

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

**CONDITIONAL PURCHASE AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS:**

THAT, **KEITH WEISS** and **DURENDA WEISS**, hereinafter referred to as “**SELLER**”, for and in consideration of the agreed purchase price of **SEVENTY SIX THOUSAND, FIVE HUNDRED FIFTY-FOUR AND 31/100 (\$76,554.31) DOLLARS** (the “Purchase Price”) and upon the terms and conditions hereof, contracts to **GRANT, SELL** and **CONVEY** by Special Warranty Deed to the **CITY OF PFLUGERVILLE, TEXAS**, a Texas home-rule municipality, hereinafter referred to as “**PURCHASER**”; a good, marketable title, free and clear of all liens and encumbrances of every kind (except liens for current taxes and assessments), to the following described property (the “Property”) in the City of Pflugerville, Travis County, Texas, to-wit:

**DESCRIBE PROPERTY:** As more fully described in **Exhibit “A”**, the Property is described as follows:

Being a 12,042 square foot tract of land, situated in the **JOSEPH WIEHL SURVEY NO. 8, ABSTRACT NO. 802**, Travis County, Texas and being a portion of that 5.00 acre tract described as Tract 1 in a Special Warranty Deed conveyed to Keith Weiss, of record in Volume 13105, Page 302, Official Public Records, Travis County, Texas; said 12,042 square foot tract of land being more particularly described by metes and bounds in **Exhibit “A”** attached hereto.

Together with all improvements incident or belonging thereto.

**Purchase and Sale Agreement:** **SELLER** agrees to sell and convey the Property to **PURCHASER**, and **PURCHASER** conditionally agrees to buy and pay **SELLER** for the Property. The promises by **PURCHASER** and **SELLER** stated in this contract are the consideration for the formation of this contract.

**Offer Conditional:** Pursuant to Pflugerville City Charter Section 3.14, **PURCHASER’S** obligation to buy or convey the real property described in this agreement is conditional and shall not be effective until such action is approved by City Council.

**SELLER** hereby agrees to furnish **PURCHASER** a Release, Partial Release or Subordination of Lien, if applicable.

### **Special Conditions:**

**PURCHASER** shall install a 5-strand barbed wire fence along the easterly boundary line of the 12,042.00 square foot proposed fee simple purchase of right-of-way, as shown on **Exhibit "A"**. The new fence is to be installed prior to removing the existing fence which runs parallel to the current Weiss Lane right-of-way and continues along the northwest corner of the subject tract and along Jesse Bohls Road. To ensure continuity of fencing and that livestock cannot pass through; said new fence shall be properly tied into the existing boundary fence which runs along the northern property lines and Jesse Bohls Rd. In addition, **PURCHASER** shall move or replace with like kind, the existing cattle panel fence. Said cattle panel fence shall be tied into the new 5-strand barbed wire fence and existing fencing along its southern boundary line. Panel shall be set back 14' from the eastern right of way line shown on Exhibit "A".

The agreed Purchase Price includes full accord, satisfaction and compensation for all demands and damages to the remaining property of the **SELLER**, if any.

The **PURCHASER**, without expense to the **SELLER**, shall prepare the Special Warranty Deed document and shall bear the expense of all closing costs.

**INDEPENDENCE TITLE COMPANY** shall act as **Agent**, and the **SELLER** agrees that closing shall occur at a mutually agreeable time and day at the **Agent's** office located at **203 W. Main Street, Pflugerville, Texas 78660** and **SELLER** shall appear at **Agent's** office at said time to execute a **SPECIAL WARRANTY DEED** in substantially similar form as **Exhibit "B"** and other conveyance documents reasonably required by **Agent**.

Until title has been conveyed to the **PURCHASER**, loss or damage to the property by fire or other casualty, except that caused by **PURCHASER**, shall be at the risk of the **SELLER** and the amount thereof shall be deducted from the Purchase Price. In the event this purchase fails to close through no fault of **SELLER**, and **PURCHASER** does not proceed to condemnation, **PURCHASER** shall repair any damage caused by **PURCHASER'S** entry on the Property. In addition, should the purchase fail to close, as a result of **PURCHASER'S** decision not to proceed with closing or condemnation, and **PURCHASER'S** decision is not attributable, in whole or part, to fault of **SELLER**; in such event, **PURCHASER** shall instruct **TITLE COMPANY** to release the Earnest Money and accrued interest to **SELLER**. This shall be **SELLER'S** sole remedy in the event of **PURCHASER'S** determination not to proceed to proceed with closing. This contract shall not be binding upon either party until it is accepted by the **PURCHASER**, acting by and through its City Manager, or other designated official. Such acceptance shall be acknowledged by the City Manager, or other designated official's execution of this contract. This contract contains the entire consideration for the purchase and conveyance of the property, it being agreed and understood that there is no valid other written or parole agreement regarding the property between **SELLER** and the City, or any officer or employee of the City.

This Agreement shall remain binding on the Parties for a period of 180 days after execution by the City Manager, or other designated city official. After such period should the sale that is the subject of this contract not close, and **PURCHASER** has failed to initiate condemnation, such

failure shall be deemed as **PURCHASER'S** decision not to proceed with closing or condemnation.

The **PURCHASER** may take possession of the Property and begin construction immediately upon the **SELLER'S** execution of this contract.

The **SELLER** represents to the **PURCHASER** that there are no water wells, or other wells, or underground storage tanks on the property, capped or uncapped, registered or unregistered. This provision shall survive closing.

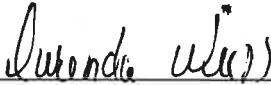
If examination of title or any other source discloses any defects in the title to the Property which, in the opinion of the **PURCHASER**, cannot be cured in a reasonable time or which negatively impact the value of the property, then the **PURCHASER**, in lieu of completing the purchase of the property, may, but shall not be required to, proceed to acquire the same by condemnation.

*[Signatures appear on the following page]*

**EXECUTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**SELLER:**

  
\_\_\_\_\_  
Keith Weiss

  
\_\_\_\_\_  
Durenda Weiss

**PURCHASER:**

**CITY OF PFLUGERVILLE,**  
a Texas home-rule municipality

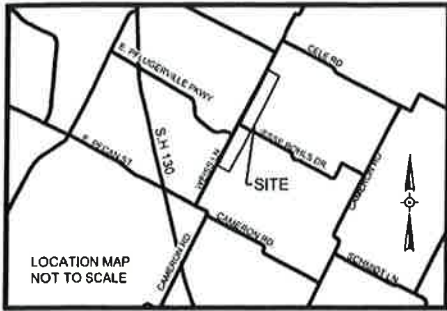
By: \_\_\_\_\_  
Brandon Wade, City Manager

**ATTEST:**

\_\_\_\_\_  
Karen Thompson, City Secretary

**PARCEL ADDRESS:**  
17705 Weiss Lane,  
Pflugerville, Texas 78660

Dwg Info: C:\Survey\PROJECTS\1512-028-01-Weiss Ln\1512-028-01-row-Weiss(Soc)-JC.dwg - Tab: SHEET 1 OF 2 - Plotted: 9/16/2016 8:08 AM By: MIGUEL A. ESCOBAR



# JOHN BRAY, SURVEY NO. 10 ABSTRACT 73 TRAVIS COUNTY, TX

1.00 ACRE  
FRANK CALDWELL, ET AL  
DOC # 2006232242  
DOC # 2006232496  
DOC # 2013015322  
DOC # 2013015325  
DOC # 2013036004  
O.P.R.

## ADDITIONAL MATTERS

VOL 551, PG 441, D.R.  
DOC # 2001008914, O.P.R.  
DOC # 2008053956, O.P.R.

REMAINDER OF  
237.56 ACRES  
"TRACT 2"  
SORENTO HOLDINGS 2012 LLC  
DOC # 2012164042  
O.P.R.

5.004 ACRES  
DAVID S. ROTMAN AND  
NANCY ANN ROTMAN,  
HUSBAND AND WIFE  
DOC # 2006211105  
O.P.R.

5.00 ACRES  
GREG GOULD AND WIFE,  
IMELDA GOULD  
DOC # 2001041988  
O.P.R.

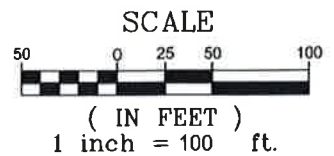
5.00 ACRES  
"TRACT 2"  
NORMAN AND VIRGINIA WEISS  
VOL. 12732, PG 44  
D.R.

24.60 ACRES  
NORMAN AND VIRGINIA WEISS  
DOC # 2001019556  
O.P.R.

5.00 ACRES  
KEITH WEISS  
VOL. 13105, PG. 302  
R.P.R.

(NO IMPROVEMENTS SHOWN)

# JOSEPH WIEHL SURVEY NO. 8 ABSTRACT 802 TRAVIS COUNTY, TX



TBPLS FIRM REG 10046701

PROJECT: WEISS LN WTR TRANS  
JOB NUMBER: 1512-028-01  
DATE: 2016-09-14  
SURVEYOR: M.A. ESCOBAR  
PARTY CHIEF: N/A

**CobbFendley**  
505 East Huntland Drive, Suite 100  
Austin, Texas 78754-5136  
512.834.9798 | fax 512.834.7727

Exhibit "A"  
Right-of-Way Dedication  
Description  
PAGE 1 OF 2

11/15/16  
16 SEP 2016

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453C0290J, THAT BEARS AN EFFECTIVE/REVISED DATE OF 8/18/2014. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD\_83 (2011)). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00010. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE AND EASEMENT REPORT (THE "TITLE REPORT") ISSUED BY TEXAS AMERICAN TITLE COMPANY, DATED AUGUST 1, 2015. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE REPORT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE REPORT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS PLAT.

I CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND FROM JULY, 2015, TO AUGUST, 2016, UNDER MY SUPERVISION.

COBB, FENDLEY & ASSOCIATES, INC.

MIGUEL A. ESCOBAR, LSLs, RPLS  
TEXAS REG NO. 5630



**LEGEND**

- D.R. - DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. - OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- C.C.R.B. - COMMISSIONER'S COURT ROAD BOOK, TRAVIS COUNTY, TEXAS
- R.P.R. - REAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- ⊙ - 1/2" IRON PIPE, FOUND EXCEPT AS NOTED
- - 1/2" IRON ROD, FOUND EXCEPT AS NOTED
- - 1/2" IRON ROD WITH CAP STAMPED "CFA INC", SET EXCEPT AS NOTED
- ▲ - MAG NAIL FOUND IN FENCE POST
- TEL - TELECOMMUNICATION
- ESMT - EASEMENT
- ▲ - CALCULATED POINT

TBPLS FIRM REG 10046701

PROJECT: WEISS LN WTR TRANS  
JOB NUMBER: 1512-028-01  
DATE: 2016-09-14  
SURVEYOR: M.A. ESCOBAR  
PARTY CHIEF: N/A

**CobbFendley**  
505 East Huntland Drive, Suite 100  
Austin, Texas 78754-5136  
512.834.9798 | fax 512.834.7727

Exhibit " A "  
Right-of-Way Dedication  
Description  
PAGE 2 OF 2

Exhibit " \_\_\_\_\_ "  
Page 1 of 2  
September 16, 2016

12,042 Sq. ft. Right-of-Way Dedication  
Joseph Wehl Survey No. 8  
Abstract -802  
Travis County, Texas

### DESCRIPTION

DESCRIPTION OF A 12,042 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOSEPH WIEHL SURVEY NO. 8, ABSTRACT 802, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 5.00 ACRE TRACT DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED CONVEYED TO KEITH WEISS, OF RECORD IN VOLUME 13105, PAGE 302, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 12,042 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "CFA INC" set on the existing south right-of-way line of that certain variable with right-of-way known as Jessie Bohls Road (no recording found), at its intersection with the proposed right-of-way line of Weiss Lane, for the northeast corner of the herein described tract, from which a 1/2 inch iron rod found on said south right-of-way line of Jessie Bohls Road, for the northeast corner of a called 5.004 acre tract, conveyed to David S. Rotman and Nancy Ann Rotman, Husband and wife, of record in Document No. 2006211105, of the Official Public Records of Travis County, Texas, and the northwest corner of a called 5.00 acre tract, conveyed to Greg Gould and wife, Imelda Gould, of record in Document No. 2001041988, of the Official Public Records of Travis County, Texas, bears South 62°35'04" East, a distance of 1,263.05 feet;

**THENCE**, with said proposed east right-of-way line of Weiss Lane, over and across said 5.00 acre Weiss Tract the following four (4) courses:

1. South 72°48'16" West, a distance of 41.52 feet to a 1/2 inch iron rod with cap stamped "CFA INC" set for a corner of the herein described tract;
2. South 27°57'51" West, a distance of 55.25 feet to a 1/2 inch iron rod with cap stamped "CFA INC" set for a corner of the herein described tract;
3. North 61°11'21" West, a distance of 10.00 feet to a 1/2 inch iron rod with cap stamped "CFA INC" set for a corner of the herein described tract;
4. South 27°58'00" West, a distance of 424.64 feet to a 1/2 inch iron rod with cap stamped "CFA INC" set in the north line of that certain 24.60 acre tract of land conveyed to Norman Weiss and Spouse Virginia Weiss, of record in Document No. 2001019556, of the Official Public Records of Travis County, Texas, same line being the south boundary line of said 5.00 acre Weiss Tract, for the southeast corner of the herein described tract, from said point a 1/2 inch iron rod found for the southeast corner of said 5.00 acre Weiss Tract, same point being the southwest corner of that certain 5.00 acre tract described as "Tract 2" in a Warranty Deed to Normand Weiss and spouse Virginia Weiss of record in Volume 12732, Page 44, of the Deed Records of Travis County, Texas, bears South 62°33'30" East, with the common boundary line of said 5.00 acre Weiss Tract and

*MAR  
16 Sept 2016*



Exhibit "\_\_\_\_\_"  
Page 2 of 2  
September 16, 2016

12,042 Sq. ft. Right-of-Way Dedication  
Joseph Wehl Survey No. 8  
Abstract -802  
Travis County, Texas

said 24.60 acre Weiss Tract, a distance of 445.53 feet, thence North 33° 58' 13" East, a distance of 0.41 feet;

**THENCE**, North 62°33'30" West, with said common boundary line of the 5.00 acre Weiss Tract and the 24.60 acre Weiss Tract, a distance of 20.14 feet to a calculated point on the existing east right-of-way line of that certain 60 foot wide roadway known as Weiss Lane, as dedicated in Book 2, Page 294, of the Commissioner's Court Road Book, Travis County, Texas, for the southwest corner of said 5.00 acre Weiss Tract and the southwest corner of the herein described tract;

**THENCE**, North 27°44'02" East, with the common boundary line of said 5.00 acre Weiss Tract and the existing east right-of-way line of said Weiss Lane, a distance of 508.78 feet to calculated point at its intersection with said south right-of-way line of Jessie Bohls Road, for the northwest corner of said 5.00 acre Weiss Tract and for the northwest corner of the herein described tract;

**THENCE**, South 62°35'04" East, leaving said existing east right-of-way of Weiss Lane, with existing the south right-of-way line of said Jessie Bohls Road, same line being the north boundary line of said 5.00 acre Weiss Tract, a distance of 61.49 feet to the **POINT OF BEGINNING** and containing 12,042 square feet of land within these metes and bounds.

Reference is herein made to the sketch of this tract accompanying this metes and bounds description.

Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD\_83 (2011)). All distances were adjusted to the surface using a Surface Adjustment Factor of 1.00010. (Surface = Grid X Surface Adjustment Factor)

I certify that this description was prepared from a survey made on the ground from July, 2015, to August, 2016, under my supervision.

COBB, FENDLEY & ASSOCIATES

  
Miguel A. Escobar, LSLS, RPLS  
Texas Registration No. 5630  
*16 Sept 2016*



G:\Survey\PROJECTS\2015\1512-028-01-Weiss Ln\Data\Metes&Bounds\1512-028-01-row-weiss(5.0 ).docx



**Exhibit B**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS     §  
                                     §  
COUNTY OF TRAVIS     §

KNOW ALL MEN BY THESE PRESENTS: That **KEITH WEISS** and **DURENDA WEISS** ("Grantor"), for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by the **CITY OF PFLUGERVILLE, TEXAS**, a Texas home-rule municipality located in Travis County, Texas ("Grantee"), whose mailing address is P.O. Box 589, Pflugerville, Travis County, Texas 78691, the receipt and sufficiency of which consideration are hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the property depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference ("Property").

This conveyance is expressly made subject to all validly existing restrictions, covenants, conditions, rights-of-way, easements, mineral reservations and royalty reservations, and other matters of record, if any, affecting the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and Grantee's successors or assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, except, however, that this conveyance is made subject to the liens securing payment of ad valorem taxes for the current and all subsequent years.

*{SIGNATURE PAGES TO FOLLOW}*

EXECUTED effective as of this the \_\_\_\_ day of \_\_\_\_\_, 2017.

**GRANTOR:**

\_\_\_\_\_  
Keith Weiss

\_\_\_\_\_  
Durenda Weiss

**AGREED AND ACCEPTED:**

**CITY OF PFLUGERVILLE, TEXAS,**  
a Texas home-rule municipality

By: \_\_\_\_\_  
Brandon Wade, City Manager

ATTEST:

\_\_\_\_\_  
Karen Thompson, City Secretary

**Acknowledgement**

THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on \_\_\_\_\_, 2017 by Keith Weiss.

\_\_\_\_\_  
Notary Public's Signature

Acknowledgement

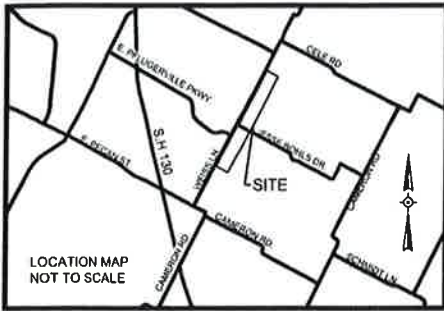
THE STATE OF TEXAS       §  
  §  
COUNTY OF TRAVIS       §

This instrument was acknowledged before me on \_\_\_\_\_, 2017 by Durenda Weiss

\_\_\_\_\_  
Notary Public's Signature

After recordation please return to:   City of Pflugerville  
  Attn: Brandon Wade, City Manager  
  P.O. Box 589  
  Pflugerville, Texas 78691

Dwg Info: C:\Survey\PROJECTS\2015\1512-028-01-Weiss Ln\Weiss Ln\1512-028-01-Weiss Ln\row-Weiss(5oc)-JG.dwg - Tab: SHEET 1 OF 2 - Plotted: 9/16/2016 8:08 AM By: MIGUEL A. ESCOBAR



# JOHN BRAY, SURVEY NO. 10 ABSTRACT 73 TRAVIS COUNTY, TX

1.00 ACRE  
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DOC # 2006232496  
DOC # 2013015322  
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O.P.R.

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VOL 551, PG 441, D.R.  
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REMAINDER OF  
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DOC # 2012164042  
O.P.R.

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NANCY ANN ROTMAN,  
HUSBAND AND WIFE  
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O.P.R.

5.00 ACRES  
GREG GOULD AND WIFE,  
IMELDA GOULD  
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24.60 ACRES  
NORMAN AND VIRGINIA WEISS  
DOC # 2001019556  
O.P.R.

5.00 ACRES  
KEITH WEISS  
VOL. 13105, PG. 302  
R.P.R.

(NO IMPROVEMENTS SHOWN)

# JOSEPH WIEHL SURVEY NO. 8 ABSTRACT 802 TRAVIS COUNTY, TX



WEISS LANE  
(60' RIGHT-OF-WAY)  
BK. 2, PG. 294, C.C.R.B.

N 27° 44' 02" E 508.78'

12,042 SQ. FT.

PROPOSED  
RIGHT-OF-WAY

600 SQ. FT.  
TELE ESMT  
DOC 2000004191  
O.P.R.

S 27° 58' 00" W 424.64'

N 61° 11' 21" W 10.00'

S 72° 48' 16" W 41.52'

S 62° 35' 04" E 61.49'

P.O.B.

S 62° 35' 04" E 1263.05'

JESSIE BOHLS RD  
(VARIABLE WIDTH ROW) (NO RECORD INFO FOUND)

5.00 ACRES

DAVID S. ROTMAN AND  
NANCY ANN ROTMAN,  
HUSBAND AND WIFE  
DOC # 2006211105  
O.P.R.

5.00 ACRES

GREG GOULD AND WIFE,  
IMELDA GOULD  
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VOL. 13105, PG. 302  
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(NO IMPROVEMENTS SHOWN)

JOSEPH WIEHL SURVEY NO. 8  
ABSTRACT 802  
TRAVIS COUNTY, TX

N 62° 33' 30" W 20.14'

S 62° 33' 30" E 445.53'

N 33° 58' 13" E 0.41'

5.00 ACRES

"TRACT 2"

NORMAN AND VIRGINIA WEISS  
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D.R.

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S 62° 33' 30" E 445.53'

N 33° 58' 13" E 0.41'

5.00 ACRES

"TRACT 2"

NORMAN AND VIRGINIA WEISS  
VOL. 12732, PG 44  
D.R.

24.60 ACRES

NORMAN AND VIRGINIA WEISS  
DOC # 2001019556  
O.P.R.

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KEITH WEISS  
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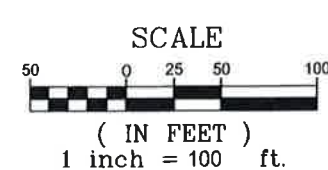
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NORMAN AND VIRGINIA WEISS  
VOL. 12732, PG 44  
D.R.



TBPLS FIRM REG 10046701

PROJECT
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**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (NOT SHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48453C0290J, THAT BEARS AN EFFECTIVE/REVISED DATE OF 8/18/2014. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD\_83 (2011)). ALL DISTANCES AND COORDINATES WERE ADJUSTED TO THE SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00010. (SURFACE = GRID X SURFACE ADJUSTMENT FACTOR)

REFERENCE IS HEREBY MADE TO THAT CERTAIN TITLE AND EASEMENT REPORT (THE "TITLE REPORT") ISSUED BY TEXAS AMERICAN TITLE COMPANY, DATED AUGUST 1, 2015. THE EASEMENTS AND RESTRICTIONS LISTED ON SCHEDULE B OF THE TITLE REPORT WERE REVIEWED BY THE SURVEYOR AND ARE SHOWN HEREON. SURVEYOR HAS RELIED UPON THE TITLE REPORT AND MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY, OTHER THAN VISIBLE AND APPARENT EASEMENTS NOTED BY SURVEYOR DURING THE PREPARATION OF THE SURVEY AND REFLECTED HEREON.

THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

REFERENCE IS HEREON MADE TO THE METES AND BOUNDS DESCRIPTION OF THIS TRACT ACCOMPANYING THIS PLAT.

I CERTIFY THAT THIS DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND FROM JULY, 2015, TO AUGUST, 2016, UNDER MY SUPERVISION.

COBB, FENDLEY & ASSOCIATES, INC.

MIGUEL A. ESCOBAR, LSLS, RPLS  
TEXAS REG NO. 5630



**LEGEND**

- D.R. - DEED RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R. - OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- C.C.R.B. - COMMISSIONER'S COURT ROAD BOOK, TRAVIS COUNTY, TEXAS
- R.P.R. - REAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.U.E. - PUBLIC UTILITY EASEMENT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- - 1/2" IRON PIPE, FOUND EXCEPT AS NOTED
- - 1/2" IRON ROD, FOUND EXCEPT AS NOTED
- - 1/2" IRON ROD WITH CAP STAMPED "CFA INC", SET EXCEPT AS NOTED
- ▲ - MAG NAIL FOUND IN FENCE POST
- TEL - TELECOMMUNICATION
- ESMT - EASEMENT
- ▲ - CALCULATED POINT

TBPLS FIRM REG 10046701

PROJECT: WEISS LN WTR TRANS  
JOB NUMBER: 1512-028-01  
DATE: 2016-09-14  
SURVEYOR: M.A. ESCOBAR  
PARTY CHIEF: N/A



**CobbFendley**

505 East Huntland Drive, Suite 100  
Austin, Texas 78754-5136  
512.834.9798 | fax 512.834.7727

Exhibit " A "  
Right-of-Way Dedication  
Description  
PAGE 2 OF 2

Exhibit " \_\_\_\_\_ "  
Page 1 of 2  
September 16, 2016

12,042 Sq. ft. Right-of-Way Dedication  
Joseph Wehl Survey No. 8  
Abstract -802  
Travis County, Texas

### DESCRIPTION

DESCRIPTION OF A 12,042 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOSEPH WIEHL SURVEY NO. 8, ABSTRACT 802, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 5.00 ACRE TRACT DESCRIBED AS TRACT 1 IN A SPECIAL WARRANTY DEED CONVEYED TO KEITH WEISS, OF RECORD IN VOLUME 13105, PAGE 302, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 12,042 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2 inch iron rod with cap stamped "CFA INC" set on the existing south right-of-way line of that certain variable with right-of-way known as Jessie Bohls Road (no recording found), at its intersection with the proposed right-of-way line of Weiss Lane, for the northeast corner of the herein described tract, from which a 1/2 inch iron rod found on said south right-of-way line of Jessie Bohls Road, for the northeast corner of a called 5.004 acre tract, conveyed to David S. Rotman and Nancy Ann Rotman, Husband and wife, of record in Document No. 2006211105, of the Official Public Records of Travis County, Texas, and the northwest corner of a called 5.00 acre tract, conveyed to Greg Gould and wife, Imelda Gould, of record in Document No. 2001041988, of the Official Public Records of Travis County, Texas, bears South 62°35'04" East, a distance of 1,263.05 feet;

**THENCE**, with said proposed east right-of-way line of Weiss Lane, over and across said 5.00 acre Weiss Tract the following four (4) courses:

1. South 72°48'16" West, a distance of 41.52 feet to a 1/2 inch iron rod with cap stamped "CFA INC" set for a corner of the herein described tract;
2. South 27°57'51" West, a distance of 55.25 feet to a 1/2 inch iron rod with cap stamped "CFA INC" set for a corner of the herein described tract;
3. North 61°11'21" West, a distance of 10.00 feet to a 1/2 inch iron rod with cap stamped "CFA INC" set for a corner of the herein described tract;
4. South 27°58'00" West, a distance of 424.64 feet to a 1/2 inch iron rod with cap stamped "CFA INC" set in the north line of that certain 24.60 acre tract of land conveyed to Norman Weiss and Spouse Virginia Weiss, of record in Document No. 2001019556, of the Official Public Records of Travis County, Texas, same line being the south boundary line of said 5.00 acre Weiss Tract, for the southeast corner of the herein described tract, from said point a 1/2 inch iron rod found for the southeast corner of said 5.00 acre Weiss Tract, same point being the southwest corner of that certain 5.00 acre tract described as "Tract 2" in a Warranty Deed to Normand Weiss and spouse Virginia Weiss of record in Volume 12732, Page 44, of the Deed Records of Travis County, Texas, bears South 62°33'30" East, with the common boundary line of said 5.00 acre Weiss Tract and

*MAR  
16 SEPT 2016*



Exhibit "\_\_\_\_\_"  
Page 2 of 2  
September 16, 2016

12,042 Sq. ft. Right-of-Way Dedication  
Joseph Wehl Survey No. 8  
Abstract -802  
Travis County, Texas

said 24.60 acre Weiss Tract, a distance of 445.53 feet, thence North 33° 58' 13" East, a distance of 0.41 feet;

**THENCE**, North 62°33'30" West, with said common boundary line of the 5.00 acre Weiss Tract and the 24.60 acre Weiss Tract, a distance of 20.14 feet to a calculated point on the existing east right-of-way line of that certain 60 foot wide roadway known as Weiss Lane, as dedicated in Book 2, Page 294, of the Commissioner's Court Road Book, Travis County, Texas, for the southwest corner of said 5.00 acre Weiss Tract and the southwest corner of the herein described tract;

**THENCE**, North 27°44'02" East, with the common boundary line of said 5.00 acre Weiss Tract and the existing east right-of-way line of said Weiss Lane, a distance of 508.78 feet to calculated point at its intersection with said south right-of-way line of Jessie Bohls Road, for the northwest corner of said 5.00 acre Weiss Tract and for the northwest corner of the herein described tract;

**THENCE**, South 62°35'04" East, leaving said existing east right-of-way of Weiss Lane, with existing the south right-of-way line of said Jessie Bohls Road, same line being the north boundary line of said 5.00 acre Weiss Tract, a distance of 61.49 feet to the **POINT OF BEGINNING** and containing 12,042 square feet of land within these metes and bounds.

Reference is herein made to the sketch of this tract accompanying this metes and bounds description.

Bearings are based on the Texas Coordinate System of 1983, Central Zone (NAD\_83 (2011)). All distances were adjusted to the surface using a Surface Adjustment Factor of 1.00010. (Surface = Grid X Surface Adjustment Factor)

I certify that this description was prepared from a survey made on the ground from July, 2015, to August, 2016, under my supervision.

COBB, FENDLEY & ASSOCIATES

  
Miguel A. Escobar, LSLS, RPLS  
Texas Registration No. 5630  
*16 Sept 2016*



G:\Survey\PROJECTS\2015\1512-028-01-Weiss Ln\Data\Metes&Bounds\1512-028-01-row-weiss(5.0 ).docx