

**COPY**

ORDINANCE NO. 920-07-12-11

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ANNEXING, FOR FULL PURPOSES, APPROXIMATELY 418 ACRES OF LAND ADJACENT TO THE CITY LIMITS OF THE CITY OF PFLUGERVILLE, TEXAS, GENERALLY LOCATED NORTH OF ROWE LANE, EAST AND WEST OF FM 685, AND SOUTH OF COUNTY ROAD 138, IN TRAVIS AND WILLIAMSON COUNTIES; 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  
Karen Thompson, City Secretary

APPROVED AS TO FORM:

Floyd Akers  
Floyd Akers, City Attorney

**CITY OF PFLUGERVILLE  
 TRAVIS COUNTY, TEXAS  
 STEEDS CROSSING AND ROWE LOOP ANNEXATION TRACT  
 APPROXIMATELY 418 ACRES  
 METES AND BOUNDS DESCRIPTION**

THE HEREIN DESCRIPTION AND ACCOMPANYING SKETCH ARE BASED UPON RECORD INFORMATION OF VARIOUS TRACTS OF LAND LOCATED IN THE JACOB CASNER SURVEY NO. 9, ABSTRACT NO. 2753, THE D.B. GRACY SURVEY NO. 3, ABSTRACT NO. 2373, THE JOHN C. LEE SURVEY NO. 35, ABSTRACT NO. 488, THE PETER CONRAD SURVEY NO. 71, ABSTRACT NO. 200, THE N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 2722, THE N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 675, AND THE ND. WALLING SURVEY NO. 7, ABSTRACT NO. 233 IN TRAVIS AND WILLIAMSON COUNTY, TEXAS AND BEING ALL OR PARTS OF THE FOLLOWING TRACTS:

SUBDIVISION/TRACT	PLAT ACREAGE	ANNEX. ACREAGE	DOCUMENT NO.
1. HAROLD K. & CATHERINE SAATHOFF	5.0500	5.0500	DOC. NO. 2006239020
2. JULIAN M. KOSH, JR. & SHIRLEY A. KOSH	5.0570	5.0570	DOC. NO. 2006239019
3. RICHARD G. ONTIVEROS	5.0690	5.0690	DOC. NO. 2007013595
4. JERRY W. & ANDREA PETERMANN	5.0500	5.0500	VOL. 09082, PG. 0914-0918
5. ARRINGTON SUBDIVISION	4.8660	4.8660	DOC. NO. 200600112
6. MEINHARD L. LORENZEN, III & LINDA G. LORENZEN	5.0300	5.0300	VOL. 8695, PG. 349-350
7. ARTHUR L. SERRANO	5.0320	5.0320	DOC. NO. 2006175766
8. SAM G. & BRENDA K. WARREN	5.0400	5.0400	DOC. NO. 1999064582
9. ELIZABETH CHARLINE SCHOENER	5.0400	5.0400	DOC. NO. 200196361
10. WALTER C. & BARBARA J. KOLINEK	5.0300	5.0300	VOL. 10672, PG. 0315-0317
11. JOSEPH E. & ELIZABETH A. HYLAND	5.0100	5.0100	VOL. 11660, PG. 2329-2334
12. WALLACE W. & MILDRED JANE RAMM	5.0400	5.0400	VOL. 10827, PG. 0848-0850
13. JOHN C. & PATRICIA A. POUNCEY	5.0400	5.0400	VOL. 11589, PG. 0939-0945
14. GALEN G. & MARY Y. SCHROEDER	5.0300	5.0300	DOC. NO. 2004179603

15. GALEN G. & MARY Y. SCHROEDER	1.0000	1.0000	DOC. NO. 2002155958
16. REAGAN L. & LOUISE H. DUNKLIN	5.0300	5.0300	VOL. 12443, PG. 1022
17. JOE E. & LILLIAN JUNE HOUSE	5.0300	5.0300	VOL. 9312, PG. 22
18. JONATHAN A. & DAPHNE D. NATIONS	4.03	4.03	DOC. NO. 2002237257
19. ZELOS THERMAN & TIFFANY BROADOUS	5.0400	5.0400	DOC. NO. 2001056806
20. CAROL A. WISE	5.0400	5.0400	VOL. 11854, PG. 0371-0373
21. R.L. MONTGOMERY & ALBERT SCOTT KING	5.043	5.0430	VOL. 11517, PG. 2065-2070
22. MARK A. & KIMBERLY V. DONNELL	5.2100	5.2100	DOC. NO. 1999002084
23. GUY E. SHEPPERD	5.2300	5.2300	VOL. 8273, PG. 616
24. BOBBY J. & HALLA KAUFFMAN	5.3000	5.3000	VOL. 6890, PG. 1882
25. VANCE LEE & SANDRA K. GUSTAFSON	5.1200	5.1200	DOC. NO. 2004067828
26. SHIRLEY A. JEKEL	5.0100	5.0100	DOC. NO. 2000197665
27. CHARLES J. & KATHLEEN S. GLACE	5.0000	5.0000	DOC. NO. 2000054523
28. KEVIN L. & DONNA LEATHERMAN	5.1900	5.1900	DOC. NO. 2007072434
29. TERRANCE J. & PHYLLIS B. GIBICH	5.0100	5.0100	VOL. 2273, PG. 390
30. LESLIE W. PARKER, JR. & DONNA L. PARKER	5.0662	5.0662	DOC. NO. 2002136889
31. LAWRENCE M. KOCH	5.0500	5.0500	VOL. 11649, PG. 1021-1027
32. REAGAN CURTIS STEPHENS	7.8500	7.8500	DOC. NO. 2001088318
33. MANVILLE WATER SUPPLY CORP.	0.52	0.52	VOL. 6198, PG. 2349
34. STEEDS CROSSING	60.0000	60.0000	VOL. 88, PG. 99-101
35. ART HAMMER	0.2430	0.2430	DOC. NO. 2001161629
36. MARY A. KEYES	0.5590	0.5590	DOC. NO. 2000142132
37. STEEDS CROSSING OWNERS ASSOCIATION	0.6400	0.6400	DOC. NO. 2000142122
38. THE RIDGE AT STEEDS CROSSING, SEC. ONE	36.8580	36.8580	VOL. 98, PG. 196-199

39. THE RIDGE AT STEEDS CROSSING SECTION TWO, PHASE A	26.9200	26.9200	VOL. 102, PG. 378-380
40. THE RIDGE AT STEEDS CROSSING SECTION TWO, PHASE B	22.3100	22.3100	DOC. NO. 199900231
41. HODDE SUBDIVISION STATE OF TEXAS - ROW PARCEL 135	1.0050 0.1810	1.0050 -0.1810	VOL. 84, PG. 179D DOC. NO. 2004116647
42. SKR PROPERTIES, L.P. STATE OF TEXAS - ROW PARCEL 134	22.5800 5.5570	22.5800 -5.5570	DOC. NO. 2002068324 DOC. NO. 2006124156
43. MARVIN G. & SHERIAN K. ATWOOD STATE OF TEXAS - ROW PARCEL 136	4.9920 0.6120	4.9920 -0.6120	VOL. 8390, PG. 433 DOC. NO. 2004084466
44. MARVIN G. & SHERIAN K. ATWOOD STATE OF TEXAS - ROW PARCEL 136	7.4700 0.6120	7.4700 0.0000	VOL. 8488, PG. 209 DOC. NO. 2004084466
45. HAROLD GUS & VICTORIA ANN HEINE STATE OF TEXAS - ROW PARCEL 137	4.9940 0.0860	4.9940 -0.0860	VOL. 11140, P. 761 DOC. NO. 2004034445
46. THE RALPH H. & EMMA LOUISE GENZ TRUST STATE OF TEXAS - ROW PARCEL 1204	13.7680 0.0650	13.7680 -0.0650	VOL. 13072, PG. 2235 DOC. NO. 2004033737
47. STATE OF TEXAS - ROW PARCEL 139	1.015	1.015	DOC. NO. 2000151122
48. STATE OF TEXAS - ROW PARCEL 140	2.8760	2.8760	BK. 102, PG. 254
49. STATE OF TEXAS - ROW PARCEL 141	0.9980	0.9980	VOL. 12217, PG. 237
50. STATE OF TEXAS - ROW PARCEL 142	5.0500	5.0500	VOL. 12795, PG. 1708
51. STATE OF TEXAS - ROW PARCEL 143	5.0530	5.0530	DOC. NO. 1999016547
52. STATE OF TEXAS - ROW PARCEL 144	5.0550	5.0550	VOL. 12100, PG. 3282
53. STATE OF TEXAS - ROW PARCEL 145	5.0580	5.0580	VOL. 10808, PG. 800
54. STATE OF TEXAS - ROW PARCEL 146	5.0610	5.0610	DOC. NO. 1999159162
55. STATE OF TEXAS - ROW PARCEL 147	5.0640	5.0640	VOL. 12576, PG. 2558
56. STATE OF TEXAS - ROW PARCEL 148	5.0340	5.0340	VOL. 12315, PG. 169
57. STATE OF TEXAS - ROW PARCEL 201	5.0830	2.0040	DOC. NO. 2004065647

TRACT AREAS CALLED FOR ARE PER TRAVIS & WILLIAMSON 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.), THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS (R.P.R.W.C.T.), THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID 418 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 (S.H. 130), A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND BEING THE NORTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 149, A 2.039 ACRE TRACT DESCRIBED IN A JUDGMENT OF CONDEMNATION IN FAVOR OF THE STATE OF TEXAS (O.P.R.T.C.T. DOC. NO. 2005228151), AND THE SOUTH LINE OF S.H. 130 RIGHT-OF-WAY PARCEL 201, A 5.083 ACRE TRACT DESCRIBED IN A JUDGEMENT OF CONDEMNATION IN FAVOR OF THE STATE OF TEXAS (O.P.R.T.C.T. 2004065647), AND ALSO BEING THE NORTHWEST CORNER OF A TRACT ANNEXED BY THE CITY OF PFLUGERVILLE IN ORDINANCE NO. 847-06-10-24;

THENCE **NORTH 43° 45' 58" WEST** WITH THE SOUTH LINE OF SAID PARCEL 201 TO THE SOUTHWEST CORNER OF SAID PARCEL 201, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF S.H.130, A DISTANCE OF **62.67 FEET** TO AN ANGLE POINT;

THENCE CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF S.H. 130 THE FOLLOWING EIGHT (8) COURSES:

1. **NORTH 17° 51' 02" EAST**, PASSING AT A DISTANCE OF 109.17 FEET THE NORTHWEST CORNER OF SAID PARCEL 201, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 148, A 5.034 ACRE TRACT DESCRIBED IN O.P.R.T.C.T. 2003281347 IN FAVOR OF THE STATE OF TEXAS, A TOTAL DISTANCE OF **490.25 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 148, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 147, A 5.064 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS (O.P.R.T.C.T. 2003085561);
2. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **400.15 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 147, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 146, A 5.061 ACRE TRACT DESCRIBED IN O.P.R.T.C.T. 2003230324 IN FAVOR OF THE STATE OF TEXAS;
3. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **400.10 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 146, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 145, A 5.058 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS (O.P.R.T.C.T. 2003133029);
4. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **400.10 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 145, ALSO BEING THE SOUTHWEST CORNER OF

- S.H. 130 RIGHT-OF-WAY PARCEL 144, A 5.055 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS (O.P.R.T.C.T. 2003142150);
5. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **400.10 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 144, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 143, A 5.053 ACRE TRACT DESCRIBED IN O.P.R.T.C.T. 2003201446 IN FAVOR OF THE STATE OF TEXAS;
  6. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **400.10 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 143, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 142, A 5.050 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS (O.P.R.T.C.T. 2003101296);
  7. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **400.10 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 142, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 140, A 2.876 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS (O.P.R.T.C.T. 2003183651);
  8. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **319.93 FEET** TO A POINT OF CURVATURE TO THE RIGHT AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF S.H. 130 AND THE SOUTH RIGHT-OF-WAY OF PRIEM LANE, A 60' PUBLIC RIGHT-OF-WAY.

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **25.00 FEET**, AN ARC LENGTH OF **34.67 FEET**, A DELTA OF **79° 27' 52"**, AND A CHORD BEARING AND DISTANCE OF **NORTH 47° 38' 07" EAST, 31.96 FEET** TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF PRIEM LANE;

THENCE **NORTH 87° 21' 49" EAST** WITH THE ORIGINAL SOUTH RIGHT-OF-WAY LINE OF PRIEM LANE AND THE NORTH PROPERTY LINE OF SAID PARCEL 140, PASSING AT A DISTANCE OF 331.89 FEET THE NORTHEAST CORNER OF SAID PARCEL 140, ALSO BEING THE NORTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 139, A 1.015 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS (O.P.R.T.C.T. 2004066269), A TOTAL DISTANCE OF **532.86 FEET** TO THE NORTHEAST CORNER OF SAID PARCEL 139;

THENCE **NORTHEASTERLY** CROSSING THE ORIGINAL F.M. 685 RIGHT-OF-WAY AS SHOWN ON THE FINAL PLAT OF STEEDS CROSSING (P.R.T.C.T. VOL. 88, PG. 99-101) A DISTANCE OF **112.31 FEET** TO A POINT ON THE EAST RIGHT-OF-WAY OF S.H.130, ALSO BEING THE NORTHWEST CORNER OF LOT 1B, BLOCK A AND THE SOUTHWEST CORNER OF LOT 1A, BLOCK A OF SAID STEEDS CROSSING FINAL PLAT;

THENCE **NORTH 07° 49' 40" EAST** WITH THE EAST RIGHT-OF-WAY OF S.H. 130, ALSO BEING THE WEST LINE OF SAID STEEDS CROSSING FINAL PLAT, A DISTANCE OF **173.34 FEET** TO THE NORTHWEST CORNER OF LOT 1A, BLOCK A OF SAID PLAT, ALSO BEING THE SOUTHWEST CORNER OF A 13.768 ACRE TRACT DESCRIBED IN THE R.P.R.T.C.T. VOL. 13072, PG. 2235;

THENCE CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF S.H. 130 THE FOLLOWING NINE (9) COURSES:

1. **NORTH 07° 49' 40" EAST** A DISTANCE OF **177.51 FEET** TO AN ANGLE POINT;
2. **NORTH 07° 31' 57" EAST** A DISTANCE OF **22.13 FEET** TO THE SOUTHWEST CORNER OF A 0.065 ACRE RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS DESCRIBED IN O.P.R.T.C.T. 2004033737;
3. **SOUTH 82° 28' 03" EAST** A DISTANCE OF **13.63 FEET** TO THE SOUTHEAST CORNER OF SAID DEDICATION;
4. **NORTH 07° 49' 11" EAST** A DISTANCE OF **200.95 FEET** TO THE NORTH PROPERTY LINE OF SAID 13.768 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION, ALSO BEING THE SOUTH LINE OF A 4.994 ACRE TRACT DESCRIBED IN R.P.R.T.C.T. VOL. 11140, PG. 761, AND ALSO BEING THE SOUTHEAST CORNER OF A 0.086 ACRE RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS DESCRIBED IN O.P.R.T.C.T. 2004034445;
5. **NORTH 07° 49' 11" EAST** A DISTANCE OF **246.97 FEET** TO THE NORTH LINE OF SAID 4.994 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION, ALSO BEING THE SOUTH PROPERTY LINE OF A 12.462 ACRE TRACT DESCRIBED IN THE D.R.T.C.T. VOL. 8488, PG. 209, AND VOL. 8390, PG. 433, AND ALSO BEING THE SOUTHEAST CORNER OF A 0.612 ACRE RIGHT-OF-WAY AGREEMENT IN FAVOR OF THE STATE OF TEXAS DESCRIBED IN O.P.R.T.C.T. 2004084466;
6. **NORTH 07° 49' 11" EAST** A DISTANCE OF **22.45 FEET** TO A POINT OF CURVATURE TO THE RIGHT;
7. WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF **7339.44 FEET**, AN ARC LENGTH OF **597.16 FEET**, A DELTA OF **04° 39' 42"**, AND A CHORD BEARING AND DISTANCE OF **NORTH 13° 45' 36" EAST, 597.00 FEET** TO THE NORTHEAST CORNER OF SAID 0.612 RIGHT-OF-WAY AGREEMENT, ALSO BEING THE NORTH PROPERTY LINE OF SAID 12.462 ACRE TRACT, ALSO BEING THE SOUTH PROPERTY LINE OF A 22.58 ACRE TRACT DESCRIBED IN O.P.R.T.C.T. 2002068324, AND ALSO THE SOUTHEAST CORNER OF A 5.557 ACRE RIGHT-OF-WAY DEDICATION IN FAVOR OF THE STATE OF TEXAS AS RECORDED IN A JUDGMENT O.P.R.T.C.T. 2006124156;
8. CONTINUING WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF **7339.44 FEET**, AN ARC LENGTH OF **1070.53 FEET**, A DELTA OF **08° 21' 26"**, AND A CHORD BEARING AND DISTANCE OF **NORTH 20° 16' 10" EAST, 1069.58 FEET** TO A POINT OF CURVATURE TO THE RIGHT AT THE INTERSECTION OF THE S.H. 130 DEDICATED EAST RIGHT-OF-WAY AND THE COUNTY ROAD 138 (CR 138) DEDICATED SOUTH RIGHT-OF-WAY;
9. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **100.00 FEET**, AN ARC LENGTH OF **97.96 FEET**, A DELTA OF **56° 07' 37"**, AND A CHORD BEARING AND DISTANCE OF **NORTH 63° 55' 13" EAST, 94.09 FEET** TO A POINT OF TANGENCY ON SAID DEDICATED SOUTH RIGHT-OF-WAY LINE OF CR 138;

THENCE **SOUTH 88° 00' 57" EAST** WITH SAID DEDICATED 5.557 ACRE SOUTH RIGHT-OF-WAY OF CR 138 A DISTANCE OF **324.40 FEET** TO THE EAST LINE OF SAID 22.58 ACRE TRACT, ALSO BEING THE WEST LINE OF A 1.005 ACRE TRACT AS DESCRIBED IN P.R.T.C.T. BK. 84, PG. 179D, AND ALSO BEING THE SOUTHWEST CORNER OF A 0.181 ACRE RIGHT-OF-WAY AGREEMENT AS DESCRIBED IN O.P.R.T.C.T. 2004116647;

THENCE **SOUTH 88° 00' 57" EAST** ALONG SAID CR 138 DEDICATED RIGHT-OF-WAY LINE, A DISTANCE OF **175.79 FEET** TO THE EAST LINE OF SAID 1.005 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 0.181 ACRE RIGHT-OF-WAY AGREEMENT, AND ALSO BEING THE WEST LINE OF THE RIDGE AT STEEDS CROSSING, SECTION TWO, PHASE B FINAL PLAT AS RECORDED IN P.R.T.C.T. 199900231;

THENCE **NORTH 07° 31' 47" EAST** WITH THE EAST LINE OF SAID 1.005 ACRE TRACT, ALSO BEING THE WEST LINE OF SAID RIDGE AT STEEDS CROSSING, SECTION TWO, PHASE B FINAL PLAT, A DISTANCE OF **14.96 FEET** TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF CR 138, ALSO BEING THE NORTHWEST CORNER OF LOT 16, BLOCK E OF SAID FINAL PLAT;

THENCE **SOUTH 86° 08' 34" EAST** WITH THE NORTH LINE OF BLOCK E OF SAID PLAT AND THE SOUTH RIGHT-OF-WAY LINE OF CR 138, A DISTANCE OF **294.72 FEET** TO THE NORTHEAST CORNER OF LOT 20, BLOCK E OF SAID PLAT, ALSO BEING THE NORTHWEST CORNER OF LOT 21, BLOCK E OF THE RIDGE AT STEEDS CROSSING, SECTION TWO, PHASE A FINAL PLAT AS RECORDED IN P.R.T.C.T. VOL. 102, PG. 378-380;

THENCE **SOUTH 86° 08' 32" EAST** WITH THE NORTH LINE OF BLOCKS E AND H OF SAID PLAT A DISTANCE OF **688.51 FEET** TO THE NORTHEAST CORNER OF LOT 12, BLOCK H OF SAID PLAT, ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A OF THE RIDGE AT STEEDS CROSSING, SECTION ONE FINAL PLAT AS RECORDED IN P.R.T.C.T. VOL. 98, PG. 196-199;

THENCE **SOUTH 86° 08' 30" EAST** WITH THE NORTH LINE OF BLOCKS A AND B OF SAID PLAT A DISTANCE OF **627.50 FEET** TO THE NORTHEAST CORNER OF LOT 30, BLOCK B OF SAID PLAT, ALSO BEING THE EAST PROPERTY LINE OF SAID PLAT;

THENCE **SOUTH 09° 39' 30" WEST** WITH THE EAST LINE OF SAID PLAT A DISTANCE OF **2205.78 FEET** TO AN ANGLE POINT;

THENCE **SOUTH 09° 31' 00" WEST** WITH THE EAST LINE OF SAID PLAT A DISTANCE OF **347.77 FEET** TO THE SOUTHEAST CORNER OF SAID PLAT, ALSO BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK H OF SAID PLAT, AND ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK D OF THE STEEDS CROSSING FINAL PLAT AS RECORDED IN P.R.T.C.T. VOL. 88, PG. 99-101;

THENCE SOUTH 10° 02' 11" WEST WITH THE EAST LINE OF SAID PLAT A DISTANCE OF 291.78 FEET TO AN ANGLE POINT;

THENCE SOUTH 10° 17' 12" WEST WITH THE EAST LINE OF SAID PLAT A DISTANCE OF 138.74 FEET TO AN ANGLE POINT;

THENCE SOUTH 09° 27' 16" WEST WITH THE EAST LINE OF SAID PLAT A DISTANCE OF 22.62 FEET TO AN ANGLE POINT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 11, BLOCK D OF SAID PLAT;

THENCE SOUTH 80° 08' 04" EAST WITH THE NORTH LINE OF BLOCK D OF SAID PLAT A DISTANCE OF 503.89 FEET TO AN ANGLE POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 19, BLOCK D OF SAID PLAT;

THENCE SOUTH 09° 52' 37" WEST WITH THE EAST LINE OF SAID PLAT A DISTANCE OF 197.29 FEET TO AN ANGLE POINT;

THENCE NORTH 80° 33' 51" WEST WITH THE BOUNDARY OF SAID PLAT A DISTANCE OF 131.84 FEET TO AN ANGLE POINT;

THENCE SOUTH 09° 51' 53" WEST WITH THE EAST LINE OF SAID PLAT A DISTANCE OF 338.08 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOTS 5 AND 6, OF BLOCK K OF SAID PLAT, ALSO BEING THE NORTHEAST CORNER OF A 7.85 ACRE TRACT OF LAND DESCRIBED IN O.P.R.T.C.T. 2001088318;

THENCE SOUTH 09° 27' 00" WEST WITH THE EAST BOUNDARY OF SAID 7.85 ACRE TRACT A DISTANCE OF 638.74 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF A 5.21 ACRE TRACT DESCRIBED IN O.P.R.T.C.T. 1999002084;

THENCE SOUTH 09° 26' 40" WEST WITH THE EAST BOUNDARY OF SAID 5.21 ACRE TRACT A DISTANCE OF 385.47 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF A 5.043 ACRE TRACT DESCRIBED IN R.P.R.T.C.T. VOL. 11517, PG. 2065-2070;

THENCE SOUTH 09° 25' 44" WEST WITH THE EAST BOUNDARY OF SAID 5.043 ACRE TRACT A DISTANCE OF 372.12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF A 5.01 ACRE TRACT DESCRIBED IN R.P.R.T.C.T. VOL. 11660, PG. 2329-2334;

THENCE SOUTH 09° 27' 00" WEST WITH THE EAST BOUNDARY OF SAID 5.01 ACRE TRACT A DISTANCE OF 365.19 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF A 5.03 ACRE TRACT DESCRIBED IN R.P.R.T.C.T. VOL. 10672, PG. 0315-0317;

THENCE **SOUTH 09° 27' 00" WEST** WITH THE EAST BOUNDARY OF SAID 5.03 ACRE TRACT A DISTANCE OF **361.22 FEET** TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF A 5.05 ACRE TRACT DESCRIBED IN O.P.R.T.C.T. 2006239020;

THENCE **SOUTH 07° 12' 24" WEST** WITH THE EAST BOUNDARY OF SAID 5.05 ACRE TRACT A DISTANCE OF **365.5 FEET** TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF ROWE LANE TO AN ANGLE POINT;

THENCE SOUTHEASTERLY CROSSING PERPENDICULAR TO THE ROWE LANE RIGHT-OF-WAY A DISTANCE OF **60.00 FEET** TO THE ORIGINAL SOUTH RIGHT-OF-WAY LINE OF ROWE LANE, ALSO BEING THE NORTH LINE OF THE CITY LIMITS OF THE CITY OF PFLUGERVILLE AS DESCRIBED IN CITY ORDINANCE NO. 452-97-02-04;

THENCE WITH THE ORIGINAL SOUTH RIGHT-OF-WAY LINE OF ROWE LANE, ALSO BEING SAID NORTHERN CITY LIMIT LINE THE FOLLOWING EIGHT (8) COURSES:

1. **NORTH 80° 22' 11" WEST** WITH THE NORTH BOUNDARY OF THE MEADOWS OF BLACKHAWK, PHASE 5 FINAL PLAT AS RECORDED IN P.R.T.C.T. 200200235, A DISTANCE OF **219.12 FEET** TO A POINT ON THE WEST LINE OF SAID PLAT, AND ALSO BEING THE EAST LINE OF THE MEADOWS OF BLACKHAWK, PHASE 4 FINAL PLAT AS RECORDED IN P.R.T.C.T. 200100173;
2. **NORTH 80° 22' 42" WEST** WITH THE NORTHERN BOUNDARY OF THE MEADOWS OF BLACKHAWK, PHASE 4 FINAL PLAT A DISTANCE OF **567.84 FEET** TO AN ANGLE POINT;
3. **NORTH 79° 55' 59" WEST** WITH THE NORTHERN BOUNDARY OF SAID PLAT A DISTANCE OF **240.31 FEET** TO THE NORTHWEST CORNER OF SAID PLAT, ALSO BEING THE NORTHWEST CORNER OF THE MEADOWS OF BLACKHAWK, PHASE 2 FINAL PLAT AS RECORDED IN P.R.T.C.T. 200000052;
4. **NORTH 79° 55' 59" WEST** WITH THE NORTHERN BOUNDARY OF SAID PHASE 2 FINAL PLAT A DISTANCE OF **626.14 FEET** TO THE NORTHWEST CORNER OF SAID PLAT, ALSO BEING THE NORTHEAST CORNER OF A 5.00 ACRE TRACT DESCRIBED IN R.P.R.T.C.T. VOL. 12181, PG. 1560;
5. **NORTHWESTERLY** ALONG THE NORTH LINE OF SAID 5.00 ACRE TRACT A DISTANCE OF **181.94 FEET** TO THE NORTHWEST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF THE 685 COMMERCIAL PARK FINAL PLAT AS RECORDED IN P.R.T.C.T. VOL. 86, PG. 143B-143C;
6. **NORTH 81° 15' 07" WEST** A DISTANCE OF **181.23 FEET** TO THE NORTHWEST CORNER OF LOT 8, BLOCK D OF SAID PLAT, AND ALSO BEING THE NORTHEAST CORNER OF A 0.50 ACRE TRACT DESCRIBED IN R.P.R.T.C.T. VOL. 9088, PG. 525;
7. **NORTHWESTERLY** ALONG THE NORTH BOUNDARY OF SAID 0.50 ACRE TRACT TO THE NORTHWEST CORNER OF SAID 0.50 ACRE TRACT, AND ALSO BEING THE NORTHEAST CORNER OF LOT 6, BLOCK D OF SAID PLAT;

8. **NORTH 81° 15' 07" WEST A DISTANCE OF 751.24 FEET TO THE NORTHWEST CORNER OF LOT 4, BLOCK E OF SAID PLAT, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF S.H.130, AND ALSO BEING THE NORTHWEST CORNER OF THE CITY OF PFLUGERVILLE ANNEXATION TRACT IN ORDINANCE NO. 452-97-02-04, AND THE NORTHEAST CORNER OF THE CITY OF PFLUGERVILLE ANNEXATION TRACT IN ORDINANCE NO. 847-06-10-24;**

THENCE **NORTH 82° 37' 32" WEST ALONG THE NORTH BOUNDARY OF THE ANNEXATION TRACT IN ORDINANCE NO. 847-06-10-24 A DISTANCE OF 693.80 FEET, CROSSING THE S.H. 130 RIGHT-OF-WAY AND S.H. 130 RIGHT-OF-WAY PARCEL 201 TO THE POINT OF BEGINNING, CONTAINING 418 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.

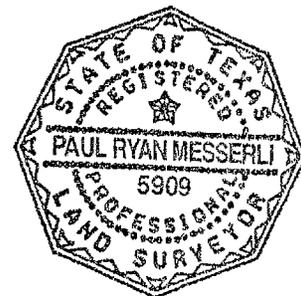
**SURVEYOR'S CERTIFICATION:**

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.

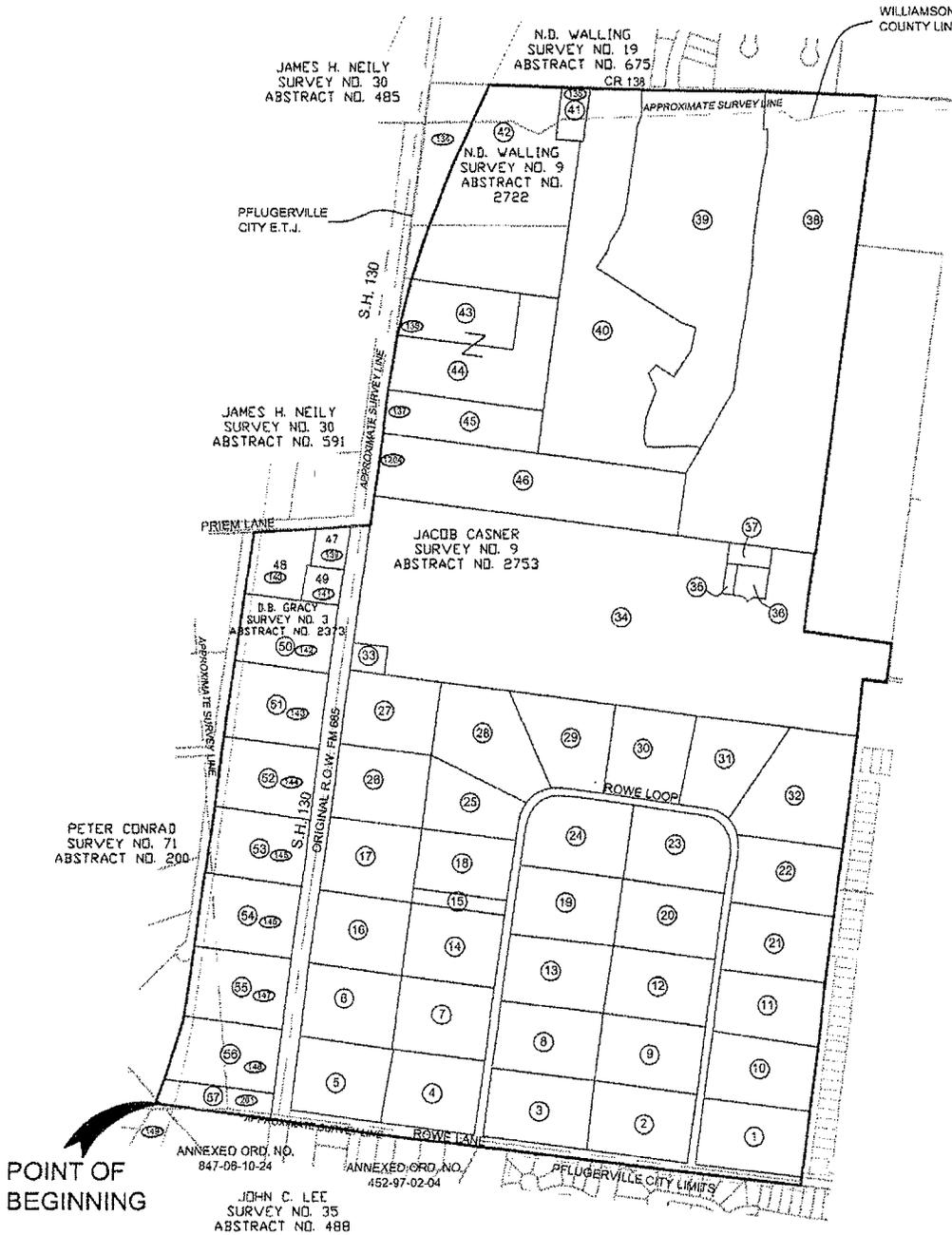
*Paul Ryan Messerli* 11-20-2007

PAUL RYAN MESSERLI  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5909

**PAPE-DAWSON ENGINEERS**  
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AUSTIN, TEXAS 78757  
(512) 454-8711



CITY OF PFLUGERVILLE  
 TRAVIS COUNTY, TEXAS  
 STEEDS CROSSING AND ROWE LOOP ANNEXATION TRACT  
 APPROXIMATELY 418 ACRES



**LEGEND**

- 50 ANNEXATION TRACT NO.
- 142 TXDOT PARCEL NO.



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CITY OF PFLUGERVILLE  
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 STEEDS CROSSING AND ROWE LOOP ANNEXATION TRACT  
 APPROXIMATELY 418 ACRES

	SUBDIVISION/TRACT	PLAT ACREAGE	ANNEX ACREAGE	DOCUMENT NO.
1.	HAROLD K. & CATHERINE SAATHOFF	5.0500	5.0500	DOC. NO. 2006239020
2.	JULIAN M. KOSH, JR. & SHIRLEY A. KOSH	5.0570	5.0570	DOC. NO. 2006239019
3.	RICHARD G. ONTIVEROS	5.0690	5.0690	DOC. NO. 2007013595
4.	JERRY W. & ANDREA PETERMANN	5.0500	5.0500	VOL. 09082, PG. 0914-0918
5.	ARRINGTON SUBDIVISION	4.8660	4.8660	DOC. NO. 200600112
6.	MEINHARD L. LORENZEN, III & LINDA G. LORENZEN	5.0300	5.0300	VOL. 8695, PG. 349-350
7.	ARTHUR L. SERRANO	5.0320	5.0320	DOC. NO. 2006175766
8.	SAM G. & BRENDA K. WARREN	5.0400	5.0400	DOC. NO. 1999064582
9.	ELIZABETH CHARLINE SCHOENER	5.0400	5.0400	DOC. NO. 200196361
10.	WALTER C. & BARBARA J. KOLINEK	5.0300	5.0300	VOL. 10672, PG. 0315-0317
11.	JOSEPH E. & ELIZABETH A. HYLAND	5.0100	5.0100	VOL. 11660, PG. 2329-2334
12.	WALLACE W. & MILDRED JANE RAMM	5.0400	5.0400	VOL. 10827, PG. 0848-0850
13.	JOHN C. & PATRICIA A. POUNCEY	5.0400	5.0400	VOL. 11589, PG. 0939-0945
14.	GALEN G. & MARY Y. SCHROEDER	5.0300	5.0300	DOC. NO. 2004179603
15.	GALEN G. & MARY Y. SCHROEDER	1.0000	1.0000	DOC. NO. 2002155958
16.	REAGAN L. & LOUISE H. DUNKLIN	5.0300	5.0300	VOL. 12443, PG. 1022
17.	JOE E. & LILLIAN JUNE HOUSE	5.0300	5.0300	VOL. 9312, PG. 22
18.	JONATHAN A. & DAPHNE D. NATIONS	4.03	4.03	DOC. NO. 2002237257
19.	ZELOS THERMAN & TIFFANY BROADOUS	5.0400	5.0400	DOC. NO. 2001956806
20.	CAROL A. WISE	5.0400	5.0400	VOL. 11854, PG. 0371-0373
21.	R.L. MONTGOMERY & ALBERT SCOTT KING	5.043	5.0430	VOL. 11517, PG. 2055-2070
22.	MARK A. & KIMBERLY V. DONNELL	5.2100	5.2100	DOC. NO. 1999002084
23.	GUY E. SHEPPERD	5.2300	5.2300	VOL. 8273, PG. 616
24.	BOBBY J. & HALLA KAUFFMAN	5.3000	5.3000	VOL. 6890, PG. 1882
25.	VANCE LEE & SANDRA K. GUSTAFSON	5.1200	5.1200	DOC. NO. 2004067828
26.	SHIRLEY A. JEKEL	5.0100	5.0100	DOC. NO. 2000197665
27.	CHARLES J. & KATHLEEN S. GLACE	5.0000	5.0000	DOC. NO. 2000054523
28.	KEVIN L. & DONNA LEATHERMAN	5.1900	5.1900	DOC. NO. 2007072434

SHEET 2 OF 3

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CITY OF PFLUGERVILLE  
 TRAVIS COUNTY, TEXAS  
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29.	TERRANCE J. & PHYLLIS B. GIBICH	5.0100	5.0100	VOL 2273, PG. 390
30.	LESLIE W. PARKER, JR. & DONNA L. PARKER	5.0662	5.0662	DOC. NO. 2002136889
31.	LAWRENCE M. KOCH	5.0500	5.0500	VOL 11649, PG. 1021-1027
32.	REAGAN CURTIS STEPHENS	7.8500	7.8500	DOC. NO. 2001088318
33.	MANVILLE WATER SUPPLY CORP.	0.52	0.52	VOL 6198, PG. 2349
34.	STEEDS CROSSING	60.0000	60.0000	VOL 88, PG. 99-101
35.	ART HAMMER	0.2430	0.2430	DOC. NO. 2001161629
36.	MARY A. KEYES	0.5590	0.5590	DOC. NO. 2000142132
37.	STEEDS CROSSING OWNERS ASSOCIATION	0.6400	0.6400	DOC. NO. 2000142122
38.	THE RIDGE AT STEEDS CROSSING, SEC. ONE	36.8580	36.8580	VOL 98, PG. 198-199
39.	THE RIDGE AT STEEDS CROSSING SECTION TWO, PHASE A	26.9200	26.9200	VOL. 102, PG. 378-380
40.	THE RIDGE AT STEEDS CROSSING SECTION TWO, PHASE B	22.3100	22.3100	DOC. NO. 199900231
41.	HODDE SUBDIVISION	1.0050	1.0050	VOL. 84, PG. 179D
	STATE OF TEXAS - ROW PARCEL 135	0.1810	-0.1810	DOC. NO. 2004116647
42.	SKR PROPERTIES, L.P.	22.5800	22.5800	DOC. NO. 2002068324
	STATE OF TEXAS - ROW PARCEL 134	5.5570	-5.5570	DOC. NO. 2006124156
43.	MARVIN G. & SHERIAN K. ATWOOD	4.9920	4.9920	VOL. 8390, PG. 433
	STATE OF TEXAS - ROW PARCEL 136	0.6120	-0.6120	DOC. NO. 2004084466
44.	MARVIN G. & SHERIAN K. ATWOOD	7.4700	7.4700	VOL. 8488, PG. 209
	STATE OF TEXAS - ROW PARCEL 136	0.6120	0.0000	DOC. NO. 2004084466
45.	HAROLD GUS & VICTORIA ANN HEINE	4.9940	4.9940	VOL. 11140, P. 761
	STATE OF TEXAS - ROW PARCEL 137	0.0860	-0.0860	DOC. NO. 2004034445
46.	THE RALPH H. & EMMA LOUISE GENZ TRUST	13.7680	13.7680	VOL. 13072, PG. 2235
	STATE OF TEXAS - ROW PARCEL 1204	0.0650	-0.0650	DOC. NO. 2004033737
47.	STATE OF TEXAS - ROW PARCEL 139	1.015	1.015	DOC. NO. 2000151122
48.	STATE OF TEXAS - ROW PARCEL 140	2.8760	2.8760	BK. 102, PG. 254
49.	STATE OF TEXAS - ROW PARCEL 141	0.9980	0.9980	VOL 12217, PG. 237
50.	STATE OF TEXAS - ROW PARCEL 142	5.0500	5.0500	VOL. 12795, PG. 1708
51.	STATE OF TEXAS - ROW PARCEL 143	5.0530	5.0530	DOC. NO. 1999016547
52.	STATE OF TEXAS - ROW PARCEL 144	5.0550	5.0550	VOL. 12100, PG. 3282
53.	STATE OF TEXAS - ROW PARCEL 145	5.0580	5.0580	VOL. 10808, PG. 800
54.	STATE OF TEXAS - ROW PARCEL 146	5.0610	5.0610	DOC. NO. 1999159162
55.	STATE OF TEXAS - ROW PARCEL 147	5.0640	5.0640	VOL. 12576, PG. 2558
56.	STATE OF TEXAS - ROW PARCEL 148	5.0340	5.0340	VOL. 12315, PG. 169
57.	STATE OF TEXAS - ROW PARCEL 201	5.0830	2.0640	DOC. NO. 2004065647

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## **EXHIBIT "B"**

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

#### **2007 STEEDS CROSSING & ROWE LOOP**

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.

Manville Water Supply Corporation provides water services to the entire area.

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 areas shown on **Exhibit "C"** will be maintained according to the standards described in Section II (B) (4) above.

The City intends to obtain a maintenance access easement across Beverly and Larry Darilek's land for the limited purpose of maintaining the drainage easement shown on **Exhibit "C"**.

Intersection of F.M. 685 and Steeds Crossing: Upon annexation, the City will request a traffic analysis from the Texas Department of Transportation to determine whether a Northbound deceleration lane for right turns onto Steeds Crossing is necessary. The City will make all reasonable good faith efforts to request that the Texas Department of Transportation build the turning lane if the traffic study supports such a recommendation.

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.

## EXHIBIT "A"

**CITY OF PFLUGERVILLE  
TRAVIS COUNTY, TEXAS  
STEEDS CROSSING AND ROWE LOOP ANNEXATION TRACT  
APPROXIMATELY 418 ACRES  
METES AND BOUNDS DESCRIPTION**

THE HEREIN DESCRIPTION AND ACCOMPANYING SKETCH ARE BASED UPON RECORD INFORMATION OF VARIOUS TRACTS OF LAND LOCATED IN THE JACOB CASNER SURVEY NO. 9, ABSTRACT NO. 2753, THE D.B. GRACY SURVEY NO. 3, ABSTRACT NO. 2373, THE JOHN C. LEE SURVEY NO. 35, ABSTRACT NO. 488, THE PETER CONRAD SURVEY NO. 71, ABSTRACT NO. 200, THE N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 2722, THE N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 675, AND THE ND. WALLING SURVEY NO. 7, ABSTRACT NO. 233 IN TRAVIS AND WILLIAMSON COUNTY, TEXAS AND BEING ALL OR PARTS OF THE FOLLOWING TRACTS:

SUBDIVISION/TRACT	PLAT ACREAGE	ANNEX. ACREAGE	DOCUMENT NO.
1. HAROLD K. & CATHERINE SAATHOFF	5.0500	5.0500	DOC. NO. 2006239020
2. JULIAN M. KOSH, JR. & SHIRLEY A. KOSH	5.0570	5.0570	DOC. NO. 2006239019
3. RICHARD G. ONTIVEROS	5.0690	5.0690	DOC. NO. 2007013595
4. JERRY W. & ANDREA PETERMANN	5.0500	5.0500	VOL. 09082, PG. 0914-0918
5. ARRINGTON SUBDIVISION	4.8660	4.8660	DOC. NO. 200600112
6. MEINHARD L. LORENZEN, III & LINDA G. LORENZEN	5.0300	5.0300	VOL. 8695, PG. 349-350
7. ARTHUR L. SERRANO	5.0320	5.0320	DOC. NO. 2006175766
8. SAM G. & BRENDA K. WARREN	5.0400	5.0400	DOC. NO. 1999064582
9. ELIZABETH CHARLINE SCHOENER	5.0400	5.0400	DOC. NO. 200196361
10. WALTER C. & BARBARE J. KOLINEK	5.0300	5.0300	VOL. 10672, PG. 0315-0317
11. JOSEPH E. & ELIZABETH A. HYLAND	5.0100	5.0100	VOL. 11660, PG. 2329-2334
12. WALLACE W. & MILDRED JANE RAMM	5.0400	5.0400	VOL. 10827, PG. 0848-0850
13. JOHN C. & PATRICIA A. POUNCEY	5.0400	5.0400	VOL. 11589, PG. 0939-0945
14. GALEN G. & MARY Y. SCHROEDER	5.0300	5.0300	DOC. NO. 2004179603

15. GALEN G. & MARY Y. SCHROEDER	1.0000	1.0000	DOC. NO. 2002155958
16. REAGAN L. & LOUISE H. DUNKLIN	5.0300	5.0300	VOL. 12443, PG. 1022
17. JOE E. & LILLIAN JUNE HOUSE	5.0300	5.0300	VOL. 9312, PG. 22
18. JONATHAN A. & DAPHNE D. NATIONS	4.03	4.03	DOC. NO. 2002237257
19. ZELOS THERMAN & TIFFANY BROADOUS	5.0400	5.0400	DOC. NO. 2001056806
20. CAROL A. WISE	5.0400	5.0400	VOL. 11854, PG. 0371-0373
21. R.L. MONTGOMERY & ALBERT SCOTT KING	5.043	5.0430	VOL. 11517, PG. 2065-2070
22. MARK A. & KIMBERLY V. DONNELL	5.2100	5.2100	DOC. NO. 1999002084
23. GUY E. SHEPPERD	5.2300	5.2300	VOL. 8273, PG. 616
24. BOBBY J. & HALLA KAUFFMAN	5.3000	5.3000	VOL. 6890, PG. 1882
25. VANCE LEE & SANDRA K. GUSTAFSON	5.1200	5.1200	DOC. NO. 2004067828
26. SHIRLEY A. JEKEL	5.0100	5.0100	DOC. NO. 2000197665
27. CHARLES J. & KATHLEEN S. GLACE	5.0000	5.0000	DOC. NO. 2000054523
28. KEVIN L. & DONNA LEATHERMAN	5.1900	5.1900	DOC. NO. 2007072434
29. TERRANCE J. & PHYLLIS B. GIBICH	5.0100	5.0100	VOL. 2273, PG. 390
30. LESLIE W. PARKER, JR. & DONNA L. PARKER	5.0662	5.0662	DOC. NO. 2002136889
31. LAWRENCE M. KOCH	5.0500	5.0500	VOL. 11649, PG. 1021-1027
32. REAGAN CURTIS STEPHENS	7.8500	7.8500	DOC. NO. 2001088318
33. MANVILLE WATER SUPPLY CORP.	0.52	0.52	VOL. 6198, PG. 2349
34. STEEDS CROSSING	60.0000	60.0000	VOL. 88, PG. 99-101
35. ART HAMMER	0.2430	0.2430	DOC. NO. 2001161629
36. MARY A. KEYES	0.5590	0.5590	DOC. NO. 2000142132
37. STEEDS CROSSING OWNERS ASSOCIATION	0.6400	0.6400	DOC. NO. 2000142122
38. THE RIDGE AT STEEDS CROSSING, SEC. ONE	36.8580	36.8580	VOL. 98, PG. 196-199

39. THE RIDGE AT STEEDS CROSSING, SECTION TWO, PHASE A	26.9200	26.9200	VOL. 102, PG. 378-380
40. THE RIDGE AT STEEDS CROSSING, SECTION TWO, PHASE B	22.3100	22.3100	DOC. NO. 199900231
41. HODDE SUBDIVISION	1.0050	1.0050	VOL. 84, PG. 179D
42. SKR PROPERTIES, L.P.	22.5800	22.5800	DOC. NO. 2002068324
43. MARVIN G. & SHERIAN K. ATWOOD	4.9920	4.9920	VOL. 8390, PG. 433
44. MARVIN G. & SHERIAN K. ATWOOD	7.4700	7.4700	VOL. 8488, PG. 209
45. HAROLD GUS & VICTORIA ANN HEINE	4.9940	4.9940	VOL. 11140, P. 761
46. THE RALPH H. & EMMA LOUISE GENZ TRUST	13.7680	13.7680	VOL. 13072, PG. 2235
47. STATE OF TEXAS - ROW PARCEL 139	1.015	1.015	DOC. NO. 2004066269
48. STATE OF TEXAS - ROW PARCEL 140	2.8760	2.8760	DOC. NO. 2003183651
49. STATE OF TEXAS - ROW PARCEL 141	0.9980	0.9980	DOC. NO. 2004144101
50. STATE OF TEXAS - ROW PARCEL 142	5.0500	5.0500	DOC. NO. 2003101296
51. STATE OF TEXAS - ROW PARCEL 143	5.0530	5.0530	DOC. NO. 2003201446
52. STATE OF TEXAS - ROW PARCEL 144	5.0550	5.0550	DOC. NO. 2003142150
53. STATE OF TEXAS - ROW PARCEL 145	5.0580	5.0580	DOC. NO. 2003133029
54. STATE OF TEXAS - ROW PARCEL 146	5.0610	5.0610	DOC. NO. 2003230324
55. STATE OF TEXAS - ROW PARCEL 147	5.0640	5.0640	DOC. NO. 2003085561
56. STATE OF TEXAS - ROW PARCEL 148	5.0340	5.0340	DOC. NO. 2003281347
57. STATE OF TEXAS - ROW PARCEL 201	5.0830	2.0040	DOC. NO. 2004065647

TRACT AREAS CALLED FOR ARE PER TRAVIS & WILLIAMSON 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.), THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS (R.P.R.W.C.T.), THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), SAID 418 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 (S.H. 130), A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, AND BEING THE NORTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 149, A 2.039 ACRE TRACT DESCRIBED IN A JUDGMENT OF CONDEMNATION IN FAVOR OF THE STATE OF TEXAS (O.P.R.T.C.T. DOC. NO. 2005228151), AND THE SOUTH LINE OF S.H. 130 RIGHT-OF-WAY PARCEL 201, A 5.083 ACRE TRACT DESCRIBED IN A JUDGEMENT OF CONDEMNATION IN FAVOR OF THE STATE OF TEXAS (O.P.R.T.C.T. 2004065647), AND ALSO BEING THE NORTHWEST CORNER OF A TRACT ANNEXED BY THE CITY OF PFLUGERVILLE IN ORDINANCE NO. 847-06-10-24;

THENCE **NORTH 43° 45' 58" WEST** WITH THE SOUTH LINE OF SAID PARCEL 201 TO THE SOUTHWEST CORNER OF SAID PARCEL 201, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF S.H.130, A DISTANCE OF **62.67 FEET** TO AN ANGLE POINT;

THENCE CONTINUING WITH THE WEST RIGHT-OF-WAY LINE OF S.H. 130 THE FOLLOWING EIGHT (8) COURSES:

1. **NORTH 17° 51' 02" EAST**, PASSING AT A DISTANCE OF 109.17 FEET THE NORTHWEST CORNER OF SAID PARCEL 201, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 148, A 5.034 ACRE TRACT DESCRIBED IN O.P.R.T.C.T. 2003281347 IN FAVOR OF THE STATE OF TEXAS, A TOTAL DISTANCE OF **490.25 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 148, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 147, A 5.064 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS (O.P.R.T.C.T. 2003085561);
2. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **400.15 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 147, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 146, A 5.061 ACRE TRACT DESCRIBED IN O.P.R.T.C.T. 2003230324 IN FAVOR OF THE STATE OF TEXAS;
3. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **400.10 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 146, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 145, A 5.058 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS (O.P.R.T.C.T. 2003133029);
4. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **400.10 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 145, ALSO BEING THE SOUTHWEST CORNER OF

- S.H. 130 RIGHT-OF-WAY PARCEL 144, A 5.055 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS (O.P.R.T.C.T. 2003142150);
5. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **400.10 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 144, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 143, A 5.053 ACRE TRACT DESCRIBED IN O.P.R.T.C.T. 2003201446 IN FAVOR OF THE STATE OF TEXAS;
  6. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **400.10 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 143, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 142, A 5.050 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS (O.P.R.T.C.T. 2003101296);
  7. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **400.10 FEET** TO THE NORTHWEST CORNER OF SAID PARCEL 142, ALSO BEING THE SOUTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 140, A 2.876 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS (O.P.R.T.C.T. 2003183651);
  8. **NORTH 07° 54' 25" EAST**, A DISTANCE OF **319.93 FEET** TO A POINT OF CURVATURE TO THE RIGHT AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF S.H. 130 AND THE SOUTH RIGHT-OF-WAY OF PRIEM LANE, A 60' PUBLIC RIGHT-OF-WAY.

THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **25.00 FEET**, AN ARC LENGTH OF **34.67 FEET**, A DELTA OF **79° 27' 52"**, AND A CHORD BEARING AND DISTANCE OF **NORTH 47° 38' 07" EAST, 31.96 FEET** TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF PRIEM LANE;

THENCE **NORTH 87° 21' 49" EAST** WITH THE ORIGINAL SOUTH RIGHT-OF-WAY LINE OF PRIEM LANE AND THE NORTH PROPERTY LINE OF SAID PARCEL 140, PASSING AT A DISTANCE OF 331.89 FEET THE NORTHEAST CORNER OF SAID PARCEL 140, ALSO BEING THE NORTHWEST CORNER OF S.H. 130 RIGHT-OF-WAY PARCEL 139, A 1.015 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS (O.P.R.T.C.T. 2004066269), A TOTAL DISTANCE OF **532.86 FEET** TO THE NORTHEAST CORNER OF SAID PARCEL 139;

THENCE **NORTHEASTERLY** CROSSING THE ORIGINAL F.M. 685 RIGHT-OF-WAY A DISTANCE OF **112.31 FEET** TO A POINT ON THE EAST RIGHT-OF-WAY OF S.H.130, ALSO BEING THE NORTHWEST CORNER OF LOT 1B, BLOCK A AND THE SOUTHWEST CORNER OF LOT 1A, BLOCK A OF STEEDS CROSSING, A FINAL PLAT RECORDED IN THE P.R.T.C.T. VOL. 88, PG. 99-101;

THENCE **NORTH 07° 49' 40" EAST** WITH THE EAST RIGHT-OF-WAY OF S.H. 130, ALSO BEING THE WEST LINE OF SAID STEEDS CROSSING FINAL PLAT, A DISTANCE OF **173.34 FEET** TO THE NORTHWEST CORNER OF LOT 1A, BLOCK A OF SAID PLAT, ALSO BEING THE SOUTHWEST CORNER OF A 13.768 ACRE TRACT DESCRIBED IN THE R.P.R.T.C.T. VOL. 13072, PG. 2235;

THENCE CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF S.H. 130 THE FOLLOWING NINE (9) COURSES:

1. **NORTH 07° 49' 40" EAST** A DISTANCE OF **177.51 FEET** TO AN ANGLE POINT;
2. **NORTH 07° 31' 57" EAST** A DISTANCE OF **22.13 FEET** TO THE SOUTHWEST CORNER OF A 0.065 ACRE RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS DESCRIBED IN O.P.R.T.C.T. 2004033737;
3. **SOUTH 82° 28' 03" EAST** A DISTANCE OF **13.63 FEET** TO THE SOUTHEAST CORNER OF SAID DEDICATION;
4. **NORTH 07° 49' 11" EAST** A DISTANCE OF **200.95 FEET** TO THE NORTH PROPERTY LINE OF SAID 13.768 ACRE TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION, ALSO BEING THE SOUTH LINE OF A 4.994 ACRE TRACT DESCRIBED IN R.P.R.T.C.T. VOL. 11140, PG. 761, AND ALSO BEING THE SOUTHEAST CORNER OF A 0.086 ACRE RIGHT-OF-WAY DEDICATION TO THE STATE OF TEXAS DESCRIBED IN O.P.R.T.C.T. 2004034445;
5. **NORTH 07° 49' 11" EAST** A DISTANCE OF **246.97 FEET** TO THE NORTH LINE OF SAID 4.994 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY DEDICATION, ALSO BEING THE SOUTH PROPERTY LINE OF A 12.462 ACRE TRACT DESCRIBED IN THE D.R.T.C.T. VOL. 8488, PG. 209, AND VOL. 8390, PG. 433, AND ALSO BEING THE SOUTHEAST CORNER OF A 0.612 ACRE RIGHT-OF-WAY AGREEMENT IN FAVOR OF THE STATE OF TEXAS DESCRIBED IN O.P.R.T.C.T. 2004084466;
6. **NORTH 07° 49' 11" EAST** A DISTANCE OF **22.45 FEET** TO A POINT OF CURVATURE TO THE RIGHT;
7. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **7339.44 FEET**, AN ARC LENGTH OF **597.16 FEET**, A DELTA OF **04° 39' 42"**, AND A CHORD BEARING AND DISTANCE OF **NORTH 13° 45' 36" EAST, 597.00 FEET** TO THE NORTHEAST CORNER OF SAID 0.612 RIGHT-OF-WAY AGREEMENT, ALSO BEING THE NORTH PROPERTY LINE OF SAID 12.462 ACRE TRACT, ALSO BEING THE SOUTH PROPERTY LINE OF A 22.58 ACRE TRACT DESCRIBED IN O.P.R.T.C.T. 2002068324, AND ALSO THE SOUTHEAST CORNER OF A 5.557 ACRE RIGHT-OF-WAY DEDICATION IN FAVOR OF THE STATE OF TEXAS AS RECORDED IN A JUDGMENT O.P.R.T.C.T. 2006124156;
8. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **7339.44 FEET**, AN ARC LENGTH OF **1070.53 FEET**, A DELTA OF **08° 21' 26"**, AND A CHORD BEARING AND DISTANCE OF **NORTH 20° 16' 10" EAST, 1069.58 FEET** TO A POINT OF CURVATURE TO THE RIGHT AT THE INTERSECTION OF THE S.H. 130 DEDICATED EAST RIGHT-OF-WAY AND THE COUNTY ROAD 138 (CR 138) DEDICATED SOUTH RIGHT-OF-WAY;
9. WITH A CURVE TO THE RIGHT HAVING A RADIUS OF **100.00 FEET**, AN ARC LENGTH OF **97.96 FEET**, A DELTA OF **56° 07' 37"**, AND A CHORD BEARING AND DISTANCE OF **NORTH 63° 55' 13" EAST, 94.09 FEET** TO A POINT OF TANGENCY ON THE DEDICATED SOUTH RIGHT-OF-WAY LINE OF CR 138;

THENCE **SOUTH 88° 00' 57" EAST** WITH THE DEDICATED 5.557 ACRE SOUTH RIGHT-OF-WAY OF CR 138 A DISTANCE OF **324.40 FEET** TO THE EAST LINE OF SAID 22.58 ACRE TRACT, ALSO BEING THE WEST LINE OF A 1.005 ACRE TRACT AS

DESCRIBED IN P.R.T.C.T. BK. 84, PG. 179D, AND ALSO BEING THE SOUTHWEST CORNER OF A 0.181 ACRE RIGHT-OF-WAY AGREEMENT AS DESCRIBED IN O.P.R.T.C.T. 2004116647;

THENCE **SOUTH 88° 00' 57" EAST** A DISTANCE OF **175.79 FEET** TO THE EAST LINE OF SAID 1.005 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF SAID 0.181 ACRE RIGHT-OF-WAY AGREEMENT, AND ALSO BEING THE WEST LINE OF THE RIDGE AT STEEDS CROSSING, SECTION TWO, PHASE B FINAL PLAT AS RECORDED IN P.R.T.C.T. 199900231;

THENCE **NORTH 07° 31' 47" EAST** WITH THE EAST LINE OF SAID 1.005 ACRE TRACT, ALSO BEING THE WEST LINE OF SAID RIDGE AT STEEDS CROSSING, SECTION TWO, PHASE B FINAL PLAT, A DISTANCE OF **14.96 FEET** TO A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY OF CR 138, ALSO BEING THE NORTHWEST CORNER OF LOT 16, BLOCK E OF SAID FINAL PLAT;

THENCE **SOUTH 86° 08' 34" EAST** WITH THE NORTH LINE OF BLOCK E OF SAID PLAT AND THE SOUTH RIGHT-OF-WAY OF CR 138, A DISTANCE OF **294.72 FEET** TO THE NORTHEAST CORNER OF LOT 20, BLOCK E OF SAID PLAT, ALSO BEING THE NORTHWEST CORNER OF LOT 21, BLOCK E OF THE RIDGE AT STEEDS CROSSING, SECTION TWO, PHASE A FINAL PLAT AS RECORDED IN P.R.T.C.T. VOL. 102, PG. 378-380;

THENCE **SOUTH 86° 08' 32" EAST** WITH THE NORTH LINE OF BLOCKS E AND H OF SAID PLAT A DISTANCE OF **688.51 FEET** TO THE NORTHEAST CORNER OF LOT 12, BLOCK H OF SAID PLAT, ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLOCK A OF THE RIDGE AT STEEDS CROSSING, SECTION ONE FINAL PLAT AS RECORDED IN P.R.T.C.T. VOL. 98, PG. 196-199;

THENCE **SOUTH 86° 08' 30" EAST** WITH THE NORTH LINE OF BLOCKS A AND B OF SAID PLAT A DISTANCE OF **627.50 FEET** TO THE NORTHEAST CORNER OF LOT 30, BLOCK B OF SAID PLAT, ALSO BEING THE EAST PROPERTY LINE OF SAID PLAT;

THENCE **SOUTH 09° 39' 30" WEST** WITH THE EAST LINE OF SAID PLAT A DISTANCE OF **2205.78 FEET** TO AN ANGLE POINT;

THENCE **SOUTH 09° 31' 00" WEST** WITH THE EAST LINE OF SAID PLAT A DISTANCE OF **347.77 FEET** TO THE SOUTHEAST CORNER OF SAID PLAT, ALSO BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK H OF SAID PLAT, AND ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK D OF THE STEEDS CROSSING FINAL PLAT AS RECORDED IN P.R.T.C.T. VOL. 88, PG. 99-101;

THENCE **SOUTH 10° 02' 11" WEST** WITH THE EAST LINE OF SAID PLAT A DISTANCE OF **291.78 FEET** TO AN ANGLE POINT;

THENCE **SOUTH 10° 17' 12" WEST** WITH THE EAST LINE OF SAID PLAT A DISTANCE OF **138.74 FEET** TO AN ANGLE POINT;

THENCE **SOUTH 09° 27' 16" WEST** WITH THE EAST LINE OF SAID PLAT A DISTANCE OF **22.62 FEET** TO AN ANGLE POINT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 11, BLOCK D OF SAID PLAT;

THENCE **SOUTH 80° 08' 04" EAST** WITH THE NORTH LINE OF BLOCK D OF SAID PLAT A DISTANCE OF **503.89 FEET** TO AN ANGLE POINT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 19, BLOCK D OF SAID PLAT;

THENCE **SOUTH 09° 52' 37" WEST** WITH THE EAST LINE OF SAID PLAT A DISTANCE OF **197.29 FEET** TO AN ANGLE POINT;

THENCE **NORTH 80° 33' 51" WEST** WITH THE BOUNDARY OF SAID PLAT A DISTANCE OF **131.84 FEET** TO AN ANGLE POINT;

THENCE **SOUTH 09° 51' 53" WEST** WITH THE EAST LINE OF SAID PLAT A DISTANCE OF **338.08 FEET** TO A POINT AT THE SOUTHEAST CORNER OF LOTS 5 AND 6, OF BLOCK K OF SAID PLAT, ALSO BEING THE NORTHEAST CORNER OF A 7.85 ACRE TRACT OF LAND DESCRIBED IN O.P.R.T.C.T. 2001088318;

THENCE **SOUTH 09° 27' 00" WEST** WITH THE EAST BOUNDARY OF SAID 7.85 ACRE TRACT A DISTANCE OF **638.74 FEET** TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF A 5.21 ACRE TRACT DESCRIBED IN O.P.R.T.C.T. 1999002084;

THENCE **SOUTH 09° 26' 40" WEST** WITH THE EAST BOUNDARY OF SAID 5.21 ACRE TRACT A DISTANCE OF **385.47 FEET** TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF A 5.043 ACRE TRACT DESCRIBED IN R.P.R.T.C.T. VOL. 11517, PG. 2065-2070;

THENCE **SOUTH 09° 25' 44" WEST** WITH THE EAST BOUNDARY OF SAID 5.043 ACRE TRACT A DISTANCE OF **372.12 FEET** TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF A 5.01 ACRE TRACT DESCRIBED IN R.P.R.T.C.T. VOL. 11660, PG. 2329-2334;

THENCE **SOUTH 09° 27' 00" WEST** WITH THE EAST BOUNDARY OF SAID 5.01 ACRE TRACT A DISTANCE OF **365.19 FEET** TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF A 5.03 ACRE TRACT DESCRIBED IN R.P.R.T.C.T. VOL. 10672, PG. 0315-0317;

THENCE **SOUTH 09° 27' 00" WEST** WITH THE EAST BOUNDARY OF SAID 5.03 ACRE TRACT A DISTANCE OF **361.22 FEET** TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF A 5.05 ACRE TRACT DESCRIBED IN O.P.R.T.C.T. 2006239020;

THENCE **SOUTH 07° 12' 24" WEST** WITH THE EAST BOUNDARY OF SAID 5.05 ACRE TRACT A DISTANCE OF **365.5 FEET** TO THE SOUTHEAST CORNER OF SAID TRACT, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF ROWE LANE TO AN ANGLE POINT;

THENCE SOUTHEASTERLY CROSSING PERPENDICULAR TO THE ROWE LANE RIGHT-OF-WAY A DISTANCE OF **60.00 FEET** TO THE ORIGINAL SOUTH RIGHT-OF-WAY LINE OF ROWE LANE, ALSO BEING THE NORTH LINE OF THE CITY LIMITS OF THE CITY OF PFLUGERVILLE AS DESCRIBED IN CITY ORDINANCE NO. 452-97-02-04;

THENCE WITH THE ORIGINAL SOUTH RIGHT-OF-WAY OF ROWE LANE, ALSO BEING THE NORTHERN CITY LIMIT LINE THE FOLLOWING EIGHT (8) COURSES:

1. **NORTH 80° 22' 11" WEST** WITH THE NORTH BOUNDARY OF THE MEADOWS OF BLACKHAWK, PHASE 5 FINAL PLAT AS RECORDED IN P.R.T.C.T. 200200235, A DISTANCE OF **219.12 FEET** TO A POINT ON THE WEST LINE OF SAID PLAT, AND ALSO BEING THE EAST LINE OF THE MEADOWS OF BLACKHAWK, PHASE 4 FINAL PLAT AS RECORDED IN P.R.T.C.T. 200100173;
2. **NORTH 80° 22' 42" WEST** WITH THE NORTHERN BOUNDARY OF THE MEADOWS OF BLACKHAWK, PHASE 4 FINAL PLAT A DISTANCE OF **567.84 FEET** TO AN ANGLE POINT;
3. **NORTH 79° 55' 59" WEST** WITH THE NORTHERN BOUNDARY OF SAID PLAT A DISTANCE OF **240.31 FEET** TO THE NORTHWEST CORNER OF SAID PLAT, ALSO BEING THE NORTHWEST CORNER OF THE MEADOWS OF BLACKHAWK, PHASE 2 FINAL PLAT AS RECORDED IN P.R.T.C.T. 200000052;
4. **NORTH 79° 55' 59" WEST** WITH THE NORTHERN BOUNDARY OF SAID PHASE 2 FINAL PLAT A DISTANCE OF **626.14 FEET** TO THE NORTHWEST CORNER OF SAID PLAT, ALSO BEING THE NORTHEAST CORNER OF A 5.00 ACRE TRACT DESCRIBED IN R.P.R.T.C.T. VOL. 12181, PG. 1560;
5. **NORTHWESTERLY** ALONG THE NORTH LINE OF SAID 5.00 ACRE TRACT A DISTANCE OF **181.94 FEET** TO THE NORTHWEST CORNER OF SAID TRACT, ALSO BEING THE NORTHEAST CORNER OF THE 685 COMMERCIAL PARK FINAL PLAT AS RECORDED IN P.R.T.C.T. VOL. 86, PG. 143B-143C;
6. **NORTH 81° 15' 07" WEST** A DISTANCE OF **181.23 FEET** TO THE NORTHWEST CORNER OF LOT 8, BLOCK D OF SAID PLAT, AND ALSO BEING THE NORTHEAST CORNER OF A 0.50 ACRE TRACT DESCRIBED IN R.P.R.T.C.T. VOL. 9088, PG. 525;
7. **NORTHWESTERLY** ALONG THE NORTH BOUNDARY OF SAID 0.50 ACRE TRACT TO THE NORTHWEST CORNER OF SAID 0.50 ACRE TRACT, AND ALSO BEING THE NORTHEAST CORNER OF LOT 6, BLOCK D OF SAID PLAT;
8. **NORTH 81° 15' 07" WEST** A DISTANCE OF **751.24 FEET** TO THE NORTHWEST CORNER OF LOT 4, BLOCK E OF SAID PLAT, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF S.H.130, AND ALSO BEING THE NORTHWEST CORNER OF THE CITY OF PFLUGERVILLE ANNEXATION TRACT IN ORDINANCE NO. 452-

97-02-04, AND THE NORTHEAST CORNER OF THE CITY OF PFLUGERVILLE ANNEXATION TRACT IN ORDINANCE NO. 847-06-10-24;

THENCE **NORTH 82° 37' 32" WEST** ALONG THE NORTH BOUNDARY OF THE ANNEXATION TRACT IN ORDINANCE NO. 847-06-10-24 A DISTANCE OF **693.80 FEET**, CROSSING THE S.H. 130 RIGHT-OF-WAY AND S.H. 130 RIGHT-OF-WAY PARCEL 201 TO THE **POINT OF BEGINNING**, CONTAINING **418 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.

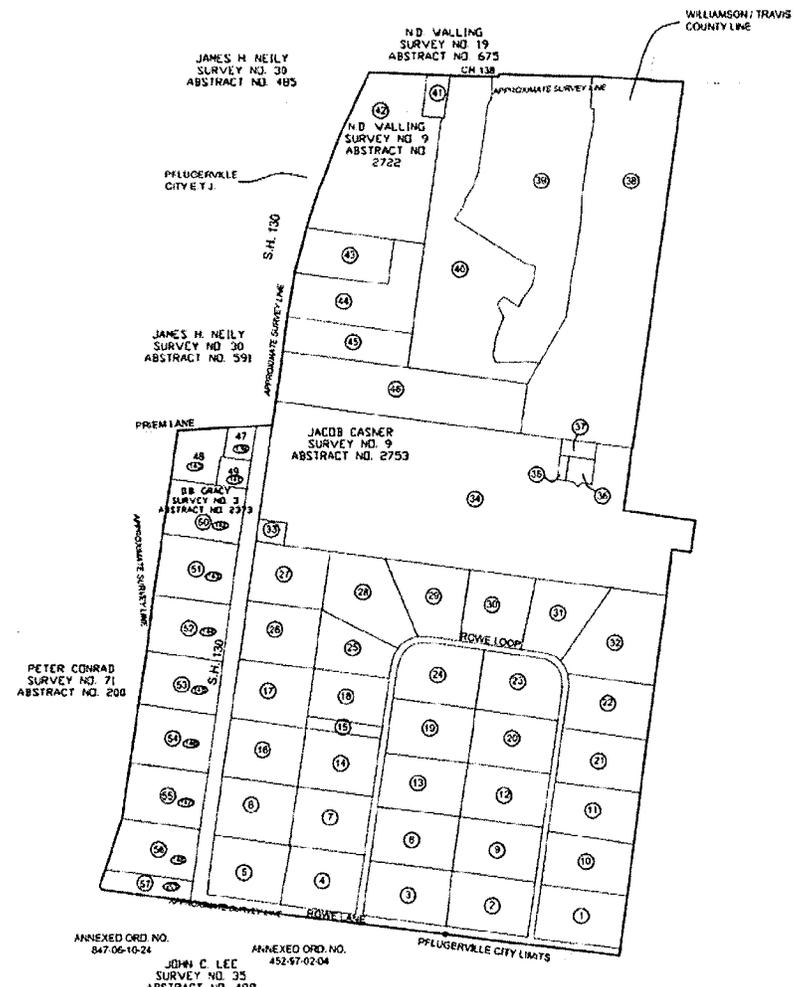
 11-19-2007

PAUL RYAN MESSERLI  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5909

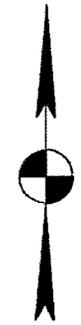
**PAPE-DAWSON ENGINEERS**  
7800 SHOAL CREEK BLVD., SUITE 220-WEST  
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(512) 454-8711



CITY OF PFLUGERVILLE  
 TRAVIS COUNTY, TEXAS  
 STEEDS CROSSING AND ROWE LOOP ANNEXATION TRACT  
 APPROXIMATELY 418 ACRES



- LEGEND**
- ANNEXATION TRACT NO
  - TxDOT PARCEL NO



SHEET 1 OF 3

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CITY OF PFLUGERVILLE  
 TRAVIS COUNTY, TEXAS  
 STEEDS CROSSING AND ROWE LOOP ANNEXATION TRACT  
 APPROXIMATELY 418 ACRES

SUBDIVISION/TRACT	PLAT ACREAGE	ANNEX ACREAGE	DOCUMENT NO.
1. HAROLD K. & CATHERINE SAATHOFF	5.0500	5.0500	DOC. NO. 2006239020
2. JULIAN M. KOSH, JR. & SHIRLEY A. KOSH	5.0570	5.0570	DOC. NO. 2006239019
3. RICHARD G. ONTIVEROS	5.0690	5.0690	DOC. NO. 2007013595
4. JERRY W. & ANDREA PETERMANN	5.0500	5.0500	VOL. 09082, PG. 0914-0918
5. ARRINGTON SUBDIVISION	4.8660	4.8660	DOC. NO. 200600112
6. MEINHARD L. LORENZEN, III & LINDA G. LORENZEN	5.0300	5.0300	VOL. 8695, PG. 349-350
7. ARTHUR L. SERRANO	5.0320	5.0320	DOC. NO. 2006175766
8. SAM G. & BRENDA K. WARREN	5.0400	5.0400	DOC. NO. 1999064582
9. ELIZABETH CHARLINE SCHOENER	5.0400	5.0400	DOC. NO. 200196361
10. WALTER C. & BARBARE J. KOLINEK	5.0300	5.0300	VOL. 10672, PG. 0315-0317
11. JOSEPH E. & ELIZABETH A. HYLAND	5.0100	5.0100	VOL. 11660, PG. 2329-2334
12. WALLACE W. & MILDRED JANE RAMM	5.0400	5.0400	VOL. 10827, PG. 0848-0850
13. JOHN C. & PATRICIA A. POUNCEY	5.0400	5.0400	VOL. 11589, PG. 0939-0945
14. GALEN G. & MARY Y. SCHROEDER	5.0300	5.0300	DOC. NO. 2004179603
15. GALEN G. & MARY Y. SCHROEDER	1.0000	1.0000	DOC. NO. 2002155958
16. REAGAN L. & LOUISE H. DUNKLIN	5.0300	5.0300	VOL. 12443, PG. 1022
17. JOE E. & LILLIAN JUNE HOUSE	5.0300	5.0300	VOL. 9312, PG. 22
18. JONATHAN A. & DAPHNE D. NATIONS	4.03	4.03	DOC. NO. 2002237257
19. ZELOS THERMAN & TIFFANY BROADOUS	5.0400	5.0400	DOC. NO. 2001056806
20. CAROL A. WISE	5.0400	5.0400	VOL. 11854, PG. 0371-0373
21. R.L. MONTGOMERY & ALBERT SCOTT KING	5.043	5.0430	VOL. 11517, PG. 2065-2070
22. MARK A. & KIMBERLY V. DONNELL	5.2100	5.2100	DOC. NO. 1999002084
23. GUY E. SHEPPERD	5.2300	5.2300	VOL. 8273, PG. 616
24. BOBBY J. & HALLA KAUFFMAN	5.3000	5.3000	VOL. 6890, PG. 1882
25. VANCE LEE & SANDRA K. GUSTAFSON	5.1200	5.1200	DOC. NO. 2004067828
26. SHIRLEY A. JEKEL	5.0100	5.0100	DOC. NO. 2000197665
27. CHARLES J. & KATHLEEN S. GLACE	5.0000	5.0000	DOC. NO. 2000054523
28. KEVIN L. & DONNA LEATHERMAN	5.1900	5.1900	DOC. NO. 2007072434

SHEET 2 OF 3

**PAPE-DAWSON  
 ENGINEERS**

7800 DOWLING GREEN BLVD. SUITE 200 WEST AUSTIN, TEXAS 78737 PHONE: 512.434.8711 FAX: 512.434.8677

CITY OF PFLUGERVILLE  
 TRAVIS COUNTY, TEXAS  
 STEEDS CROSSING AND ROWE LOOP ANNEXATION TRACT  
 APPROXIMATELY 418 ACRES

29. TERRANCE J. & PHYLLIS B. GIBICH	5.0100	5.0100	VOL. 2273, PG. 390
30. LESLIE W. PARKER, JR. & DONNA L. PARKER	5.0662	5.0662	DOC. NO. 2002136889
31. LAWRENCE M. KOCH	5.0500	5.0500	VOL. 11649, PG. 1021-1027
32. REAGAN CURTIS STEPHENS	7.8500	7.8500	DOC. NO. 2001088318
33. MANVILLE WATER SUPPLY CORP.	0.52	0.52	VOL. 6198, PG. 2349
34. STEEDS CROSSING	60.0000	60.0000	VOL. 88, PG. 99-101
35. ART HAMMER	0.2430	0.2430	DOC. NO. 2001161629
36. MARY A. KEYES	0.5590	0.5590	DOC. NO. 2000142132
37. STEEDS CROSSING OWNERS ASSOCIATION	0.6400	0.6400	DOC. NO. 2000142122
38. THE RIDGE AT STEEDS CROSSING, SEC. ONE	36.8580	36.8580	VOL. 98, PG. 196-199
39. THE RIDGE AT STEEDS CROSSING, SECTION TWO, PHASE A	26.9200	26.9200	VOL. 102, PG. 378-380
40. THE RIDGE AT STEEDS CROSSING, SECTION TWO, PHASE B	22.3100	22.3100	DOC. NO. 199900231
41. HOODE SUBDIVISION	1.0050	1.0050	VOL. 84, PG. 179D
42. SKR PROPERTIES, L.P.	22.5800	22.5800	DOC. NO. 2002068324
43. MARVIN G. & SHERIAN K. ATWOOD	4.9920	4.9920	VOL. 8390, PG. 433
44. MARVIN G. & SHERIAN K. ATWOOD	7.4700	7.4700	VOL. 8488, PG. 209
45. HAROLD GUS & VICTORIA ANN HEINE	4.9940	4.9940	VOL. 11140, P. 761
46. THE RALPH H. & EMMA LOUISE GENZ TRUST	13.7680	13.7680	VOL. 13072, PG. 2235
47. STATE OF TEXAS - ROW PARCEL 139	1.015	1.015	DOC. NO. 2004066269
48. STATE OF TEXAS - ROW PARCEL 140	2.8760	2.8760	DOC. NO. 2003183651
49. STATE OF TEXAS - ROW PARCEL 141	0.9980	0.9980	DOC. NO. 2004144101
50. STATE OF TEXAS - ROW PARCEL 142	5.0500	5.0500	DOC. NO. 2003101296
51. STATE OF TEXAS - ROW PARCEL 143	5.0530	5.0530	DOC. NO. 2003201446
52. STATE OF TEXAS - ROW PARCEL 144	5.0550	5.0550	DOC. NO. 2003142150
53. STATE OF TEXAS - ROW PARCEL 145	5.0580	5.0580	DOC. NO. 2003133029
54. STATE OF TEXAS - ROW PARCEL 146	5.0610	5.0610	DOC. NO. 2003230324
55. STATE OF TEXAS - ROW PARCEL 147	5.0640	5.0640	DOC. NO. 2003095561
56. STATE OF TEXAS - ROW PARCEL 148	5.0340	5.0340	DOC. NO. 2003281347
57. STATE OF TEXAS - ROW PARCEL 201	5.0830	2.0040	DOC. NO. 2004065647

SHEET 2 OF 3

**Pape-Dawson  
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7000 DOWNS GREEN BLVD | SUITE 200 WEST | AUSTIN, TEXAS 78739 | PHONE 512.654.8712  
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**SERVICE PLAN FOR PROPOSED ANNEXATION BY THE CITY OF  
PFLUGERVILLE, IN TRAVIS COUNTY, TEXAS**

**2007 STEEDS CROSSING & ROWE LOOP**

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.

Manville Water Supply Corporation provides water services to the entire area.



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:

2010  
Dedicated public drainage easements and detention ponds: The areas shown on Exhibit "C" will be maintained according to the standards described in Section II (B) (4) above.

The City intends to obtain a maintenance access easement across Beverly and Larry Darilek's land for the limited purpose of maintaining the drainage easement shown on Exhibit "C". ✓

Intersection of F.M. 685 and Steeds Crossing: Upon annexation, the City will request a traffic analysis from the Texas Department of Transportation to determine whether a Northbound deceleration lane for right turns onto Steeds Crossing is necessary. The City will make all reasonable good faith efforts to request that the Texas Department of Transportation build the turning lane if the traffic study supports such a recommendation.

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.

## **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.

## EXHIBIT "C"

### 0.49 ACRES (21,500 SQ.FT.)

All that certain tract or parcel of land situated in Travis County, Texas, out of the Jacob Casner League, and being a portion of that tract described as 5.05 acres in a Warranty Deed with Vendor's Lien granted to Lawrence Koch, et al, and recorded in Volume 10121, Page 831, Real Property Records of Travis County, Texas, and further described by metes and bounds as follows:

**BEGINNING** at a ½" iron pin found in the north line of Rowe Loop for the southwest corner of said Koch tract and this tract;

**THENCE**, with the west line of this tract and over and across said Koch tract in the following four (4) courses:

1. N 11°52'44" E 362.13 feet with the west line of said Koch tract to a calculated point,
2. N 56°52'44" E 176.88 feet leaving the west line of said Koch tract to a calculated point,
3. N 83°00'44" W 125.53 feet to a calculated point in the west line of said Koch tract,
4. N 11°52'44" E 25.09 feet with the west line of said Koch tract to a ½" iron pin found in the south line of Steeds Crossing, a subdivision recorded in Volume 88, Page 99, Plat Records of Travis County, Texas, for the northwest corner of said Koch tract and this tract,

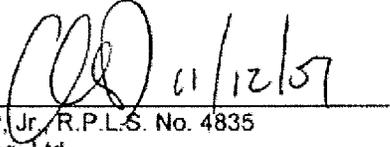
**THENCE**, S 83°00'44" E 168.51 feet with the south line of said Steeds Crossing and the north line of said Koch tract and this tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set and S 82°46'49" E 372.12 feet to a fence corner post found for the northeast corner of said Koch tract and this tract;

**THENCE**, with the east line of this tract and over and across said Koch tract in the following four (4) courses,

1. S 34°25'16" W 28.11 feet with the east line of said Koch tract to a calculated point,
2. N 82°46'49" W 380.90 feet leaving said Koch tract to a calculated point,
3. S 56°52'44" W 188.61 feet to a calculated point,
4. S 11°52'44" W 355.00 feet to a calculated point in the north line of said Rowe Loop and the in the south line of said Koch tract for the southeast corner of this tract;

**THENCE**, N 81°36'55" W 15.03 feet with the north line of said Rowe Loop and the south line of said Koch tract and this tract to the **Point of Beginning** and containing 0.49 acres (21,500 sq.ft.) of land within this metes and bounds description.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD 83.

  
Clyde C. Castleberry, Jr., R.P.L.S. No. 4835  
Castleberry Surveying, Ltd.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628



CCC/odb

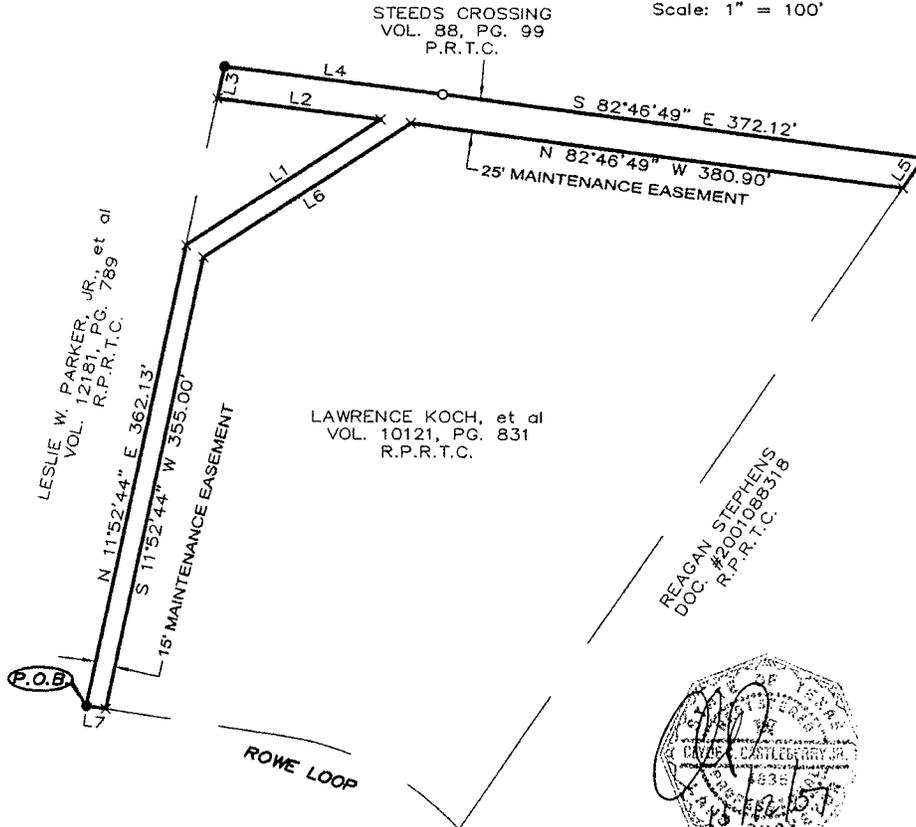
DRAWING FILE: R:\2007\_PROJECTS\70154-00\_1948\_ROW\_E\_LOOP\DRAWINGS\EASEMENTS\ MAINTNENCE\_ESMT\_110907.DWG Nov 12, 2007 - 4:54 pm Ozzy

0.49 ACRES (21,500 SQ.FT.) OUT OF THE JACOB CASNER LEAGUE AND OUT OF THAT TRACT DESCRIBED AS 5.05 ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN GRANTED TO LAWRENCE KOCH, et al, AND RECORDED IN VOLUME 10121, PAGE 831, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

BEARINGS BASED ON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83.



Scale: 1" = 100'



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET w/ YELLOW PLASTIC CAP "CS, LTD."
■	FENCE CORNER POST FOUND
X	CALCULATED POINT
R.P.R.T.C.	REAL PROPERTY RECORDS TRAVIS CO.
P.R.T.C.	PLAT RECORDS TRAVIS CO.

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 56°52'44" E	176.88'
L2	N 83°00'44" W	125.53'
L3	N 11°52'44" E	25.09'
L4	S 83°00'44" E	168.51'
L5	S 34°25'16" W	28.11'
L6	S 56°52'44" W	188.61'
L7	N 81°36'55" W	15.03'



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 www.castleberrysurveying.com

SHEET

2 OF 2

(FIELD NOTES ATTACHED)