

**RESOLUTION NO. 20191003-056**

**WHEREAS**, the City Council of the City of Austin has found that public necessity requires the City to acquire certain real property interests for public uses as set out below; and

**WHEREAS**, the City has attempted to purchase those needed real property interests, but has been unable to agree with the owner on the value of the property interest, or the damages, if any; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City against the owner now having, or who may acquire, an interest in the real property interests necessary to the City, described below, for the public uses set out below, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions.

**BE IT FURTHER RESOLVED:**

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

Owners:                   Locke Sovran I, LLC., nka Life Storage, LP., a Delaware limited partnership

Project:                   Austin Energy Circuit 811 Upgrade Parcel 18 Project

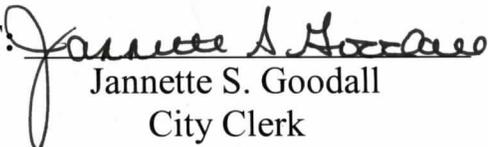
Public Use: For upgrading the capacity of the overall electric system, and ensuring the distribution of safe and reliable electric services to the community. An easement and right of way along, over, under, and across that portion of the Property bounded and described on Exhibit A and shown on Exhibit B, attached hereto and incorporated herein (the "Easement"), to place, construct, reconstruct, install, operate, repair, maintain, inspect, replace, upgrade or remove (in whole or in part) electric transmission, distribution and electric telecommunications lines and systems; and all necessary or desirable appurtenances and structures (the "Facilities"), in the Easement, and to cut or trim trees and shrubbery and to remove obstructions as necessary to keep them clear of the Facilities and permit unimpeded access to the Facilities.

Location: 8227 North Lamar Boulevard, Austin, Travis County, Texas 78753

The general route of the project is along the east side of N. Lamar Blvd. from the Justin Lane Substation on North Lamar Blvd. crossing Lamar Blvd. at Wagon Trail Road from there the circuit traverses the North Park Estates and Gracywoods neighborhoods until it reaches the McNeil Substation on Knollpark Drive, in Austin, Travis County, Texas. (District 4).

Property: Described in the attached and incorporated Exhibit A and B.

ADOPTED: October 3, 2019

ATTEST:   
Jannette S. Goodall  
City Clerk



## Landesign Services, Inc.

1220 McNeil Road  
 Suite 200  
 Round Rock, Texas 78681  
 Firm Registration No. 10001800  
 512-238-7901 office  
 512-238-7902 fax

### PROPERTY DESCRIPTION PARCEL 18

BEING A 0.054 OF ONE ACRE (2361 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY NO. 57, ABSTRACT NO. 789, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 4.3830 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO LOCKE SOVRAN I, LLC, RECORDED IN DOCUMENT NO. 2001027238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.054 OF ONE ACRE (2361 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rebar found for the most Northerly corner of a called 3.444 acre tract of land described in a Warranty Deed to Ryder Truck Rental, Inc., recorded in Vol. 7292, Pg. 594 of the Deed Records of Travis County, Texas and the most Westerly corner of a called 3.27 acre tract of land described in a General Warranty Deed to Mildred Evelyn Schlueter Buck, recorded in Document No. 2003049599 of said Official Public Records, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies), from which a 1/2-inch iron rebar found in said existing Easterly right-of-way line of North Lamar Boulevard, bears North  $48^{\circ}24'54''$  East a distance of 384.70 feet;

THENCE South  $48^{\circ}27'57''$  West coincident with the common dividing line of said 3.444 acre tract and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of 245.29 feet to a Calculated Point not set (Grid Coordinates: N=10101383.180, E=3124660.457) for the most Northerly corner of said 4.3830 acre tract, the most Westerly corner of said 3.444 acre tract, and the **POINT OF BEGINNING** of the herein described tract;

THENCE **South  $61^{\circ}57'32''$  East** departing said existing Easterly right-of-way line of North Lamar Boulevard, coincident with the common dividing line of said 4.3830 acre tract and said 3.444 acre tract, a distance of **16.01** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

**EXHIBIT "A"**

THENCE **South 48°27'57" West** over and across said 4.3830 acre tract, a distance of **157.98** feet to a Calculated Point not set in the Southwest line of said 4.3830 acre tract and the Northeast line of Lot 1, SANTERRE INDUSTRIAL PARK, recorded in Vol. 78, Pg. 322 of the Plat Records of Travis County, Texas, from which a Cotton Spindle found for the Southeast corner of said Lot 1 and an interior corner of Lot 1, AMENDED PLAT OF LOT 1, COX BUSINESS PARK AND LOT C, POWELL LANE SUBDIVISION SECTION TWO, recorded in Document No. 200500073 of said Official Public Records, bears South 32°32'40" East a distance of 141.05 feet;

THENCE **North 58°00'22" West** coincident with the common dividing line of said 4.3830 acre tract and said Lot 1, SANTERRE INDUSTRIAL PARK, a distance of **15.64** feet to a Calculated Point not set for the most Westerly corner of said 4.3830 acre tract and the most Northerly corner of said Lot 1, SANTERRE INDUSTRIAL PARK, also being in said existing Easterly right-of-way line of North Lamar Boulevard;

THENCE **North 48°27'57" East** coincident with the common dividing line of said 4.3830 acre tract and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **156.83** feet to the **POINT OF BEGINNING** and containing 0.054 of one acre of land (2361 Square Feet) more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83 (2011 Adjustment). All distances and coordinates shown hereon are grid values represented in U.S. Survey Feet.

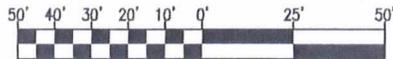
This property description is accompanied by a separate plat of even date and was prepared by an on the ground survey made under my supervision during the month of October, 2016.



Travis S. Tabor  
Registered Professional Land Surveyor  
State of Texas No. 6428

01/27/2017  
Date





GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR LEGEND AND TITLE COMMITMENT NOTES

Line Table		
Line #	Direction	Length
L1	N48° 24' 54"E	384.70'
L2	S61° 57' 32"E	16.01'
L3	N58° 00' 22"W	15.64'

P.O.C.

POLE #300257

MILDRED EVELYN SCHLUETER BUCK  
3.27 ACRES  
DOC. NO. 2003049599  
O.P.R.T.C.T.

NORTH LAMAR BOULEVARD  
(R.O.W. VARIES)

S48°27'57"W 245.29'

ASPH. DRIVE/PKG.

RYDER TRUCK RENTAL, INC.  
3,444 ACRES  
VOL. 7292, PG. 594  
D.R.T.C.T.

WATER LINE EASEMENT  
CITY OF AUSTIN  
DOC. 2014096066  
O.P.R.T.C.T.

P.O.B.

GRID COORDS  
N=10101383.180  
E=3124660.457

POLE #300101

12.5' EASEMENT  
CITY OF AUSTIN  
VOL. 11456, PG. 276  
R.P.R.T.C.T.

WATER LINE EASEMENT  
CITY OF AUSTIN  
DOC. 2013030478  
O.P.R.T.C.T.

(156.69')  
(N50°19'30"E)  
156.83'  
N48°27'57"E

CONC. DRIVE

PARCEL 18  
0.054 OF ONE ACRE  
(2361 SQ. FT.)

SIDEWALK

LOCKE SOVRAN I L.L.C.  
4.3830 ACRES  
DOC. NO. 2001027238  
O.P.R.T.C.T.

J.P. WALLACE  
SURVEY NO. 57  
ABSTRACT NO. 789

LOT 1  
AMENDED PLAT OF LOT 1,  
COX BUSINESS PARK AND  
LOT C, POWELL LANE SUBDIVISION  
SECTION TWO  
DOC. NO. 200500073  
O.P.R.T.C.T.

LOT 1  
SANTERRE  
INDUSTRIAL PARK  
VOL. 78, PG. 322  
P.R.T.C.T.

S52°32'40"E 141.05'

JOB NUMBER: 16-006	DATE: 01/27/2017
PROJECT NAME: 811 UPGRADE	
DRAWING NAME: 16006_PARCEL 18	
DRAWING FILE PATH: L:\City of Austin\811 Upgrade\DWGS\Parcels	
FIELDNOTE FILE PATH: L:\City of Austin\811 Upgrade\Metes and Bounds	
RPLS: TST	TECH: TST
PARTYCHIEF: JA	CHK BY: JB
SHEET 03 of 04	FIELDBOOKS: 265/267
	SCALE: 1" = 50'



LANDESIGN SERVICES, INC.

512-238-7901  
1220 MCNEIL ROAD  
SUITE 200  
ROUND ROCK, TEXAS 78681  
FIRM REGISTRATION NO. 10001800

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY  
 GF NO.: CTA-07-CTA1601074  
 ISSUE DATE: JUNE 8, 2016 - EFFECTIVE DATE: MAY 31, 2016

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

SCHEDULE B EXCEPTIONS:

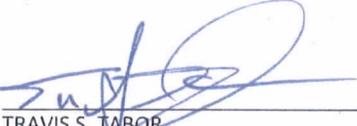
- 10a. NOT A SURVEY MATTER.
- 10b. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. NOTED HEREON.
- 10c. NOT A SURVEY MATTER.
- 10d. NOT A SURVEY MATTER.
- 10e. NOT A SURVEY MATTER.
- 10f. NOT A SURVEY MATTER.
- 10g. NOT A SURVEY MATTER.
- 10h. EASEMENT DATED JANUARY 12, 1967, GRANTED TO THE CITY OF AUSTIN BY MARTIN WILLIAM STARK, RECORDED IN VOL. 3237, PG. 1572, DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.
- 10i. EASEMENT DATED APRIL 24, 1996, GRANTED TO THE CITY OF AUSTIN BY THE N. LAMAR BUSINESS TRUST, RECORDED IN VOL. 12681, PG. 1036, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.
- 10j. EASEMENT DATED MAY 6, 1985, GRANTED TO THE CITY OF AUSTIN BY WILSON L. RICHARDS AND WIFE, MARY ELIZABETH RICHARDS, RECORDED IN VOL. 9165, PG. 463, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - DOES NOT AFFECT.
- 10k. NOT A SURVEY MATTER.
- 10l. EASEMENT RECORDED FEBRUARY 20, 2013, GRANTED TO THE CITY OF AUSTIN BY LOCKE SOVRAN I, LLC, RECORDED IN DOC. NO. 2013030478, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.
- 10m. EASEMENT RECORDED JUNE 30, 2014, GRANTED TO THE CITY OF AUSTIN BY LOCKE SOVRAN I, LLC, RECORDED IN DOC. NO. 2014096066, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SHOWN HEREON.

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE.

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2016.

  
 TRAVIS S. TABOR 01/27/2017  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS - NO. 6428



LEGEND

- ⊗ COTTON SPINDLE FOUND (OR AS NOTED)
- TX.D.O.T. TYPE I MONUMENT FOUND
- ◻ TX.D.O.T. TYPE II MONUMENT FOUND
- IRON REBAR FOUND (1/2" OR AS NOTED)
- IRON PIPE FOUND (1/2" OR AS NOTED)
- ⊙ IRON REBAR FOUND WITH CAP (ILLEGIBLE)
- ▲ NAIL FOUND (PK OR AS NOTED)
- △ CALCULATED POINT NOT SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- O.R.T.C.T. OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- C.R.T.C.T. CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- U.E. UTILITY EASEMENT
- B.L. BUILDING LINE
- (S45°E 45') RECORD INFO. PER TRAVIS COUNTY

LEGEND

- CO WASTEWATER CLEANOUT
- W WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- UN UNKNOWN MANHOLE
- PB ELECTRIC PULLBOX
- GUARDRAIL
- IRON FENCE
- CHAIN LINK FENCE
- OHE — OVERHEAD ELECTRIC
- ⊗ ELECTRIC MISC.
- ⊙ ELECTRIC MANHOLE
- POLE
- POWER POLE
- SIGN POST
- W WATER METER
- ⊙ FIRE HYDRANT
- BP BOLLARD
- ⊙ TELEPHONE MANHOLE
- TEL TELEPHONE PEDESTAL
- TV CABLE MARKER
- CONC. CONCRETE
- ASPH. ASPHALT
- PKG. PARKING AREA
- E.P. EDGE OF PAVEMENT
- B.O.C. BACK OF CURB

JOB NUMBER: 16-006	DATE: 01/27/2017
PROJECT NAME: 811 UPGRADE	
DRAWING NAME: 16006_PARCEL 18	
DRAWING FILE PATH: L:\City of Austin\811 Upgrade\DWGS\Parcels	
FIELDNOTE FILE PATH: L:\City of Austin\811 Upgrade\FIELD\Field to Office\FNs	
RPLS: TST	TECH: TST
PARTYCHIEF: JA	CHK BY: JB
SHEET 04 of 04	FIELDBOOKS: 265/267
SCALE: 1" = 50'	



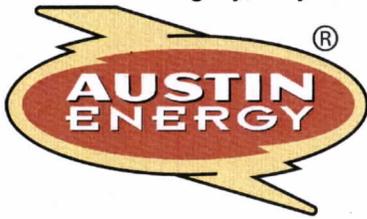
LANDESIGN SERVICES, INC.

512-238-7901  
 1220 MCNEIL ROAD  
 SUITE 200  
 ROUND ROCK, TEXAS 78681  
 FIRM REGISTRATION NO. 10001800

# Proposed Easement at Locke Sovran Tract #18

-  Parcels
-  Proposed Easement

2018 Aerial Imagery, City of Austin



*AE Public Involvement  
& Real Estate Services*



0 50 100  
 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by AUSTIN ENERGY for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by MGomez 11/29/2018

