ORDINANCE NO.

AN ORDINANCE ANNEXING APPROXIMATELY 242 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. 1, TRACT I", "PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 4, TRACTS J, L, AND M"; AND "PILOT KNOB MUNICIPAL UTILITY DISTRICT NO. 5, TRACT K" 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.1 , NO. 4 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. 1, No. 4 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 developer purchased the territory described in **Exhibit A**, referred to as the Pilot Knob Municipal Utility District No. 1, Tract I; No. 4, Tracts J, L, and M; and No. 5, Tract K (collectively "Annexation Area").

(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. 1, Tract I, No. 4, Tracts J, L and M; and No. 5, Tract K in accordance with City Charter Article I, Section 7.

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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 _____, 2021.

PASSED AND APPROVED

§
§
_____, 2021 § _____
Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

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Exhibit A

C7L-2021-0001
Area to be annexed for Limited Purposes.
(Approximately 242.508 Acres out of the Santiago Del Valle Grant, Abstract No. 24 in Travis County, Texas)
(Lot 1, J. P. Cotman Addition)
(Unplatted Land)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR FIVE TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT I CONTAINING APPROXIMATELY 1.099 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT J CONTAINING APPROXIMATELY 80.807 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT K CONTAINING APPROXIMATELY 2.50 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT L CONTAINING APPROXIMATELY 24.747 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS, AND THE TRACT HEREINAFTER DESCRIBED AS TRACT M CONTAINING APPROXIMATELY 133.355 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 242.508 ACRES OF LAND ARE TO BE MADE PART OF THE CITY OF AUSTIN, SAID APPROXIMATELY 242.508 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I

BEING all of that called 1.099 acre tract of land conveyed to Carma Easton LLC by General Warranty Deed recorded in Document

No. 2018166309 of the Official Public Records of Travis County, Texas.

TRACT J

BEING all of that called 80.807 acre tract of land conveyed to Carma Easton LLC by General Warranty Deed recorded in Document No. 2018115452 of the Official Public Records of Travis County, Texas.

TRACT K

BEING all of that called 2.50 acre tract of land being Lot 1, J. P. Cotman Addition, a subdivision recorded in Book 79, Page 60 of the Plat Records of Travis County, Texas and conveyed to Carma Easton LLC by Special Warranty Deed recorded in Document No. 2018195306 of the Official Public Records of Travis County, Texas.

TRACT L

BEING all of that called 24.747 acre tract of land conveyed to Carma Easton LLC by Special Warranty Deed recorded in Document No. 2019033881 of the Official Public Records of Travis County, Texas.

TRACT M

BEING all of that 133.355 acre tract of land being all of the called 56.135 acre tract of land referred to as "Parcel 1" and all of that called 77.220 acre tract of land referred to as "Parcel 2" conveyed to Carma Easton LLC by Special Warranty Deed with Vendor's Lien recorded in Document No. 2018130093 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
10-18-2021

Mary P. Hawkins 10/18/21

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

REFERENCES

Austin Grid J-10, J-11, K-10, K-11 & L-12
TCAD Maps 3-3911, 3-4801 & 3-4811