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**BROKER:**

Larry D. Kokel – Cell 512-924-5717  
[info@texag.com](mailto:info@texag.com)

**CLOSED NOVEMBER 2024**

**PROPERTY FOR SALE:  
17.722 ACRES TRAVIS COUNTY  
SOUTHWEST CORNER OF KELLY & WEISS LANE  
18909 WEISS LANE  
PFLUGERVILLE, TEXAS 78660**

**LEGAL:**

17.722 Acres E. Flint Survey, Abstract 277, Travis County, Texas (TCAD PID 278115).

**FRONTAGE:**

±1,530 feet west side Weiss Lane.  
±485 feet south side Kelly Lane.

**UTILITIES:**

Water: Manville WSC – CCN  
Wastewater: City of Pflugerville.

**SCHOOL DISTRICT:**

Pflugerville ISD

**TAXES:**

Currently under Agricultural 1-D-1 taxation. 2020 ad valorem taxes \$96.47. **Future rollback taxes responsibility of Buyer.**

**Zoning:**

City of Pflugerville – A-Agriculture/Development Reserve. Development adjacent to west zoned Retail District.

**COMMENTS:**

Property in northeast Pflugerville with strong urban growth around property. Land suitable for variety of future urban development. Historic use of land has been farming. Land is impacted by drainage and floodplain of an unnamed Tributary to Wilbarger Creek. Initial engineering study by Moody Engineering Inc. indicates ±11 acres within 100-year floodplain with ±7 acres having potential reclamation. This would leave ±4 acres on south end of land within 100-year floodplain.

**PRICE: \$3,400,000.00**

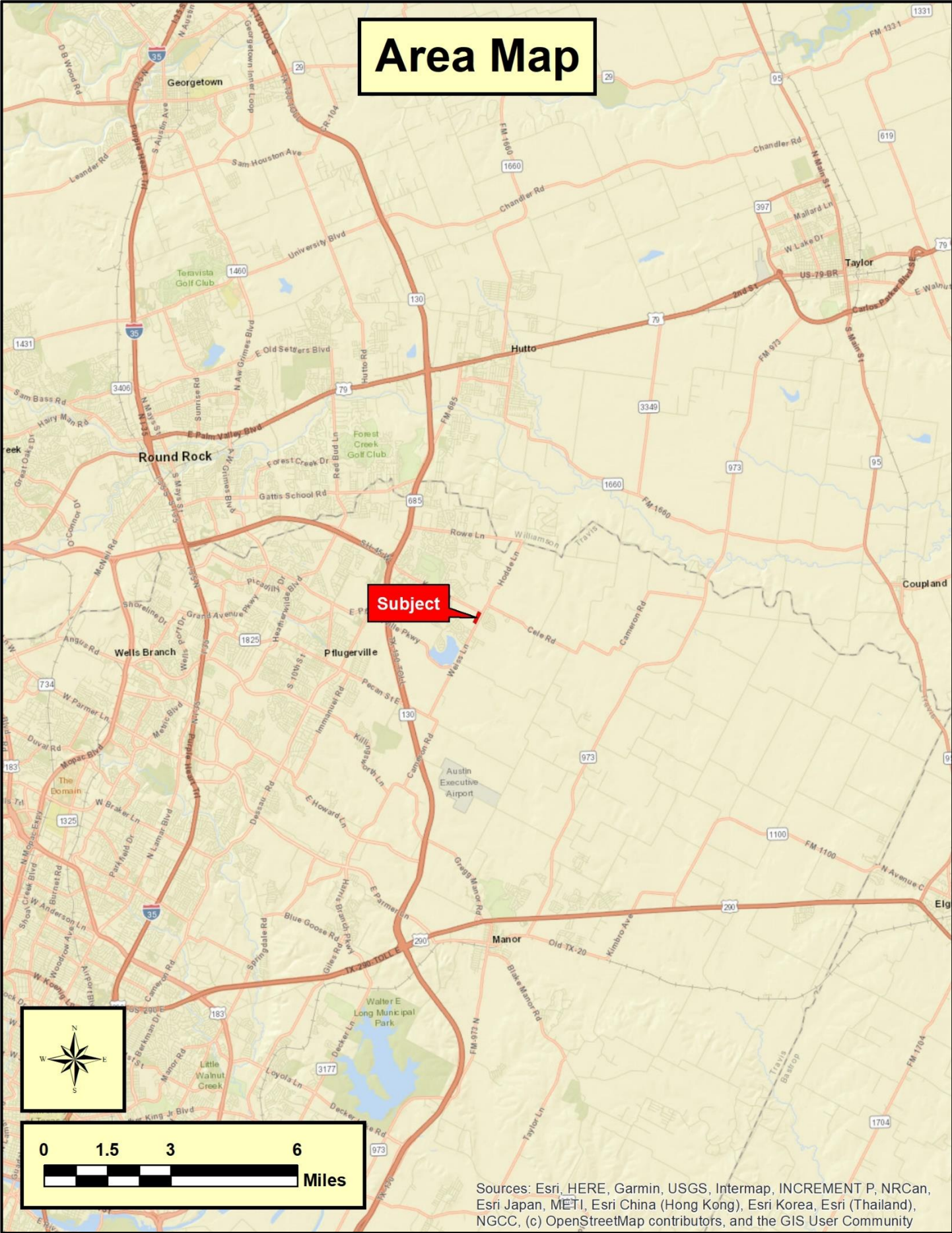
**COMMISSION: 3% to Buyer's Broker upon acceptable contract and payable at closing and funding.**

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Contact: [TEXAG Real Estate Services, Inc.](http://www.texag.com) [www.texag.com](http://www.texag.com) Larry D. Kokel Ph: 512-930-5258 Cell# 512-924-5717

The information contained herein is from sources deemed reliable by the broker, but not guaranteed. All offerings are subject to errors, omission, prior sale, change or withdrawal without notice. In accordance with the rules promulgated by the Texas Real Estate License Act (TRELA), you are notified that the information "About Brokerage Services" form is provided herein. TexAg Real Estate Services, Inc. represents the Sellers of this property. This property is offered for sale without regard to race, color, creed, familial status, national origin, religion or handicap status.

# Area Map



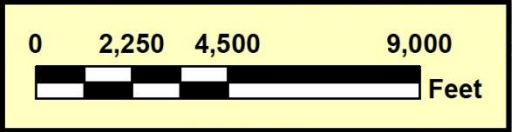
**Subject**

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



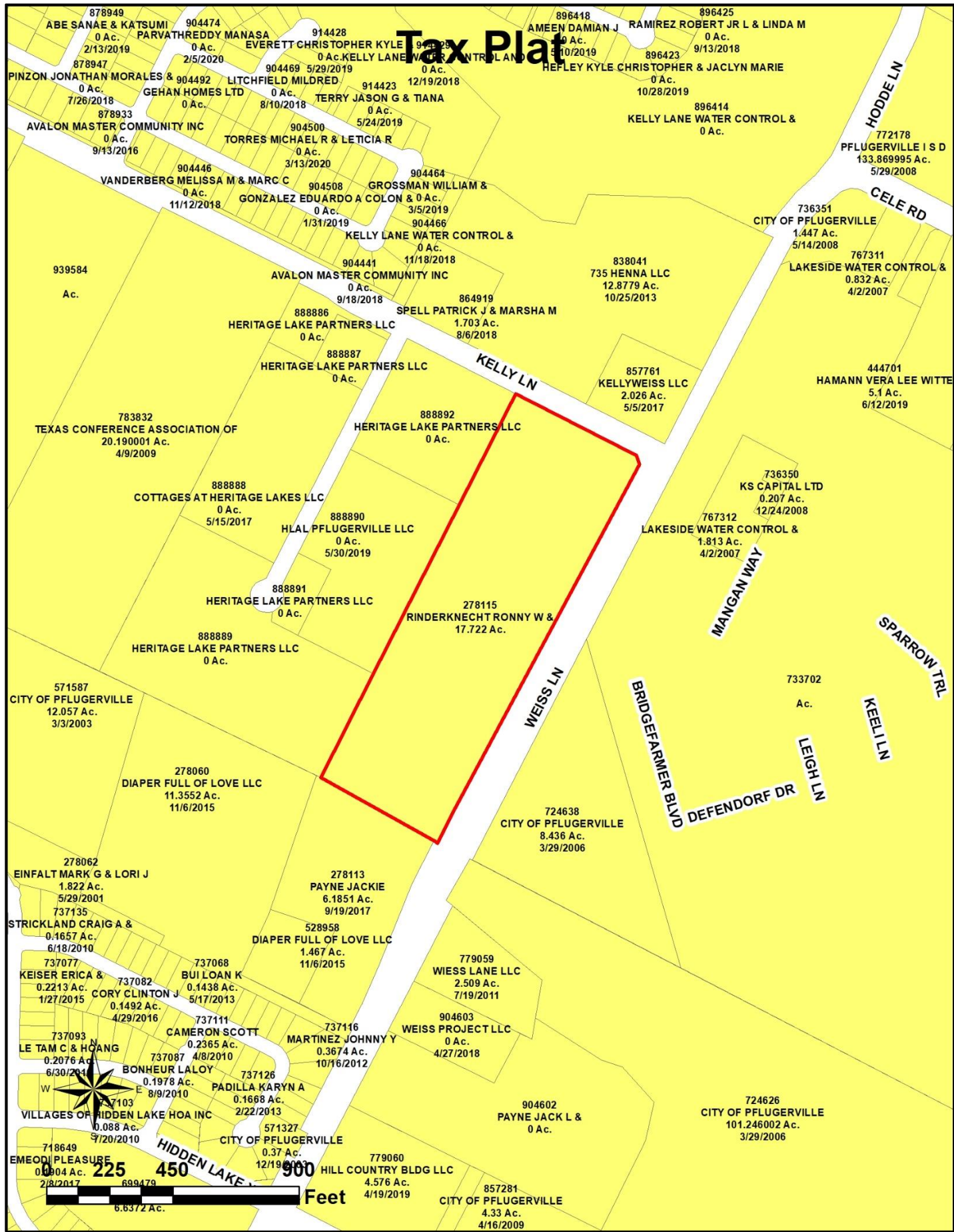
# Location Map

**Subject**



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

# Tax Plat





# Aerial Map



Date of Imagery 2020



# Contour/Flood Map



Date of Imagery 2020



September 16, 2020

Mr. Ron Rinderknecht  
4701 Yucca Flats Trail  
Fort Worth, TX 76108

RE: Wilbarger Creek & Weiss Ln Floodplain Assessment  
18909 Weiss Ln, Pflugerville, TX 78660 / TCAD ID 278115  
MEI Project No. 2020-416

Dear Mr. Rinderknecht:

Thank you for the opportunity to provide this assessment of the potential to reclaim floodplain area of an unnamed tributary to Wilbarger Creek. In performing this assessment, MEI performed a review of available topographic data, TxDOT construction plans for the improvements to Weiss Lane, and conducted a site visit to make visual observations of the topography, creek centerline, bridge structure and adjacent drainage conveyances. MEI did not acquire, review, or develop hydraulic models.

### **Background**

The City of Pflugerville is a participating community in the National Flood Insurance Program (NFIP). As such, the City has adopted Flood Insurance Rate Maps and Base Flood Elevations throughout the community, including the tributary of Wilbarger Creek which is of interest. The effective base flood elevations are depicted in a Letter of Map Revision, LOMR 16-06-0599P, revising Map Panel No. 48453C0285H, effective November 21, 2016. This LOMR is attached for your reference (Exhibit B). No floodway appears to have been established with this LOMR, and no floodway was defined in the preceding study for this tributary.

The City of Pflugerville is also participating in a regional flood protection planning study of Wilbarger Creek with the assistance of the Texas Water Development Board. This study will modernize the modeling methods and mapping components, and analyze potential flood protection alternatives throughout the watershed. Based on our conversations with the consulting firm preparing the analysis, the hydrologic and hydraulic models are currently in progress, and preliminary floodplains are expected to be released in December 2021<sup>1</sup>. The following are important elements to consider with this current study:

- The study is using Atlas 14 rainfall data as a base component of the hydrologic model. The Atlas 14 data is the most recent data available, and is based upon an advanced statistical

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<sup>1</sup> Email correspondence with Paul Morales, P.E., CFM, Half Associates, July 28, 2020.

analysis of rainfall records, incorporating Hurricane Harvey. Most communities within the region, including the City of Pflugerville, are updating their requirements to utilize this information.

- The study scope includes the reach of interest, which is intended to be studied on a "detailed" basis. However, no floodway will be defined through this reach of interest.
- Existing Letters of Map Revision (LOMRs) will be superseded by this study, once adopted. The new study incorporates more current topographic data (2017 LiDAR). This means that the current, effective LOMR (16-06-0599P) will no longer be in effect, once the study is finalized and accepted as the new effective study by FEMA.
- MEI has not obtained the hydrologic or hydraulic models performed under the Wilbarger Creek Flood Protection Plan.
- Accordingly, MEI has not received confirmation about the status of the new Weiss Ln bridge structure within the new hydraulic models. As we receive this information, we can provide you with an update.

### **Conclusion**

A portion of the site which is encumbered by floodplain appears to be ineffective flow associated with the older (removed) bridge structure, which could potentially be removed from the floodplain by way of a map revision, as approximately depicted on the attached Exhibit A. However, this assessment is preliminary and must take into consideration an analysis of the fill activity within the framework of hydrologic and hydraulic models, in order to determine that no adverse impact is created through the placement of fill. This analysis could be done using the effective FEMA models, the development of new independent models, or the anticipated Flood Protection Planning models for Wilbarger Creek. Given the timing of these options, MEI recommends using the Flood Protection Planning models when they become available.

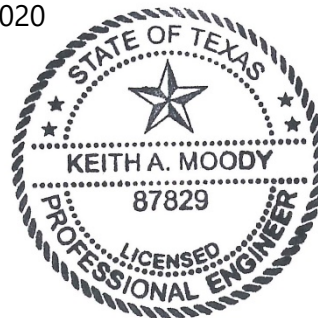
Should you have any questions or concerns, please feel free to contact me at any time.

Sincerely,

9/16/2020



Keith A. Moody, P.E., C.F.M.  
Principal Engineer



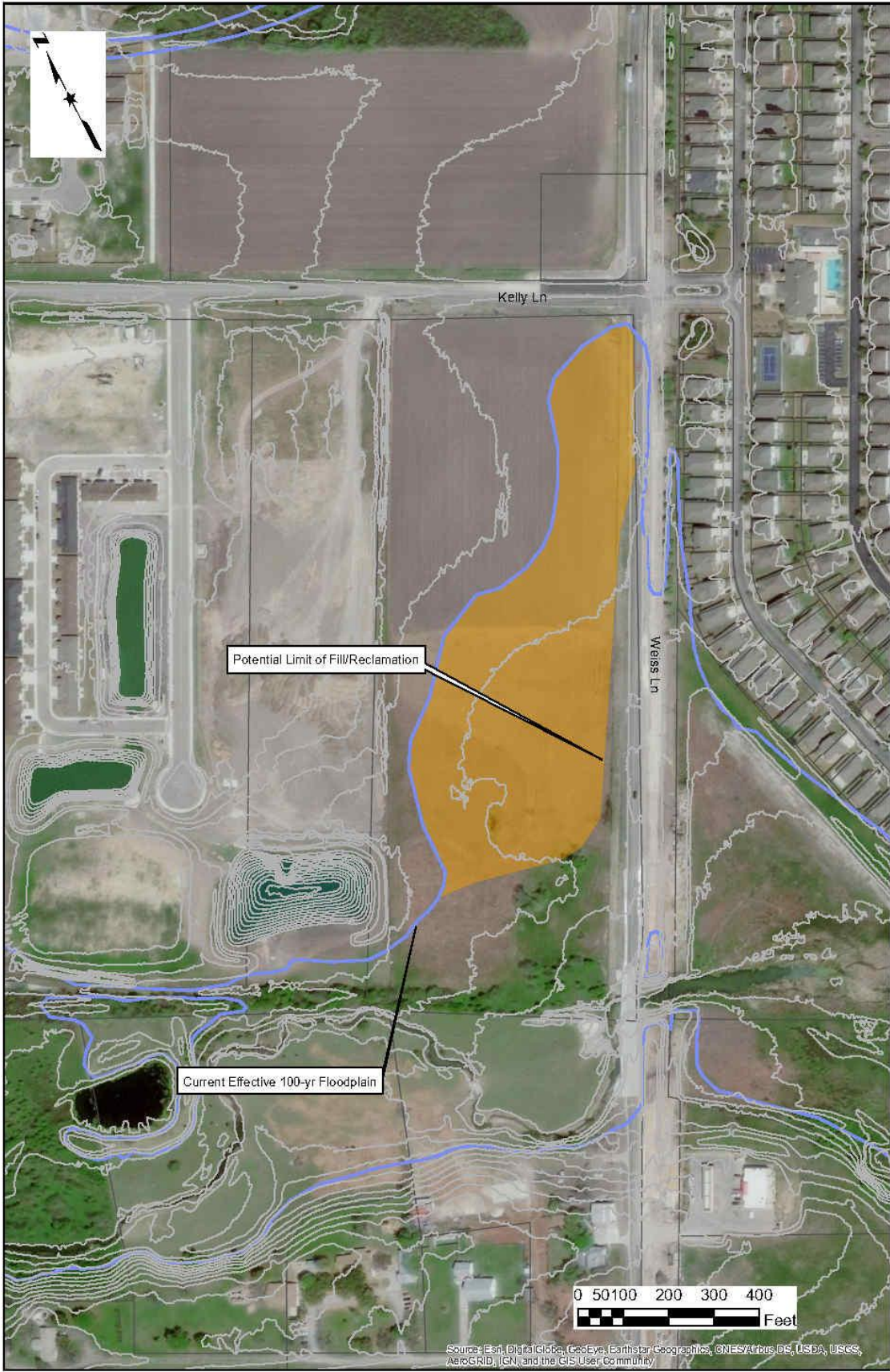
Moody Engineering, Inc.  
TBPE# F-18320

Attachments:

Exhibit A – Potential Area of Reclaimed Floodplain

Exhibit B – LOMR 16-06-0599P





**MEI**

Moody Engineering, Inc.  
 9225 Bee Caves Rd, Bldg. A Suite 200  
 Austin, Texas 78733  
 TBPE F-18320

**Exhibit A**  
 Potential Area of Reclaimed Floodplain  
 Wilbarger Creek at Weiss Lane  
 Pflugerville, TX

September 2020 MEI Proj. 2020-416



# Soils Map



- HnA - Houston Black clay, 0 to 1 percent slopes
- HnB - Houston Black clay, 1 to 3 percent slopes
- Tw - Tinn clay, 0 to 1 percent slopes, frequently flooded

Date of Imagery 2020



# City Limits/ETJ Map





# Zoning Map

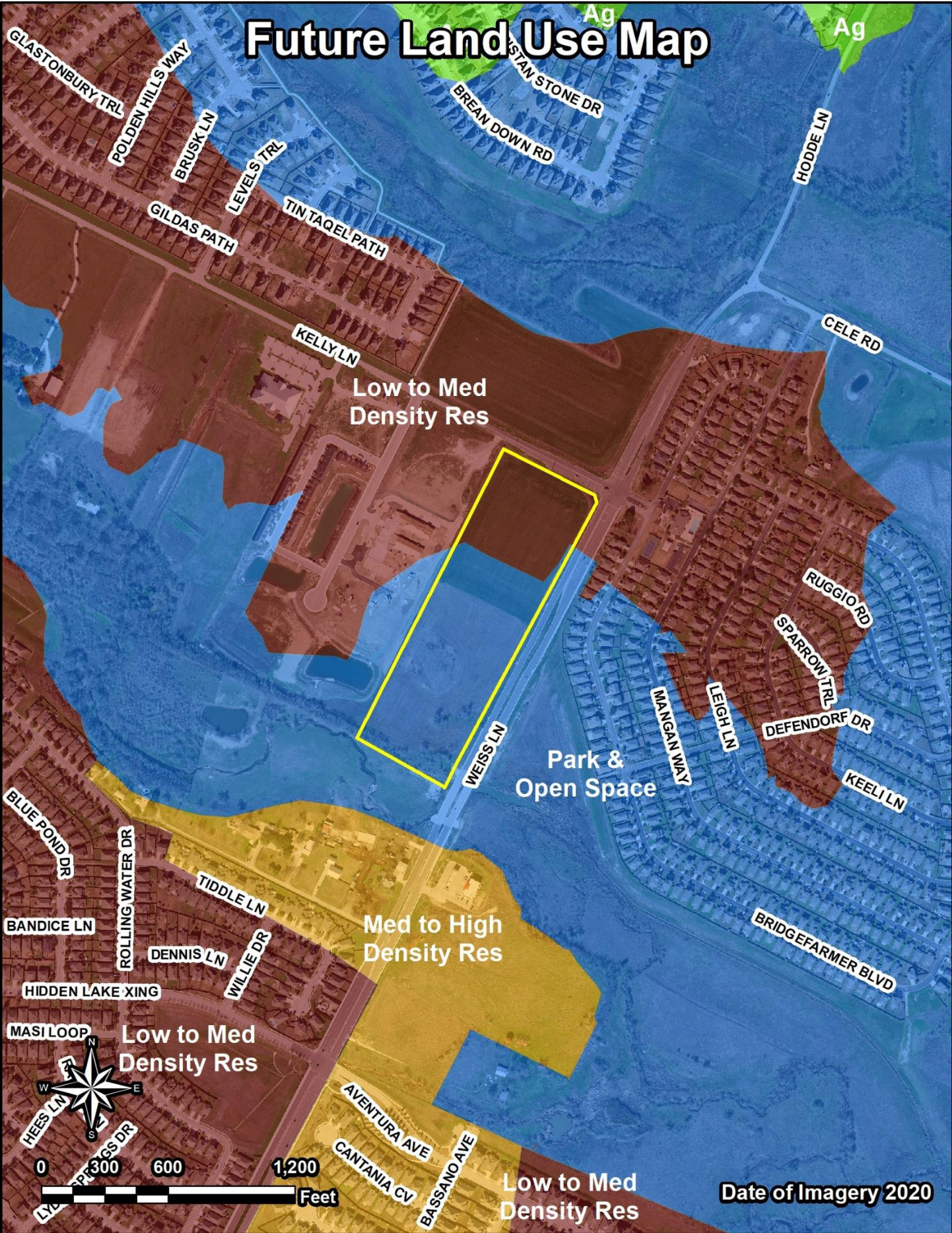


- A - Agriculture/Development Reserve
- R - Retail District
- GB1 - General Business 1
- GB2 - General Business 2
- LI - Light Industrial District

Date of Imagery 2020



# Future Land Use Map





# CCN Map - Water





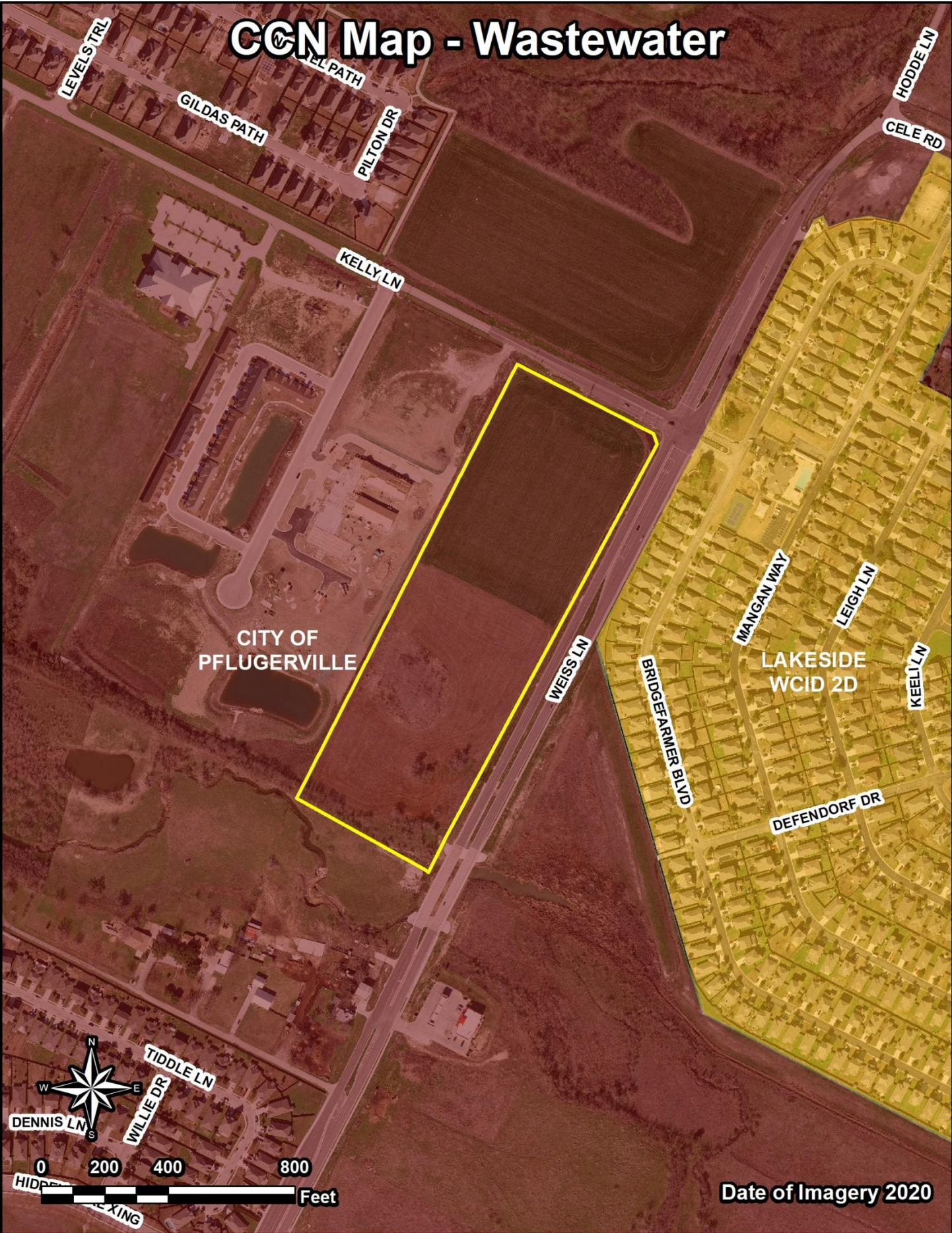
# Water Line Map



Date of Imagery 2020

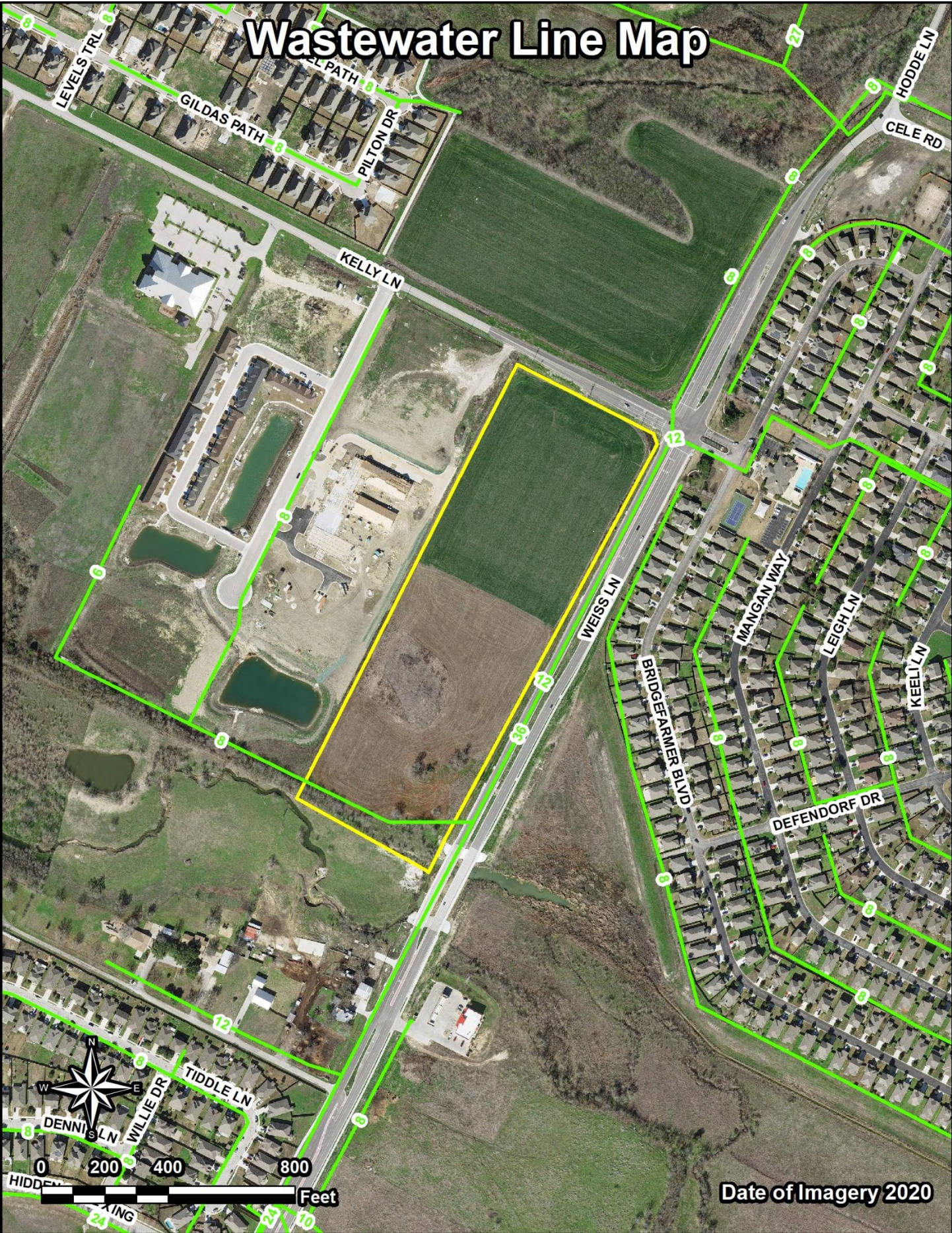


# CCN Map - Wastewater





# Wastewater Line Map



Date of Imagery 2020





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>TEXAG REAL ESTATE SERVICES, INC.</b>	<b>368153</b>	<b>info@texag.com</b>	<b>(512)930-5258</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>LARRY D. KOKEL</b>	<b>0216754</b>	<b>info@texag.com</b>	<b>(512)930-5258</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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