

August 24, 2022

Travis County Commissioners Court
Attn: Travis County Transportation and Natural Resources
700 Lavaca St.
Austin, TX 78701

Travis County Commissioners Court:

The City of Pflugerville would like to request Travis County annex an approximately .447 acre property situated in the P. Conrad Survey, Abstract No. 200, J. Van Winkle Survey, Abstract No. 787, and the W. Barker Survey, Abstract No. 107, Travis County, being a portion of existing Meister Lane located generally south of State Highway 45, north of New Meister lane, east of Schultz Blvd., and west of Heatherwilde Blvd. The portion requested for annexation is the portion outside of the Mogan right-of-way, and would allow the City of Pflugerville to coordinate with the adjacent landowner(s) to the west to plan for the future extension of Kenney Fort Blvd. Please refer to the exhibit on page 2 for location.

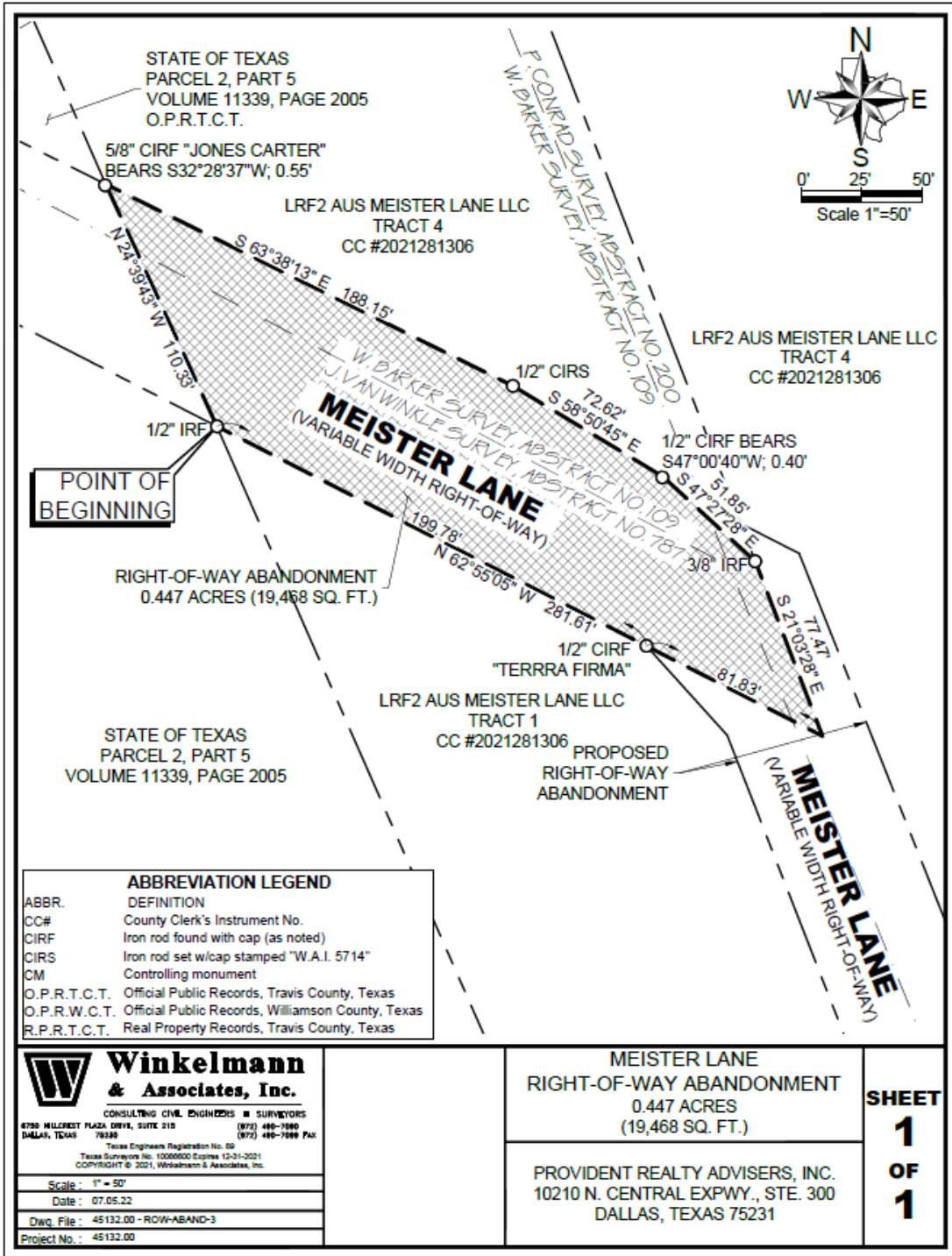
Pursuant to Section 43.1055, municipalities can annex property/right-of-way on the request of the owner or maintaining political subdivision, therefore, in order for the City to annex the portion of Meister Lane, Travis County Commissioners' Court must authorize the city to annex the right-of-way.

The City anticipates no financial impact on Travis County resulting from the annexation of the .447-acre tract. The City requests consent from Travis County to annex the portion of Meister Lane shown in the attached exhibit and described in the field notes.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Sereniah Breland
City Manager
City of Pflugerville
SereniahB@pflugervilletx.gov



ABBREVIATION LEGEND

ABBR.	DEFINITION
CC#	County Clerk's Instrument No.
CIRF	Iron rod found with cap (as noted)
CIRS	Iron rod set w/cap stamped "W.A.I. 5714"
CM	Controlling monument
O.P.R.T.C.T.	Official Public Records, Travis County, Texas
O.P.R.W.C.T.	Official Public Records, Williamson County, Texas
R.P.R.T.C.T.	Real Property Records, Travis County, Texas

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 4700 MILLCREST PLAZA DRIVE, SUITE 210
 DALLAS, TEXAS 75244
 Texas Engineers Registration No. 09
 Texas Surveyors No. 10005000 Expires 12-31-2021
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Scale: 1" = 50'
 Date: 07.05.22
 Dwg. File: 45132.00 - ROW-ABAND-3
 Project No.: 45132.00

**MEISTER LANE
 RIGHT-OF-WAY ABANDONMENT**
 0.447 ACRES
 (19,468 SQ. FT.)

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

**SHEET
 1
 OF
 1**

PROPERTY DESCRIPTION (Meister Lane 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 the City of Pflugerville, Travis County, Texas, being a portion of Meister Lane, a variable width right-of-way, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the Northwest corner of a tract of land (Tract 1) 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, and being the East line of a tract of land described in to the State of Texas (Parcel 2, Part 5) as recorded in Volume 11339, Page 205, Official Public Records, Travis County, Texas, on the Southwest right-of-way of said Meister Lane;

THENCE North 24 degrees 39 minutes 43 seconds West, departing the Southwest right-of-way of said Meister Lane, over and across the right-of-way of said Meister Lane, a distance of 110.33 feet to a point for corner on the Northeast right-of-way from which a 5/8-inch iron rod with a plastic cap stamped "JONES CARTER" found bears South 32 degrees 28 minutes 37 seconds West, 0.55 feet;

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

South 63 degrees 38 minutes 13 seconds East, a distance of 188.15 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;


South 47 degrees 27 minutes 28 seconds East, a distance of 51.85 feet to a 3/8-inch iron rod found for corner;

THENCE South 21 degrees 03 minutes 28 seconds East, departing the Northeast right-of-way of said Meister Lane, 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 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 281.61 feet, a total distance of 281.61 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.447 acres or 19,468 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 6700 MILLCREEK PLAZA DR. SUITE 300 (972) 490-7000 DALLAS, TEXAS 75230 (972) 490-7000 Fax Texas Engineers Registration No. 06 Texas Surveyors No. 10050000 Expires 12-31-2021 COPYRIGHT © 2021, Winkelmann & Associates, Inc.	
	Scale : N/A Date : 07.05.22 Dwg. File : 45132.00 - ROW-ABAND-3 Project No. : 45132.00

MEISTER LANE
RIGHT-OF-WAY ABANDONMENT
0.447 ACRES
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SHEET
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OF
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