

**RESOLUTION NO. 20210610-051**

**WHEREAS**, the City Council of the City of Austin has found that public necessity requires the City to acquire certain real property interests for the 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:

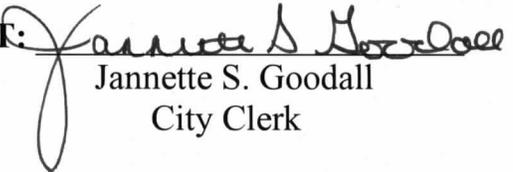
Owners: 2418 S. Lamar Blvd., Ltd.  
Project: City of Austin Corridor Mobility Program, South Lamar Boulevard Corridor Project

Public Use: To provide connectivity between many local attractions, homes, sidewalks, and bicycle lanes.  
A sidewalk, trail, and recreational easement as described in the attached Exhibit "A" is necessary to install, construct, operate, use, maintain, repair, modify, upgrade, monitor, inspect, replace, make connections with multi-use trails, and promenade structures and related facilities in, under, upon and across the property described in Exhibit "A".

Location: 2418 S. Lamar Blvd., Austin, Travis County, Texas 78704  
The general route of the project is along South Lamar Boulevard between Riverside Drive to US 290, in Travis County, Texas. (District 5)

Property: Described in the attached and incorporated Exhibit A.

ADOPTED: June 10, 2021

ATTEST:   
Jannette S. Goodall  
City Clerk

**EXHIBIT "A"**

<b>City of Austin:</b>	Corridor Program	Parcel 5308.004 STARE
<b>Corridor:</b>	South Lamar Boulevard	0.0050 Acres, 216 Sq. Ft.
<b>Segment:</b>	SOLA-C2	Page 1 of 5
<b>Segment From:</b>	Barton Springs Road	September 16, 2020
<b>Limits To:</b>	US 290	
<b>RCSJ:</b>	0113-09-072	

**DESCRIPTION OF PARCEL 5308.004 STARE**

DESCRIPTION OF A 0.0050 OF ONE ACRE (216 SQUARE FOOT) PARCEL, OUT OF THE HENRY P. HILL LEAGUE NO. 21, ABSTRACT NO. 14 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF THAT TRACT CONVEYED TO 2418 S. LAMAR BLVD., LTD. BY DEED, EXECUTED SEPTEMBER 14, 2018, AS RECORDED IN DOCUMENT NO. 2018148424, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS 1.53 ACRES IN VOLUME 3618, PAGE 35, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0050 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point at the northeast corner of said 2418 S. Lamar Blvd. tract, being at the southeast corner of Lot 1, Thompson-Wade Subdivision, a subdivision of record in Book 85, Page 137D, Plat Records, Travis County, Texas, said Lot 1 conveyed to J & E Miller Family Limited Partnership by deed, as recorded in Document No. 2013077647, Official Public Records, Travis County, Texas, and in the existing west right-of-way line of Bluebonnet Lane (varying width), from which a 1/2 inch iron pipe found bears North 46°24'17" East 0.67 feet;

THENCE, along the east line of said 2418 S. Lamar Blvd. tract and the existing west right-of-way line of Bluebonnet Lane, South 28°32'13" West 153.25 feet to a calculated point at the northeast corner of this parcel for the POINT OF BEGINNING, being 41.96 feet left of Engineer's Baseline Station 173+98.98, and having Surface Coordinates of N=10,063,945.54 E=3,103,931.60;

- 1) THENCE, along the east line of this parcel, continuing along the east line of said 2418 S. Lamar Blvd. tract and the existing west right-of-way line of Bluebonnet Lane, **South 28°32'13" West 3.18 feet** to a calculated point at the southeast corner of this parcel and said 2418 S. Lamar Blvd. tract, being in the existing north right-of-way line of South Lamar Boulevard (varying width);

## EXHIBIT "A"

<b>City of Austin:</b>	Corridor Program	Parcel 5308.004 STARE
<b>Corridor:</b>	South Lamar Boulevard	0.0050 Acres, 216 Sq. Ft.
<b>Segment:</b>	SOLA-C2	Page 2 of 5
<b>Segment From:</b>	Barton Springs Road	September 16, 2020
<b>Limits To:</b>	US 290	
<b>RCSJ:</b>	0113-09-072	

### DESCRIPTION OF PARCEL 5308.004 STARE

- 2) THENCE, along the south line of this parcel and said 2418 S. Lamar Blvd. tract and the existing north right-of-way line of South Lamar Boulevard, with a curve to the left, whose delta angle is **03°08'26"**, a radius of **1,950.09 feet**, an arc distance of **106.89 feet**, and the chord of which bears **South 65°52'52" West 106.88 feet** to a calculated point at the southwest corner of this parcel, being 40.47 feet left of Engineer's Baseline Station 172+91.86;
- 3) THENCE, along the proposed west line of this parcel, crossing said 2418 S. Lamar Blvd. tract, **North 25°57'10" West 2.00 feet** to a calculated point at the northwest corner of this parcel, being 42.47 feet left of Engineer's Baseline 172+91.86;
- 4) THENCE, along the proposed north line of this parcel, crossing said 2418 S. Lamar Blvd. tract, with a curve to the right, whose delta angle is **03°12'49"**, radius is **1,952.09 feet**, an arc distance of **109.48 feet**, and the chord of which bears **North 65°55'03" East 109.47 feet** to the POINT OF BEGINNING and containing 0.0050 of one acre (216 square feet) of land within these metes and bounds.

**EXHIBIT "A"**

**City of Austin:** Corridor Program  
**Corridor:** South Lamar Boulevard  
**Segment:** SOLA-C2  
**Segment From:** Barton Springs Road  
**Limits To:** US 290  
**RCSJ:** 0113-09-072

Parcel 5308.004 STARE  
0.0050 Acres, 216 Sq. Ft.  
Page 3 of 5  
September 16, 2020

**DESCRIPTION OF PARCEL 5308.004 STARE**

Notes

1. All bearings and coordinates described herein are based on the Texas Coordinate System (TCS), Central Zone (4203), North American Datum of 1983 (NAD 83 2001 Adjustment, Epoch 2010.00). All distances and coordinates described herein are Surface and may be converted to Grid by dividing the combined Adjustment Factor of 1.00011. All measurements are in U.S. Survey Feet.
2. A parcel plat of even date was prepared in conjunction with this property description.
3. \*\*The monument(s) described as "calculated" may be set with a typical ROW/Easement marker, after acquisition is completed, under the supervision of a Registered Professional Land Surveyor, either employed or retained by the City of Austin.
4. Stations and offsets are relative to Corridor Centerline provided by Engineer on 05/12/2020.

**SURVEYED BY:**

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 10095500



09/16/2020

Chris Conrad, Reg. Professional Land Surveyor No. 5623  
M:/COA-CORRIDORS-2018/LAN-18-050\_S Lamar/Descriptions/Parcel 5308.004

Date

AUSTIN GRID G-20  
PROPERTY ID: 303413

HENRY P. HILL LEAGUE NO. 21  
ABSTRACT NO. 14

2418 S. LAMAR BLVD, LTD.  
DOC. NO. 2018148424  
O.P.R.T.C.T.  
SEPTEMBER 14, 2018  
FURTHER DESCRIBED  
IN VOL. 3618, PG. 35  
D.R.T.C.TX.  
(1.53 AC.)

5308.004  
STARE  
0.0050 AC.  
(216 SQ. FT.)

EXISTING R.O.W.  
SOUTH LAMAR BOULEVARD  
(R.O.W. WIDTH VARIES)

(S31°15'00"W 156.43')  
(S28°32'13"W 153.25')  
EXISTING R.O.W.  
APPROXIMATE  
SURVEY LINE  
A-14  
A-B

P.O.C.  
PARCEL 5308.004 STARE

P.O.B.  
PARCEL 5308.004 STARE

ISAAC DECKER LEAGUE NO. 20  
ABSTRACT NO. 8

BLUEBONNET LANE  
(R.O.W. WIDTH VARIES)



**NOTES:**

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (TCS), CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING THE COMBINED ADJUSTMENT FACTOR OF 1.00011. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. \*\*THE MONUMENT(S) DESCRIBED AS "CALCULATED" MAY BE SET WITH TYPICAL ROW/EASEMENT MARKER, AFTER ACQUISITION IS COMPLETED, UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY THE CITY OF AUSTIN.
4. STATIONS AND OFFSETS ARE RELATIVE TO CORRIDOR CENTERLINE PROVIDED BY ENGINEER ON 5/12/2020.
5. NO RECORD EASEMENT INFORMATION FOUND FOR SOME UTILITIES SHOWN.

PROPERTY INSET  
N.T.S.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



*Chris Conrad*

09/16/2020

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

Note: There is a description to accompany this plat.

REVISIONS	
-	-
-	-

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

**CITY OF AUSTIN - CORRIDOR PROGRAM**

SOUTH LAMAR CORRIDOR, SEGMENT C2

PARCEL PLAT - 5308.004 STARE

0.0050 ACRES, (216 SQ. FT.)

RCSJ:	0113-09-072	AUSTIN GRID#	G-20
SURVEY DATE:	09/16/2020	PROJECT:	20-040
REVISION DATE:		PROPERTY ID:	303413
SCALE:	N.T.S.	SHEET:	4 OF 5

EXHIBIT "A"

**LEGEND**

- FOUND 1/2" IRON ROD
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT, NOT SET
- |— PROPERTY LINE (OWNERSHIP DIVISION)
- |— DISTANCE NOT TO SCALE
- |— DEED LINE (OWNERSHIP IN COMMON)
- ① PARCEL NUMBER
- P.U.E. PUBLIC UTILITY EASEMENT
- (XXXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- O.R.T.C.TX. OFFICIAL RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- PR.R.T.C.TX. PROBATE RECORDS TRAVIS COUNTY, TEXAS
- ⊗ WATER VALVE
- ⊙ STORM DRAIN MANHOLE
- ⊙ WASTEWATER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ JUNCTION BOX ELECTRIC
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- |— GUY ANCHOR
- |— OVERHEAD UTILITY LINE
- ⊙ SINGLE POST SIGN
- ⊙ SEWER CLEANOUT
- ⊙ FIRE HYDRANT
- ⊙ TSLP TRAFFIC SIGNAL POLE

CURVE TABLE						
CURVE#	LENGTH	RADIUS	DELTA	TANGENT	BEARING	DISTANCE
C1	106.89'	1950.09'	03°08'26"	53.46'	S65°52'52"W	106.88'
(C1)	148.47'	1950.09'	04°21'44"	74.27'	S67°59'00"W	148.43'
C2	109.48'	1952.09'	03°12'49"	54.76'	N65°55'03"E	109.47'

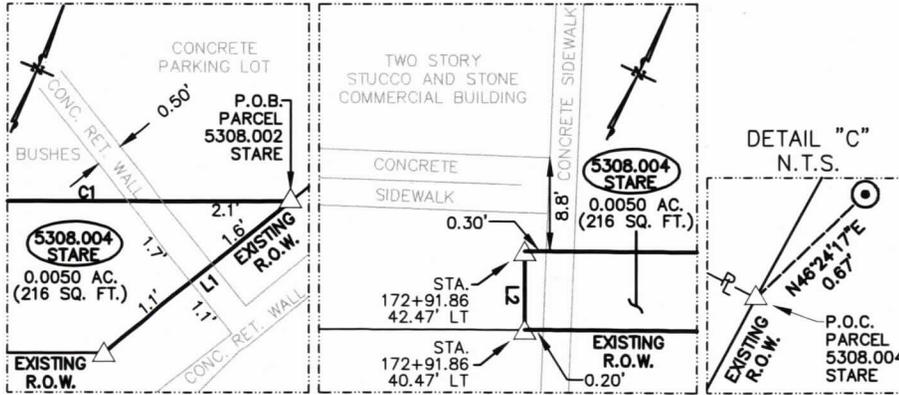
LOT 1  
 THOMPSON-WADE SUBDIVISION  
 BK. 85, PG. 137D  
 P.R.T.C.TX.  
 J&E MILLER FAMILY LIMITED PARTNERSHIP  
 DOC. NO. 2013077647  
 O.P.R.T.C.TX.

C3  
 ENGINEER'S BASELINE SOUTH LAMAR  
 PI NORTHING = 10,063,939.11  
 PI EASTING = 3,103,837.46  
 PI STATION = 173+26.61  
 DELTA = 31° 29' 08" (RT)  
 DEGREE OF CURVE = 02° 59' 59"  
 TANGENT = 538.42'  
 LENGTH = 1,049.60'  
 RADIUS = 1,910.00'  
 CHORD BEARING = N 64° 40' 52" E  
 CHORD = 1,036.44'  
 PC STATION = 167+88.19  
 PT STATION = 178+37.79

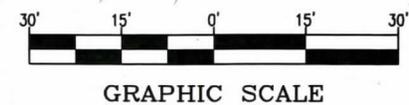
2418 S. LAMAR BLVD, LTD.  
 DOC. NO. 2018148424  
 O.P.R.T.C.TX.  
 SEPTEMBER 14, 2018  
 FURTHER DESCRIBED IN VOL. 3618, PG. 35  
 D.R.T.C.TX.  
 (1.53 AC.)

HENRY P. HILL LEAGUE NO. 21  
 ABSTRACT NO. 14

SOUTH LAMAR BOULEVARD  
 (R.O.W. WIDTH VARIES)  
 STATE OF TEXAS  
 VOL. 529, PG. 446  
 D.R.T.C.TX.  
 ENGINEER'S BASELINE  
 N.T.S.



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S28°32'13"W	3.18'
L2	N25°57'10"W	2.00'



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

<b>CITY OF AUSTIN - CORRIDOR PROGRAM</b>	
SOUTH LAMAR CORRIDOR, SEGMENT C2	
PARCEL PLAT - 5308.004 STARE	
0.0050 ACRES, (216 SQ. FT.)	
RCSJ:	0113-09-072 AUSTIN GRID# G-20
SURVEY DATE:	09/16/2020 PROJECT: 20-040
REVISION DATE:	PROPERTY ID: 303413
SCALE:	1" = 30' SHEET: 5 OF 5

EXHIBIT "A"