

ORDINANCE NO. 20190131-013

AN ORDINANCE ANNEXING APPROXIMATELY 165.8 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, LOCATED IN TRAVIS COUNTY, TEXAS, AND REFERRED TO AS THE “PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 3, TRACTS B-E, G-H AND PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 5, TRACT F” FOR THE LIMITED PURPOSES OF PLANNING AND ZONING IN ACCORDANCE WITH THE STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF AUSTIN AND THE PILOT KNOB MUNICIPAL UTILITY DISTRICTS NO. 3 AND NO. 5.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council makes the following findings.

- (A) The City of Austin and the Pilot Knob Municipal Utility District No. 3 and No. 5 (“District”) entered into a Consent Agreement and Strategic Partnership Agreement (“Agreements”) specifying the terms for limited and full-purpose annexation of territory within the District.
- (B) Under the terms of the Agreements, additional land located within the defined Project Area may be added to the District and the City’s limited purpose jurisdiction when the developer acquires fee simple title to those tracts of land.
- (C) The City received documentation that the territory described in **Exhibit A**, referred to as the Pilot Knob Municipal Utility District No. 3, Tracts B-E, G-H and No. 5, Tract F Annexation Area, was purchased by the developer.
- (D) All procedural requirements imposed by state law and the Agreements for the limited purpose annexation of territory described in **Exhibit A** have been met.
- (E) The limited purpose annexation of this territory serves the interests of the current and future residents of the City of Austin.
- (F) This ordinance extends the City limits to include the Pilot Knob Municipal Utility District No. 3, Tracts B-E, G-H and No. 5, Tract F in accordance with City Charter Article I, Section 7.

PART 2. As provided by the Agreements, the present boundary limits of the City are amended to include the territory described in **Exhibit A** for the limited purposes of planning and zoning. The territory is within the extraterritorial jurisdiction of the City of Austin in Travis County, Texas.

PART 3. The City Council declares that its purpose is to annex to the City of Austin each part of the area described in **Exhibit A** as provided in this ordinance, whether any other part of the described area is effectively annexed to the City. If this ordinance is held invalid as to any part of the area annexed to the City of Austin, that invalidity does not affect the effectiveness of this ordinance as to the remainder of the area.

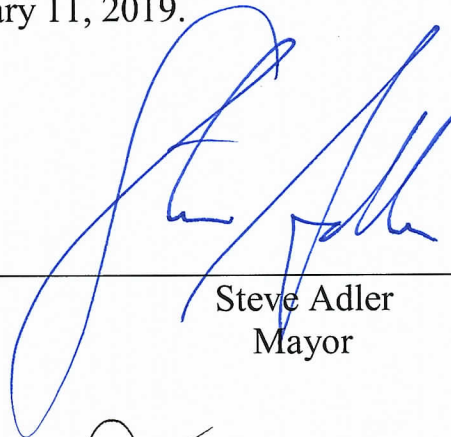
If any area or lands included within the description of the area set out in **Exhibit A** are: (1) presently part of and included within the general limits of the City of Austin; (2) presently part of and included within the limits of any other city, town, or village; or (3) are not within the jurisdiction or power of the City of Austin to annex, then that area is excluded and excepted from the area annexed under this ordinance.

PART 4. This ordinance takes effect on February 11, 2019.

PASSED AND APPROVED

_____, January 31, 2019

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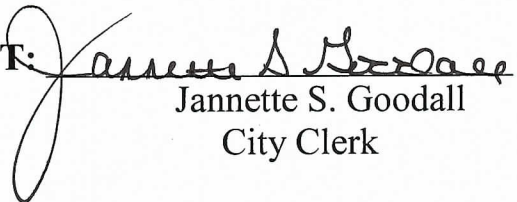
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

Exhibit A

C7L-2018-0001

Area to be annexed for
Limited Purposes.

(Approximately 166 Acres out
of the Santiago Del Valle
Grant, Abstract No. 24 in
Travis County, Texas)

(Portion of Easton Park,
Section 2B, Phase 1)

(Unplatted Land)

(Portions of Hillock Terrace
and Catbird Lane)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR SEVEN TRACTS OF LAND,
THE TRACT HEREINAFTER DESCRIBED AS TRACT B
CONTAINING APPROXIMATELY 1.00 ACRE OF LAND
OUT OF THE SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, THE
TRACT HEREINAFTER DESCRIBED AS TRACT C
CONTAINING APPROXIMATELY 5.657 ACRES OF LAND
OUT OF THE SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, THE
TRACT HEREINAFTER DESCRIBED AS TRACT D
CONTAINING APPROXIMATELY 4.134 ACRES OF LAND
OUT OF THE SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, THE
TRACT HEREINAFTER DESCRIBED AS TRACT E
CONTAINING APPROXIMATELY 0.484 ACRE OF LAND
OUT OF THE SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, THE
TRACT HEREINAFTER DESCRIBED AS TRACT F
CONTAINING APPROXIMATELY 134 ACRES OF LAND
OUT OF THE SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, THE
TRACT HEREINAFTER DESCRIBED AS TRACT G
CONTAINING APPROXIMATELY 20.041 ACRES OF
LAND OUT OF THE SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS AND
THE TRACT HEREINAFTER DESCRIBED AS TRACT H
CONTAINING APPROXIMATELY 0.624 ACRE OF LAND
OUT OF THE SANTIAGO DEL VALLE GRANT,
ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS; OF
WHICH APPROXIMATELY 166 ACRES OF LAND ARE TO

BE MADE PART OF THE CITY OF AUSTIN, SAID
APPROXIMATELY 166 ACRES BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT B

BEING all of that called 1.00 acre tract of land conveyed to Carma Easton LLC by Special Warranty Deed recorded in Document No. 2015127703 of the Official Public Records of Travis County, Texas.

TRACT C

BEING all of that called 5.657 acre tract of land conveyed to Carma Easton LLC by Administrator's Deed recorded in Document No. 2016196926 of the Official Public Records of Travis County, Texas.

TRACT D

BEING all of that called 4.134 acre tract of land conveyed to Carma Easton LLC by General Warranty Deed recorded in Document No. 2015136357 of the Official Public Records of Travis County, Texas.

TRACT E

BEING all of that called 21,064 square foot (0.484 acre) tract of land conveyed to Carma Easton LLC by General Warranty Deed recorded in Document No. 2016052393 of the Official Public Records of Travis County, Texas.

TRACT F

BEING all of that called 133.849 acre tract of land conveyed to Carma Easton LLC by Special Warranty Deed recorded in Document No. 2015069748 of the Official Public Records of Travis County, Texas, LESS AND EXCEPT an area of unspecified size reserved for a family cemetery for a total of approximately 134 acres.

TRACT G

BEING all of that called 20.041 acre tract of land conveyed to Carma Easton LLC by General Warranty Deed recorded in Document No. 2015165241 of the Official Public Records of Travis County, Texas.

TRACT H

BEING all of that called 0.624 acre tract of land conveyed to the City of Austin by Conditional Warranty Deed recorded in Document No. 2010005416 of the Official Public Records of Travis County, Texas.

"This document was 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 the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

LEGAL DESCRIPTION: Mary P. Hawkins

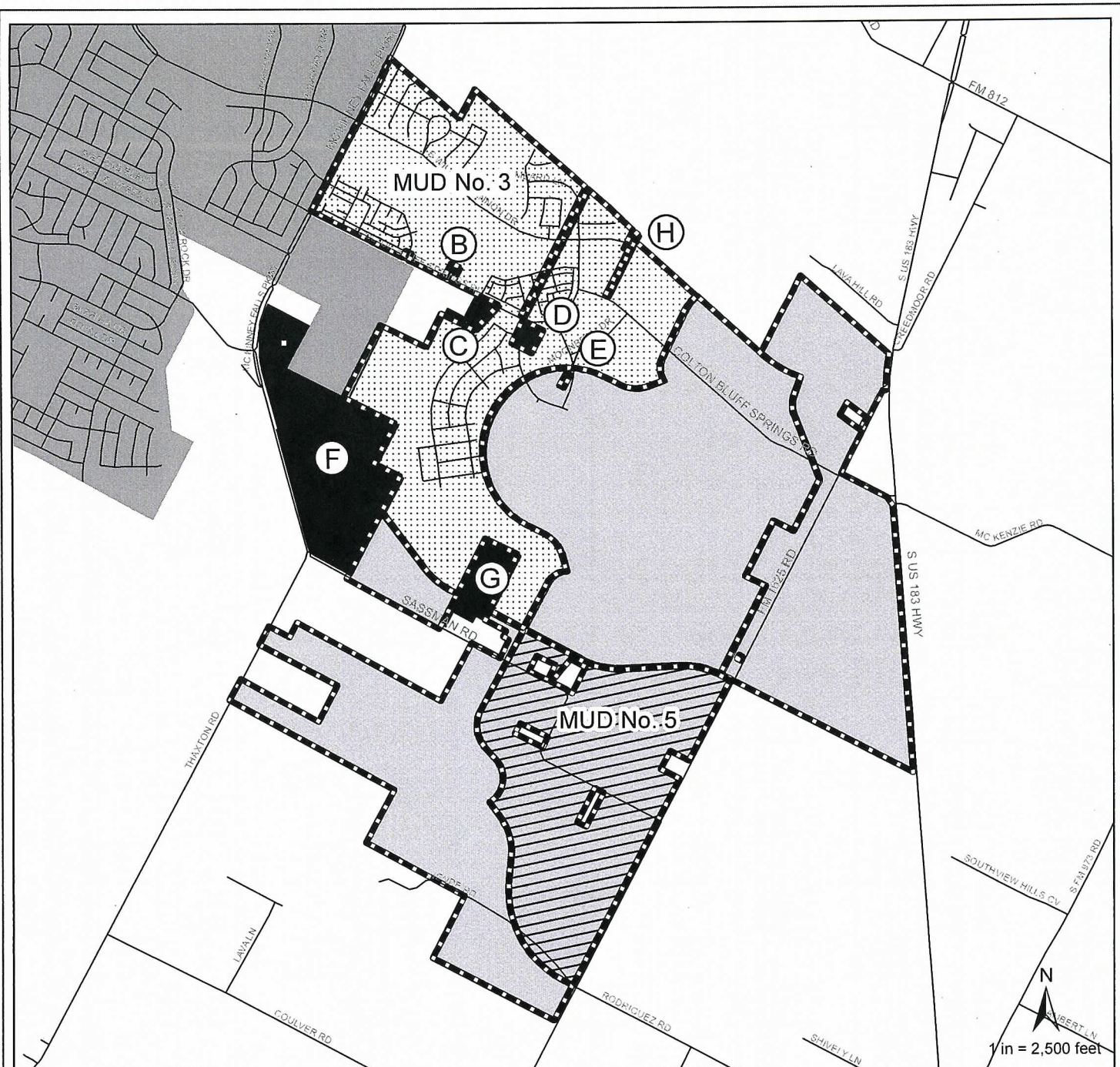
08-16-2018

Mary P. Hawkins 8/21/18





APPROVED: Mary P. Hawkins, RPLS No. 4433
Quality Management Division
Department of Public Works
City of Austin




REFERENCES

Austin Grid J-11, J-12, K-11, K-12 & K-13
TCAD MAPS 3-3901, 3-39*11 & 3-4811



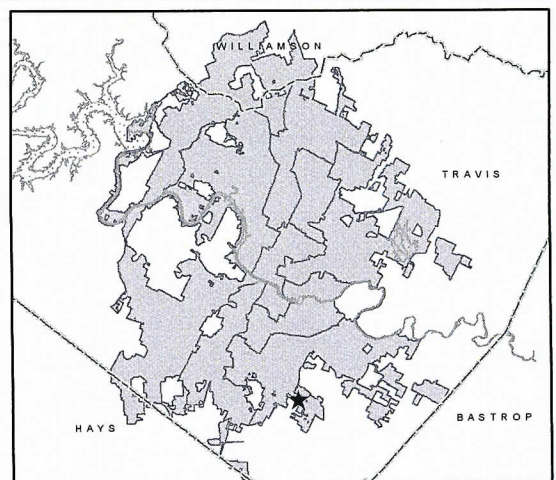
C7L-2018-0001 Pilot Knob MUD No. 3, Tracts B-E, G-H and MUD No. 5, Tract F

-  Limited Purpose Annexation Area
-  Pilot Knob MUD No. 3
-  Pilot Knob MUD No. 5
-  Streets

- Austin Jurisdiction**
-  Austin Full Purpose
 -  Austin Limited Purpose
 -  Austin ETJ

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**Pilot Knob MUD No. 3 & MUD No. 5
in Relation to Austin City Council Districts**



City of Austin
Planning and Zoning Department
August 2018