

ORDINANCE NO. _____

AN ORDINANCE VACATING AN APPROXIMATELY 2.30 ACRES OF MEISTER LANE RIGHT-OF-WAY, SITUATED IN THE J. VAN WINKLE SURVEY, ABSTRACT NO. 787 AND THE P. CONRAD SURVEY, ABSTRACT NO. 200, 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 2.30-acre portion of Meister Lane public right-of-way situated in the J. Van Winkle and P. Conrad 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 and extension of proposed Kenney Fort Blvd. to the west 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 2.30-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 or B) 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 APRIL 26, 2022.

PASSED, APPROVED, and ADOPTED on SECOND and FINAL READING on MAY 10, 2022.

Victor Gonzales, Mayor

ATTEST:

Trista Evans, City Secretary

Exhibit A

PROPERTY DESCRIPTION (Meister Lane Right-of-way Abandonment)

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEING a tract of land situated in 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 being part of Meister Lane, a variable width right-of-way, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found for corner on the Northeast right-of-way of Meister Lane, a variable width right-of-way, said point being the Southwest corner of a tract of land described in deed to CCI-Pflugerville I, LP as Tract 1 recorded in County Clerk's Instrument No. 2015077437; Official Public Records, Travis County, Texas, and in County Clerk's Instrument No. 2015040299; Official Public Records, Williamson County, Texas, said point also being the Northwest corner of a tract of land described in deed to Realtron, Inc. (Tract 1) as recorded in County Clerk's Instrument No. 2006202615, Official Public Records, Travis County, Texas;

THENCE South 21 degrees 40 minutes 44 seconds East, along the Northeast right-of-way of said Meister Lane and the Southwest line of said Realtron, Inc. tract (Tract 1), a distance of 833.02 feet to a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found for corner, said point being the beginning of a curve to the left having a radius of 180.53 feet, a central angle of 70 degrees 56 minutes 28 seconds, a chord bearing of South 57 degrees 08 minutes 51 seconds East, and a chord length of 209.52 feet;

THENCE continuing along the Northeast right-of-way of said Meister Lane and the Southwest line of said Realtron, Inc. tract (Tract 1), and along said curve to the left, an arc distance of 223.52 feet to a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found for corner on the North right-of-way of New Meister Lane, a variable width right-of-way;

THENCE South 86 degrees 42 minutes 54 seconds West, along the North right-of-way of said New Meister Lane, a distance of 197.34 feet to a point for corner on the Southwest right-of-way of said Meister Lane and the East line of a tract of land described in deed to Verde Meister Lane, LP as recorded in County Clerk's Instrument No. 2007101078, Official Public Records, Travis County, Texas;

THENCE North 21 degrees 13 minutes 33 seconds West, along the East line of said Verde Meister Lane tract and the Southwest right-of-way of said Meister Lane, passing the North corner of said Verde Meister Lane tract, at a distance of 32.15 feet, continuing along the Southwest right-of-way of said Meister Lane and along the Northeast line of a tract of land described in deed to Richard Z. Rady, Trustee, as recorded in Volume 11469, Page 1650, Real Property Records, Travis County, Texas, and the Northeast line of Tract 2 of said deed to Realtron, Inc., an additional distance of 797.85 feet, a total distance of 830.00 feet to a 5/8-inch iron rod found for the Northeast corner of said Richard Z. Rady/Realtron, Inc. tract (Tract 2), said point being the Southeast corner of Tract 2 of said CCI-Pflugerville I, LP deed;

(Continued on Sheet 5)

PROPERTY DESCRIPTION (Meister Lane Right-of-way Abandonment)

STATE OF TEXAS §
COUNTY OF TRAVIS §

(Continued from Sheet 4)

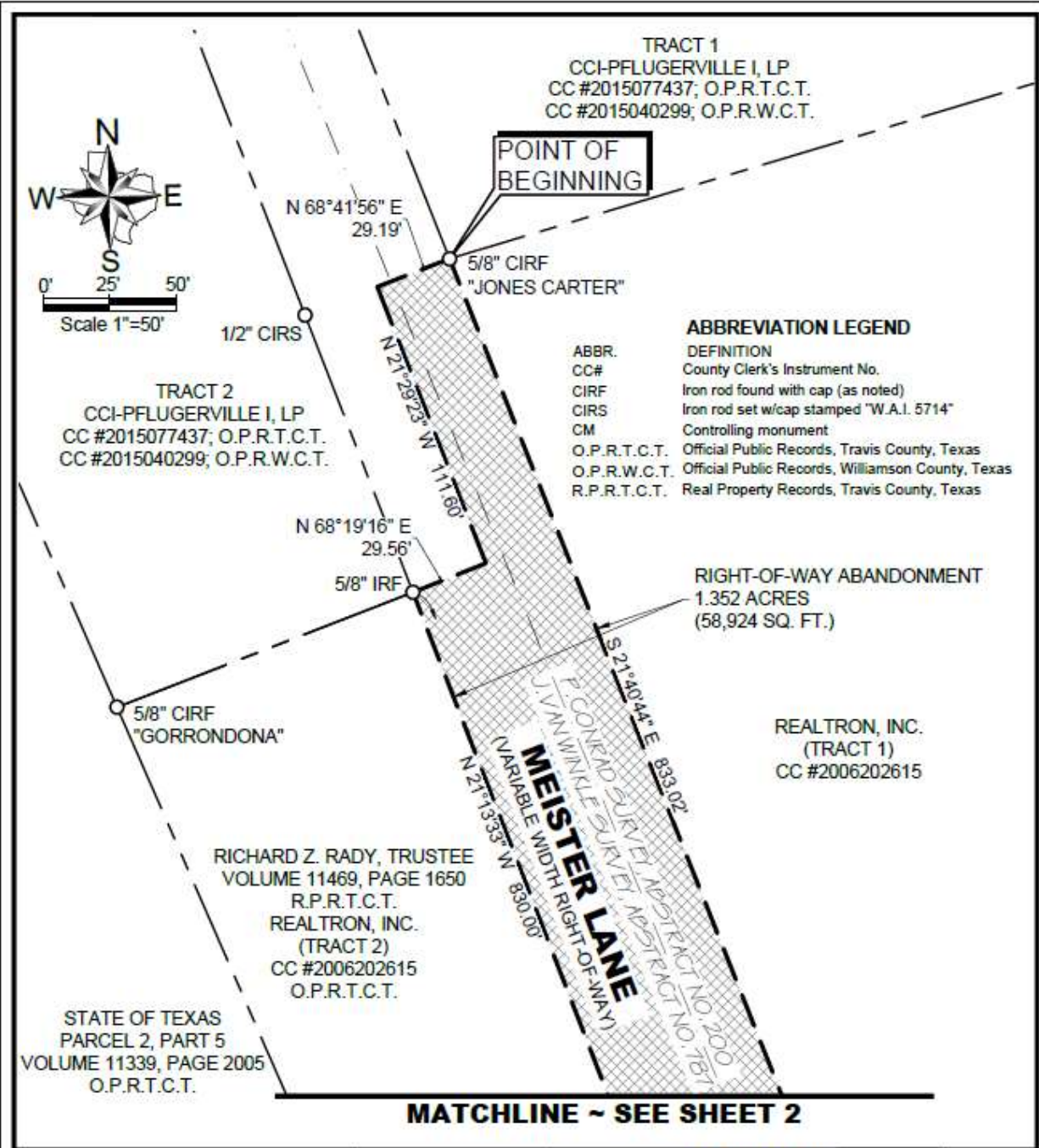
THENCE North 68 degrees 19 minutes 16 seconds East, over and across said Meister Lane, a distance of 29.56 feet to a point for corner on the approximate centerline of said Meister Lane;

THENCE North 21 degrees 29 minutes 23 seconds West, along the approximate centerline of said Meister Lane, a distance of 111.60 feet to a point for corner;

THENCE North 68 degrees 41 minutes 56 seconds East, continuing over and across said Meister Lane, a distance of 29.19 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1.352 acres or 58,924 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.



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6780 HEATHER PLAZA DRIVE, SUITE 218 (972) 480-7080
DALLAS, TEXAS 75230 (972) 480-7080 FAX
Texas Engineers Registration No. 80
Texas Surveyors No. 00080800 Expires 12-31-2021
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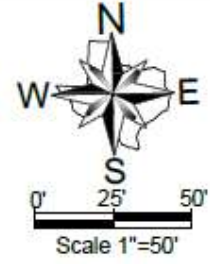
Scale: 1" = 50'
Date: 02.17.21
Dwg. File: 45132.00 - ROW_ABAND2
Project No.: 45132.00

MEISTER LANE
RIGHT-OF-WAY ABANDONMENT
1.352 ACRES
(58,924 SQ. FT.)

PROVIDENT REALTY ADVISERS, INC.
10210 N. CENTRAL EXPWY., STE. 300
DALLAS, TEXAS 75231

SHEET
1
OF
5

MATCHLINE ~ SEE SHEET 1



STATE OF TEXAS
PARCEL 2, PART 5
VOLUME 11339, PAGE 2005
O.P.R.T.C.T.

RICHARD Z. RADY, TRUSTEE
VOLUME 11469, PAGE 1650
R.P.R.T.C.T.
REALTRON, INC.
(TRACT 2)
CC #2006202615
O.P.R.T.C.T.

REALTRON, INC.
(TRACT 1)
CC #2006202615

MEISTER LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

J.V.M. WINKLE STREET, NOSTR. CT. NO. 300
F.C. CONRAD STREET, NOSTR. CT. NO. 181

S 21°40'14" E 833.02'

N 21°13'33" W 787.85'

830.00'

MATCHLINE ~ SEE SHEET 3

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
8190 HILLCREST PLAZA, SUITE 218 (972) 480-7090
DALLAS, TEXAS 75208 (972) 480-7099 FAX

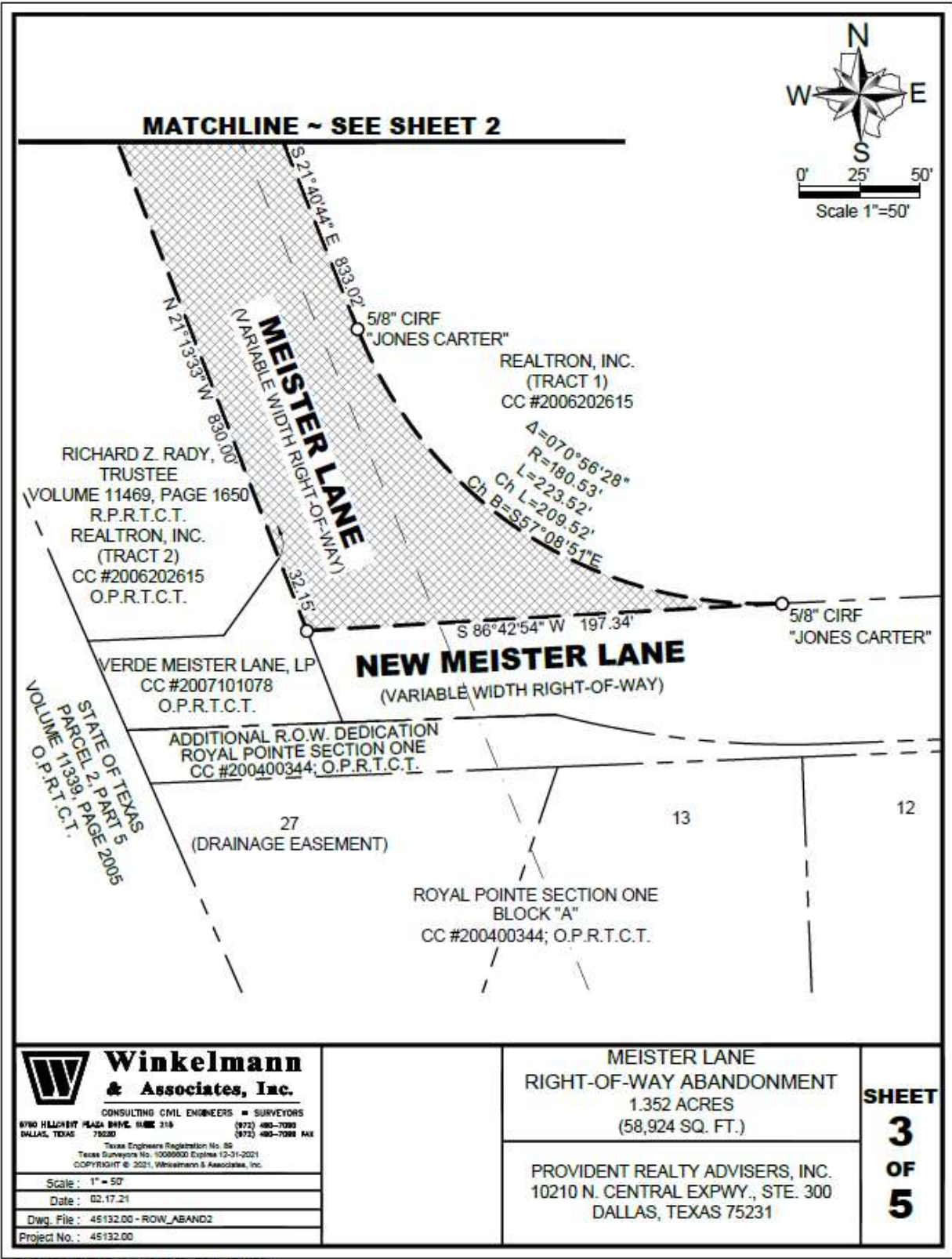
Texas Engineers Registration No. 99
Texas Surveyors No. 5008800 Expires 12-31-2021
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Scale: 1" = 50'
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MEISTER LANE
RIGHT-OF-WAY ABANDONMENT
1.352 ACRES
(58,924 SQ. FT.)

PROVIDENT REALTY ADVISERS, INC.
10210 N. CENTRAL EXPWY., STE. 300
DALLAS, TEXAS 75231

SHEET
2
OF
5



PROPERTY DESCRIPTION (Meister Lane Right-of-way Abandonment)

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEING a tract of land situated in the J. VAN WINKLE SURVEY, ABSTRACT NO. 787, the Wm. BARKER SURVEY, ABSTRACT NO. 109, and the P. CONRAD SURVEY, ABSTRACT NO. 200, in the City of Pflugerville, Travis County, Texas, and being part of Meister Lane, a variable width right-of-way, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found for corner on the Northeast right-of-way of Meister Lane, a variable width right-of-way, said point being the Southwest corner of a tract of land described in deed to CCI-Pflugerville I, LP as Tract 1 recorded in County Clerk's Instrument No. 2015077437; Official Public Records, Travis County, Texas, and in County Clerk's Instrument No. 2015040299; Official Public Records, Williamson County, Texas, said point also being the Northwest corner of a tract of land described in deed to Realtron, Inc. as recorded in County Clerk's Instrument No. 2006202615, Official Public Records, Travis County, Texas;

THENCE South 68 degrees 41 minutes 56 seconds West, departing the Northeast right-of-way of said Meister Lane, over and across said Meister Lane, a distance of 29.19 to a point for corner on the approximate centerline of said Meister Lane;

THENCE South 21 degrees 29 minutes 23 seconds East, along the approximate centerline of said Meister Lane, a distance of 111.60 feet to a point for corner;

THENCE South 68 degrees 19 minutes 16 seconds West, departing the approximate centerline of said Meister Lane, over and across said Meister Lane, a distance of 29.56 feet to a 5/8-inch iron rod found for the Northeast corner of a tract of land described in deed to Richard Z. Rady, Trustee, as recorded in Volume 11469, Page 1650, Real Property Records, Travis County, Texas, and the Northeast corner of Tract 2 described in said deed to Realtron, Inc. tract, said point being the Southeast corner of Tract 2 of said CCI-Pflugerville I, LP deed;

THENCE along the Southwest right-of-way of said Meister Lane and the Northeast lines of said Tract 2, the following courses and distances:


North 21 degrees 18 minutes 04 seconds West, a distance of 545.87 feet to a 1/2-inch iron rod with a plastic cap stamped "TERRRA FIRMA" found for corner;

North 42 degrees 07 minutes 27 seconds West, a distance of 49.80 feet to a 1/2-inch iron rod with a plastic cap stamped "TERRRA FIRMA" found for corner;

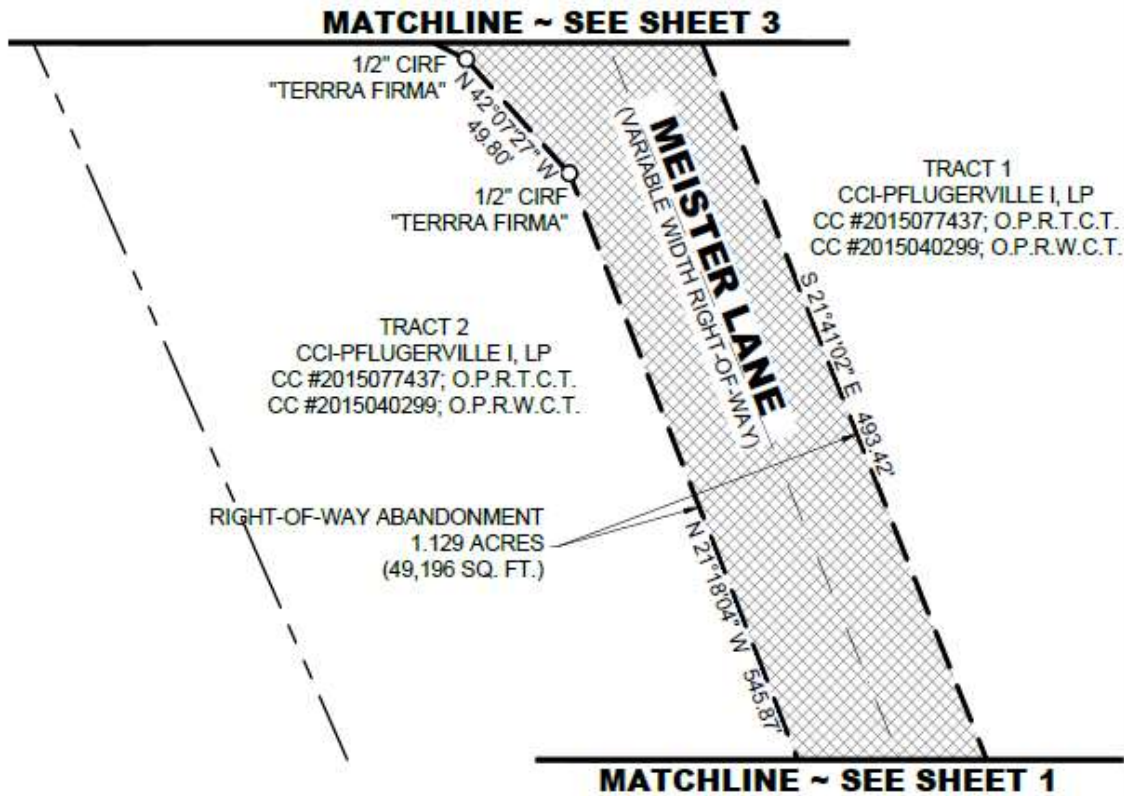
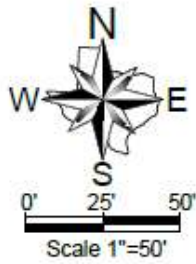
North 62 degrees 55 minutes 05 seconds West, a distance of 199.78 feet to a 1/2-inch iron rod found for corner;

THENCE North 24 degrees 39 minutes 43 seconds West, over and across the right-of-way of said Meister Lane, a distance of 110.33 feet to a point for corner from which a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found for corner bears South 32 degrees 28 minutes 37 seconds West, 0.55 feet, said point being the South corner of a tract of land described in deed to State of Texas (Parcel 2, Part 5) as recorded in Volume 11396, Page 2005, Official Public Records, Travis County, Texas, said point also being the Southwest corner of a tract of land described in said deeds to CCI-Pflugerville I, LP as Tract 3;

(Continued on Sheet 4)

 Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS ■ SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 825 (872) 493-7093 DALLAS, TEXAS 75220 (872) 490-7099 FAX <small>Texas Engineers Registration No. 55 Texas Surveyors No. 10096500 Expires 12-31-2021 COPYRIGHT © 2021, Winkelmann & Associates, Inc.</small>		MEISTER LANE RIGHT-OF-WAY ABANDONMENT 1.129 ACRES (49,196 SQ. FT.)	SHEET 4 OF 5
		PROVIDENT REALTY ADVISERS, INC. 10210 N. CENTRAL EXPWY., STE. 300 DALLAS, TEXAS 75231	
Scale : N/A Date : 02.17.21 Dwg. File : 45132.00 - ROW_ABAND1 Project No. : 45132.00			

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W Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6780 HILLCREST PLAZA DRIVE, SUITE 318 (972) 480-7080
 DALLAS, TEXAS 75230 (972) 480-7088 FAX
Texas Engineers Registration No. 88
 Texas Surveyors No. 00099500 Expires 12-31-2021
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MEISTER LANE
 RIGHT-OF-WAY ABANDONMENT
 1.129 ACRES
 (49,196 SQ. FT.)

PROVIDENT REALTY ADVISERS, INC.
 10210 N. CENTRAL EXPWY., STE. 300
 DALLAS, TEXAS 75231

SHEET
2
OF
5