

RESOLUTION NO. 20211202-053

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:

Owner: International Bank of Commerce, Laredo, Texas, a Texas state banking association

Project: CPO Corridor Project: South Lamar Boulevard

Public Use: The construction of a shared-use-path route and landscaping within the project area will address congestion and enhance safety for pedestrians and cyclists.

A sidewalk, trail and recreational easement is needed to install, construct, operate, use, maintain, repair, modify, upgrade, monitor,

inspect, replace, make connections with, and remove the facilities, the facilities being walkways, sidewalks, bridges, multi-use trails, and promenade structures with all associated steps, stairs, ramps, tunnels, walls, trees, landscaping, and other appurtenances which provide public connectivity and an area for other recreational activities as determined by the City in its reasonable discretion; with the right and privilege at all times of having ingress over, on and across the easement tract as shown on Exhibit "A".

The temporary working space easement described in the attached Exhibit "B" is necessary to permit the City, its agents, employees, and contractors to enter upon said real property in order to move thereon vehicles, tools, and equipment, and persons as the City may deem necessary and convenient.

Location: 11400 Burnet Road, Austin, TX 78759

The general route of the project is along Burnet Road between Koenig Lane and MoPac Expressway.

Property: Described in the attached and incorporated Exhibits "A" and "B".

ADOPTED: December 2, 2021

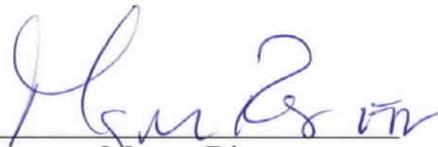
ATTEST: 
Myrna Rios
Interim City Clerk

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5302.006 STARE
Corridor:	Burnet Road	0.0271 Acres, 1,179 Sq. Ft.
Segment:	BURN-C3	Page 1 of 11
Segment From:	Bright Verde Way	May 19, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.006 STARE

DESCRIPTION OF A 0.0271 OF ONE ACRE (1,179 SQUARE FOOT) PARCEL, CONSISTING OF TWO PARTS OUT OF THE JAMES B. ROGERS SURVEY NO. 19, ABSTRACT NO. 659, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1-A, RESUBDIVISION OF LOT 1, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600294, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1-A CONVEYED TO INTERNATIONAL BANK OF COMMERCE, LAREDO, TEXAS BY DEED, EXECUTED FEBRUARY 15, 2007, AS RECORDED IN DOCUMENT NO. 2007028746, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0271 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.0006 of one acre (27 square feet)

COMMENCING at a mag nail found at the northwest corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being at the southwest corner of Lot 1-B, in said Resubdivision of Lot 1, Block "A" Domain Section 2 Subdivision, said Lot 1-B conveyed to Randolph-Brooks Federal Credit Union by deed, as recorded in Document No. 2011009323, Official Public Records, Travis County, Texas;

THENCE, along the north line of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract and the south line of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, South 72°19'46" East 289.47 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being 79.10 feet left of Engineer's Baseline Station 317+20.89, and having Surface Coordinates of N=10,117,070.62 E=3,120,230.13;

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5302.006 STARE
Corridor:	Burnet Road	0.0271 Acres, 1,179 Sq. Ft.
Segment:	BURN-C3	Page 2 of 11
Segment From:	Bright Verde Way	May 19, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.006 STARE

1) THENCE, along the north line of this parcel, said Lot 1-A, and said International Bank of Commerce, Laredo, Texas tract and the south line of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, **South 72°19'46" East 1.55 feet** to a calculated point at the northeast corner of this parcel, being the northwest corner of that existing Sidewalk Easement, described as 0.043 acres, conveyed to the City of Austin by deed recorded in Document No. 2008017989, Official Public Records, Travis County, Texas, and being 77.56 feet left of Engineer's Baseline Station 317+20.82, from which a mag nail found at the northeast corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being at the southeast corner of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, and being in the existing west right-of-way line of Burnet Road (FM-1325, 120 foot width right-of-way), bears South 72°19'46" East 11.96 feet;

THENCE, along the east line of this parcel, being the west line of said 0.043 acre existing Sidewalk Easement, crossing said Lot 1-A and said International Bank of Commerce, Laredo, Texas, the following two (2) courses, numbered 2 and 3:

- 2) **South 15°02'56" West 14.30 feet** to a calculated point, being 77.54 feet left of Engineer's Baseline Station 317+06.52; and
- 3) **South 28°29'49" West 6.73 feet** to a calculated point at the south corner of this parcel, being 79.10 feet left of Engineer's Baseline Station 316+49.97;
- 4) THENCE, along the west line of this parcel, crossing said Lot 1-A and said International Bank of Commerce, Laredo, Texas, **North 15°06'37" East 20.92 feet** to the POINT OF BEGINNING and containing 0.0006 of one acre (27 square feet) of land within these metes and bounds.

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5302.006 STARE
Corridor:	Burnet Road	0.0271 Acres, 1,179 Sq. Ft.
Segment:	BURN-C3	Page 3 of 11
Segment From:	Bright Verde Way	May 19, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.006 STARE

PART 2 0.0264 of one acre (1,152 square feet)

COMMENCING at a mag nail found at the northwest corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being at the southwest corner of said Lot 1-B, in said Resubdivision of Lot 1, Block "A" Domain Section 2 Subdivision, and said Randolph-Brooks Federal Credit Union tract;

THENCE, along the north line of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract and the south line of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, South 72°19'46" East 301.02 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being the northeast corner of that existing Sidewalk Easement, described as 0.043 acres, conveyed to the City of Austin by deed recorded in Document No. 2008017989, Official Public Records, Travis County, Texas, being 67.56 feet left of Engineer's Baseline Station 317+20.37, and having Surface Coordinates of N=10,117,067.11 E=3,120,241.14;

- 1) THENCE, along the north line of this parcel, said Lot 1-A, and said International Bank of Commerce, Laredo, Texas tract and the south line of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, **South 72°19'46" East 1.96 feet** to a mag nail found at the northeast corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being at the southeast corner of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, and being in the west line of that tract described as 1.42 acres conveyed to the State of Texas by deed, as recorded in Volume 663, Page 105, Deed Records, Travis County, Texas, and in the existing west right-of-way line of Burnet Road (FM-1325, 120 foot width right-of-way);

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5302.006 STARE
Corridor:	Burnet Road	0.0271 Acres, 1,179 Sq. Ft.
Segment:	BURN-C3	Page 4 of 11
Segment From:	Bright Verde Way	May 19, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.006 STARE

- 2) THENCE, along the east line of this parcel, said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, the west line of said 1.42 acre State of Texas tract, and the said existing west right-of-way line of Burnet Road, **South 15°03'09" West 183.61 feet** to a 1/2-inch iron rod with "BURY" plastic cap found at the southeast corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being in the existing north right-of-way line of West Braker Lane (varying width right-of-way);
- 3) THENCE, along the south line of this parcel, said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being the said existing north right-of-way line of West Braker Lane, **North 82°54'41" West 7.01 feet** to a calculated point at the southwest corner of this parcel, being the southeast corner of said 0.043 acre existing Sidewalk Easement, and being 72.36 feet left of Engineer's Baseline Station 315+35.70, from which a 1/2-inch iron rod with "4WARD" plastic cap found at the southwest corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being at the southeast corner of Lot 5, Block A, Domain South End District, a subdivision of record in Document No. 201900072, Official Public Records, Travis County, Texas, said Lot 5 conveyed to 10721 Domain Dr Ground Owner LLC by deed, as recorded in Document No. 2019116813, Official Public Records, Travis County, Texas, bears North 82°54'41" West 309.84 feet;

THENCE, along the west line of this parcel, being the east line of said 0.043 acre existing Sidewalk Easement, crossing said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, the following three (3) courses, numbered 4 through 6:

- 4) **North 15°02'56" East 148.74 feet** to a calculated point, being 72.52 feet left of Engineer's Baseline Station 316+34.44;
- 5) **North 28°29'49" East 21.50 feet** to calculated point, being 67.54 feet left of Engineer's Baseline Station 317+05.36; and

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5302.006 STARE
Corridor:	Burnet Road	0.0271 Acres, 1,179 Sq. Ft.
Segment:	BURN-C3	Page 5 of 11
Segment From:	Bright Verde Way	May 19, 2021
Limits To:	Loop 1	
CSJ:	1376-02-042	

DESCRIPTION OF PARCEL 5302.006 STARE

- 6) **North 15°02'56" East 15.02 feet** to the POINT OF BEGINNING and containing 0.0264 of one acre (1,152 square feet) of land within these metes and bounds.

Part 1 0.0006 Ac. 27 Sq. Ft.
Part 2 0.0264 Ac. 1,152 Sq. Ft.
Total 0.0271 Ac. 1,179 Sq. Ft.

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) 2011 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.

EXHIBIT "A"

City of Austin: Corridor Program
Corridor: Burnet Road
Segment: BURN-C3
Segment From: Bright Verde Way
Limits To: Loop 1
CSJ: 1376-02-042

Parcel 5302.006 STARE
0.0271 Acres, 1,179 Sq. Ft.
Page 6 of 11
May 19, 2021

DESCRIPTION OF PARCEL 5302.006 STARE

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



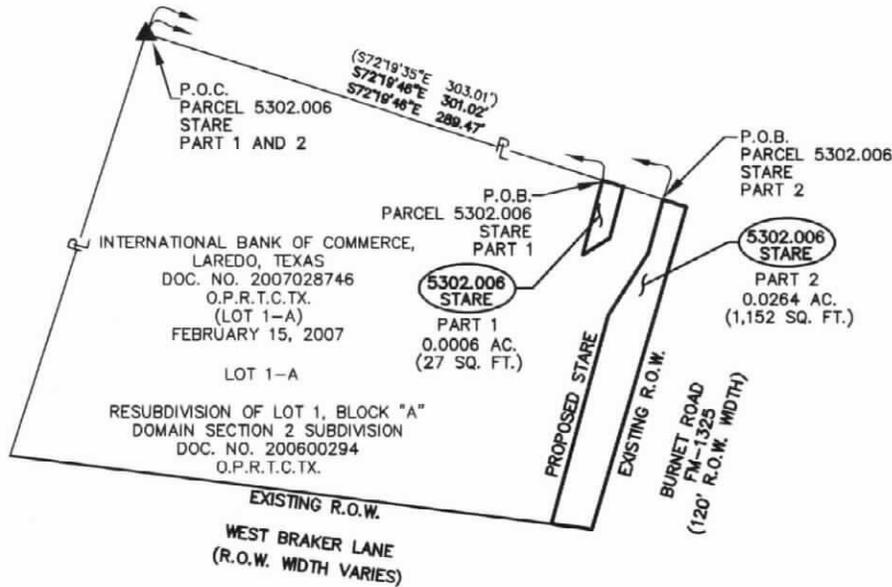
05/19/2021

Chris Conrad, Reg. Professional Land Surveyor No. 5623
M:/COA-CORRIDORS-2018/CDM Smith-18-046_Burnet Road/Descriptions/Parcel 5302.006

Date

AUSTIN GRID K-33
PARCEL ID: 733126

JAMES B. ROGERS
SURVEY NO. 19
ABSTRACT NO. 659



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.

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.



05/19/2021

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

REVISIONS	
-	-
-	-

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

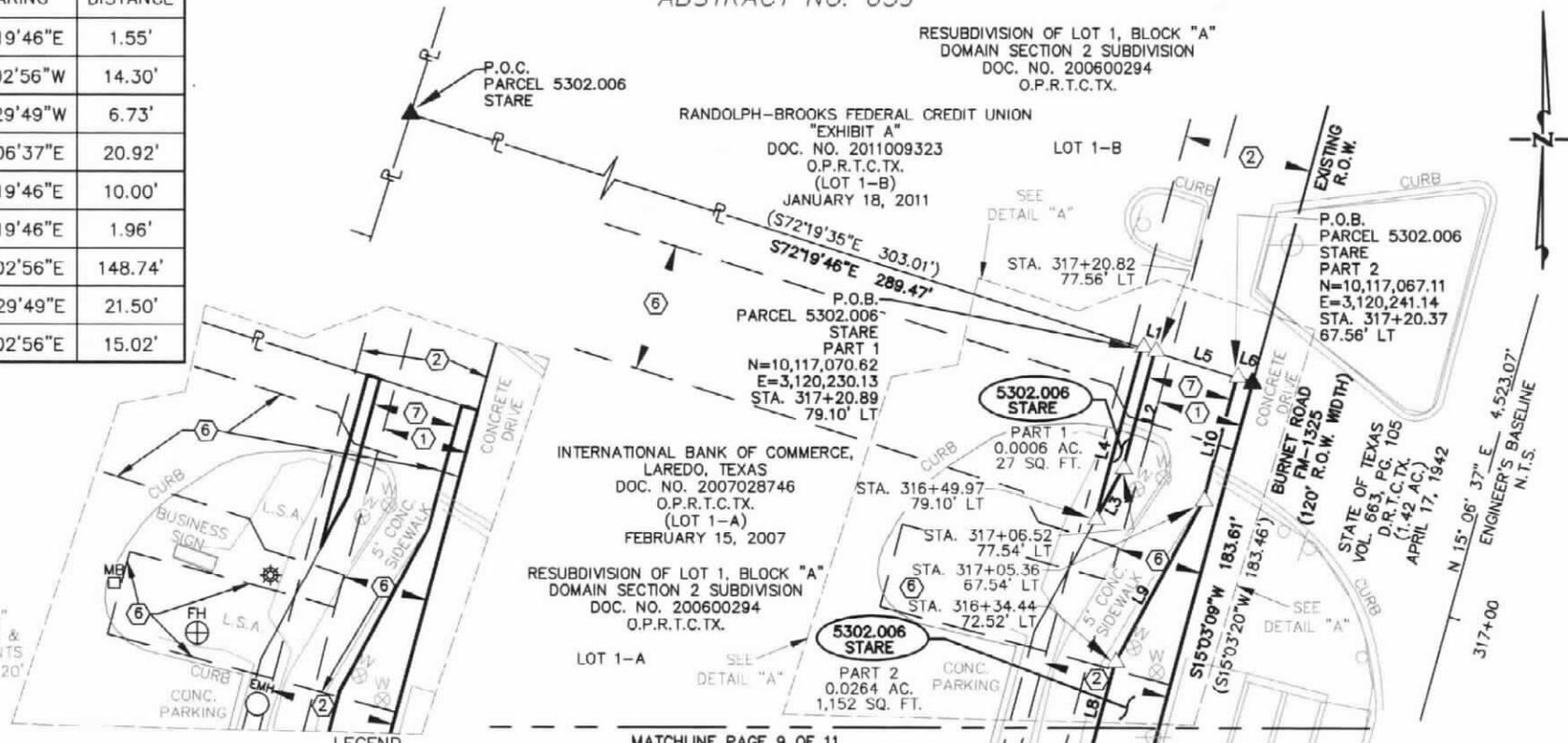
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

CITY OF AUSTIN - CORRIDOR PROGRAM	
BURNET ROAD CORRIDOR, SEGMENT C3	
PARCEL PLAT - 5302.006 STARE	
0.0271 ACRES, (1,179 SQ. FT.)	
CSJ: 1376-02-042	AUSTIN GRID# K-33
SURVEY DATE: 05/19/2021	PROJECT: 18-046
REVISION DATE:	PROPERTY ID: 733126
SCALE: N.T.S.	PAGE: 7 OF 11

EXHIBIT "A"

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S72°19'46"E	1.55'
L2	S15°02'56"W	14.30'
L3	S28°29'49"W	6.73'
L4	N15°06'37"E	20.92'
L5	S72°19'46"E	10.00'
L6	S72°19'46"E	1.96'
L8	N15°02'56"E	148.74'
L9	N28°29'49"E	21.50'
L10	N15°02'56"E	15.02'

JAMES B. ROGERS
SURVEY NO. 19
ABSTRACT NO. 659



DETAIL "A"
EASEMENTS &
IMPROVEMENTS
SCALE 1" = 20'

LEGEND

- | | | | | | |
|--------|---|---------------|--|--------|---------------------------------------|
| ▲ | FOUND MAGNAIL | P.O.B. | POINT OF BEGINNING | MB | MAIL BOX |
| ● | FOUND IRON ROD 1/2" WITH PLASTIC CAP (AS NOTED) | P.O.C. | POINT OF COMMENCING | ☼ | LIGHT POLE |
| △ | CALCULATED POINT, NOT SET | N.T.S. | NOT TO SCALE | L.S.A. | LANDSCAPED AREA |
| ■ | FOUND TXDOT TYPE II MONUMENT | D.R.T.C.TX. | DEED RECORDS TRAVIS COUNTY, TEXAS | | |
| ● | 1/2" IRON ROD FOUND | O.P.R.T.C.TX. | OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS | | |
| — — | PROPERTY LINE (OWNERSHIP DIVISION) | P.R.T.C.TX. | PLAT RECORDS TRAVIS COUNTY, TEXAS | | |
| — — | DISTANCE NOT TO SCALE | R.P.R.T.C.TX. | REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS | | |
| — — | DEED LINE (OWNERSHIP IN COMMON) | G | GAS PIPELINE MARKER | FH | FIRE HYDRANT |
| ① | PARCEL NUMBER | W | WATER METER | EMH | ELECTRIC MANHOLE |
| P.U.E. | PUBLIC UTILITY EASEMENT | W | WATER VALVE | ○ | IRRIGATION CONTROL VALVE |
| (XXXX) | RECORD INFORMATION | U | UNKNOWN VAULT | IC | IRRIGATION CONTROL VALVE |
| R.O.W. | RIGHT-OF-WAY | ⊗ | POWER POLE | ⊗ | EASEMENT DEED REFERENCE (SEE PAGE 11) |
| ○ | UNKNOWN MANHOLE | ⊗ | SIGN | | |
| ○ | COMMUNICATION MANHOLE | ⊗ | TRAFFIC CONTROL BOX | | |

MATCHLINE PAGE 9 OF 11

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		
BURNET ROAD CORRIDOR, SEGMENT C3		
PARCEL PLAT - 5302.006 STARE		
0.0271 ACRES, (1,179 SQ. FT.)		
CSJ:	1376-02-042	AUSTIN GRID# K-33
SURVEY DATE:	05/19/2021	PROJECT: 18-046
REVISION DATE:		PROPERTY ID: 733126
SCALE:	1" = 20'	PAGE: 8 OF 11

EXHIBIT "A"

JAMES B. ROGERS
 SURVEY NO. 19
 ABSTRACT NO. 659



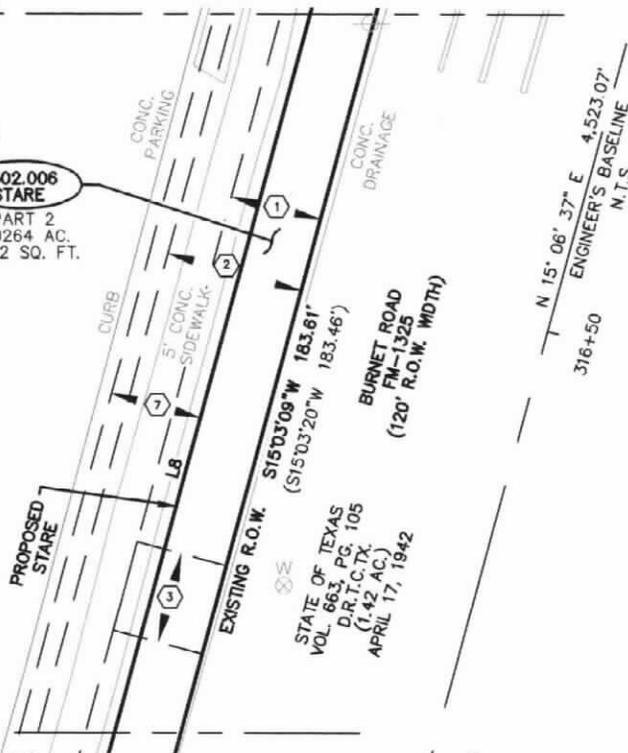
MATCHLINE PAGE 8 OF 11

INTERNATIONAL BANK OF COMMERCE,
 LAREDO, TEXAS
 DOC. NO. 2007028746
 O.P.R.T.C.TX.
 (LOT 1-A)
 FEBRUARY 15, 2007

5302.006
 STARE
 PART 2
 0.0264 AC.
 1,152 SQ. FT.

RESUBDIVISION OF LOT 1, BLOCK "A"
 DOMAIN SECTION 2 SUBDIVISION
 DOC. NO. 200600294
 O.P.R.T.C.TX.

LOT 1-A



MATCHLINE PAGE 10 OF 11

LEGEND

- | | | | |
|--------|---|---------------|--|
| | FOUND COTTON SPINDLE | P.O.B. | POINT OF BEGINNING |
| | FOUND IRON ROD 1/2" WITH PLASTIC CAP (AS NOTED) | P.O.C. | POINT OF COMMENCING |
| | CALCULATED POINT, NOT SET | N.T.S. | NOT TO SCALE |
| | FOUND TXDOT TYPE II MONUMENT | D.R.T.C.TX. | DEED RECORDS TRAVIS COUNTY, TEXAS |
| | 1/2" IRON ROD FOUND | O.P.R.T.C.TX. | OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS |
| | PROPERTY LINE (OWNERSHIP DIVISION) | P.R.T.C.TX. | PLAT RECORDS TRAVIS COUNTY, TEXAS |
| | DISTANCE NOT TO SCALE | R.P.R.T.C.TX. | REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS |
| | DEED LINE (OWNERSHIP IN COMMON) | | GAS PIPELINE MARKER |
| | PARCEL NUMBER | | WATER METER |
| P.U.E. | PUBLIC UTILITY EASEMENT | | WATER VALVE |
| (XXXX) | RECORD INFORMATION | | UNKNOWN VAULT |
| R.O.W. | RIGHT-OF-WAY | | POWER POLE |
| | UNKNOWN MANHOLE | | SIGN |
| | COMMUNICATION MANHOLE | | TRAFFIC CONTROL BOX |
| | | | IRRIGATION CONTROL VALVE |
| | | | EASEMENT DEED REFERENCE (SEE PAGE 11) |

LINE TABLE		
LINE#	BEARING	DISTANCE
L8	N15°02'56"E	148.74'

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		
BURNET ROAD CORRIDOR, SEGMENT C3		
PARCEL PLAT - 5302.006 STARE		
0.0271 ACRES, (1,179 SQ. FT.)		
CSJ:	1376-02-042	AUSTIN GRID# K-33
SURVEY DATE:	05/19/2021	PROJECT: 18-046
REVISION DATE:		PROPERTY ID: 733126
SCALE:	1" = 20'	PAGE: 9 OF 11

EXHIBIT "A"

JAMES B. ROGERS
SURVEY NO. 19
ABSTRACT NO. 659



MATCHLINE PAGE 9 OF 11

LOT 5
BLOCK A

DOMAIN SOUTH END DISTRICT
DOC. NO. 201900072
O.P.R.T.C.TX.

10721 DOMAIN DR GROUND OWNER LLC
DOC. NO. 2019116813
O.P.R.T.C.TX.
(LOT 5, BLOCK A)
AUGUST 1, 2019

INTERNATIONAL BANK OF COMMERCE, LAREDO, TEXAS
DOC. NO. 2007028746
O.P.R.T.C.TX.
(LOT 1-A)
FEBRUARY 15, 2007

RESUBDIVISION OF LOT 1, BLOCK "A"
DOMAIN SECTION 2 SUBDIVISION
DOC. NO. 200600294
O.P.R.T.C.TX.

LOT 1-A

5302.006
STARE
PART 2
0.0264 AC.
1,152 SQ. FT.

STATE OF TEXAS
VOL. 863, PG. 105
D.R.T.C.TX.
(1.42 AC.)
APRIL 17, 1942

N 15° 06' 37" E 4,523.07'
ENGINEER'S BASELINE
N.T.S.

316+00

4WARD

STA. 315+35.70
72.36' LT

N82°54'41"W 309.84'
(N82°56'11"W 316.83')
5' CONC. SIDEWALK
EXISTING R.O.W.

NO RECORD
INFORMATION FOUND

WEST BRAKER LANE
(R.O.W. WIDTH VARIES)

BURNET ROAD
FM-1325
(120' R.O.W. WIDTH)

LINE TABLE		
LINE#	BEARING	DISTANCE
L7	N82°54'41"W	7.01'
L8	N15°02'56"E	148.74'

LEGEND

- FOUND COTTON SPINDLE
- FOUND IRON ROD 1/2" WITH PLASTIC CAP (AS NOTED)
- CALCULATED POINT, NOT SET
- FOUND TXDOT TYPE II MONUMENT
- 1/2" IRON ROD FOUND
- PROPERTY LINE (OWNERSHIP DIVISION)
- DISTANCE NOT TO SCALE
- DEED LINE (OWNERSHIP IN COMMON)
- PARCEL NUMBER
- PUBLIC UTILITY EASEMENT
- (XXXX) RECORD INFORMATION
- R.O.W. RIGHT-OF-WAY
- UNKNOWN MANHOLE
- COMMUNICATION MANHOLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- N.T.S. NOT TO SCALE
- D.R.T.C.TX. DEED 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
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- GAS PIPELINE MARKER
- WATER METER
- WATER VALVE
- UNKNOWN VAULT
- POWER POLE
- SIGN
- TRAFFIC CONTROL BOX
- IRRIGATION CONTROL VALVE
- EASEMENT DEED REFERENCE (SEE PAGE 11)

McGRAY & McGRAY
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TBPELS SURVEY FIRM #10095500

CITY OF AUSTIN - CORRIDOR PROGRAM	
BURNET ROAD CORRIDOR, SEGMENT C3	
PARCEL PLAT - 5302.006 STARE	
0.0271 ACRES, (1,179 SQ. FT.)	
CSJ: 1376-02-042	AUSTIN GRID# K-33
SURVEY DATE: 05/19/2021	PROJECT: 18-046
REVISION DATE:	PROPERTY ID: 733126
SCALE: 1" = 20'	PAGE: 10 OF 11

EXHIBIT "A"

EASEMENT OWNERSHIP TABLE					
PROPERTY ID	OWNER	FILE NUMBER	ACREAGE/EASEMENT TYPE	EXECUTED DATE	ACQUISITION WITHIN EXISTING EASEMENT
①	CITY OF AUSTIN	DOC. NO. 2006197942 O.P.R.T.C.TX.	0.338 AC. WATERLINE EASEMENT	MARCH 23, 2005	1,152 SQ. FT.
②	THE PUBLIC	DOC. NO. 200300333 O.P.R.T.C.TX.	15' WIDE ELECTRIC AND TELECOMMUNICATIONS EASEMENT	DECEMBER 18, 2003	1,179 SQ. FT.
③	CITY OF AUSTIN	VOL. 6410, PG. 1499 D.R.T.C.TX.	10.00 FT BY 10.00 FT WATER METER EASEMENT	NOVEMBER 10, 1978	70 SQ. FT.
④	CITY OF AUSTIN	DOC. NO. 2006093429 O.P.R.T.C.TX.	15' WIDE ELECTRIC EASEMENT	MAY 9, 2006	105 SQ. FT.
⑤	CITY OF AUSTIN	DOC. NO. 2006197943 O.P.R.T.C.TX.	0.231 AC. WATERLINE EASEMENT	MARCH 23, 2005	127 SQ. FT.
⑦	CITY OF AUSTIN	DOC. NO. 2008017989 O.P.R.T.C.TX.	0.043 AC. SIDEWALK EASEMENT	JANUARY 30, 2008	0 SQ. FT.

		McGRAY & McGRAY LAND SURVEYORS, INC.	
		3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPOLS SURVEY FIRM #10095500	
CITY OF AUSTIN - CORRIDOR PROGRAM			
BURNET ROAD CORRIDOR, SEGMENT C3			
PARCEL PLAT - 5302.006 STARE			
0.0271 ACRES, (1,179 SQ. FT.)			
CSJ:	1376-02-042	AUSTIN GRID#	K-33
SURVEY DATE:	05/19/2021	PROJECT:	18-046
REVISION DATE:		PROPERTY ID:	733126
SCALE:	N.T.S.	PAGE:	11 OF 11

EXHIBIT "B"

City of Austin: Corridor Program
Corridor: Burnet Road
Segment: BURN-C3
Segment From: Bright Verde Way
Limits To: Loop 1
CSJ: 1376-02-042

Parcel 5302.006 TCE
0.0045 Acres, 194 Sq. Ft.
Page 1 of 6
May 19, 2021

DESCRIPTION OF PARCEL 5302.006 TCE

DESCRIPTION OF A 0.0045 OF ONE ACRE (194 SQUARE FOOT) PARCEL, OUT OF THE JAMES B. ROGERS SURVEY NO. 19, ABSTRACT NO. 659, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING OUT OF LOT 1-A, RESUBDIVISION OF LOT 1, BLOCK "A" DOMAIN SECTION 2 SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600294, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1-A CONVEYED TO INTERNATIONAL BANK OF COMMERCE, LAREDO, TEXAS BY DEED, EXECUTED FEBRUARY 15, 2007, AS RECORDED IN DOCUMENT NO. 2007028746, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0045 OF ONE ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a mag nail found at the northwest corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, being at the southwest corner of Lot 1-B, in said Resubdivision of Lot 1, Block "A" Domain Section 2 Subdivision, said Lot 1-B conveyed to Randolph-Brooks Federal Credit Union by deed, as recorded in Document No. 2011009323, Official Public Records, Travis County, Texas;

THENCE, along the north line of said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract and the south line of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, South 72°19'46" East 273.43 feet to a calculated point at the northwest corner of this parcel for the POINT OF BEGINNING, being 95.13 feet left of Engineer's Baseline Station 317+21.61, and having Surface Coordinates of N=10,117,075.49 E=3,120,214.84;

EXHIBIT "B"

City of Austin: Corridor Program
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Parcel 5302.006 TCE
0.0045 Acres, 194 Sq. Ft.
Page 2 of 6
May 19, 2021

DESCRIPTION OF PARCEL 5302.006 TCE

- 1) THENCE, along the proposed north line of this parcel, said Lot 1-A, and said International Bank of Commerce, Laredo, Texas tract and the south line of said Lot 1-B and said Randolph-Brooks Federal Credit Union tract, **South 72°19'46" East 16.04 feet** to a calculated point at the northeast corner of this parcel, being at the northwest corner of a proposed STARE parcel, and being 79.10 feet left of Engineer's Baseline Station 317+20.89, from which a mag nail found at the northeast corner of said Lot 1-A and said International Bank of Commerce, Laredo, Texas, being at the southeast corner of said Lot 1-B and said Randolph Brooks Federal Credit Union tract, and being in the existing west right-of-way line of Burnet Road (FM-1325, 120 foot width right-of-way) bears South 72°19'46" East 13.51 feet;
- 2) THENCE, along the proposed east line of this parcel and the proposed west line of said STARE parcel, crossing said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, **South 15°06'37" West 9.45 feet** to a calculated point at the southeast corner of this parcel, being 79.10 feet left of Engineer's Baseline Station 317+11.44;
- 3) THENCE, along the proposed south line of this parcel, crossing said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, with a curve to the left, whose delta angle is **44°37'09"**, radius is **23.14 feet**, an arc distance of **18.02 feet**, and the chord of which bears **South 80°53'11" West 17.57 feet** to a calculated point at the southwest corner of this parcel, being 95.13 feet left of Engineer's Baseline Station 317+04.23;
- 4) THENCE, along the proposed west line of this parcel, crossing said Lot 1-A and said International Bank of Commerce, Laredo, Texas tract, **North 15°06'37" East 17.38 feet** to the POINT OF BEGINNING and containing 0.0045 of one acre (194 square feet) of land within these metes and bounds.

EXHIBIT "B"

City of Austin: Corridor Program
Corridor: Burnet Road
Segment: BURN-C3
Segment From: Bright Verde Way
Limits To: Loop 1
CSJ: 1376-02-042

Parcel 5302.006 TCE
0.0045 Acres, 194 Sq. Ft.
Page 3 of 6
May 19, 2021

DESCRIPTION OF PARCEL 5302.006 TCE

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) 2011 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



05/19/2021

Chris Conrad, Reg. Professional Land Surveyor No. 5623

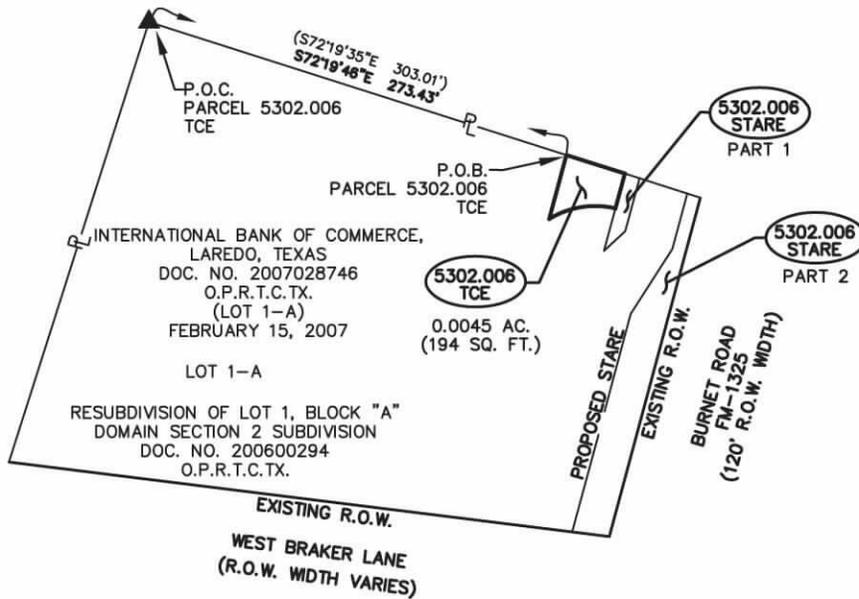
Date

M:/COA-CORRIDORS-2018/CDM Smith-18-046_Burnet Road/Descriptions/Parcel 5302.006 TCE

AUSTIN GRID K-33
PARCEL ID: 733126

Exhibit B

JAMES B. ROGERS
SURVEY NO. 19
ABSTRACT NO. 659



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.

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.



05/19/2021

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		
BURNET ROAD CORRIDOR, SEGMENT C3		
PARCEL PLAT - 5302.006 TCE		
0.0045 ACRES, (194 SQ. FT.)		
CSJ:	1376-02-042	AUSTIN GRID# K-33
SURVEY DATE:	05/19/2021	PROJECT: 18-046
REVISION DATE:		PROPERTY ID: 733126
SCALE:	N.T.S.	PAGE: 4 OF 6

Exhibit B

JAMES B. ROGERS
SURVEY NO. 19
ABSTRACT NO. 659



RESUBDIVISION OF LOT 1, BLOCK "A"
DOMAIN SECTION 2 SUBDIVISION
DOC. NO. 200600294
O.P.R.T.C.TX.

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	18.02'	23.14'	44°37'09"	S80°53'11"W	17.57'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S72°19'46"E	16.04'
L2	S72°19'46"E	13.51'
L3	S15°06'37"W	9.45'
L4	N15°06'37"E	17.38'



LEGEND

- ▲ FOUND MAGNAIL
- FOUND IRON ROD 1/2" WITH PLASTIC CAP (AS NOTED)
- △ CALCULATED POINT, NOT SET
- FOUND TXDOT TYPE II MONUMENT
- 1/2" IRON ROD FOUND
- |— 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
- UNKNOWN MANHOLE
- COMMUNICATION MANHOLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- N.T.S. NOT TO SCALE
- D.R.T.C.TX. DEED 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
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- ⊕ GAS PIPELINE MARKER
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ UNKNOWN VAULT
- ⊕ POWER POLE
- ⊕ SIGN
- ⊕ TRAFFIC CONTROL BOX
- MB MAIL BOX
- ⊕ LIGHT POLE
- L.S.A. LANDSCAPED AREA
- ⊕ FIRE HYDRANT
- EMH ELECTRIC MANHOLE
- IC IRRIGATION CONTROL VALVE
- # EASEMENT DEED REFERENCE (SEE PAGE 6)

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REVISION DATE:		PROPERTY ID:	733126
SCALE:	1" = 20'	PAGE:	5 OF 6

Exhibit B

EASEMENT OWNERSHIP TABLE					
PROPERTY ID	OWNER	FILE NUMBER	ACREAGE/EASEMENT TYPE	EXECUTED DATE	ACQUISITION WITHIN EXISTING EASEMENT
①	CITY OF AUSTIN	DOC. NO. 2006197942 O.P.R.T.C.TX.	0.338 AC. WATERLINE EASEMENT	MARCH 23, 2005	0 SQ. FT.
②	THE PUBLIC	DOC. NO. 200300333 O.P.R.T.C.TX.	15' WIDE ELECTRIC AND TELECOMMUNICATIONS EASEMENT	DECEMBER 18, 2003	14 SQ. FT.
⑥	CITY OF AUSTIN	DOC. NO. 2006197943 O.P.R.T.C.TX.	0.231 AC. WATER LINE EASEMENT	MARCH 23, 2005	108 SQ. FT.
⑦	CITY OF AUSTIN	DOC. NO. 2008017989 O.P.R.T.C.TX.	0.043 AC. SIDEWALK EASEMENT	JANUARY 30, 2008	0 SQ. FT.

 <p>McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78731 MCGRAY.COM (512) 451-8591 TBPELS SURVEY FIRM #10095500</p>	
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SCALE: N.T.S.	PAGE: 6 OF 6