

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, DIRECTING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO EXECUTE ALL DOCUMENTS TO INSTITUTE EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF 2.4393 ACRES OF LAND IN FEE-SIMPLE FOR RIGHT OF WAY PURPOSES AND 0.4685 ACRES OF LAND FOR A PERMANENT PUBLIC UTILITY EASEMENT, CONSISTING OF TWO PARCELS, OUT OF THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277, TRAVIS COUNTY, TEXAS AND BEING OUT OF THAT TRACT OF LAND DESCRIBED IN VOLUME 9568, PAGE 80 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; PROPERTY OWNED AND CLAIMED BY RONNY WAYNE RINDERKNECHT, BECKY RINDERKNECHT KRUEGER, KYLE RINDERKNECHT, AMY RINDERKNECHT, AND DEBRA RINDERKNECHT, INDIVIDUALLY AND AS AN INDEPENDENT EXECUTRIX OF THE ESTATE OF LONNY C. RINDERKNECHT, DECEASED; AND DIRECTING THE CITY ATTORNEY TO INITIATE CONDEMNATION PROCEEDINGS

WHEREAS, the City of Pflugerville is authorized by Section 251.001 of the Texas Local Government Code to institute eminent domain proceedings to acquire interests in real property for a public use; and

WHEREAS, the City Council finds that fee-simple right of way and public utility easement acquisitions are necessary for a public use pursuant to Section 251.001 of the Texas Local Government Code; and

WHEREAS, the City Council has determined and finds that the safety and welfare of the citizens of the City requires infrastructure improvements for the community generally described as the Weiss Lane Roadway Widening Project ("Project"); and

WHEREAS, the City Council has determined and finds that it is necessary to acquire fee-simple and easement interests in real property for the construction of the Project and associated infrastructure improvements and/or relocations; and

WHEREAS, the City Council finds that the City has made a good faith and bona fide offer in accordance with the standard procedures required by Texas Property Code, Chapter 21, Subchapter B and failed to reach an agreement with the landowner as to the purchase price of the needed property; and

WHEREAS, the City Council find that it is necessary that the Project continue forward and there is no other option to acquire the needed property for right of way and permanent public utility easement purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. City Council authorizes the City of Pflugerville City Manager to sign and execute all necessary documents to institute eminent domain proceedings for the acquisition of a total of 2.4393 acres of land in fee-simple for right of way purposes, consisting of one parcel as more specifically described in subsection (a) below; and 0.4685 acres of land for use as a permanent public utility easement, consisting of one parcel as more specifically described in subsection (b) below, as follows:

- (a) 2.393 (104,240 SF) acre tract of land, more or less, situated in the Edward Flint Survey No. 11, Abstract No. 277, Travis County, Texas, and being out of that tract described as 20.162 acres in a Deed to Ronny Wayne Rinderknecht, Lonny Charges Rinderknecht and Becky Rinderknecht Krueger, recorded in Volume 9568, Page 80, Real Property Records, Travis County, Texas; and
- (b) 0.4685 (20,410 SF) acre tract 0.4685 acre tract of land, more or less, situated in the Edward Flint Survey No. 11, Abstract No. 277, Travis County, Texas, and being out of that tract described as 20.162 acres in a Deed to Ronny Wayne Rinderknecht, Lonny Charges Rinderknecht and Becky Rinderknecht Krueger, recorded in Volume 9568, Page 80, Real Property Records, Travis County, Texas.

With all parcels being described by metes and bounds in Exhibit B, which is attached hereto and incorporated herein for all purposes.

SECTION 3. City Council directs the City Attorney to initiate condemnation proceedings consistent with all applicable laws of the State of Texas. The City Attorney is also hereby authorized to continue to negotiate for the property interests identified above in conjunction with condemnation proceedings.

SECTION 4. This Resolution shall become effective immediately upon its passage, approval and publication as provided by law.

<u>Council Member</u>	<u>In Favor</u>	<u>Opposed</u>
Mayor Victor Gonzales	_____	_____
Council Member Doug Weiss	_____	_____
Council Member Jeff Marsh	_____	_____
Council Member Omar Peña	_____	_____
Council Member Starlet Sattler	_____	_____
Council Member Mike Heath	_____	_____

PASSED AND APPROVED this _____ day of _____ 2017.

Victor Gonzales, Mayor

ATTEST:

Karen Thompson, City Secretary

APPROVED AS TO FORM:

GEORGE E. HYDE, City Attorney
DENTON NAVARRO ROCHA BERNAL HYDE & ZECH, PC

Exhibit A

DESCRIPTION OF 0.4685 OF ONE ACRE

DESCRIPTION OF 0.4685 OF ONE ACRE OR 20,410 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 20.162 ACRES IN A DEED TO RONNY WAYNE RINDERKNECHT, LONNY CHARGES RINDERKNECHT AND BECKY RINDERKNECHT KRUEGER, OF RECORD IN VOLUME 9568, PAGE 80, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.4685 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point (inundated) at the south corner of this tract, same being in the southwest line of said Rinderknecht tract and the northeast line of that tract described as 5.794 acres (Exhibit “A”) to Jack Payne, of record in Document No. 2008040028, Official Public Records, Travis County, Texas, from which 1/2” iron rod found with cap at the south corner of that tract described as 12.104 acres (Exhibit A), in a deed to Diaper Full of Love, LLC, of record in Document No. 2015179720, Official Public Records, Travis County, Texas, same being in the existing northwest right-of-way line of Weiss Lane bears S60°29’10”E 69.23 feet and S27°20’54”W 770.55 feet, and said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Scale Factor of 1.00010) grid value of N=10,138,590.73 E=3,170,474.86;

THENCE, with the southwest line of this tract and said Rinderknecht tract and the northeast line of said Jack Payne tract, **N60°29’10”W 10.01 feet** to a calculated point at an exterior ell corner of this tract;

THENCE, with the northwest line of this tract, crossing said Rinderknecht tract, the following four (4) courses, numbered 1 through 4:

- 1) **N27°06'28"E 124.62 feet** to a calculated point;
- 2) **N28°17'24"E 1,400.66 feet** to a calculated point;
- 3) **N17°08'45"W 27.13 feet** to a calculated point; and
- 4) **N63°02'12"W 479.48 feet** to a calculated point at the west corner of this tract, same being in the northwest line of said Rinderknecht tract and the southeast line of that tract described as 11.629 acres in a deed to W.A. Rinderknecht, Jr., (AKA William A. Rinderknecht, Jr.), of record in Document No. 2015146459, Official Public Records, Travis County, Texas; and

THENCE, continuing with the northwest line of this tract, the northwest line of said Rinderknecht tract, and the southeast line of said W.A. Rinderknecht, Jr. tract, **N27°31'21"E 10.00 feet** to a 1/2" iron rod set with a plastic cap at the north corner of this tract;

THENCE, with the northeast line of this tract, crossing said Rinderknecht tract, **S63°02'12"E 483.62 feet** to a 1/2" iron rod set with a plastic cap at an exterior ell corner of this tract;

THENCE, continuing with the northeast line of this tract, crossing said Rinderknecht tract, **S17°08'45"E 35.55 feet** to a 1/2" iron rod set with a plastic cap at an exterior ell corner of this tract;

THENCE, with the southeast line of this tract, crossing said Rinderknecht tract, **S28°17'24"W 1,404.74 feet** to a 1/2" iron rod set with a plastic cap;

THENCE, **S27°06'28"W 124.93 feet** to the POINT OF BEGINNING, and containing 0.4685 of one acre, or 20,410 square feet, more or less, contained within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00010) and was established by GPS observations.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591

TBPLS Firm# 10095500



A handwritten signature in blue ink, appearing to read "C Conrad".

03/06/17

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2016/Descriptions/Weiss/0.4685 ac Rev

TCAD # 0275600302

RE: TRAVIS COUNTY

GEORGE M. MARTIN
SURVEY NO. 9
ABSTRACT NO. 529

EDWARD FLINT SURVEY
NO. 11
ABSTRACT NO. 277

LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°29'10"W	10.01
L2	N17°08'45"W	27.13
L3	N27°31'21"E	10.00
L4	S17°08'45"E	35.55
L5	N63°08'15"W	29.99

RONNY WAYNE RINDERKNECHT
LONNY CHARGES RINDERKNECHT
BECKY RINDERKNECHT KRUEGER
VOL. 9568, PG. 80
R.P.R.T.C.
(20,162 AC.)

PROPOSED PL
0.4685 AC. OR
20,410 SQ. FT.

JACK PAYNE
DOC. 2008040028
O.P.R.T.C.
EXHIBIT "A" (5.794 AC.)

JACKIE PAYNE
DOC. 200804002
O.P.R.T.C.
EXHIBIT "A-1" TRAN
(1.402 AC.)

DIAPER FULL OF
LOVE, LLC
DOC. 2015179720
O.P.R.T.C.
EXHIBIT "A" (12.104 AC.)

P.O.B.
GRID COORDINATES
N=10,138,590.73
E=3,170,474.86

TEMP. CONST. ESMT.
DOC. 2004129724

WASTEWATER ESMT.
DOC: 2004129724

WASTEWATER ESMT
DOC. 2010080214
TEMP. CONST. ESMT
DOC. 2010080214

EXISTING ROW

TRAVIS COUNTY
VOL. 12756, PG. 1272
R.P.R.T.C.
(0.047 AC.)

**WEISS LANE
(R.O.W. VARIES)**

~10' TELEPHONE ESMT.
VOL. 3706. PG. 465

A-529
A-462

APPROXIMATE SURVEY LINE

JOHN BRAY
SURVEY NO. 10
ABSTRACT NO. 73

JAMES P. KEMPE SURVEY
NO. 12
ABSTRACT NO. 462

●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
●	1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
△	CALCULATED POINT
(XXX)	RECORD INFORMATION
ℙ	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
D.R.T.C.	DEED RECORDS TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4685 AC. OR 20,410 SQ. FT. OF LAND OUT OF
THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277,
TRAVIS COUNTY, TEXAS.**

RE: TRAVIS COUNTY

SCALE 1" = 50'

**EDWARD FLINT SURVEY
NO. 11
ABSTRACT NO. 277**

RONNY WAYNE RINDERKNECHT
LONNY CHARGES RINDERKNECHT
BECKY RINDERKNECHT KRUEGER
VOL. 9568, PG. 80
R.P.R.T.C.
(20.162 AC.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N60°29'10"W	10.01
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L4	S17°08'45"E	35.55
L5	N63°08'15"W	29.99

PROPOSED PUE
0.4685 AC. OR
20,410 SQ. FT.

N28°17'24"E 1400.66'

S28°17'24"W 1404.74'

WASTEWATER ESMT.
DOC. 2010080214

WASTEWATER ESMT.
DOC. 2004129724

TEMP. CONST. ESMT.
DOC. 2004129724

TELEPHONE ESMT.
VOL. 3706, PG. 465

**WEISS LANE
(R.O.W. VARIES)**

EXISTING ROW

APPROXIMATE SURVEY LINE

A-277
A-462

**JAMES P. KEMPE SURVEY
NO. 12
ABSTRACT NO. 462**

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
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- ℙ PROPERTY LINE
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- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

SURVEYED BY: PAGE 5 OF 10

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
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BECKY RINDERKNECHT KRUEGER
VOL. 9568, PG. 80
R.P.R.T.C.
(20.162 AC.)

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ABSTRACT NO. 277**

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20,410 SQ. FT.**

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TEMP. CONST. ESMT.
DOC. 2004129724

WASTEWATER ESMT.
DOC. 2004129724

TELEPHONE ESMT.
VOL. 3706, PG. 485

EXISTING ROW

**WEISS LANE
(R.O.W. VARIES)**

APPROXIMATE SURVEY LINE

A-277
A-462

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ABSTRACT NO. 462**

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TRAVIS COUNTY

SURVEYED BY: PAGE 6 OF 10

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LAND SURVEYORS, INC.**
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ABSTRACT NO. 277**

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RONNY WAYNE RINDERKNECHT
LONNY CHARGES RINDERKNECHT
BECKY RINDERKNECHT KRUEGER
VOL. 9568, PG. 80
R.P.R.T.C.
(20.162 AC.)

PROPOSED PUE
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DOC. 2004129724

TELEPHONE ESMT.
VOL. 3706, PG. 465

WASTEWATER ESMT.
DOC. 2004129724

EXISTING ROW

**WEISS LANE
(R.O.W. VARIES)**

APPROXIMATE SURVEY LINE

**JAMES P. KEMPE SURVEY
NO. 12
ABSTRACT NO. 462**

A-277
A-462

LEGEND

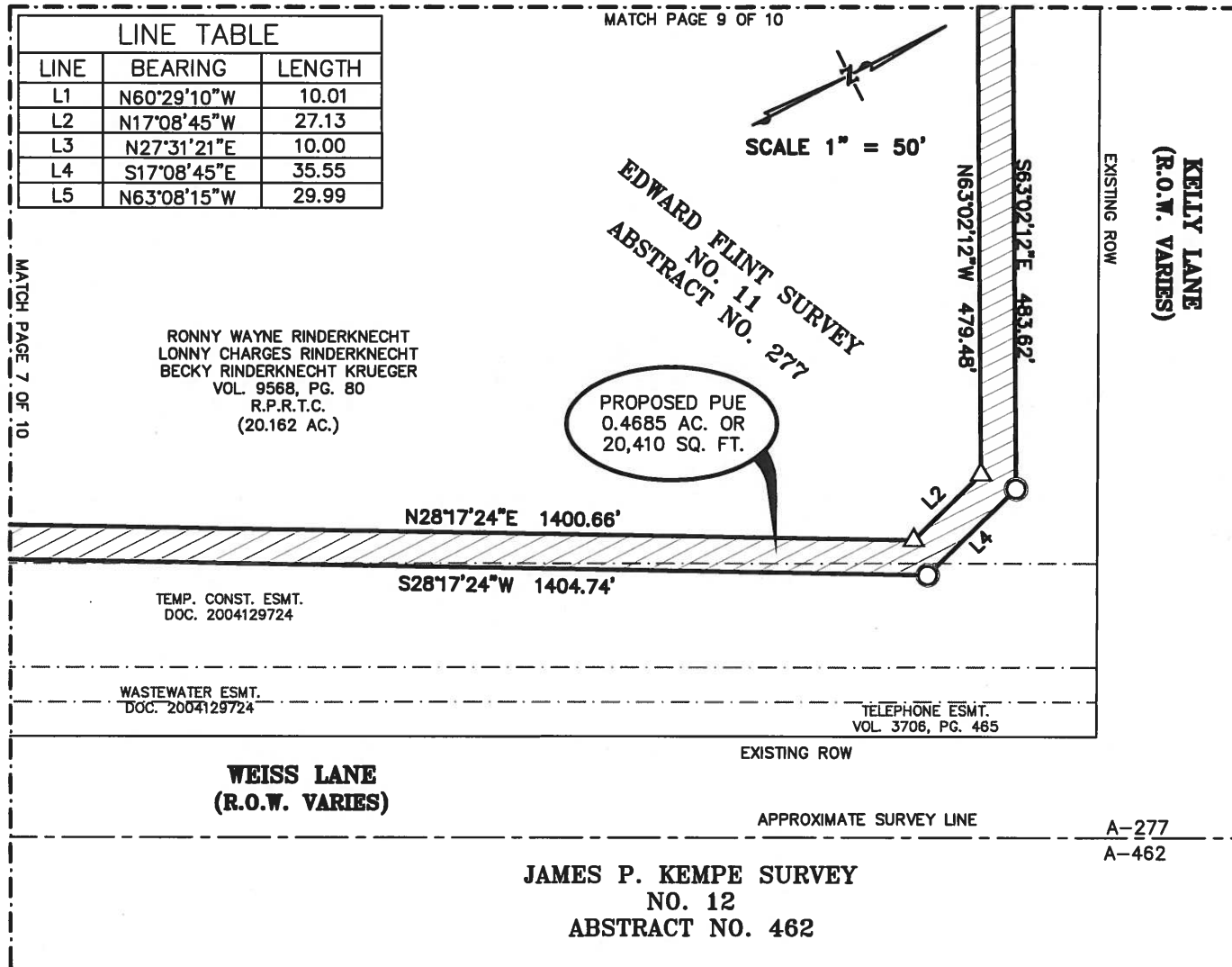
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SURVEYED BY: PAGE 7 OF 10

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**SKETCH TO ACCOMPANY DESCRIPTION
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TRAVIS COUNTY, TEXAS.**

RE: TRAVIS COUNTY



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TRAVIS COUNTY

SURVEYED BY: PAGE 8 OF 10

**McGRAY & McGRAY
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**SKETCH TO ACCOMPANY DESCRIPTION
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MATCH PAGE 10 OF 10



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PROPOSED PUE
0.4685 AC. OR
20,410 SQ. FT.

EDWARD FLINT SURVEY
NO. 11
ABSTRACT NO. 277

RONNY WAYNE RINDERKNECHT
LONNY CHARGES RINDERKNECHT
BECKY RINDERKNECHT KRUEGER
VOL. 9568, PG. 80
R.P.R.T.C.
(20.162 AC.)

KELLY LANE
(R.O.W. VARIES)

N63°02'12"W 479.48'

S63°02'12"E 483.62'

EXISTING ROW

MATCH PAGE 8 OF 10

LEGEND

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TRAVIS COUNTY

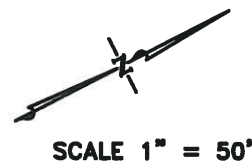
SURVEYED BY: PAGE 9 OF 10

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

**SKETCH TO ACCOMPANY DESCRIPTION
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TRAVIS COUNTY, TEXAS.**

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**EDWARD FLINT SURVEY
NO. 11
ABSTRACT NO. 277**

W.A. RINDERKNECHT, JR.,
AKA WILLIAM A. RINDERKNECHT, JR.
DOC. 2015146459
O.P.R.T.C.
(11.629 AC.)

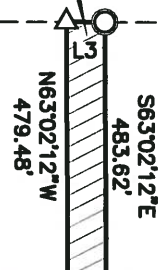
RONNY WAYNE RINDERKNECHT
LONNY CHARGES RINDERKNECHT
BECKY RINDERKNECHT KRUEGER
VOL. 9568, PG. 80
R.P.R.T.C.
(20.162 AC.)

MATCH PAGE 9 OF 10

EXISTING ROW

**KELLY LANE
(R.O.W. VARIES)**

PROPOSED PUE
0.4685 AC. OR
20,410 SQ. FT.



LEGEND

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- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

NOTES:

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 1618364-KFO.



Chris Conrad

03/06/17

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 0275600302

M:\LJA~15-043~Weiss Lane-Pflugerville\DWG\Parcels\Rinderknecht PUE-Rev

REVISED: 03/06/17
ISSUED: 08/31/16
PAGE 10 OF 10

SURVEYED BY:

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
(512) 451-8591

JOB NO.: 15-043

DESCRIPTION OF 2.393 ACRES

DESCRIPTION OF 2.393 ACRES OR 104,240 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277, TRAVIS COUNTY, TEXAS, AND BEING OUT OF THAT TRACT DESCRIBED AS 20.162 ACRES IN A DEED TO RONNY WAYNE RINDERKNECHT, LONNY CHARGES RINDERKNECHT AND BECKY RINDERKNECHT KRUEGER, OF RECORD IN VOLUME 9568, PAGE 80, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 2.393 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the south corner of this tract and the remainder of said Rinderknecht tract and the west corner of that tract described as 0.047 of one acre in a deed to Travis County, Texas of record in Volume 12756, Page 1272, Real Property Records, Travis County, Texas, same being in the northeast line of that tract described as 5.794 acres (Exhibit “A”) in a deed to Jack Payne, of record in Document No. 2008040028, Official Public Records, Travis County, Texas, and in the existing northwest right-of-way line of Weiss Lane, from which 1/2” iron rod found with cap at the south corner of that tract described as 12.104 acres (Exhibit A), in a deed to Diaper Full of Love, LLC, of record in Document No. 2015179720, Official Public Records, Travis County, Texas bears S60°29’10”E 15.01 feet and S27°20’54”W 770.55 feet, and from which said point of beginning a 1/2” iron rod found with cap in the southwest line of said Diaper Full of Love tract bears S60°29’10”E 15.01 feet, S27°20’54”W 770.55 feet, and N63°08’15”W 29.99 feet, and said point of beginning having State Plane Coordinates (Texas Central Zone, NAD83, U.S. Feet, Combined Grid to Surface Scale Factor of 1.00010) grid value of N=10,138,564.03 E=3,170,522.03;

THENCE, with the southwest line of this tract and the remainder of said Rinderknecht tract and the northeast line of said Jack Payne tract, **N60°29’10”W 54.22 feet** to a calculated point (inundated);

THENCE, with the northwest line of this tract, crossing the remainder of said Rinderknecht tract, the following four (4) courses, numbered 1 through 4:

- 1) with the proposed northwest right-of-way line of Weiss Lane, **N27°06'28"E 124.93 feet** to a 1/2" iron rod set with a plastic cap;
- 2) continuing with the proposed northwest right-of-way line of Weiss Lane, **N28°17'24"E 1,404.74 feet** to a 1/2" iron rod set with a plastic cap;
- 3) continuing with the proposed northwest right-of-way line of Weiss Lane and the proposed southwest right-of-way line of Kelly Lane, **N17°08'45"W 35.55 feet** to a 1/2" iron rod set with a plastic cap; and
- 4) continuing with the proposed southwest right-of-way line of Kelly Lane, **N63°02'12"W 483.62 feet** to a 1/2" iron rod set with a plastic cap at the west corner of this tract, same being in the northwest line of the remainder of said Rinderknecht tract and the southeast line of that tract described as 11.629 acres in a deed to W.A. Rinderknecht, Jr., AKA William A. Rinderknecht, Jr., of record in Document No. 2015146459, Official Public Records, Travis County, Texas;

THENCE, continuing with the northwest line of this tract, the northwest line of the remainder of said Rinderknecht tract, and the southeast line of said Rinderknecht, Jr. tract, **N27°31'21"E 28.86 feet** to a calculated point at the north corner of this tract and the remainder of said Rinderknecht tract and the east corner of said Rinderknecht, Jr. tract, same being in the existing southwest right-of-way line of Kelly Lane;

THENCE, with the northeast line of this tract and the remainder of said Rinderknecht tract and the existing southwest right-of-way line of Kelly Lane, **S62°24'01"E 555.06 feet**, to a calculated point at the east corner of this tract and the remainder of said Rinderknecht tract, same being in the existing northwest right-of-way line of Weiss Lane;

THENCE, with the southeast line of this tract and the remainder of said Rinderknecht tract and the existing northwest right-of-way line of Weiss Lane, the following three (3) courses:

- 1) **S27°20'54"W 1,389.27 feet** to a calculated point at the north corner of said Travis County tract;
- 2) with the northwest line of said Travis County tract, **S35°06'50"W 111.02 feet** to a calculated point; and
- 3) continuing with the northwest line of said Travis County tract, **S27°20'54"W 80.80 feet** the POINT OF BEGINNING, and containing 2.393 acres, or 104,240 square feet, more or less, contained within these metes and bounds.

Bearing Basis Note

The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone, NAD83 (CORS96). The Combined Grid to Surface Scale Factor is 1.00010) and was established by GPS observations.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6, Austin, TX 78731 (512) 451-8591

TBPLS Firm# 10095500



03/06/17

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2016/Descriptions/Weiss Lane/2.393 ac Rev2

TCAD # 0275600302

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.393 AC. OR 104,240 SQ. FT. OF LAND OUT OF
THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277,
TRAVIS COUNTY, TEXAS.**

RE: TRAVIS COUNTY

SCALE 1" = 50'

**GEORGE M. MARTIN
SURVEY NO. 9
ABSTRACT NO. 529**

LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°08'45"W	35.55
L2	N27°31'21"E	28.86
L3	N63°08'15"W	29.99
L4	S60°29'10"E	15.01

RONNY WAYNE RINDERKNECHT
LONNY CHARGES RINDERKNECHT
BECKY RINDERKNECHT KRUEGER
VOL. 9568, PG. 80
R.P.R.T.C.
(20.162 AC.)

**PROPOSED R.O.W.
2.393 AC. OR
104,240 SQ. FT.**

**EDWARD FLINT SURVEY
ABSTRACT NO. 277**

JACK PAYNE
DOC. 2008040028
O.P.R.T.C.
EXHIBIT "A" (5.794 AC.)

JACKIE PAYNE
DOC. 2008040026
O.P.R.T.C.
EXHIBIT "A-1" TRACT 1
(1.402 AC.)

**P.O.B.
GRID COORDINATES
N=10,138,564.03
E=3,170,522.03**

N27°06'28"E 124.93'

N28°17'24"E 1404.74'

TEMP. CONST. ESMT.
DOC. 2004129724

WASTEWATER ESMT.
DOC. 2004129724

TELEPHONE ESMT.
VOL. 3708, PG. 485

S27°20'54"W 80.80'

S35°06'50"W 111.02'

TRAVIS COUNTY
VOL. 12756, PG. 1272
R.P.R.T.C.
(0.047 AC.)

**WEISS LANE
(R.O.W. VARIES)**

**JAMES P. KEMPE SURVEY
NO. 12
ABSTRACT NO. 462**

**JOHN BRAY
SURVEY NO. 10
ABSTRACT NO. 73**

LEGEND

- 1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED
(UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH
CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- ℙ PROPERTY LINE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY

SURVEYED BY: PAGE 4 OF 10

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

**SKETCH TO ACCOMPANY DESCRIPTION
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TRAVIS COUNTY, TEXAS.**

RE: TRAVIS COUNTY

SCALE 1" = 50'

**EDWARD FLINT SURVEY
NO. 11
ABSTRACT NO. 277**

RONNY WAYNE RINDERKNECHT
LONNY CHARGES RINDERKNECHT
BECKY RINDERKNECHT KRUEGER
VOL. 9568, PG. 80
R.P.R.T.C.
(20.162 AC.)

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PROPOSED R.O.W.
2.393 AC. OR
104,240 SQ. FT.

N28°17'24"E 1404.74'

PROPOSED ROW

WASTEWATER ESMT.
DOC. 2010080214

WASTEWATER ESMT.
DOC. 2004129724

TEMP. CONST. ESMT.
DOC. 2004129724

S27°20'54"W 1389.27'

TELEPHONE ESMT.
VOL. 3706, PG. 465

EXISTING ROW

**WEISS LANE
(R.O.W. VARIES)**

APPROXIMATE SURVEY LINE

A-277
A-462

**JAMES P. KEMPE SURVEY
NO. 12
ABSTRACT NO. 462**

LEGEND

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(UNLESS OTHERWISE NOTED)
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TRAVIS COUNTY

SURVEYED BY: PAGE 5 OF 10

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
TBPLS FIRM# 10095500
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AUSTIN, TEXAS 78731
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**SKETCH TO ACCOMPANY DESCRIPTION
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RE: TRAVIS COUNTY



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VOL. 9568, PG. 80
R.P.R.T.C.
(20.162 AC.)

**EDWARD FLINT SURVEY
NO. 11
ABSTRACT NO. 277**

PROPOSED R.O.W.
2.393 AC. OR
104,240 SQ. FT.

PROPOSED ROW

N28°17'24"E 1404.74'

TEMP. CONST. ESMT.
DOC. 2004129724

TELEPHONE ESMT.
VOL. 3706, PG. 465

S27°20'54"W 1389.27'

WASTEWATER ESMT.
DOC. 2004129724

EXISTING ROW

**WEISS LANE
(R.O.W. VARIES)**

APPROXIMATE SURVEY LINE

A-277
A-462

**JAMES P. KEMPE SURVEY
NO. 12
ABSTRACT NO. 462**

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TRAVIS COUNTY

SURVEYED BY: PAGE 6 OF 10

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
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LONNY CHARGES RINDERKNECHT
BECKY RINDERKNECHT KRUEGER
VOL. 9568, PG. 80
R.P.R.T.C.
(20.162 AC.)

PROPOSED R.O.W.
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104,240 SQ. FT.

PROPOSED ROW

N28°17'24"E 1404.74'

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TELEPHONE ESMT.
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S27°20'54"W 1389.27'

WASTEWATER ESMT.
DOC. 2004129724

EXISTING ROW

**WEISS LANE
(R.O.W. VARIES)**

A-277
A-462

APPROXIMATE SURVEY LINE

**JAMES P. KEMPE SURVEY
NO. 12
ABSTRACT NO. 462**

LEGEND

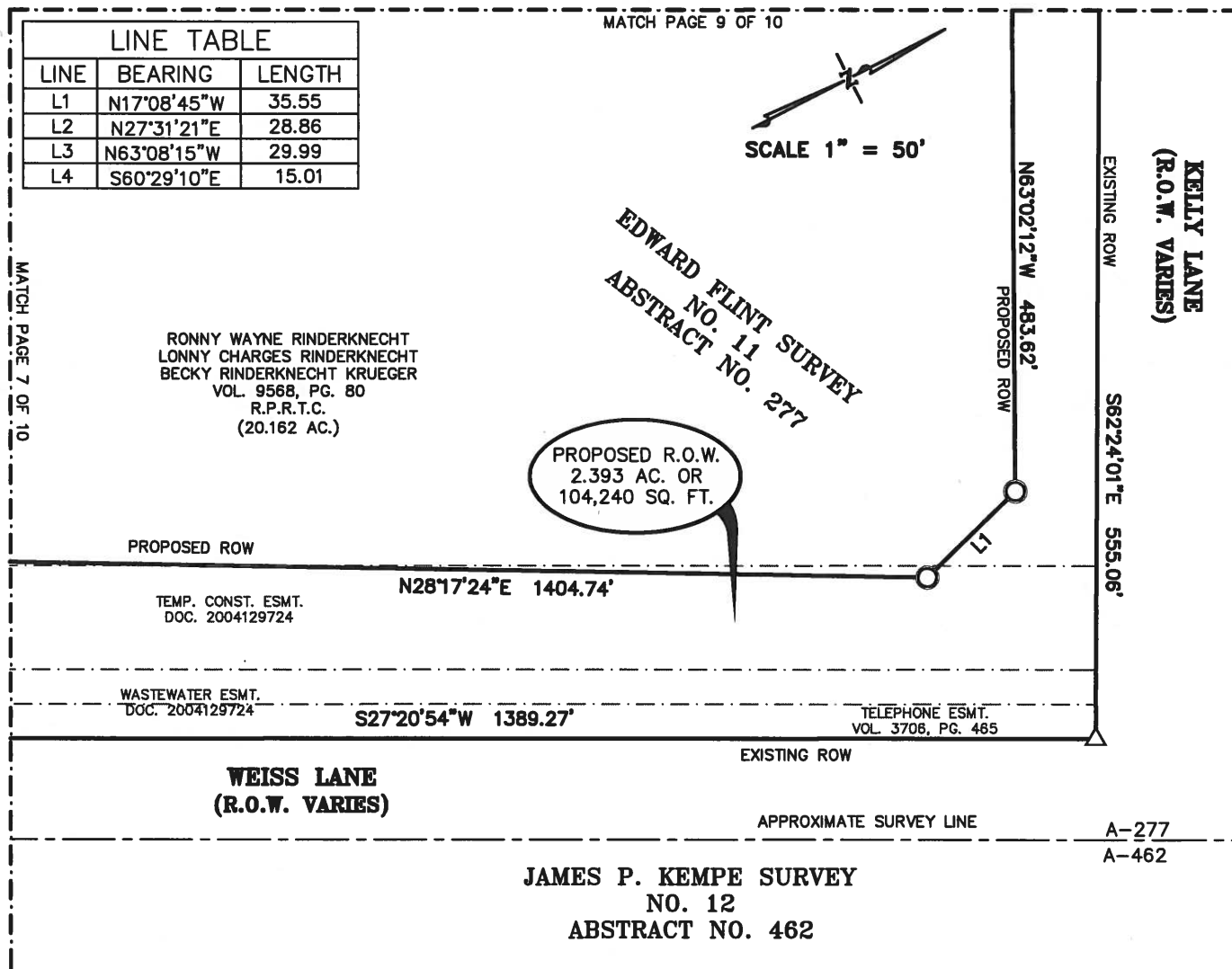
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SURVEYED BY: PAGE 7 OF 10

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TRAVIS COUNTY

SURVEYED BY: PAGE 8 OF 10

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MATCH PAGE 10 OF 10

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PROPOSED R.O.W.
2.393 AC. OR
104,240 SQ. FT.

**EDWARD FLINT SURVEY
NO. 11
ABSTRACT NO. 277**

RONNY WAYNE RINDERKNECHT
LONNY CHARGES RINDERKNECHT
BECKY RINDERKNECHT KRUEGER
VOL. 9568, PG. 80
R.P.R.T.C.
(20.162 AC.)

**KELLY LANE
(R.O.W. VARIES)**

N63°02'12"W 483.62'

PROPOSED ROW

S62°24'01"E 555.06'

EXISTING ROW

MATCH PAGE 8 OF 10

LEGEND

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TRAVIS COUNTY

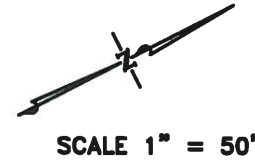
SURVEYED BY: PAGE 9 OF 10

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

**SKETCH TO ACCOMPANY DESCRIPTION
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**EDWARD FLINT SURVEY
NO. 11
ABSTRACT NO. 277**

W.A. RINDERKNECHT, JR.,
AKA WILLIAM A. RINDERKNECHT, JR.
DOC. 2015146459
O.P.R.T.C.
(11.629 AC.)

**KELLY LANE
(R.O.W. VARIES)**

PROPOSED R.O.W.
2.393 AC. OR
104,240 SQ. FT.

RONNY WAYNE RINDERKNECHT
LONNY CHARGES RINDERKNECHT
BECKY RINDERKNECHT KRUEGER
VOL. 9568, PG. 80
R.P.R.T.C.
(20.162 AC.)

MATCH PAGE 9 OF 10

LEGEND

NOTES:

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00010. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT GF NO. 1618364-KFO.

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD FOUND CAPPED (UNLESS OTHERWISE NOTED)
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- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY



03/06/17

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD# 0275600302

M:\LJA~15-043~Weiss Lane-Pflugerville\DWG\Parcels\Rinderknecht Parcel-Rev2

REVISED: 03/06/17
REVISED: 08/31/16
ISSUED: 07/22/16
PAGE 10 OF 10

SURVEYED BY:

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

JOB NO.: 15-043