

**RESOLUTION NO. 20220303-035**

**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: Jannahs Real Estate, LLC

Project: Circuit 811 Transmission Electric Line Upgrade Project

Public Use: Providing reliable, safe electricity service.

Location: 7535 N. Lamar Blvd, Austin, Texas 78753

The general route of the project is along the east side of North  
Lamar from HWY 183 to the McNeil Substation.

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

ADOPTED: March 3, 2022      ATTEST: *EBruce* for  
Myrna Rios  
City Clerk



## EXHIBIT "A"

**SURVEY OF A 0.102 ACRES OR 4,438 SQUARE FEET OF LAND, A PART OF LOT A-4-1, A RESUBDIVISION OF LOT 4-A OF THE RESUBDIVISION OF LOT A-1 OF THE RESUBDIVISION OF LOT "A" TEMPO NORTH, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 57, PAGE 54, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT A-4-1 BEING DESCRIBED IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN TO JANNAHS REAL ESTES, LLC IN DOCUMENT NUMBER 2018000358, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.102 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a one-inch iron pipe found having Grid Coordinates of Y(N) 10098351.840, X(E) 3122399.761 United States state plane coordinate system, Texas Central Zone 4203, NAD83, for the common west corner of the said Lot A-4-1 and Lot A-3, of A Resubdivision Of Lot A-1 Of The Resubdivision Of Lot A Tempo North, a subdivision in Travis County, Texas according to the Plat recorded in Volume 18, Page 83, Plat Records, Travis County, Texas, as described to Ballard & Sons Inc. in that certain Warranty Deed recorded in Volume 5607, Page 1757, Deed Records, Travis County, Texas, same being a point on the southeast right-of-way of North Lamar Boulevard (TX-275 Loop, Right-of-Way varies);

**THENCE** South  $62^{\circ}10'57''$  East, coincident with the common dividing line of the said Lot A-4-1 and the said Lot A-3, a distance of 32.13 feet a calculated point not set for the east corner of the herein described 0.102 acres of land;

**THENCE** departing the said common dividing line and crossing over the said Lot A-4-1, the following three (3) courses:

1. South  $27^{\circ}39'28''$  West, a distance of 71.42 feet to an interior corner of the said herein described 0.102 acres of land to a calculated point not set;
2. South  $62^{\circ}20'32''$  East, a distance of 41.97 feet to an exterior angle corner of the said herein described 0.102 acres of land to a calculated point not set;
3. South  $27^{\circ}49'03''$  West, a distance of 28.85 feet to a calculated point not set coincident with the common dividing line of the said Lot A-4-1 and Lot A-4-2 of the said Resubdivision of Lot 4-A of Lot A-1 of the Resubdivision of Lot "A" Tempo North, for the south corner of the said herein described 0.102 acres of land;

**THENCE** North  $62^{\circ}10'57''$  West, coincident with the last said common dividing line a distance of 74.29 feet to a calculated point not set for the west corner of the said herein described 0.102 acres of land, same being the common west corner of the said Lot A-4-1 and Lot A-4-2, of the said subdivision and from this point a PK Nail with a shiner stamped "Forrest 1847" found on the said southeast right-of-way of the said North Lamar Boulevard for the west corner of Lot A-4-3 of the said Resubdivision Of Lot 4-A Of The Resubdivision of Lot A-1 Of The Resubdivision Of Lot "A" Tempo North, said Lot A-4-3 having been described to Blue Crow Properties, Ltd., in that certain General Warranty Deed recorded in



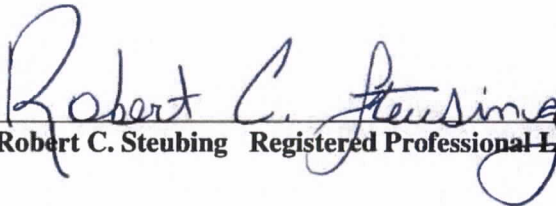
## EXHIBIT "A"

Document Number 2013191234, Official Public Records, Travis County, Texas and the north corner of Lot 1, Block C, Northway Crest, Section Two (2), a subdivision in Travis County, Texas, according to the plat recorded in Volume 6, Page 36, Plat Records, Travis County, Texas and having been described to Stephen B. Caskey in Cause Number FM4-02938 in Document Number 2005145742, Official Public Records, Travis County, Texas bears South 27°49'03" West, coincidence with the southeast right-of-way line of North Lamar Boulevard, a distance of 195.57 feet;

**THENCE**, North 27°49'03" East, coincident with the southeast right-of-way line of the said North Lamar Boulevard a distance of 100.15 feet to the **Point Of Beginning** and containing 0.102 Acres or 4,438 square feet of land, more or less.

**BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83, GRID DISTANCE RECITED HEREIN.**

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

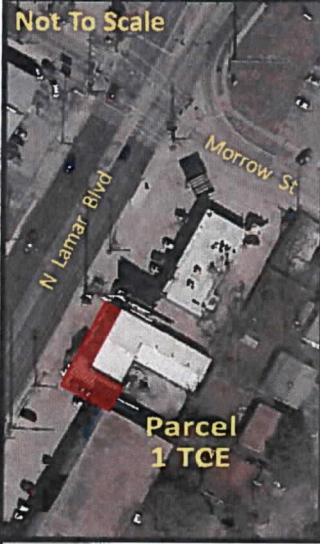
  
Robert C. Steubing Registered Professional Land Surveyor No. 5548



01/15/2019  
Date



Not To Scale

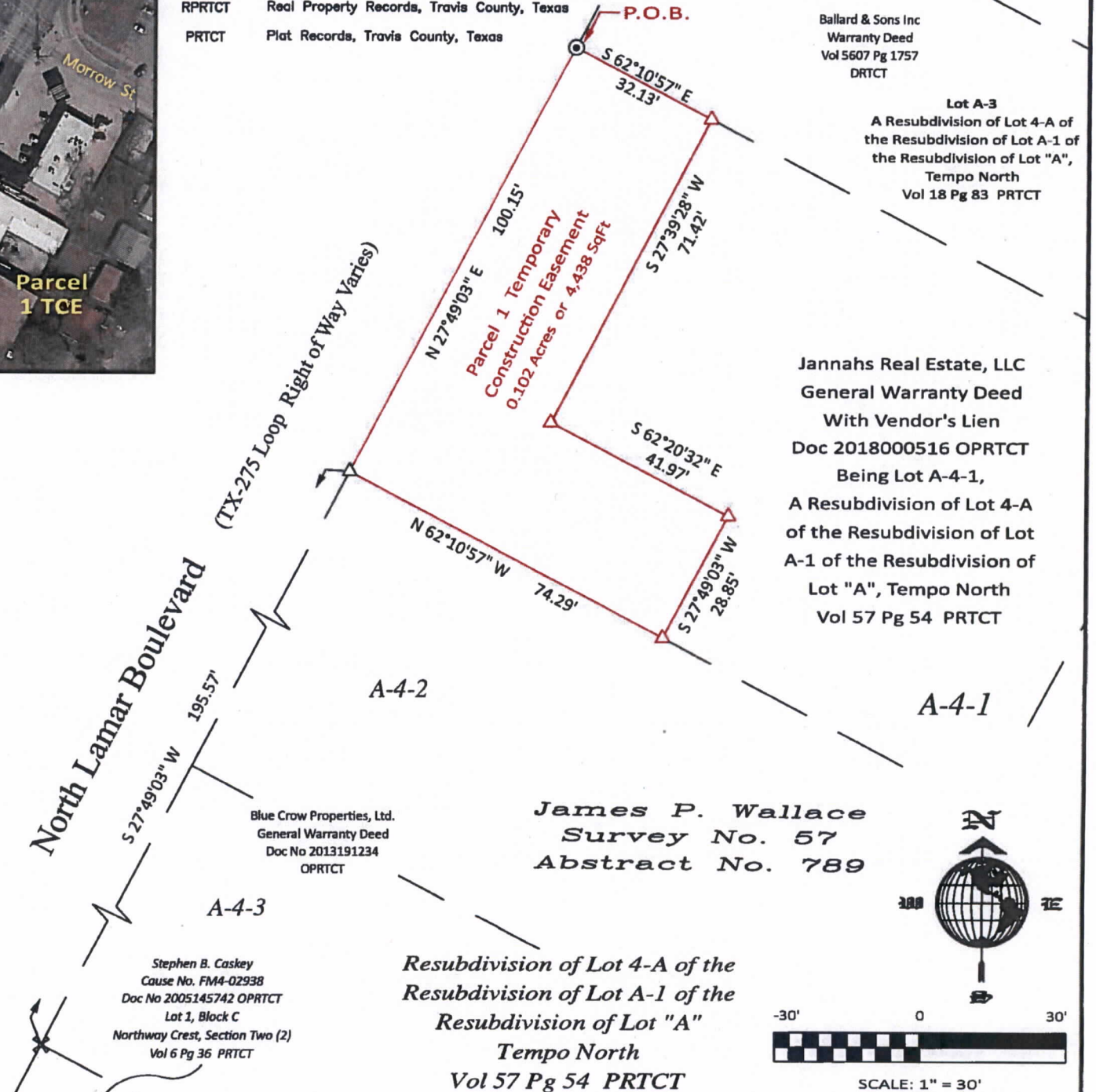


Parcel  
1 TCE

## Legend

- ⊙ 1" Iron Pipe Found
- ✕ PK Nail with "FORREST 1847" Disk Found
- △ Calculated Point Not Set
- P.O.B. Point of Beginning
- OPRTCT Official Public Records, Travis County, Texas
- RPRCTCT Real Property Records, Travis County, Texas
- PRCTCT Plat Records, Travis County, Texas

## EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES



### NOTES:

1. P.O.B. COORDINATES = N 10098351.840 E 3122399.761 GRID COORDINATES, TEXAS CENTRAL ZONE 4203, NAD83
2. BEARING BASIS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.
3. MAPSCO Panel No.: 525V Travis County Central Appraisal District ID No.: 236477

*Robert C. Steubing* 01/15/2019  
ROBERT C. STEUBING (512-505-7144) DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

SHEET 1 OF 1 Rev: 2018/11/10

