

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE VACATING AN APPROXIMATELY .193 ACRES OF MEISTER LANE RIGHT-OF-WAY, SITUATED IN THE J. VAN WINKLE SURVEY, ABSTRACT NO. 787, THE P. CONRAD SURVEY, ABSTRACT NO. 200 AND THE W. BARKER SURVEY, ABSTRACT NO. 107 IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, BEING PART OF MEISTER LANE, A VARIABLE WIDTH RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A; DECLARING THAT SUCH PROPERTY IS UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THE MAYOR OR CITY MANAGER TO EXECUTE A VACATION OF THE RIGHT OF WAY RELEASING PUBLIC INTEREST AND CONTROL OF THIS RIGHT-OF-WAY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Pflugerville is a home-rule municipality acting in accordance with and pursuant to the powers enumerated in or implied by its city charter, as well as all powers of local self-government and all other powers, rights, privileges, and immunities, under the constitution and laws of the State of Texas; and

WHEREAS, Section 311.007 of the Texas Transportation Code authorizes a home-rule city to vacate, abandon or close a street or alley; and

WHEREAS, the City Council of the City of Pflugerville finds that the vacation of the .193-acre portion of Meister Lane public right-of-way situated in the J. Van Winkle, P. Conrad, and W. Barker surveys, as denoted herein and more specifically depicted in Exhibit A is in the best interests of the public, as the pending right-of-way dedication and pending realignment Kenney Fort Blvd. will serve the transportation needs of the public while also further enhancing the property and economic development of the City;

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

Section 1. That the recitals contain in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

Section 2. That the City Council finds that such vacation will cause no harm or injury to the City of Pflugerville or its citizens.

Section 3. That pursuant to the authority provided to the City by Section 311.007 of the Texas Transportation Code, the City Council hereby vacates the approximately .193-acre portion of Meister Lane right-of way, out of the J. Van Winkle Survey, Abstract No. 787 and The P. Conrad Survey, Abstract No. 200, in the City Of Pflugerville, Travis County, Texas, and as more

fully depicted in Exhibit A attached hereto, is hereby vacated and abandoned as public property; the burden on the fee simple interests of the subservient estate pertaining thereto is hereby released.

Section 4. That should any section, clause, or provision of this ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this ordinance or any other ordinance of the city as a whole or any part thereof, other than the part so declared to be invalid.

Section 5. That it is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

Section 6. This Ordinance shall be effective upon the approval and recordation of a plat evidencing the vacated public street described herein.

PASSED AND APPROVED on FIRST READING on February 14, 2023.

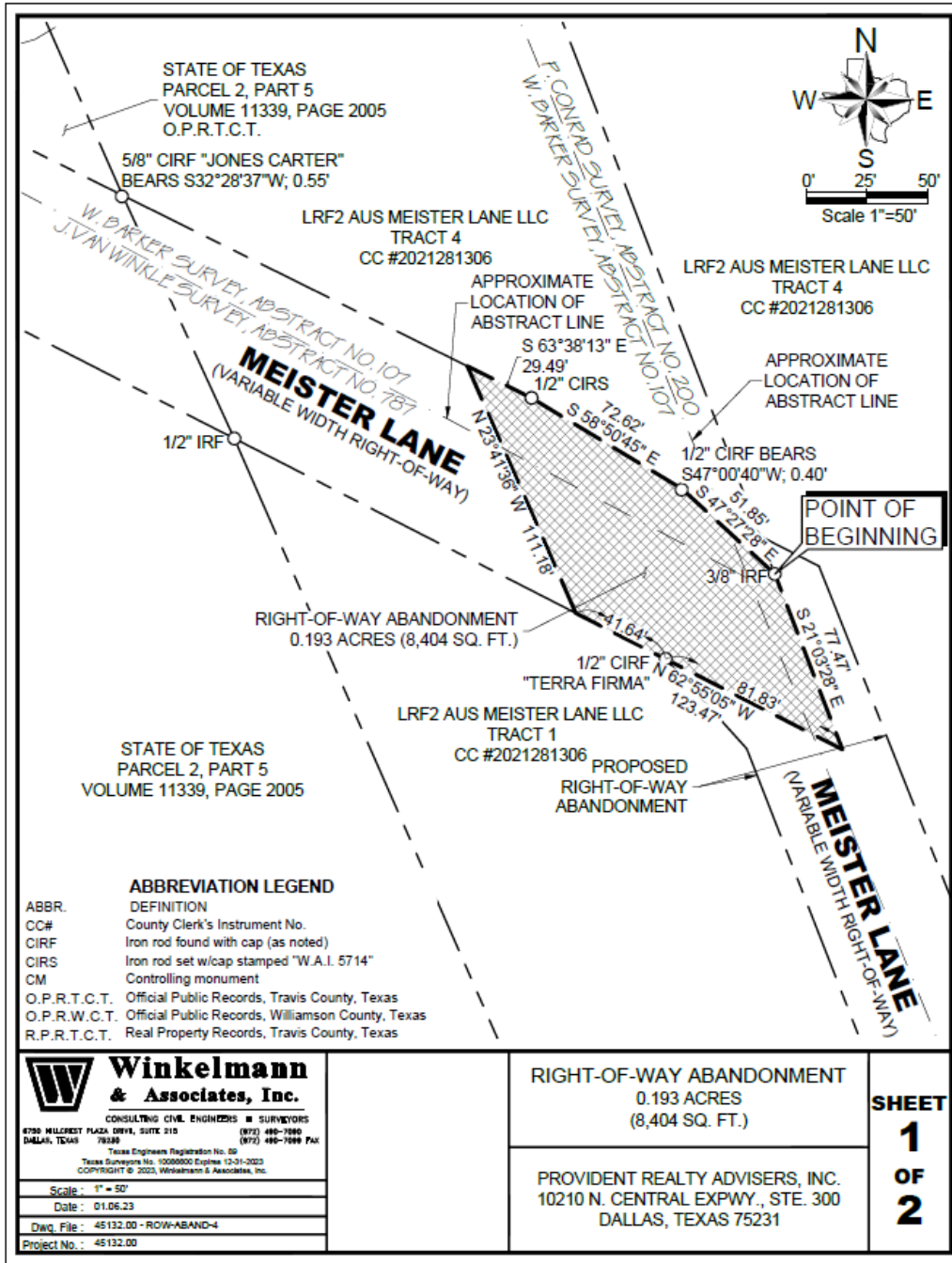
PASSED, APPROVED, and ADOPTED on SECOND and FINAL READING on February 28, 2023.

Victor Gonzales, Mayor

ATTEST:

Trista Evans, City Secretary

Exhibit A



PROPERTY DESCRIPTION (Right-of-way abandonment)

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEING a tract of land situated in the P. CONRAD SURVEY, ABSTRACT NO. 200, the J. VAN WINKLE SURVEY, ABSTRACT NO. 787, and the W. BARKER SURVEY, ABSTRACT NO. 107, in Travis County, Texas, being a portion of Meister Lane, a variable width right-of-way, and being more particularly described as follows:

BEGINNING a 3/8-inch iron rod found for the most Southerly Southeast corner of a tract of land (Tract 4) described in Special Warranty Deed to LRF2 AUS Meister Lane LLC as recorded in County Clerk's Instrument No. 2021281306, Official Public Records, Travis County, Texas, on the Northeast right-of-way of said Meister Lane;

THENCE South 21 degrees 03 minutes 28 seconds East, departing the Northeast right-of-way of said Meister Lane, over and across said Meister Lane right-of-way, a distance of 77.47 feet to a point for corner;

THENCE North 62 degrees 55 minutes 05 seconds West, continuing over and across said Meister Lane, passing a 1/2-inch iron rod with a plastic cap stamped "TERRA FIRMA" found for the Northerly Northeast corner of said LRF2 AUS Meister Lane LLC tract (Tract 1) at a distance of 81.83 feet, continuing along the Southwest right-of-way of said Meister Lane and the Northeast line of said LRF2 AUS Meister Lane LLC tract, an additional distance of 41.64 feet, a total distance of 123.47 feet to a point for corner on Southwest right-of-way of said Meister Lane and the Northeast line of said LRF2 AUS Meister Lane LLC tract (Tract 1);

THENCE North 23 degrees 41 minutes 36 seconds West, departing the Southwest right-of-way of said Meister Lane and the Northeast line of said LRF2 AUS Meister Lane LLC tract (Tract 1), over and across the right-of-way of said Meister Lane, a distance of 111.18 feet to a point for corner on the Northeast right-of-way of said Meister Lane and the Southwest line of said LRF2 AUS Meister Lane LLC tract (Tract 4);

THENCE along the Northeast right-of-way of said Meister Lane and the Southwest lines of said LRF2 AUS Meister Lane LLC tract (Tract 4), the following courses and distances:


South 63 degrees 38 minutes 13 seconds East, a distance of 29.49 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

South 58 degrees 50 minutes 45 seconds East, a distance of 72.62 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 47 degrees 27 minutes 28 seconds East, continuing along the Northeast right-of-way of said Meister Lane and the Southwest lines of said LRF2 AUS Meister Lane LLC tract (Tract 4), a distance of 51.85 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.193 acres or 8,404 square feet or land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 5th day of February, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

 <p>Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 8750 MILLCREEK PLAZA, SUITE 300 (972) 490-7080 DALLAS, TEXAS 75248 (972) 490-7089 Fax Texas Engineer Registration No. 59 Texas Surveyor No. 10050000 Expires 12-31-2023 COPYRIGHT © 2023, Winkelmann & Associates, Inc.</p>	Scale : N/A
	Date : 01.06.23
	Dwg. File : 45132.00 - ROW-ABAND-4
	Project No. : 45132.00

<p>RIGHT-OF-WAY ABANDONMENT 0.193 ACRES (8,404 SQ. FT.)</p>
<p>PROVIDENT REALTY ADVISERS, INC. 10210 N. CENTRAL EXPWY., STE. 300 DALLAS, TEXAS 75231</p>

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