OF LOT 3, BLOCK A AND THE EAST CORNER OF LOT 1, BLOCK A OF SAID PLAT, A TOTAL ARC DISTANCE OF **607.03 FEET**;
3. **SOUTH 30° 22' 30" WEST** A DISTANCE OF **700.77 FEET** TO A POINT ON THE SOUTH LINE OF SAID PLAT;
4. **SOUTH 59° 31' 39" EAST** A DISTANCE OF **2.45 FEET** TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY AS DEDICATED WITH THE SPRINGBROOK CENTRE, PHASE A FINAL PLAT, AND BEING ALSO

THE EAST LINE OF SPRINGBROOK CENTRE, PHASE B, SECTION ONE  
(P.R.T.C.T. VOL. 94, PG. 259-262);

THENCE ALONG THE DEDICATED WEST RIGHT-OF-WAY LINE OF GRAND AVENUE  
PARKWAY AS DEDICATED IN THE FINAL PLAT OF SPRINGBROOK CENTRE, PHASE  
B, SECTION ONE, THE FOLLOWING XX (XX) COURSES:

1. **SOUTH 30° 25' 55" WEST** A DISTANCE OF **89.07 FEET** TO AN ANGLE POINT;
2. **SOUTH 31° 24' 35" WEST** A DISTANCE OF **230.50 FEET** TO AN ANGLE POINT;
3. **SOUTH 42° 30' 46" WEST** A DISTANCE OF **267.21 FEET** TO AN ANGLE POINT;
4. **SOUTH 50° 44' 21" WEST** A DISTANCE OF **183.06 FEET** TO AN ANGLE POINT  
ON THE SOUTH LINE OF SAID PLAT, AND BEING ALSO THE NORTH LINE OF  
THE SHAFFER TRACT (O.P.R.T.C.T. 2001015665);
5. **SOUTH 58° 00' 51" EAST** A DISTANCE OF **48.64 FEET** TO THE NORTHEAST  
CORNER OF SAID SHAFFER TRACT, AND BEING ALSO THE WEST RIGHT-OF-  
WAY LINE OF GRAND AVENUE PARKWAY;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY  
AND THE EAST LINE OF THE SHAFFER TRACT THE FOLLOWING THREE (3)  
COURSES;

1. **SOUTH 48° 09' 00" WEST** A DISTANCE OF **96.10 FEET** TO A POINT OF  
CURVATURE FOR A CURVE TO THE LEFT;
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS DISTANCE OF **984.94  
FEET**, A DELTA OF **19° 02' 00"**, AND A CHORD BEARING AND DISTANCE OF  
**SOUTH 38° 34' 42" WEST**, **325.69 FEET**, AN ARC DISTANCE OF **327.19 FEET**;
3. **SOUTH 29° 07' 35" WEST** A DISTANCE OF **214.73 FEET** TO A POINT ON THE  
UPPER SOUTHEAST CORNER OF THE SHAFFER TRACT, ALSO BEING THE  
NORTHEAST CORNER OF THE BFHD, LTD TRACT (O.P.R.T.C.T. DOC. NO.  
2002144911), AND THE WEST RIGHT-OF-WAY LINE OF GRAND AVENUE  
PARKWAY;

THENCE **SOUTH 29° 06' 01" WEST**, WITH THE WEST RIGHT-OF-WAY OF GRAND  
AVENUE PARKWAY AND THE EAST LINE OF SAID BFHD, LTD. TRACT, A DISTANCE  
OF **785.69 FEET** TO A POINT AT THE SOUTHEAST CORNER OF THE BFHD, LTD.  
TRACT, ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF  
ROYSTON LANE AND THE WEST RIGHT-OF-WAY OF GRAND AVENUE PARKWAY;

THENCE **SOUTH 29° 47' 47" WEST** ACROSS THE ROYSTON LANE RIGHT-OF-WAY  
ALONG THE ORIGINAL WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY  
(PFLUGERVILLE LOOP), A DISTANCE OF **59.9 FEET** TO A POINT ON THE ORIGINAL  
SOUTH RIGHT-OF-WAY LINE OF ROYSTON LANE;

THENCE **NORTH 58° 43' 40" WEST** ALONG THE ORIGINAL SOUTH RIGHT-OF-WAY  
LINE OF ROYSTON LANE A DISTANCE OF **58.53 FEET** TO A POINT OF RIGHT-OF-  
WAY DEDICATION AS SHOWN ON THE NORTH PARK – SECTION FIVE FINAL PLAT

(P.R.T.C.T. VOL. 86, PG. 13D-14A) AND THE NORTH PARK – SECTION ONE FINAL PLAT (P.R.T.C.T. VOL. 85, PG. 115C-116C);

THENCE **SOUTH 31° 16' 20" WEST** A DISTANCE OF **10.00 FEET** TO A POINT ON THE DEDICATED SOUTH RIGHT-OF-WAY LINE OF ROYSTON LANE;

THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF **20.00 FEET**, A DELTA OF **90° 51' 41"**, A CHORD BEARING AND DISTANCE OF **SOUTH 13° 17' 49" EAST, 28.50 FEET**, AN ARC DISTANCE OF **31.72 FEET** TO A POINT ON THE DEDICATED WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY, AND BEING ALSO THE EAST LINE OF LOT 18, BLOCK I OF SAID NORTH PARK – SECTION FIVE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **850.00 FEET**, A DELTA OF **18° 47' 46"**, A CHORD BEARING AND DISTANCE OF **SOUTH 38° 04' 47" WEST, 277.60**, AN ARC DISTANCE OF **278.85 FEET**;

THENCE CROSSING PERPENDICULAR TO GRAND AVENUE PARKWAY IN A **SOUTHEASTERLY** DIRECTION A DISTANCE OF **100.00 FEET** TO THE NORTH CORNER OF LOT 1, BLOCK H OF THE NORTH PARK – SECTION FIVE FINAL PLAT, ALSO BEING THE INTERSECTION OF THE ORIGINAL WEST RIGHT-OF-WAY LINE OF PFLUGERVILLE LOOP AND THE DEDICATED EAST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY;

THENCE **SOUTH 30° 20' 19" WEST**, WITH THE WEST RIGHT-OF-WAY LINE OF PFLUGERVILLE LOOP AND THE EAST LINE OF SAID LOT 1, BLOCK H, A DISTANCE OF **251.65 FEET** TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK H;

THENCE **SOUTH 30° 20' 19" WEST**, CROSSING EDGEMERE DRIVE ALONG THE WEST RIGHT-OF-WAY OF PFLUGERVILLE LOOP A DISTANCE OF **87.75 FEET** TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK G OF THE NORTH PARK – SECTION FIVE FINAL PLAT;

THENCE **SOUTH 30° 20' 19" WEST**, ALONG THE WEST RIGHT-OF-WAY LINE OF PFLUGERVILLE LOOP AND THE EAST LINE OF SAID LOT 1, BLOCK G, A DISTANCE OF **324.10 FEET** TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK G;

THENCE **NORTH 73° 15' 28" WEST**, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK G, ALSO BEING THE NORTH PROPERTY LINE OF THE STARK TRACT (P.R.T.C.T. VOL. 12365, PG. 161-164), A DISTANCE OF **733.98 FEET** TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK G THE FOLLOWING TWO (2) COURSES:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF **40.00 FEET**, A DELTA OF **80° 58' 31"**, A CHORD BEARING AND DISTANCE OF **NORTH 28° 25' 26" WEST, 51.94 FEET**, AN ARC DISTANCE OF **56.53 FEET**;
2. **NORTH 68° 54' 41" WEST** A DISTANCE OF **88.58 FEET** TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK G AND THE EAST RIGHT-OF-WAY LINE OF WHITE RIVER BOULEVARD;

THENCE **NORTH 21° 05' 19" EAST**, WITH THE EAST RIGHT-OF-WAY LINE OF WHITE RIVER BOULEVARD AND THE WEST LINE OF SAID LOT 1, BLOCK G, A DISTANCE **178.78 FEET** TO A POINT OF CURVATURE TO RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF **20.00 FEET**, A DELTA OF **90° 00' 00"**, A CHORD BEARING AND DISTANCE OF **NORTH 66° 05' 19" EAST, 28.28 FEET**, AN ARC DISTANCE OF **31.42 FEET** TO A POINT AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK G AND ALSO THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY;

THENCE **NORTH 68° 54' 41" WEST**, CROSSING WHITE RIVER BOULEVARD, A DISTANCE OF **190.00 FEET** TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY AND ALSO THE NORTHEAST CORNER OF LOT 4, BLOCK C OF NORTH PARK – SECTION 4 (P.R.T.C.T. VOL. 86, PG. 13A-13C);

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY THE FOLLOWING TWO (2) COURSES:

1. **NORTH 68° 54' 41" WEST** A DISTANCE OF **158.14 FEET** TO A POINT OF CURVATURE TO THE LEFT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF **943.17 FEET**, A DELTA OF **48° 45' 00"**, A CHORD BEARING AND DISTANCE OF **SOUTH 86° 42' 49" WEST, 778.51 FEET**, AN ARC DISTANCE OF **750.46 FEET**;

THENCE CROSSING PERPENDICULAR TO GRAND AVENUE PARKWAY IN A **NORTHERLY** DIRECTION A DISTANCE OF **100.00 FEET** TO THE SOUTHWEST CORNER OF LOT 24, BLOCK J OF THE NORTH PARK – SECTION ONE FINAL PLAT, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY;

THENCE WITH THE WEST PROPERTY LINE OF THE NORTH PARK – SECTION ONE FINAL PLAT, ALSO BEING THE BACK PROPERTY LINES FOR LOTS 1-24, BLOCK J OF SAID FINAL PLAT, THE FOLLOWING SEVEN (7) COURSES:

1. **NORTH 13° 33' 11" WEST** A DISTANCE OF **154.00 FEET**;
2. **NORTH 04° 54' 47" WEST** A DISTANCE OF **88.50 FEET**;
3. **NORTH 01° 13' 53" EAST** A DISTANCE OF **82.97 FEET**;
4. **NORTH 00° 37' 21" EAST** A DISTANCE OF **91.25 FEET**;
5. **NORTH 15° 58' 33" WEST** A DISTANCE OF **79.72 FEET**;
6. **NORTH 59° 35' 56" WEST** A DISTANCE OF **265.20 FEET**;

7. **NORTH 30° 24' 04" EAST** A DISTANCE OF **987.33 FEET** TO THE NORTHWEST CORNER OF THE NORTH PARK – SECTION ONE FINAL PLAT, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ROYSTON LANE, AND ALSO THE NORTHEAST CORNER OF THE LOT 1, BLOCK C CENTRAL COMMERCE PARK RESUBDIVISION (P.R.T.C.T. DOC. NO. 199900172);

THENCE **NORTH 58° 47' 24" WEST** WITH THE SOUTH RIGHT-OF-WAY LINE OF ROYSTON LANE AND THE NORTH PROPERTY LINE OF LOT 1, BLOCK C CENTRAL COMMERCE PARK RESUBDIVISION A DISTANCE OF **486.76 FEET**;

THENCE **NORTHWESTERLY** DEPARTING THE NORTH PROPERTY LINE OF LOT 1, BLOCK C OF SAID PLAT AND CROSSING THE ROYSTON LANE RIGHT-OF-WAY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROYSTON LANE AND THE SOUTHEAST CORNER OF THE BURKLUND TRACT (O.P.R.T.C.T. DOC. NO 2002128697) A DISTANCE OF **275.20 FEET**;

THENCE **NORTH 07° 50' 00" EAST** WITH THE WEST RIGHT-OF-WAY LINE OF ROYSTON LANE AND THE EAST PROPERTY LINE OF SAID BURKLUND TRACT A DISTANCE OF **34.43 FEET** TO A POINT, BEING THE SOUTHEAST CORNER OF THE SCHUBKEGEL TRACT (R.P.R.T.C.T. VOL. 11416, PG. 282-284);

THENCE **NORTH 07° 50' 00" EAST** WITH THE WEST RIGHT-OF-WAY LINE OF ROYSTON LANE AND THE EAST PROPERTY LINE OF SAID SCHUBKEGEL TRACT A DISTANCE OF **181.77 FEET** TO A POINT, BEING THE SOUTHEAST CORNER OF THE WESTON PARK FINAL PLAT (O.P.R.T.C.T. DOC. NO. 19900297), AND ON THE WEST RIGHT-OF-WAY OF ROYSTON LANE;

THENCE **NORTH 64° 41' 25" WEST** ALONG THE SOUTH PROPERTY LINE OF THE WESTON PARK FINAL PLAT, ALSO BEING THE NORTH LINE OF THE SCHUBKEGEL TRACT, A DISTANCE OF **5.24 FEET** TO A POINT OF RIGHT-OF-WAY DEDICATION FOR ROYSTON LANE;

THENCE CONTINUING WITH THE DEDICATED WEST AND SOUTH RIGHT-OF-WAY LINE OF ROYSTON LANE, ALSO BEING THE EAST AND NORTH PROPERTY LINE OF THE WESTON PARK FINAL PLAT, THE FOLLOWING SIX (6) COURSES:

1. **NORTH 07° 50' 00" EAST** A DISTANCE OF **646.58 FEET** TO A POINT ON A CURVE TO THE LEFT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF **435.00 FEET**, A CHORD BEARING AND DISTANCE OF **NORTH 26° 06' 45" WEST, 485.81 FEET**, AN ARC DISTANCE OF **515.44 FEET**;
3. **NORTH 60° 03' 29" WEST** A DISTANCE OF **234.71 FEET** TO A POINT ON A CURVE TO THE RIGHT;
4. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **495.12 FEET**, A CHORD BEARING AND DISTANCE OF **NORTH 43° 56' 38" WEST, 274.84 FEET**, AN ARC DISTANCE OF **278.50 FEET**;

5. **NORTH 27° 49' 47" EAST A DISTANCE OF 59.50 FEET TO A POINT ON A CURVE TO THE LEFT;**
6. **WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 43° 45' 39" WEST, A CHORD LENGTH OF 15.98 FEET, AN ARC DISTANCE OF 16.26 FEET TO A POINT ON THE EXISTING PFLUGERVILLE CITY LIMIT LINE AS ANNEXED WITH CITY OF PFLUGERVILLE ORDINANCE NO. 854-06-12-12, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF PICADILLY DRIVE, AND THE COMMON NORTH CORNERS OF LOT 1 AND LOT 2, BLOCK A, WESTON PARK;**

THENCE FOLLOWING THE CITY LIMIT LINE AS ESTABLISHED WITH CITY OF PFLUGERVILLE ORD. NO. 854-06-12-12 TO THE POINT OF BEGINNING FOR THIS DESCRIPTION BY FOLLOWING THE CALLS FROM THAT ORDINANCE FOR THE REMAINDER OF THE CALLS AS FOLLOWS:

THENCE **NORTH 08° 49' 57" WEST** CROSSING THE RIGHT-OF-WAY OF SAID PICADILLY DRIVE AT A DISTANCE OF **94.91 FEET** TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PICADILLY DRIVE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF PICADILLY DRIVE, BEING ALSO THE SOUTHERLY LINE OF THE MEADOWS OF CAMBRIDGE HEIGHTS, PHASE ONE, THE SOUTHERLY LINE OF A CALLED 23.788 ACRE TRACT AS DESCRIBED IN A DEED TO THE CITY OF AUSTIN (R.P.R.T.C.T. VOL. 10570, PG. 759), AND THE SOUTHEAST LINE OF SPRINGBROOK INDUSTRIAL PARK, SECTION 2, THE FOLLOWING THREE (3) COURSES;

1. **WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A DELTA OF 14° 57' 56", A CHORD BEARING AND DISTANCE OF NORTH 73° 41' 19" EAST, 169.30 FEET, AN ARC DISTANCE OF 169.78 FEET TO A POINT OF TANGENCY;**
2. **NORTH 66° 01' 32" EAST A DISTANCE OF 1013.45 FEET TO A POINT ON A CURVE TO THE RIGHT AT THE SOUTH CORNER OF THE MEADOWS OF CAMBRIDGE HEIGHTS, PHASE ONE, ALSO BEING THE NORTHEAST CORNER OF SAID SPRINGBROOK INDUSTRIAL PARK, SECTION 2;**
3. **WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 745.00 FEET, A DELTA OF 45° 36' 45", A CHORD BEARING AND DISTANCE OF SOUTH 87° 37' 02" EAST, 577.54 FEET, PASSING AT AN ARC DISTANCE OF 486.55 FEET THE SOUTHWEST CORNER OF SAID MEADOWS OF CAMBRIDGE HEIGHTS, PHASE ONE, BEING ALSO THE SOUTHEAST CORNER OF SAID 23.788 ACRE TRACT, IN ALL A TOTAL ARC DISTANCE OF 593.09 FEET TO A POINT OF NON-TANGENCY ON THE NORTH RIGHT-OF-WAY LINE OF PICADILLY DRIVE;**

THENCE WITH THE EAST LINE OF BLOCK F, MEADOWS AT CAMBRIDGE HEIGHTS, PHASE ONE AND THE EAST RIGHT-OF-WAY LINE OF FITZGERALD LANE, BEING ALSO THE WEST AND NORTH LINE OF A CALLED 13.409 ACRE TRACT DESCRIBED

IN A DEED RECORDED IN O.P.R.T.C.T. DOC. NO. 2001139247 TO THE PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT, THE FOLLOWING SEVEN (7) COURSES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **25.00 FEET**, A DELTA OF **84° 39' 36"**, A CHORD BEARING AND DISTANCE OF **NORTH 22° 25' 04" WEST, 33.67 FEET**, AN ARC DISTANCE OF **36.94 FEET** TO A POINT OF TANGENCY;
2. **NORTH 19° 54' 27" EAST** A DISTANCE OF **10.99 FEET** TO THE BEGINNING OF A CURVE TO THE LEFT;
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF **330.00 FEET**, A DELTA OF **29° 25' 30"**, A CHORD BEARING AND DISTANCE OF **NORTH 05° 11' 41" EAST, 167.62 FEET**, AN ARC DISTANCE OF **169.48 FEET** TO A POINT OF TANGENCY;
4. **NORTH 09° 31' 05" WEST** A DISTANCE OF **130.97 FEET** TO THE BEGINNING OF A CURVE TO THE RIGHT;
5. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **270.00 FEET**, A DELTA OF **12° 47' 11"**, A CHORD BEARING AND DISTANCE OF **NORTH 03° 07' 29" WEST, 60.13 FEET**, AN ARC DISTANCE OF **60.25 FEET** TO A POINT OF TANGENCY;
6. **NORTH 03° 16' 07" EAST** A DISTANCE OF **323.59 FEET** TO THE NORTHWEST CORNER OF SAID 13.409 ACRE TRACT;
7. **SOUTH 71° 28' 46" EAST** A DISTANCE OF **648.40 FEET** TO THE COMMON SOUTHERLY LOT CORNER OF LOTS 8 AND 9, BLOCK F OF SAID MEADOWS AT CAMBRIDGE HEIGHTS, PHASE ONE, BEING ALSO THE NORTHEAST CORNER OF SAID 13.409 ACRE TRACT, AND BEING ALSO THE WEST LINE OF BLOCK K, SPRINGBROOK CENTRE, PHASE A (P.R.T.C.T. VOL. 85, PG. 66B-68D);

THENCE WITH SAID WEST LINE OF BLOCK K, SPRINGBROOK CENTRE, PHASE A, AND BEING ALSO THE WEST LINE OF BLOCK F, MEADOWS AT CAMBRIDGE HEIGHTS, PHASE ONE, THE FOLLOWING THREE (3) COURSES:

1. **NORTH 09° 41' 37" WEST** A DISTANCE OF **487.79 FEET** TO AN ANGLE POINT;
2. **NORTH 04° 58' 15" WEST** A DISTANCE OF **157.37 FEET** TO AN ANGLE POINT;
3. **NORTH 27° 53' 15" EAST** A DISTANCE OF **535.17 FEET** TO THE NORTHWEST CORNER OF LOT 1, BLOCK K, OF SAID SPRINGBROOK CENTRE, PHASE A, BEING ALSO THE NORTHEAST CORNER OF LOT 46, BLOCK F, MEADOWS AT CAMBRIDGE HEIGHTS, PHASE ONE, AND BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF VICTORIA STATION BOULEVARD;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF VICTORIA STATION BOULEVARD, BEING ALSO THE NORTH LINE OF SPRINGBROOK CENTRE, PHASE A, THE FOLLOWING THREE (3) COURSES:

1. **SOUTH 61° 56' 29" EAST** A DISTANCE OF **258.25 FEET** TO THE BEGINNING OF A CURVE TO THE LEFT;

2. WITH THE CURVE TO THE LEFT HAVING A RADIUS OF **1736.22 FEET**, A DELTA OF **42° 53' 57"**, A CHORD BEARING AND DISTANCE OF **SOUTH 83° 33' 23" EAST, 1269.81 FEET**, AN ARC DISTANCE OF **1299.96 FEET** TO A POINT OF TANGENCY;
3. **NORTH 74° 59' 39" EAST** A DISTANCE OF **577.71 FEET** TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VICTORIA STATION BOULEVARD AND THE NORTHEAST CORNER OF LOT 41, BLOCK I, SPRINGBROOK CENTRE, PHASE A, A VARIABLE WIDTH DRAINAGE AND PUBLIC UTILITY EASEMENT, AND BEING ALSO THE WEST LINE OF CAMBRIDGE HEIGHTS, PHASE C, SECTION 1, AND REPLAT OF LOT 35, LOT 38, LOT 39, AND LOT 40, BLOCK I, SPRINGBROOK CENTRE, PHASE A (P.R.T.C.T. VOL. 103, PG. 98-101);

THENCE WITH THE WEST LINE OF SAID CAMBRIDGE HEIGHTS, PHASE C, SECTION 1, AND REPLAT OF LOT 35, LOT 38, LOT 39, LOT 40, BLOCK I, SPRINGBROOK CENTRE, PHASE A, AND THE EAST LINE OF LOTS 34 AND 41, BLOCK I, SPRINGBROOK CENTRE, PHASE A, THE FOLLOWING FOUR (4) COURSES:

1. **SOUTH 10° 05' 14" EAST** A DISTANCE OF **730.80 FEET** TO AN ANGLE POINT;
2. **SOUTH 39° 29' 01" WEST** A DISTANCE OF **96.32 FEET** TO AN ANGLE POINT;
3. **SOUTH 33° 36' 07" EAST** A DISTANCE OF **293.51 FEET** TO AN ANGLE POINT;
4. **SOUTH 19° 27' 26" WEST** A DISTANCE OF **415.75 FEET** TO THE SOUTHWEST CORNER OF LOT 30, BLOCK S, CAMBRIDGE HEIGHTS, PHASE C, SECTION 1, AND REPLAT OF LOT 35, LOT 38, LOT 39, AND LOT 40, BLOCK I, SPRINGBROOK CENTRE, PHASE A, BEING ALSO THE SOUTHEAST CORNER OF LOT 34, BLOCK I, SPRINGBROOK CENTRE, PHASE A, AND THE NORTH RIGHT-OF-WAY LINE OF PICADILLY DRIVE;

THENCE WITH THE SOUTH LINE OF SAID SPRINGBROOK CENTRE, PHASE A, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF PICADILLY DRIVE, THE FOLLOWING TWO (2) COURSES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **1045.00 FEET**, A DELTA OF **21° 50' 35"**, A CHORD BEARING AND DISTANCE OF **SOUTH 72° 26' 05" EAST, 395.98 FEET**, AN ARC DISTANCE OF **398.39 FEET** TO A POINT OF TANGENCY;
2. **SOUTH 61° 30' 43" EAST** PASSING AT A DISTANCE OF 135.00 FEET THE SOUTHWEST CORNER OF LOT 37, BLOCK I, SPRINGBROOK CENTRE, PHASE A, BEING ALSO THE MOST SOUTHERLY SOUTHEAST CORNER OF CAMBRIDGE HEIGHTS, PHASE C, SECTION 1, AND REPLAT OF LOT 35, LOT 38, LOT 39, AND LOT 40, BLOCK I, SPRINGBROOK CENTRE, PHASE A, IN ALL A TOTAL DISTANCE OF **495.83 FEET** TO THE BEGINNING OF A CURVE TO THE LEFT FOR THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PICADILLY DRIVE AND THE WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, A DELTA OF 89° 58' 58", A CHORD BEARING AND DISTANCE OF NORTH 73° 29' 18" EAST, 21.21 FEET TO THE POINT OF BEGINNING, CONTAINING 430 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED UPON THE RECORDED INSTRUMENTS REFERENCED IN EACH SECTION OF THE APPLICABLE CALLS. THE RECORDED INSTRUMENTS MUST BE REFERENCED FOR BEARING BASIS AND CONVERSION TO ANOTHER COORDINATE SYSTEM.

**SURVEYOR'S CERTIFICATION:**

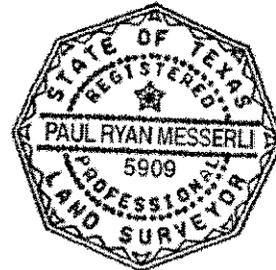
THIS DOCUMENT, PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

*Paul Ryan Messerli* 11/20/2007

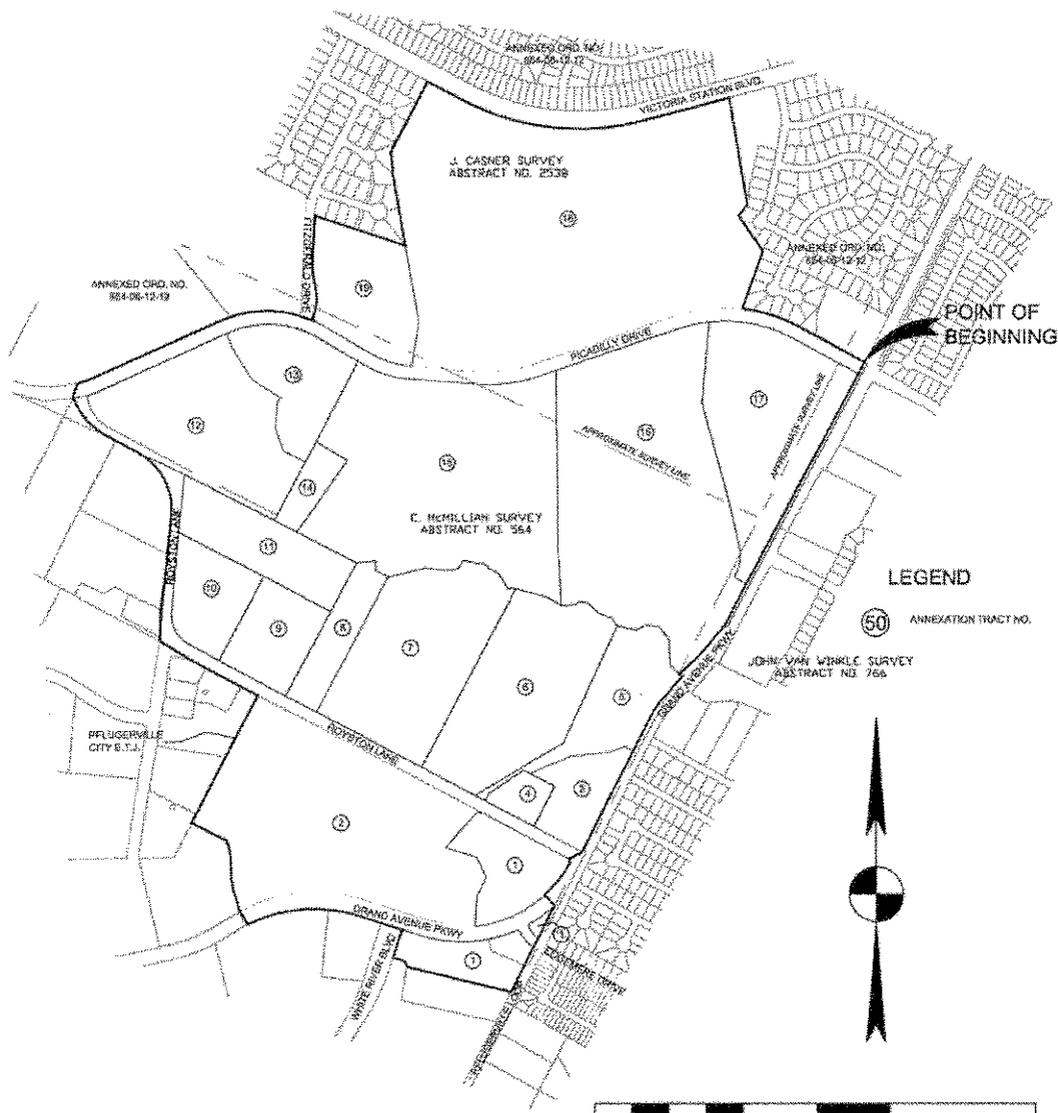
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PAUL RYAN MESSERLI  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5909

**PAPE-DAWSON ENGINEERS**  
7800 SHOAL CREEK BLVD., SUITE 220-WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711



CITY OF PFLUGERVILLE  
 TRAVIS COUNTY, TEXAS  
 SPRINGBROOK CENTRE AND NORTH PARK ANNEXATION TRACT  
 APPROXIMATELY 430 ACRES



LEGEND  
 (50) ANNEXATION TRACT NO.



SHEET 1 OF 2

**Pape-Dawson**  
**ENGINEERS**

2700 SPRING LINDER BLVD. | AUSTIN TEXAS 78747 | PHONE: 512.424.6711  
 SUITE 200 WEST | FAX: 512.459.6887

CITY OF PFLUGERVILLE  
 TRAVIS COUNTY, TEXAS  
 SPRINGBROOK CENTRE AND NORTH PARK ANNEXATION TRACT  
 APPROXIMATELY 430 ACRES

	SUBDIVISION/TRACT	PLAT ACREAGE	ANNEX ACREAGE	DOCUMENT NO.
1.	NORTH PARK, SEC. FIVE	13.8970	13.8970	VOL. 86, PG. 13D-14A
2.	NORTH PARK, SEC. ONE	54.1848	48.4952	VOL. 85, PG. 115C-116C
3.	BFHD, LTD.	5.3600	5.3600	DOC. NO. 2002144911
4.	THE PARK AT GRAND AVENUE, SEC. ONE	2.2960	2.2960	VOL. 101, PG. 225-226
5.	THOMAS D./DEBRA V. SHAFFER	11.4140	11.4140	DOC. NO. 2001015665
6.	GRACE FELLOWSHIP CHURCH OF AUSTIN, INC.	23.7300	23.7300	VOL. 12914, PG. 0703
7.	ROYSTON LANE PARK, UNIT II	20.0000	20.0000	VOL. 82, PG. 342
8.	ROYSTON LANE PARK	10.0000	10.0000	VOL. 82, PG. 285
9.	GEORGE F. ROBERTS, SUBDIVISION TWO	7.6500	7.6500	VOL. 85, PG. 148A
10.	CENTRAL COMMERCE I, LTD.	7.6730	7.6730	DOC. NO. 1999159776
11.	SENSOR CORPORATION SUBDIVISION	10.5290	10.5290	VOL. 79, PG. 288
12.	SPRINGBROOK INDUSTRIAL PARK, SEC. ONE	20.8770	20.8770	DOC. NO. 200300118
13.	PICK-A-DILLY PARTNERS, LTD.	9.8220	9.8220	DOC. NO. 2003113000
14.	MILTON BARTLEY	3.0000	3.0000	VOL. 1263, PG. 272
15.	SPRINGBROOK CENTRE, PH. B, SEC. 2	48.3953	48.3953	VOL. 97, PG. 330-333
16.	SPRINGBROOK CENTRE, PH. B, SEC. 1	49.7095	49.7095	VOL. 94, PG. 259-262
17.	PICADILLY ESTATES	23.3170	23.3170	DOC. NO. 200700141
18.	SPRINGBROOK CENTRE, PH. A	184.6810	101.9860	VOL. 86, PG. 66B-68D
19.	PFLUGERVILLE ISD	13.4090	13.4090	DOC. NO. 2001139247

SHEET 2 OF 2



7800 GUNNAR AVENUE SUITE 300 WEST | FORT WORTH, TEXAS 76137 | PHONE: 817-494-8371 | FAX: 817-494-8367

## EXHIBIT "B"

### SERVICE PLAN FOR PROPOSED ANNEXATION BY THE CITY OF PLFUGERVILLE, IN TRAVIS COUNTY, TEXAS

#### 2007 SPRINGBROOK CENTRE ("SPRINGBROOK MEADOWS")

#### & NORTH PARK AREA PLAN

This service plan establishes a program under which the City of Pflugerville, Texas, will provide full municipal services to the area described on the attached "Exhibit A" (the "Annexed Area"), as required by § 43.065 of the Texas Local Government Code.

The City will provide the following municipal services to the Annexed Area at a level consistent with protection to other areas within the City:

Police Protection. The City provides police service within its city limits, including routine patrols through the City and law enforcement services upon call. After 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. The City's police services include neighborhood patrols, criminal investigations, crime prevention, community services and school programs.

#### Fire Protection and Emergency Medical Service.

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.

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 after annexation.

The City provides Emergency Medical Transport Services through an interlocal agreement with Travis County, Texas. After 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. 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.

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:

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 a private refuse collection company. The residential solid waste collection services include garbage collection, recycling, bulky item collection and brush collection or chipping. This service will be provided for a fee to any person within the Annexed Area requesting the service after the date of annexation. Provision of the

City's solid waste collection services shall not be required to any person who continues to use the services of a privately owned solid waste management service provider for a period of two years following the date the area is annexed. The City may not impose a fee for solid waste collection on any person who continues to use such privately owned solid waste management services during the two years following annexation, nor may they prohibit the collection of solid waste by a privately owned solid waste management service provider during the same time period.

Maintenance. Routine maintenance of the following City-owned facilities, if any, will be provided within the Annexed Area effective as of the date of annexation:

**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.

**Public streets and right-of-ways.** The City provides street repairs, improvements and inspections, street lighting and traffic control devices. This City does not maintain private streets or private right-of-ways.

**Publicly owned parks, playgrounds, and swimming pools.** The City of Pflugerville does not own or maintain any parks in the proposed annexation area.

**Other public easement, facilities or buildings,** including drainage facilities, such as drainage channels, storm sewers and detention ponds contained within dedicated public easements. The City maintains drainage facilities through regular mowing and cleaning or repair, as needed. The City will inspect the land a minimum of every six (6) weeks and perform maintenance as required which includes but is not limited to mowing and the removal of debris no fewer than six (6) times a 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.

Development Regulation. The City will enforce zoning, subdivision development, site development and building code regulations within the Annexed Area after 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.

Other Services. City recreational facilities, including parks and library, will be available for use by residents of the Annexed Area on the same basis as those facilities are available to current City residents. City residents receive program preference for some City programs.

Capital Improvements. As provided in Section 43.056(e) of the Local Government Code, the City will begin acquiring or constructing capital improvements necessary for providing municipal services adequate to serve the Annexed Area. The acquisition or construction will occur in accordance within applicable ordinances and regulations of the City. Landowners within the Annexed Area will not be required to fund the capital improvements necessary to provide municipal services to the Annexed Area except as provided below for water and wastewater service.

Water and Wastewater Service. For portions of the Annexed Area not within the certificated service areas of the City or another utility, the City will extend water and wastewater service to such areas in accordance with the City's service extension policy attached as Exhibit "B" at the appropriate levels considering the topography, land use and population density of the property requesting service. In addition, unless consistent with the City's existing requirements for funding of extensions of water or wastewater service to areas within the current City limits, landowners within the Annexed Area will not be required to fund the capital improvements necessary to provide water and wastewater service under this service plan.

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.

Windermere Utility provides water and wastewater services to the entire area. Manville also has a large transmission line on Grand Avenue Parkway on both sides of the road and a transmission line on Williamson County Road 170. The City acknowledges the following specific service requests and commits to resolving them as described below and within three years of annexation unless otherwise stipulated:

Dedicated public drainage easements and detention ponds: The City-owned surface drainage facilities in the areas shown on Exhibit "C" will be maintained according to standards described in Section II (B)(4) above.

Royston Lane right-of-way ditch drainage adjacent to the North Park Subdivision: This area will be maintained in order to prevent standing water and to limit the effects of erosion.

Trees and shrubs: Trees and shrubs will be planted along Victoria Station Boulevard and along Royston Lane.

Left turn on Picadilly Drive at the easternmost intersection with Jerusalem Drive: Upon annexation, the City will complete a traffic safety analysis of existing conditions along Picadilly between the westernmost intersection of Jerusalem Drive with Picadilly Drive and the intersection of Copperhead Drive with Picadilly Drive. If the analysis results in a recommendation to install a left turn lane and median cut at the easternmost intersection of Jerusalem Drive and Picadilly Drive in order to improve existing unsafe traffic conditions, the City will construct such left turn lane and median cut.

Caldwell Elementary: The prescribed traffic control devices, including but not limited to, lighting and signs, will be installed and operational no later than the first school day of 2008-2009 school year. If authorized by PISD, a DARE Program will be provided to Caldwell Elementary.

Traffic control devices, including but not limited to speed limit signs, stop signs and yield signs will be made consistent with City standards within 180 days of annexation. Upon annexation, the City will initiate a warrant study for a traffic signal at the intersection of Royston Lane and Grand Avenue Parkway and, upon annexation of the intersection into the City, install a traffic signal if warranted.

Street lighting: The City will request that the electric provider install street lights at the following locations in order to meet City standards: Viki Lynn Place, Glorious Drive, and Idaho Falls Lane

intersections with Grand Avenue; Tortoise Street; Royston Lane, Picadilly Court and Fitzgerald Lane intersecting with Picadilly Drive. These requests will be prepared by the city prior to annexation and will be submitted to the electric provider upon annexation.

Median Lighting along Picadilly Drive, Victoria Station, and Grand Avenue: Although not all medians along similar roadways in the City are lighted, the lighting of Grand Avenue Parkway and Picadilly Drive will be added to the City's Capital Improvement Project list upon annexation. The Capital Improvement Program is reviewed annually by the City Council and projects are selected for construction based on need. The lighting of Victoria Station shall be completed as part of the Pflugerville Loop Western Segment Project.

If North Park Home Owners Association conveys ownership of North Park Section One, Block I, Lot 16 (parcel # 0278 280107) ("Playscape Lot") and the playscape facilities located on the Playscape Lot without conditions before September 2, 2008, the City will accept the dedication of those facilities and maintain them as part of the City's park system.

If Springbrook Center Owners Association conveys ownership of Springbrook Centre, Phase B, Section One, Block JJ, Lot 50 and Springbrook Centre, Phase B, Section Two, Block NN, Lots 19 and 48 ("Springbrook Lots") to the City together with any improvements located on the Springbrook Lots without conditions before September 2, 2008, the City will accept the dedication of the Springbrook Lots and any improvements and maintain them as part of the City's park system. Upon annexation, the City will meet with the Association's representatives to attempt to negotiate mutually agreeable conditions associated with such conveyance, including potential construction of a hike and bike trail.

## EXHIBIT "A"

**CITY OF PFLUGERVILLE  
TRAVIS COUNTY, TEXAS  
SPRINGBROOK CENTRE AND NORTH PARK ANNEXATION TRACT  
APPROXIMATELY 430 ACRES  
METES AND BOUNDS DESCRIPTION**

THE HEREIN DESCRIPTION AND ACCOMPANYING SKETCH ARE BASED UPON RECORD INFORMATION OF VARIOUS TRACTS OF LAND LOCATED IN THE ELIAS MCMILLIAN SURVEY, ABSTRACT NO. 564, THE JAMES CASNER SURVEY, ABSTRACT NO. 2538, AND THE JOHN VAN WINKLE SURVEY, ABSTRACT NO. 766, IN TRAVIS COUNTY, TEXAS AND BEING ALL OR PARTS OF THE FOLLOWING TRACTS:

	SUBDIVISION/TRACT	PLAT ACREAGE	ANNEX. ACREAGE	DOCUMENT NO.
1.	NORTH PARK, SEC. FIVE	13.8970	13.8970	VOL. 86, PG. 13D-14A
2.	NORTH PARK, SEC. ONE	54.1848	48.4952	VOL. 85, PG. 115C-116C
3.	BFHD, LTD.	5.3600	5.3600	DOC. NO. 2002144911
4.	THE PARK AT GRAND AVENUE, SEC. ONE	2.2960	2.2960	VOL. 101, PG. 225-226
5.	THOMAS D./DEBRA V. SHAFFER	11.4140	11.4140	DOC. NO. 2001015665
6.	GRACE FELLOWSHIP CHURCH OF AUSTIN, INC.	23.7300	23.7300	VOL. 12914, PG. 0703
7.	ROYSTON LANE PARK, UNIT II	20.0000	20.0000	VOL. 82, PG. 342
8.	ROYSTON LANE PARK	10.0000	10.0000	VOL. 82, PG. 285
9.	GEORGE F. ROBERTS, SUBDIVISION TWO	7.6500	7.6500	VOL. 85, PG. 148A
10.	CENTRAL COMMERCE I, LTD.	7.6730	7.6730	DOC. NO. 1999159776
11.	TENSOR CORPORATION SUBDIVISION	10.5290	10.5290	VOL. 79, PG. 288
12.	SPRINGBROOK INDUSTRIAL PARK, SEC. ONE	20.8770	20.8770	DOC. NO. 200300118
13.	PICK-A-DILLY PARTNERS, LTD.	9.8220	9.8220	DOC. NO. 2003113000
14.	MILTON BARTLEY	3.0000	3.0000	VOL. 1263, PG. 272
15.	SPRINGBROOK CENTRE, PH. B, SEC. 2	48.3953	48.3953	VOL. 97, PG. 330-333
16.	SPRINGBROOK CENTRE, PH. B, SEC. 1	49.7095	49.7095	VOL. 94, PG. 259-262

17.	PICADILLY ESTATES	23.3170	23.3170	DOC. NO. 200700141
18.	SPRINGBROOK CENTRE, PH. A	184.6810	101.9860	VOL. 86, PG. 66B-68D
19.	PFLUGERVILLE ISD	13.4090	13.4090	DOC. NO. 2001139247

TRACT AREAS CALLED FOR ARE PER TRAVIS COUNTY DEED OR TAX APPRAISAL DISTRICT RECORDS. ACTUAL AREAS MAY VARY. RECORD INSTRUMENTS ARE FROM THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), AND THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID 430 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT AT THE SOUTHEAST CORNER OF LOT 36, BLOCK I, OF SPRINGBROOK CENTRE, PH. A (P.R.T.C.T. VOL. 86, PG. 66B-68D), SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT FOR THE INTERSECTION OF THE ORIGINAL WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY AND THE NORTH RIGHT-OF-WAY LINE OF PICADILLY DRIVE, AND ALSO BEING THE SOUTH LINE OF THE CURRENT CITY LIMITS AS IDENTIFIED IN CITY OF PFLUGERVILLE ORDINANCE NO. 854-06-12-12;

THENCE **SOUTH 31° 43' 07" WEST**, AT A DISTANCE OF 60 FEET PASSING THE CENTERLINE OF PICADILLY DRIVE, A TOTAL DISTANCE OF **120.00 FEET** TO A POINT AT THE NORTHEAST CORNER OF LOT 3, BLOCK A OF PICADILLY ESTATES (O.P.R.T.C.T. 200700141) ALSO BEING THE DEDICATED WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY AS DESCRIBED IN PICADILLY ESTATES AND SPRINGBROOK CENTER, PH. A;

THENCE ALONG THE DEDICATED WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY AS PLATTED IN THE FINAL PLAT OF PICADILLY ESTATES THE FOLLOWING FOUR (4) COURSES:

1. **SOUTH 31° 43' 00" WEST** A DISTANCE OF **301.74 FEET** TO A POINT OF NON-TANGENTIAL CURVATURE TO THE LEFT AND THE NORTHERNMOST POINT OF A 0.143 ACRE RIGHT-OF-WAY DEDICATION AS DESCRIBED IN THE FINAL PLAT OF PICADILLY ESTATES;
2. WITH A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF **8962.82 FEET**, A CHORD BEARING AND DISTANCE OF **SOUTH 32° 19' 00" WEST, 606.91 FEET**, PASSING AT AN ARC DISTANCE OF 424.49 FEET THE SOUTHEAST CORNER OF LOT 3, BLOCK A AND THE EAST CORNER OF LOT 1, BLOCK A OF SAID PLAT, A TOTAL ARC DISTANCE OF **607.03 FEET**;
3. **SOUTH 30° 22' 30" WEST** A DISTANCE OF **700.77 FEET** TO A POINT ON THE SOUTH LINE OF SAID PLAT;
4. **SOUTH 59° 31' 39" EAST** A DISTANCE OF **2.45 FEET** TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY AS DEDICATED WITH THE SPRINGBROOK CENTRE, PHASE A FINAL PLAT, AND BEING ALSO

THE EAST LINE OF SPRINGBROOK CENTRE, PHASE B, SECTION ONE (P.R.T.C.T. VOL. 94, PG. 259-262);

THENCE ALONG THE DEDICATED WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY AS DEDICATED IN THE FINAL PLAT OF SPRINGBROOK CENTRE, PHASE B, SECTION ONE, THE FOLLOWING XX (XX) COURSES:

1. **SOUTH 30° 25' 55" WEST** A DISTANCE OF **89.07 FEET** TO AN ANGLE POINT;
2. **SOUTH 31° 24' 35" WEST** A DISTANCE OF **230.50 FEET** TO AN ANGLE POINT;
3. **SOUTH 42° 30' 46" WEST** A DISTANCE OF **267.21 FEET** TO AN ANGLE POINT;
4. **SOUTH 50° 44' 21" WEST** A DISTANCE OF **183.06 FEET** TO AN ANGLE POINT ON THE SOUTH LINE OF SAID PLAT, AND BEING ALSO THE NORTH LINE OF THE SHAFFER TRACT (O.P.R.T.C.T. 2001015665);
5. **SOUTH 58° 00' 51" EAST** A DISTANCE OF **48.64 FEET** TO THE NORTHEAST CORNER OF SAID SHAFFER TRACT, AND BEING ALSO THE WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY AND THE EAST LINE OF THE SHAFFER TRACT THE FOLLOWING THREE (3) COURSES;

1. **SOUTH 48° 09' 00" WEST** A DISTANCE OF **96.10 FEET** TO A POINT OF CURVATURE FOR A CURVE TO THE LEFT;
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS DISTANCE OF **984.94 FEET**, A DELTA OF **19° 02' 00"**, AND A CHORD BEARING AND DISTANCE OF **SOUTH 38° 34' 42" WEST, 325.69 FEET**, AN ARC DISTANCE OF **327.19 FEET**;
3. **SOUTH 29° 07' 35" WEST** A DISTANCE OF **214.73 FEET** TO A POINT ON THE UPPER SOUTHEAST CORNER OF THE SHAFFER TRACT, ALSO BEING THE NORTHEAST CORNER OF THE BFHD, LTD TRACT (O.P.R.T.C.T. DOC. NO. 2002144911), AND THE WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY;

THENCE **SOUTH 29° 06' 01" WEST**, WITH THE WEST RIGHT-OF-WAY OF GRAND AVENUE PARKWAY AND THE EAST LINE OF SAID BFHD, LTD. TRACT, A DISTANCE OF **785.69 FEET** TO A POINT AT THE SOUTHEAST CORNER OF THE BFHD, LTD. TRACT, ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF ROYSTON LANE AND THE WEST RIGHT-OF-WAY OF GRAND AVENUE PARKWAY;

THENCE **SOUTH 29° 47' 47" WEST** ACROSS THE ROYSTON LANE RIGHT-OF-WAY ALONG THE ORIGINAL WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY (PFLUGERVILLE LOOP), A DISTANCE OF **59.9 FEET** TO A POINT ON THE ORIGINAL SOUTH RIGHT-OF-WAY LINE OF ROYSTON LANE;

THENCE **NORTH 58° 43' 40" WEST** ALONG THE ORIGINAL SOUTH RIGHT-OF-WAY LINE OF ROYSTON LANE A DISTANCE OF **58.53 FEET** TO A POINT OF RIGHT-OF-WAY DEDICATION AS SHOWN ON THE NORTH PARK – SECTION FIVE FINAL PLAT

(P.R.T.C.T. VOL. 86, PG. 13D-14A) AND THE NORTH PARK – SECTION ONE FINAL PLAT (P.R.T.C.T. VOL. 85, PG. 115C-116C);

THENCE **SOUTH 31° 16' 20" WEST** A DISTANCE OF **10.00 FEET** TO A POINT ON THE DEDICATED SOUTH RIGHT-OF-WAY LINE OF ROYSTON LANE;

THENCE ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF **20.00 FEET**, A DELTA OF **90° 51' 41"**, A CHORD BEARING AND DISTANCE OF **SOUTH 13° 17' 49" EAST, 28.50 FEET**, AN ARC DISTANCE OF **31.72 FEET** TO A POINT ON THE DEDICATED WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY, AND BEING ALSO THE EAST LINE OF LOT 18, BLOCK I OF SAID NORTH PARK – SECTION FIVE, WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **850.00 FEET**, A DELTA OF **18° 47' 46"**, A CHORD BEARING AND DISTANCE OF **SOUTH 38° 04' 47" WEST, 277.60**, AN ARC DISTANCE OF **278.85 FEET**;

THENCE CROSSING PERPENDICULAR TO GRAND AVENUE PARKWAY IN A **SOUTHEASTERLY** DIRECTION A DISTANCE OF **100.00 FEET** TO THE NORTH CORNER OF LOT 1, BLOCK H OF THE NORTH PARK – SECTION FIVE FINAL PLAT, ALSO BEING THE INTERSECTION OF THE ORIGINAL WEST RIGHT-OF-WAY LINE OF PFLUGERVILLE LOOP AND THE DEDICATED EAST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY;

THENCE **SOUTH 30° 20' 19" WEST**, WITH THE WEST RIGHT-OF-WAY LINE OF PFLUGERVILLE LOOP AND THE EAST LINE OF SAID LOT 1, BLOCK H, A DISTANCE OF **251.65 FEET** TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK H;

THENCE **SOUTH 30° 20' 19" WEST**, CROSSING EDGEMERE DRIVE ALONG THE WEST RIGHT-OF-WAY OF PFLUGERVILLE LOOP A DISTANCE OF **87.75 FEET** TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK G OF THE NORTH PARK – SECTION FIVE FINAL PLAT;

THENCE **SOUTH 30° 20' 19" WEST**, ALONG THE WEST RIGHT-OF-WAY LINE OF PFLUGERVILLE LOOP AND THE EAST LINE OF SAID LOT 1, BLOCK G, A DISTANCE OF **324.10 FEET** TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK G;

THENCE **NORTH 73° 15' 28" WEST**, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK G, ALSO BEING THE NORTH PROPERTY LINE OF THE STARK TRACT (R.P.R.T.C.T. VOL. 12365, PG. 161-164), A DISTANCE OF **733.98 FEET** TO A POINT ON A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK G THE FOLLOWING TWO (2) COURSES:

1. WITH A CURVE TO THE LEFT HAVING A RADIUS OF **40.00 FEET**, A DELTA OF **80° 58' 31"**, A CHORD BEARING AND DISTANCE OF **NORTH 28° 25' 26" WEST, 51.94 FEET**, AN ARC DISTANCE OF **56.53 FEET**;
2. **NORTH 68° 54' 41" WEST** A DISTANCE OF **88.58 FEET** TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK G AND THE EAST RIGHT-OF-WAY LINE OF WHITE RIVER BOULEVARD;

THENCE **NORTH 21° 05' 19" EAST**, WITH THE EAST RIGHT-OF-WAY LINE OF WHITE RIVER BOULEVARD AND THE WEST LINE OF SAID LOT 1, BLOCK G, A DISTANCE **178.78 FEET** TO A POINT OF CURVATURE TO RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF **20.00 FEET**, A DELTA OF **90° 00' 00"**, A CHORD BEARING AND DISTANCE OF **NORTH 66° 05' 19" EAST, 28.28 FEET**, AN ARC DISTANCE OF **31.42 FEET** TO A POINT AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK G AND ALSO THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY;

THENCE **NORTH 68° 54' 41" WEST**, CROSSING WHITE RIVER BOULEVARD, A DISTANCE OF **190.00 FEET** TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY AND ALSO THE NORTHEAST CORNER OF LOT 4, BLOCK C OF NORTH PARK – SECTION 4 (P.R.T.C.T. VOL. 86, PG. 13A-13C);

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY THE FOLLOWING TWO (2) COURSES:

1. **NORTH 68° 54' 41" WEST** A DISTANCE OF **158.14 FEET** TO A POINT OF CURVATURE TO THE LEFT;
2. WITH A CURVE TO THE LEFT HAVING A RADIUS OF **943.17 FEET**, A DELTA OF **48° 45' 00"**, A CHORD BEARING AND DISTANCE OF **SOUTH 86° 42' 49" WEST, 778.51 FEET**, AN ARC DISTANCE OF **750.46 FEET**;

THENCE CROSSING PERPENDICULAR TO GRAND AVENUE PARKWAY IN A **NORTHERLY** DIRECTION A DISTANCE OF **100.00 FEET** TO THE SOUTHWEST CORNER OF LOT 24, BLOCK J OF THE NORTH PARK – SECTION ONE FINAL PLAT, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY;

THENCE WITH THE WEST PROPERTY LINE OF THE NORTH PARK – SECTION ONE FINAL PLAT, ALSO BEING THE BACK PROPERTY LINES FOR LOTS 1-24, BLOCK J OF SAID FINAL PLAT, THE FOLLOWING SEVEN (7) COURSES:

1. **NORTH 13° 33' 11" WEST** A DISTANCE OF **154.00 FEET**;
2. **NORTH 04° 54' 47" WEST** A DISTANCE OF **88.50 FEET**;
3. **NORTH 01° 13' 53" EAST** A DISTANCE OF **82.97 FEET**;
4. **NORTH 00° 37' 21" EAST** A DISTANCE OF **91.25 FEET**;
5. **NORTH 15° 58' 33" WEST** A DISTANCE OF **79.72 FEET**;
6. **NORTH 59° 35' 56" WEST** A DISTANCE OF **265.20 FEET**;

7. **NORTH 30° 24' 04" EAST A DISTANCE OF 987.33 FEET TO THE NORTHWEST CORNER OF THE NORTH PARK – SECTION ONE FINAL PLAT, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ROYSTON LANE, AND ALSO THE NORTHEAST CORNER OF THE LOT 1, BLOCK C CENTRAL COMMERCE PARK RESUBDIVISION (P.R.T.C.T. DOC. NO. 199900172);**

THENCE **NORTH 58° 47' 24" WEST** WITH THE SOUTH RIGHT-OF-WAY LINE OF ROYSTON LANE AND THE NORTH PROPERTY LINE OF LOT 1, BLOCK C CENTRAL COMMERCE PARK RESUBDIVISION A DISTANCE OF **486.76 FEET**;

THENCE **NORTHWESTERLY** DEPARTING THE NORTH PROPERTY LINE OF LOT 1, BLOCK C OF SAID PLAT AND CROSSING THE ROYSTON LANE RIGHT-OF-WAY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROYSTON LANE AND THE SOUTHEAST CORNER OF THE BURKLUND TRACT (O.P.R.T.C.T. DOC. NO 2002128697) A DISTANCE OF **275.20 FEET**;

THENCE **NORTH 07° 50' 00" EAST** WITH THE WEST RIGHT-OF-WAY LINE OF ROYSTON LANE AND THE EAST PROPERTY LINE OF SAID BURKLUND TRACT A DISTANCE OF **34.43 FEET** TO A POINT, BEING THE SOUTHEAST CORNER OF THE SCHUBKEGEL TRACT (R.P.R.T.C.T. VOL. 11416, PG. 282-284);

THENCE **NORTH 07° 50' 00" EAST** WITH THE WEST RIGHT-OF-WAY LINE OF ROYSTON LANE AND THE EAST PROPERTY LINE OF SAID SCHUBKEGEL TRACT A DISTANCE OF **181.77 FEET** TO A POINT, BEING THE SOUTHEAST CORNER OF THE WESTON PARK FINAL PLAT (O.P.R.T.C.T. DOC. NO. 19900297), AND ON THE WEST RIGHT-OF-WAY OF ROYSTON LANE;

THENCE **NORTH 64° 41' 25" WEST** ALONG THE SOUTH PROPERTY LINE OF THE WESTON PARK FINAL PLAT, ALSO BEING THE NORTH LINE OF THE SCHUBKEGEL TRACT, A DISTANCE OF **5.24 FEET** TO A POINT OF RIGHT-OF-WAY DEDICATION FOR ROYSTON LANE;

THENCE CONTINUING WITH THE DEDICATED WEST AND SOUTH RIGHT-OF-WAY LINE OF ROYSTON LANE, ALSO BEING THE EAST AND NORTH PROPERTY LINE OF THE WESTON PARK FINAL PLAT, THE FOLLOWING SIX (6) COURSES:

1. **NORTH 07° 50' 00" EAST A DISTANCE OF 646.58 FEET TO A POINT ON A CURVE TO THE LEFT;**
2. **WITH A CURVE TO THE LEFT HAVING A RADIUS OF 435.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 26° 06' 45" WEST, 485.81 FEET, AN ARC DISTANCE OF 515.44 FEET;**
3. **NORTH 60° 03' 29" WEST A DISTANCE OF 234.71 FEET TO A POINT ON A CURVE TO THE RIGHT;**
4. **WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 495.12 FEET, A CHORD BEARING AND DISTANCE OF NORTH 43° 56' 38" WEST, 274.84 FEET, AN ARC DISTANCE OF 278.50 FEET;**

5. **NORTH 27° 49' 47" EAST** A DISTANCE OF **59.50 FEET** TO A POINT ON A CURVE TO THE LEFT;
6. WITH A CURVE TO THE LEFT HAVING A RADIUS OF **25.00 FEET**, A CHORD BEARING OF **NORTH 43° 45' 39" WEST**, A CHORD LENGTH OF **15.98 FEET**, AN ARC DISTANCE OF **16.26 FEET** TO A POINT ON THE EXISTING PFLUGERVILLE CITY LIMIT LINE AS ANNEXED WITH CITY OF PFLUGERVILLE ORDINANCE NO. 854-06-12-12, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF PICADILLY DRIVE, AND THE COMMON NORTH CORNERS OF LOT 1 AND LOT 2, BLOCK A, WESTON PARK;

THENCE FOLLOWING THE CITY LIMIT LINE AS ESTABLISHED WITH CITY OF PFLUGERVILLE ORD. NO. 854-06-12-12 TO THE POINT OF BEGINNING FOR THIS DESCRIPTION BY FOLLOWING THE CALLS FROM THAT ORDINANCE FOR THE REMAINDER OF THE CALLS AS FOLLOWS:

THENCE **NORTH 08° 49' 57" WEST** CROSSING THE RIGHT-OF-WAY OF SAID PICADILLY DRIVE AT A DISTANCE OF **94.91 FEET** TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PICADILLY DRIVE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF PICADILLY DRIVE, BEING ALSO THE SOUTHERLY LINE OF THE MEADOWS OF CAMBRIDGE HEIGHTS, PHASE ONE, THE SOUTHERLY LINE OF A CALLED 23.788 ACRE TRACT AS DESCRIBED IN A DEED TO THE CITY OF AUSTIN (R.P.R.T.C.T. VOL. 10570, PG. 759), AND THE SOUTHEAST LINE OF SPRINGBROOK INDUSTRIAL PARK, SECTION 2, THE FOLLOWING THREE (3) COURSES;

1. WITH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF **650.00 FEET**, A DELTA OF **14° 57' 56"**, A CHORD BEARING AND DISTANCE OF **NORTH 73° 41' 19" EAST, 169.30 FEET**, AN ARC DISTANCE OF **169.78 FEET** TO A POINT OF TANGENCY;
2. **NORTH 66° 01' 32" EAST** A DISTANCE OF **1013.45 FEET** TO A POINT ON A CURVE TO THE RIGHT AT THE SOUTH CORNER OF THE MEADOWS OF CAMBRIDGE HEIGHTS, PHASE ONE, ALSO BEING THE NORTHEAST CORNER OF SAID SPRINGBROOK INDUSTRIAL PARK, SECTION 2;
3. WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF **745.00 FEET**, A DELTA OF **45° 36' 45"**, A CHORD BEARING AND DISTANCE OF **SOUTH 87° 37' 02" EAST, 577.54 FEET**, PASSING AT AN ARC DISTANCE OF 486.55 FEET THE SOUTHWEST CORNER OF SAID MEADOWS OF CAMBRIDGE HEIGHTS, PHASE ONE, BEING ALSO THE SOUTHEAST CORNER OF SAID 23.788 ACRE TRACT, IN ALL A TOTAL ARC DISTANCE OF **593.09 FEET** TO A POINT OF NON-TANGENCY ON THE NORTH RIGHT-OF-WAY LINE OF PICADILLY DRIVE;

THENCE WITH THE EAST LINE OF BLOCK F, MEADOWS AT CAMBRIDGE HEIGHTS, PHASE ONE AND THE EAST RIGHT-OF-WAY LINE OF FITZGERALD LANE, BEING ALSO THE WEST AND NORTH LINE OF A CALLED 13.409 ACRE TRACT DESCRIBED

IN A DEED RECORDED IN O.P.R.T.C.T. DOC. NO. 2001139247 TO THE PFLUGERVILLE INDEPENDENT SCHOOL DISTRICT, THE FOLLOWING SEVEN (7) COURSES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **25.00 FEET**, A DELTA OF **84° 39' 36"**, A CHORD BEARING AND DISTANCE OF **NORTH 22° 25' 04" WEST, 33.67 FEET**, AN ARC DISTANCE OF **36.94 FEET** TO A POINT OF TANGENCY;
2. **NORTH 19° 54' 27" EAST** A DISTANCE OF **10.99 FEET** TO THE BEGINNING OF A CURVE TO THE LEFT;
3. WITH A CURVE TO THE LEFT HAVING A RADIUS OF **330.00 FEET**, A DELTA OF **29° 25' 30"**, A CHORD BEARING AND DISTANCE OF **NORTH 05° 11' 41" EAST, 167.62 FEET**, AN ARC DISTANCE OF **169.48 FEET** TO A POINT OF TANGENCY;
4. **NORTH 09° 31' 05" WEST** A DISTANCE OF **130.97 FEET** TO THE BEGINNING OF A CURVE TO THE RIGHT;
5. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **270.00 FEET**, A DELTA OF **12° 47' 11"**, A CHORD BEARING AND DISTANCE OF **NORTH 03° 07' 29" WEST, 60.13 FEET**, AN ARC DISTANCE OF **60.25 FEET** TO A POINT OF TANGENCY;
6. **NORTH 03° 16' 07" EAST** A DISTANCE OF **323.59 FEET** TO THE NORTHWEST CORNER OF SAID 13.409 ACRE TRACT;
7. **SOUTH 71° 28' 46" EAST** A DISTANCE OF **648.40 FEET** TO THE COMMON SOUTHERLY LOT CORNER OF LOTS 8 AND 9, BLOCK F OF SAID MEADOWS AT CAMBRIDGE HEIGHTS, PHASE ONE, BEING ALSO THE NORTHEAST CORNER OF SAID 13.409 ACRE TRACT, AND BEING ALSO THE WEST LINE OF BLOCK K, SPRINGBROOK CENTRE, PHASE A (P.R.T.C.T. VOL. 85, PG. 66B-68D);

THENCE WITH SAID WEST LINE OF BLOCK K, SPRINGBROOK CENTRE, PHASE A, AND BEING ALSO THE WEST LINE OF BLOCK F, MEADOWS AT CAMBRIDGE HEIGHTS, PHASE ONE, THE FOLLOWING THREE (3) COURSES:

1. **NORTH 09° 41' 37" WEST** A DISTANCE OF **487.79 FEET** TO AN ANGLE POINT;
2. **NORTH 04° 58' 15" WEST** A DISTANCE OF **157.37 FEET** TO AN ANGLE POINT;
3. **NORTH 27° 53' 15" EAST** A DISTANCE OF **535.17 FEET** TO THE NORTHWEST CORNER OF LOT 1, BLOCK K, OF SAID SPRINGBROOK CENTRE, PHASE A, BEING ALSO THE NORTHEAST CORNER OF LOT 46, BLOCK F, MEADOWS AT CAMBRIDGE HEIGHTS, PHASE ONE, AND BEING ALSO THE SOUTH RIGHT-OF-WAY LINE OF VICTORIA STATION BOULEVARD;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF VICTORIA STATION BOULEVARD, BEING ALSO THE NORTH LINE OF SPRINGBROOK CENTRE, PHASE A, THE FOLLOWING THREE (3) COURSES:

1. **SOUTH 61° 56' 29" EAST** A DISTANCE OF **258.25 FEET** TO THE BEGINNING OF A CURVE TO THE LEFT;

2. WITH THE CURVE TO THE LEFT HAVING A RADIUS OF 1736.22 FEET, A DELTA OF 42° 53' 57", A CHORD BEARING AND DISTANCE OF SOUTH 83° 33' 23" EAST, 1269.81 FEET, AN ARC DISTANCE OF 1299.96 FEET TO A POINT OF TANGENCY;
3. NORTH 74° 59' 39" EAST A DISTANCE OF 577.71 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VICTORIA STATION BOULEVARD AND THE NORTHEAST CORNER OF LOT 41, BLOCK I, SPRINGBROOK CENTRE, PHASE A, A VARIABLE WIDTH DRAINAGE AND PUBLIC UTILITY EASEMENT, AND BEING ALSO THE WEST LINE OF CAMBRIDGE HEIGHTS, PHASE C, SECTION 1, AND REPLAT OF LOT 35, LOT 38, LOT 39, AND LOT 40, BLOCK I, SPRINGBROOK CENTRE, PHASE A (P.R.T.C.T. VOL. 103, PG. 98-101);

THENCE WITH THE WEST LINE OF SAID CAMBRIDGE HEIGHTS, PHASE C, SECTION 1, AND REPLAT OF LOT 35, LOT 38, LOT 39, LOT 40, BLOCK I, SPRINGBROOK CENTRE, PHASE A, AND THE EAST LINE OF LOTS 34 AND 41, BLOCK I, SPRINGBROOK CENTRE, PHASE A, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 10° 05' 14" EAST A DISTANCE OF 730.80 FEET TO AN ANGLE POINT;
2. SOUTH 39° 29' 01" WEST A DISTANCE OF 96.32 FEET TO AN ANGLE POINT;
3. SOUTH 33° 36' 07" EAST A DISTANCE OF 293.51 FEET TO AN ANGLE POINT;
4. SOUTH 19° 27' 26" WEST A DISTANCE OF 415.75 FEET TO THE SOUTHWEST CORNER OF LOT 30, BLOCK S, CAMBRIDGE HEIGHTS, PHASE C, SECTION 1, AND REPLAT OF LOT 35, LOT 38, LOT 39, AND LOT 40, BLOCK I, SPRINGBROOK CENTRE, PHASE A, BEING ALSO THE SOUTHEAST CORNER OF LOT 34, BLOCK I, SPRINGBROOK CENTRE, PHASE A, AND THE NORTH RIGHT-OF-WAY LINE OF PICADILLY DRIVE;

THENCE WITH THE SOUTH LINE OF SAID SPRINGBROOK CENTRE, PHASE A, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF PICADILLY DRIVE, THE FOLLOWING TWO (2) COURSES:

1. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1045.00 FEET, A DELTA OF 21° 50' 35", A CHORD BEARING AND DISTANCE OF SOUTH 72° 26' 05" EAST, 395.98 FEET, AN ARC DISTANCE OF 398.39 FEET TO A POINT OF TANGENCY;
2. SOUTH 61° 30' 43" EAST PASSING AT A DISTANCE OF 135.00 FEET THE SOUTHWEST CORNER OF LOT 37, BLOCK I, SPRINGBROOK CENTRE, PHASE A, BEING ALSO THE MOST SOUTHERLY SOUTHEAST CORNER OF CAMBRIDGE HEIGHTS, PHASE C, SECTION 1, AND REPLAT OF LOT 35, LOT 38, LOT 39, AND LOT 40, BLOCK I, SPRINGBROOK CENTRE, PHASE A, IN ALL A TOTAL DISTANCE OF 495.83 FEET TO THE BEGINNING OF A CURVE TO THE LEFT FOR THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PICADILLY DRIVE AND THE WEST RIGHT-OF-WAY LINE OF GRAND AVENUE PARKWAY;

THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, AN ARC DISTANCE OF 23.56 FEET, A DELTA OF 89° 58' 58", A CHORD BEARING AND DISTANCE OF NORTH 73° 29' 18" EAST, 21.21 FEET TO THE POINT OF BEGINNING, CONTAINING 430 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED UPON THE RECORDED INSTRUMENTS REFERENCED IN EACH SECTION OF THE APPLICABLE CALLS. THE RECORDED INSTRUMENTS MUST BE REFERENCED FOR BEARING BASIS AND CONVERSION TO ANOTHER COORDINATE SYSTEM.

**SURVEYOR'S CERTIFICATION:**

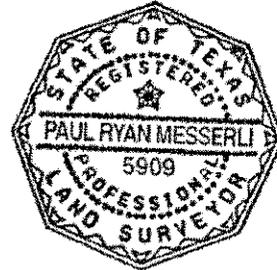
THIS DOCUMENT, PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

*Paul Ryan Messerli* 11/20/2007

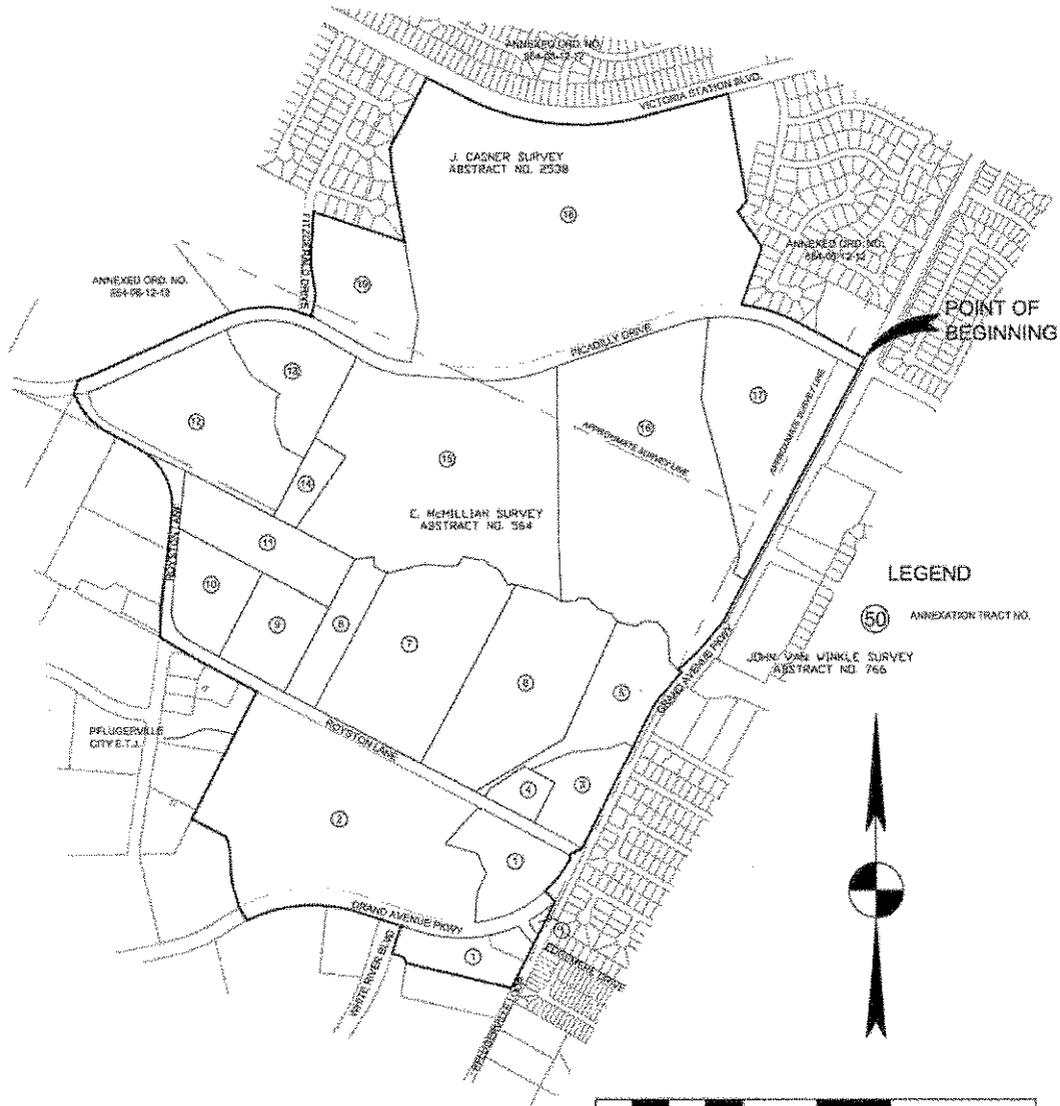
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CITY OF PFLUGERVILLE  
 TRAVIS COUNTY, TEXAS  
 SPRINGBROOK CENTRE AND NORTH PARK ANNEXATION TRACT  
 APPROXIMATELY 430 ACRES



SHEET 1 OF 2

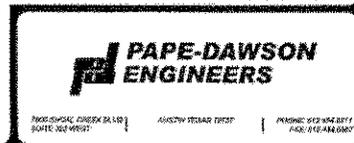
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CITY OF PFLUGERVILLE  
 TRAVIS COUNTY, TEXAS  
 SPRINGBROOK CENTRE AND NORTH PARK ANNEXATION TRACT  
 APPROXIMATELY 430 ACRES

	SUBDIVISION/TRACT	PLAT ACREAGE	ANNEX ACREAGE	DOCUMENT NO.
1.	NORTH PARK, SEC. FIVE	13.8970	13.8970	VOL. 86, PG. 13D-14A
2.	NORTH PARK, SEC. ONE	54.1848	48.4952	VOL. 85, PG. 115C-116C
3.	BFHD, LTD.	5.3600	5.3600	DOC. NO. 2002144911
4.	THE PARK AT GRAND AVENUE, SEC. ONE	2.2960	2.2960	VOL. 101, PG. 225-226
5.	THOMAS D./DEBRA V. SHAFFER	11.4140	11.4140	DOC. NO. 2001015665
6.	GRACE FELLOWSHIP CHURCH OF AUSTIN, INC.	23.7300	23.7300	VOL. 12914, PG. 0703
7.	ROYSTON LANE PARK, UNIT II	20.0000	20.0000	VOL. 82, PG. 342
8.	ROYSTON LANE PARK	10.0000	10.0000	VOL. 82, PG. 285
9.	GEORGE F. ROBERTS, SUBDIVISION TWO	7.6500	7.6500	VOL. 85, PG. 148A
10.	CENTRAL COMMERCE I, LTD.	7.6730	7.6730	DOC. NO. 1999159776
11.	SENSOR CORPORATION SUBDIVISION	10.5290	10.5290	VOL. 79, PG. 288
12.	SPRINGBROOK INDUSTRIAL PARK, SEC. ONE	20.8770	20.8770	DOC. NO. 200300118
13.	PICK-A-DILLY PARTNERS, LTD.	9.8220	9.8220	DOC. NO. 2003113000
14.	MILTON BARTLEY	3.0000	3.0000	VOL. 1263, PG. 272
15.	SPRINGBROOK CENTRE, PH. B, SEC. 2	48.3953	48.3953	VOL. 97, PG. 330-333
16.	SPRINGBROOK CENTRE, PH. B, SEC. 1	49.7095	49.7095	VOL. 94, PG. 259-262
17.	PICADILLY ESTATES	23.3170	23.3170	DOC. NO. 200700141
18.	SPRINGBROOK CENTRE, PH. A	184.6810	101.9860	VOL. 86, PG. 66B-68D
19.	PFLUGERVILLE ISD	13.4090	13.4090	DOC. NO. 2001139247

SHEET 2 OF 2



## **EXHIBIT “B”**

### **CITY OF PFLUGERVILLE WATER AND WASTEWATER SERVICE EXTENSION POLICY**

#### **A. GENERAL POLICY**

- (1) This policy applies to customers requiring extensions to the City’s sewer and water systems, including extensions to existing subdivisions that have not previously been served by City utilities, and excluding extensions to new subdivisions that are covered by the City’s subdivision ordinance.
- (2)
  - (a) The City will extend a water distribution main up to 50 feet within a dedicated street, alley or easement, without additional cost to the customer above the standard connection charges.
  - (b) The City will extend lateral sewers or sewer mains only upon the payment of the actual costs of the extension by the customer as provided in this policy.
- (3) If a customer desires service which requires an extension of more than 50 feet of water mains, or an extension of lateral sewers or sewer mains, the customer may advance the funds required for the extension and receive a partial refund as future customers connect to the extension.
- (4) The City is not required to fund system extensions from surplus revenues, bond funds or other public funds, but reserves the right, at its discretion, to use these funds if they become available. Projects will be considered based upon the public health and well-being and the willingness of the customers involved to cost-participate. This funding must be approved by the City Council.

#### **B. PROCEDURE**

- (1) Customers desiring to advance funds for the City to extend its water or sewer systems to provide service to their property must make a written application to the City Manager stating the lot and block number, name of subdivision and street address of the property to be served and the service required. The application must be signed by all property owners initially requesting service and their signatures must be identified with the property they desire to be served.
- (2) Upon receipt of an application, the City Manager will direct the City Engineer to prepare a cost estimate for the extension to the requested point of service. The cost estimate must include estimated construction costs and repair costs for all streets and public utilities affected by the construction.
- (3) The estimated construction cost, plus the applicable meter deposits, impact fees and tap fees for each of the initial customers requiring the extension, must be deposited with the City before construction is initiated by the City. The City will pay for engineering, administration, field surveys and other similar contingencies related to the extension.
- (4) Each customer participating in a system extension under this policy must execute a written agreement with the City which describes the extension, specifies the total per-customer costs of the extension, and sets forth the names and addresses of each

person to whom refunds are payable.

- (5) After all required funds are paid to the City, the customers may require that competitive bids be received from private contractors for the work; otherwise the City Manager will determine whether the work is to be let by competitive bid or performed by City personnel for the amount of the estimate.
- (6) If bids are received on the work, the amount of the deposit will be adjusted, by additional collections or refunds, to the actual contract price plus applicable meter deposits, impact fees and tap fees. These adjustments will be made before the work is begun.

#### **C. ASSIGNMENT OF COSTS**

If multiple customers cooperate to fund a system extension, the proportion of the project cost assigned to each participating customer will be determined according to the following formula:

$$(\text{customer's capacity in project} \div \text{total project capacity}) (\text{total project cost})$$

In addition to these extension costs, each customer must pay the applicable meter deposits, impact fees and tap fees, and must provide a sewer service line or water service line to the water meter or sewer tap.

#### **D. SUBSEQUENT USER FEES**

- (1) The City will require each new customer who connects to a line extension project financed by customers under this policy to pay all standard connection charges plus a subsequent user fee determined in accordance with paragraph C. As these subsequent user fees are collected by the City, refunds will be made to the customers who paid for the extension as provided in the written agreement required under paragraph B(4). Refunds will be made within 30 days after the subsequent user fees are paid to the City, and will be divided among the initial participants in the same proportion as their participation in the extension project.
- (2) No refunds will be made after 5 years from the date of completion of the project and no refunds of less than \$25 per participating customer will be made.



