

**RESOLUTION NO. 20220519-050**

**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 including but not limited to the deposit of funds in the amount awarded by the Court appointed Special Commissioners.

**BE IT FURTHER RESOLVED:**

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

National Retail Properties LP, a Delaware limited partnership

Project:

William Cannon Drive Corridor Project

Project Public Use:

Acquiring a Sidewalk, Trail, and Recreational Easement.

Location:

3431 W. William Cannon Drive, Austin, TX 78745


The general route of the project is along William Cannon Drive between Southwest Pkwy to McKinney Falls Pkwy.

Property:

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

**ADOPTED:** May 19, 2022

**ATTEST:**

  
Myrna Rios  
City Clerk

## EXHIBIT "A"

<b>City of Austin:</b>	Corridor Program	Parcel 5309.009 STARE
<b>Corridor:</b>	William Cannon Drive	0.0520 Acre, 2,267 Sq. Ft.
<b>Segment:</b>	WCDR-C2	Page 1 of 6
<b>Segment From:</b>	U.S. Highway 290	March 10, 2021
<b>Limits To:</b>	East of Brodie Lane	Revised August 30, 2021

### PROPERTY DESCRIPTION – PARCEL 5309.009 STARE

DESCRIPTION OF A 0.0520 ACRE (2,267 SQUARE FOOT) PARCEL OF LAND OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, CANNON OAKS, A SUBDIVISION RECORDED IN VOLUME 87, PAGES 32A - 32B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING CONVEYED TO NATIONAL RETAIL PROPERTIES, LP BY SPECIAL WARRANTY DEED EXECUTED DECEMBER 12, 2011 AND RECORDED IN DOCUMENT NUMBER 2011181193 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0520 ACRE AS SHOWN ON THE ACCOMPANYING SKETCH PREPARED BY CP&Y, INC. IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found on the existing southwest right-of-way line of William Cannon Drive (right-of-way width varies), for the common east corner of said Lot 1 and the north corner of Lot 2, of said Cannon Oaks Subdivision;

THENCE with the common existing southwest right-of-way line of said William Cannon Drive and the northeast line of said Lot 1, North 64° 17' 10" West, a distance of 100.82 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,051,384.86 feet and East = 3,087,545.37 feet, being 59.48 feet right of Engineer's Baseline Station 335+73.27;

**THENCE**, through the interior of said Lot 1, with the proposed line of the herein described parcel, the following eight (8) courses and distances:

- 1) **South 25° 42' 50" West**, a distance of **5.00 feet** to a calculated point, being 64.48 feet right of Engineer's Baseline Station 335+73.27, for an angle point hereof;
- 2) **North 64° 17' 10" West**, a distance of **57.57 feet** to a calculated point, being 64.52 feet right of Engineer's Baseline Station 335+15.70, for an angle point hereof;
- 3) **South 78° 00' 19" West**, a distance of **7.37 feet** to a calculated point, being 69.02 feet right of Engineer's Baseline Station 335+09.87, for an angle point hereof;
- 4) **South 27° 27' 41" West**, a distance of **70.22 feet** to a calculated point, being 139.21 feet right of Engineer's Baseline Station 335+07.77, for an angle point hereof;

## EXHIBIT "A"

<b>City of Austin:</b>	Corridor Program	Parcel 5309.009 STARE
<b>Corridor:</b>	William Cannon Drive	0.0520 Acre, 2,267 Sq. Ft.
<b>Segment:</b>	WCDR-C2	Page 2 of 6
<b>Segment From:</b>	U.S. Highway 290	March 10, 2021
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### PROPERTY DESCRIPTION – PARCEL 5309.009 STARE

- 5) **North 62° 32' 19" West**, a distance of **3.64 feet** to a calculated point, being 139.10 feet right of Engineer's Baseline Station 335+04.08, for an angle point hereof;
- 6) **South 27° 27' 41" West**, a distance of **7.24 feet** to a calculated point, being 146.34 feet right of Engineer's Baseline Station 335+03.86, for an angle point hereof;
- 7) **South 62° 32' 19" East**, a distance of **3.64 feet** to a calculated point, being 146.45 feet right of Engineer's Baseline Station 335+07.55, for an angle point hereof;
- 8) **South 27° 27' 41" West**, a distance of **95.95 feet** to a calculated point on the common southwest line of said Lot 1 and the north line of said Lot 2, for the most southerly corner hereof, being 242.36 feet right of Engineer's Baseline Station 335+04.61;
- 9) **THENCE, North 61° 50' 01" West**, with the said common southwest line of said Lot 1 and the north line of said Lot 2, a distance of **11.00 feet** to a 5/8-iron rod with yellow plastic cap stamped "CP&Y" set, being 241.88 feet right of Engineer's Baseline Station 334+93.27, for the west corner of said Lot 1 and the most westerly northwest corner of said Lot 2, being on the existing southeast right-of-way line of Brodie Lane (right-of-way width varies), for the west corner hereof, from which a 1/2-inch iron rod with yellow plastic cap stamped "Terra Firma" found on the existing southeast right-of-way line of said Brodie Lane, for the common west corner of said Lot 2 and the north corner of Lot 4 of said Cannon Oaks Subdivision bears, South 27° 27' 41" West, a distance of 374.68 feet;

**THENCE**, with the common northwest line of said Lot 1 and the existing southeast right-of-way line of said Brodie Lane, the following two (2) courses and distances:

- 10) **North 27° 27' 41" East**, a distance of **168.08 feet** to a 1/2-inch iron rod found, for a point of curvature hereof;
- 11) with the arc of a curve to the **right**, having a radius of **15.00 feet**, an arc length of **23.11 feet**, a central angle of **088° 16' 23"**, and a chord which bears, **North 72° 16' 08" East**, a distance of **20.89 feet** to a 1/2-inch iron rod found on the existing southwest right-of-way line of said William Cannon Drive, for a point of tangency hereof;

## EXHIBIT "A"

**City of Austin:** Corridor Program  
**Corridor:** William Cannon Drive  
**Segment:** WCDR-C2  
**Segment From:** U.S. Highway 290  
**Limits To:** East of Brodie Lane

Parcel 5309.009 STARE  
0.0520 Acre, 2,267 Sq. Ft.  
Page 3 of 6  
March 10, 2021  
Revised August 30, 2021

### PROPERTY DESCRIPTION – PARCEL 5309.009 STARE

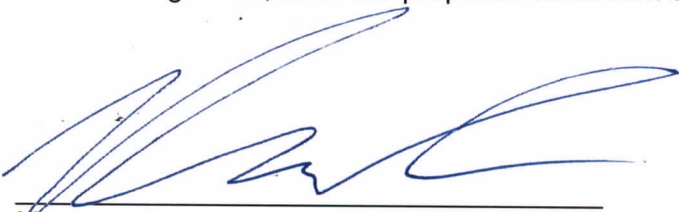
- 12) **THENCE**, with the common existing southwest right-of-way line of said William Cannon Drive and the northeast line of said Lot 1, **South 64° 17' 10" East**, a distance of **59.39 feet** the **POINT OF BEGINNING** hereof and containing 0.0520 acre (2,267 sq. ft.) of land.

#### 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 08/28/2020.

Surveyed March 10, 2021 by:

Revised August 30, 2021 the proposed easement configuration.

  
Margaret A. Nolen, R.P.L.S. No. 5589  
CP&Y, Inc.  
One Chisholm Trail, Suite 130  
Round Rock, Texas 78681  
Ph. (512) 248-0065  
TBPELS Firm No. 10194125  
Project No. 1800252



AUSTIN GRID E-17  
PROPERTY ID: 512067

# EXHIBIT "A"

## PARENT TRACT INSET



THOMAS ANDERSON  
SURVEY NO. 17  
ABSTRACT NO. 2  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

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

N 27°27'41" E 542.76'  
(N 29°29'42" E 542.50')

EXISTING R.O.W.

SURVEY LINE  
(APPROXIMATE)

P.O.B.  
5309.009 STARE

ENGINEER'S BASELINE  
336+00  
S 64°15'16" E 717.57'  
336+50  
WILLIAM CANNON DRIVE  
(R.O.W. WIDTH VARIES)

N 64°17'10" W 160.21'  
(N 62°18'00" W 160.05')

L-1 EXISTING R.O.W.

P.O.C.  
5309.009 STARE

LOT 1  
(CALLED 0.653 ACRE)  
CANNON OAKS  
RECORDED: 11/19/1986  
VOL. 87, PG. 32A-32B  
P.R.T.C.T.

NATIONAL RETAIL PROPERTIES, LP  
EXECUTED: 12/12/2011  
DOC. NO. 2011181193  
O.P.R.T.C.T.

5309.009  
STARE  
0.0520 AC.  
(2,267 SF.)

THEODORE BISSELL LEAGUE  
SURVEY NO. 18  
ABSTRACT NO. 3  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

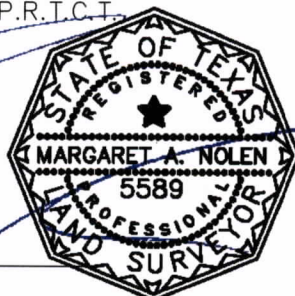
LOT 2

LOT 2  
CANNON OAKS  
RECORDED: 11/19/1986  
VOL. 87, PG. 32A-32B  
P.R.T.C.T.

W/YELLOW PLASTIC  
CAP STAMPED  
"TERRA FIRMA"

LOT 4

CANNON OAKS  
RECORDED: 11/19/1986  
VOL. 87, PG. 32A-32B  
P.R.T.C.T.



MARGARET A. NOLEN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589

DATE: MARCH 10, 2021

### REVISIONS

08/30/2021

REVISED THE PROPOSED EASEMENT  
CONFIGURATION



1 Chisholm Trail, Suite 130  
Round Rock, Texas 78681 512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPELS 10194125

CITY OF AUSTIN - CORRIDOR PROGRAM

WILLIAM CANNON DRIVE, SEGMENT C2

PARCEL PLAT - 5309.009 STARE

0.0520 ACRE (2,267 SQ. FT.)

AUSTIN GRID NO. E-17

PROPERTY ID: 512067

WORK ORDER: 1800252R

SURVEY DATE: 03/10/21

SCALE: 1" = 40'

REVISED DATE: 08/30/21

PAGE 4 OF 6

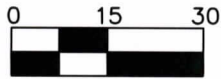
# EXHIBIT "A"

ENGINEER'S BASELINE  
WILLIAM CANNON DR  
CURVE DATA:  
PI NORTHING: 10,051,504.54'  
PI EASTING: 3,087,434.14'  
PI STATION: 334+21.10  
RADIUS: 8000.00'  
DELTA: 001°13'47" RIGHT  
ARC LENGTH: 171.70'  
TANGENT LENGTH: 85.85'  
CHORD BEARING: S64° 52' 10"E  
CHORD DISTANCE: 171.69'  
PC STATION: 333+35.25  
PT STATION: 335+06.95

THOMAS ANDERSON  
SURVEY NO. 17  
ABSTRACT NO. 2  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

ENGINEER'S BASELINE  
335+50  
S 64°15'16" E 717.57'  
**WILLIAM CANNON DRIVE**  
(R.O.W. WIDTH VARIES)  
VOL. 4298, PG. 664,  
TRACT 8, D.R.T.C.T.  
AND VOL. 6, PG. 73  
P.R.T.C.T.  
**P.O.B.  
5309.009  
STARE**  
N: 10,051,384.86'  
E: 3,087,545.37'  
STA. 335+73.27  
59.48' (RT.)

BUSINESS SIGN  
"7-11"  
CONCRETE  
BASE



**BRODIE LN.**  
(R.O.W. WIDTH VARIES)  
NO RECORD INFORMATION  
FOUND FOR R.O.W.

STA. 335+04.08  
139.10' (RT.)

STA. 335+03.86  
146.34' (RT.)

**5309.009  
STARE**  
0.0520 AC.  
(2,267 SF.)

STA. 335+07.77  
139.21' (RT.)  
BOLLARD  
VENT PIPES AND VAULT

STA. 335+07.55  
146.45' (RT.)  
PETROLEUM  
WELL  
MONITOR

NATIONAL RETAIL PROPERTIES, LP  
EXECUTED: 12/12/2011  
DOC. NO. 2011181193  
O.P.R.T.C.T.

LOT 1  
(CALLED 0.653 ACRE)  
CANNON OAKS  
RECORDED: 11/19/1986  
VOL. 87, PG. 32A-32B  
P.R.T.C.T.

THEODORE BISSELL  
LEAGUE  
SURVEY NO. 18  
ABSTRACT NO. 3  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

25' BUILDING LINE  
(DEDICATED BY PLAT)  
11/19/1986  
VOL. 87, PG. 32A-32B,  
P.R.T.C.T.

LOT 2

CANNON OAKS  
RECORDED: 11/19/1986  
VOL. 87, PG. 32A-32B  
P.R.T.C.T.

LOT 4



1 Chisholm Trail, Suite 130  
Round Rock, Texas 78681 512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPELS 10194125

CITY OF AUSTIN - CORRIDOR PROGRAM

WILLIAM CANNON DRIVE, SEGMENT C2

PARCEL PLAT - 5309.009 STARE

0.0520 ACRE (2,267 SQ. FT.)













PROPERTY ID: 512067	AUSTIN GRID NO. E-17
SURVEY DATE: 03/10/21	WORK ORDER: 1800252R
REVISED DATE: 08/30/21	SCALE: 1" = 30'
	PAGE 5 OF 6

# EXHIBIT "A"

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C-1	15.00'	23.11'	088°16'23"	N 72°16'08" E	20.89'
(C-1)	(15.00')	(23.10')	(88°13'33")	(N 73°35'51" E)	(20.88')

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 64°17'10" W	100.82'
L-2	S 25°42'50" W	5.00'
L-3	N 64°17'10" W	57.57'
L-4	S 78°00'19" W	7.37'
L-5	S 27°27'41" W	70.22'
L-6	N 62°32'19" W	3.64'
L-7	S 27°27'41" W	7.24'
L-8	S 62°32'19" E	3.64'
L-9	S 27°27'41" W	95.95'
L-10	N 61°50'01" W	11.00'
L-11	N 27°27'41" E	168.08'
L-12	S 64°17'10" E	59.39'
L-13	S 27°27'41" W	374.68'
(L-11)	(N 29°29'42" E)	(168.00')
(L-13)	(S 29°29'42" W)	(374.50')

## LEGEND

- △ = CALCULATED POINT
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED (AS NOTED)
- = 5/8" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CP&Y"
- D.R.T.C.T. = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS
-  = AREA, IN ACRES/SQ FT, OF EXISTING EASEMENT WITHIN PARCEL LIMITS (EQUALS PARCEL AREA IF NOT NOTED)
-  = LUMINARE STANDARD
-  = SIGN/MARKER
-  = WATER METER
-  = IRRIGATION CONTROL VALVE
-  = POWER POLE
-  = TRAFFIC SIGNAL POLE
-  = ELECTRIC METER
-  = ELECTRIC MANHOLE
-  = FIBER OPTICS CABLE MARKER
- P.U.E. = PUBLIC UTILITY EASEMENT
-  = PROPERTY/DEED LINE
- (XX) = RECORD INFORMATION
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
-  = TREE

### GENERAL NOTES:

- 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 SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00011. ALL MEASUREMENTS ARE IN US SURVEY FEET.
- STATIONS AND OFFSETS ARE RELATIVE TO THE CORRIDOR CENTERLINE PROVIDED BY ENGINEER 08/28/2020.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



1 Chisholm Trail, Suite 130  
Round Rock, Texas 78681 512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPELS 10194125

**CITY OF AUSTIN - CORRIDOR PROGRAM**  
**WILLIAM CANNON DRIVE, SEGMENT C2**  
**PARCEL PLAT - 5309.009 STARE**

0.0520 ACRE (2,267 SQ. FT.)

AUSTIN GRID NO. E-17	
PROPERTY ID: 512067	WORK ORDER: 1800252R
SURVEY DATE: 03/10/21	SCALE:
REVISED DATE: 08/30/21	PAGE 6 OF 6

## EXHIBIT B

**City of Austin:** Corridor Program  
**Corridor:** William Cannon Drive  
**Segment:** WCDR-C2  
**Segment From:** U.S. Highway 290  
**Limits To:** East of Brodie Lane

Parcel 5309.009 TCE  
0.0138 Acre, 602 Sq. Ft.  
Page 1 of 5  
March 10, 2021

### PROPERTY DESCRIPTION – PARCEL 5309.009 TCE

DESCRIPTION OF A 0.0138 ACRE (602 SQUARE FOOT) PARCEL OF LAND OUT OF THE THEODORE BISSELL LEAGUE, SURVEY NO. 18, ABSTRACT NO. 3, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, CANNON OAKS, A SUBDIVISION RECORDED IN VOLUME 87, PAGES 32A - 32B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING CONVEYED TO NATIONAL RETAIL PROPERTIES, LP BY SPECIAL WARRANTY DEED EXECUTED DECEMBER 12, 2011 AND RECORDED IN DOCUMENT NUMBER 2011181193 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0138 ACRE AS SHOWN ON THE ACCOMPANYING SKETCH PREPARED BY CP&Y, INC. IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found on the existing southwest right-of-way line of William Cannon Drive (right-of-way width varies), for the common east corner of said Lot 1 and the north corner of Lot 2, of said Cannon Oaks Subdivision;

THENCE with the common existing southwest right-of-way line of said William Cannon Drive and the northeast line of said Lot 1, North 64° 17' 10" West, a distance of 15.92 feet to a calculated point for the northeast corner hereof and **POINT OF BEGINNING**, having a Surface Coordinate of: North = 10,051,348.02 feet and East = 3,087,621.86 feet, being 59.44 feet right of Engineer's Baseline Station 336+58.16;

**THENCE**, through the interior of said Lot 1, with the proposed line of the herein described parcel, the following three (3) courses and distances:

- 1) **South 25° 42' 50" West**, a distance of **12.00 feet** to a calculated point, being 71.44 feet right of Engineer's Baseline Station 336+58.17, for the southeast corner hereof;
- 2) **North 64° 17' 10" West**, a distance of **50.20 feet** to a calculated point, being 71.46 feet right of Engineer's Baseline Station 336+07.97, for the southwest corner hereof;
- 3) **North 25° 42' 50" East**, a distance of **12.00 feet** to a calculated point, being 59.46 feet right of Engineer's Baseline Station 336+07.96, on the common northeast line of said Lot 1 and the existing southwest right-of-way line of said William Cannon Drive, for the northwest corner hereof, from which a 1/2-inch iron rod found at the point of curvature on the common northeast line of said Lot 1 and the existing southwest right-of-way line of said William Cannon Drive bears, North 64° 17' 10" West, a distance of 94.08 feet;

## EXHIBIT B

**City of Austin:** Corridor Program  
**Corridor:** William Cannon Drive  
**Segment:** WCDR-C2  
**Segment From:** U.S. Highway 290  
**Limits To:** East of Brodie Lane

Parcel 5309.009 TCE  
0.0138 Acre, 602 Sq. Ft.  
Page 2 of 5  
March 10, 2021

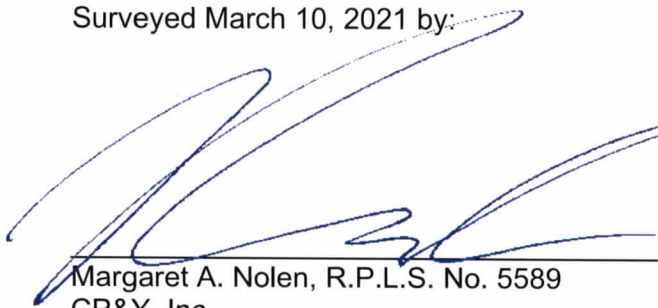
### PROPERTY DESCRIPTION – PARCEL 5309.009 TCE

- 4) **THENCE, South 64° 17' 10" East**, with the common northeast line of said Lot 1 and the existing southwest right-of-way line of said William Cannon Drive, a distance of **50.20 feet** to the **POINT OF BEGINNING** hereof and containing 0.0138 acre (602 sq. ft.) of land.

#### 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 08/28/2020.

Surveyed March 10, 2021 by:



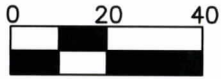
Margaret A. Nolen, R.P.L.S. No. 5589  
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TBPELS Firm No. 10194125  
Project No. 1800252



AUSTIN GRID E-17  
PROPERTY ID: 512067

# EXHIBIT B

## PARENT TRACT INSET



THOMAS ANDERSON  
SURVEY NO. 17  
ABSTRACT NO. 2  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

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

SURVEY LINE  
(APPROXIMATE)

WILLIAM CANNON DRIVE  
(R.O.W. WIDTH VARIES)

ENGINEER'S BASELINE

N 64°17'10" W 160.21'  
(N 62°18'00" W 160.05')

P.O.B.  
5309.009 TCE

5309.009  
TCE  
0.0138 AC.  
(602 SF.)

P.O.C.  
5309.009 TCE

NATIONAL RETAIL PROPERTIES, LP  
EXECUTED: 12/12/2011  
DOC. NO. 2011181193  
O.P.R.T.C.T.

LOT 1  
(CALLED 0.653 ACRE)  
CANNON OAKS  
RECORDED: 11/19/1986  
VOL. 87, PG. 32A-32B  
P.R.T.C.T.

LOT 2

THEODORE BISSELL LEAGUE  
SURVEY NO. 18  
ABSTRACT NO. 3  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

ENGINEER'S BASELINE  
WILLIAM CANNON DR  
CURVE DATA:  
PI NORTHING: 10,051,504.54'  
PI EASTING: 3,087,434.14'  
PI STATION: 334+21.10  
RADIUS: 8000.00'  
DELTA: 001°13'47" RIGHT  
ARC LENGTH: 171.70'  
TANGENT LENGTH: 85.85'  
CHORD BEARING: S64° 52' 10"E  
CHORD DISTANCE: 171.69'  
PC STATION: 333+35.25  
PT STATION: 335+06.95



MARGARET A. NOLEN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589

DATE: MARCH 10, 2021

### REVISIONS



1 Chisholm Trail, Suite 130  
Round Rock, Texas 78681 512.248.0065  
TEXAS REGISTERED ENGINEERING FIRM F-1741  
TBPELS 10194125

CITY OF AUSTIN - CORRIDOR PROGRAM  
WILLIAM CANNON DRIVE, SEGMENT C2  
PARCEL PLAT - 5309.009 TCE

0.0138 ACRE (602 SQ. FT.)

PROPERTY ID: 512067	AUSTIN GRID NO. E-17
SURVEY DATE: 03/10/21	WORK ORDER: 1800252R
REVISED DATE:	SCALE: 1" = 40'
	PAGE 3 OF 5

# EXHIBIT B

THOMAS ANDERSON  
SURVEY NO. 17  
ABSTRACT NO. 2  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS



THEODORE BISSELL LEAGUE  
SURVEY NO. 18  
ABSTRACT NO. 3  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

**BRODIE LN.**  
(R.O.W. WIDTH VARIES)  
NO RECORD INFORMATION  
FOUND FOR R.O.W.

335+00  
SURVEY LINE  
(APPROXIMATE)  
PT 335+06.95

**WILLIAM CANNON DRIVE**  
(R.O.W. WIDTH VARIES)  
VOL. 4298, PG. 664, TRACT 8, D.R.T.C.T.  
AND VOL. 6, PG. 73, P.R.T.C.T.

336+00  
S 64°15'16" E 717.57'

336+50

BUSINESS SIGN  
"7-11"  
CONCRETE  
BASE

EXISTING R.O.W.  
CONCRETE SIDEWALK  
CURB

0.0115  
502  
10' TELEPHONE  
EASEMENT  
SOUTHWESTERN BELL  
TELEPHONE  
CALLED 3781 SQ. FT.  
EXECUTED: 12/12/1986  
VOL. 10064, PG. 544,  
R.P.R.T.C.T.

25' BUILDING LINE  
(DEDICATED BY PLAT)  
11/19/1986  
VOL. 87, PG. 32A-32B,  
P.R.T.C.T.

STA. 336+07.97  
71.46' (RT.)

**P.O.B.**  
**5309.009 TCE**  
N: 10,051,348.02'  
E: 3,087,621.86'  
STA. 336+58.16  
59.44' (RT.)

**P.O.C.**  
**5309.009 TCE**

NATIONAL RETAIL PROPERTIES, LP  
EXECUTED: 12/12/2011  
DOC. NO. 2011181193  
O.P.R.T.C.T.

LOT 1  
(CALLED 0.653 ACRE)  
CANNON OAKS  
RECORDED: 11/19/1986  
VOL. 87, PG. 32A-32B  
P.R.T.C.T.

ENGINEER'S BASELINE  
WILLIAM CANNON DR  
CURVE DATA:  
PI NORTHING: 10,051,504.54'  
PI EASTING: 3,087,434.14'  
PI STATION: 334+21.10  
RADIUS: 8000.00'  
DELTA: 001°13'47" RIGHT  
ARC LENGTH: 171.70'  
TANGENT LENGTH: 85.85'  
CHORD BEARING: S64° 52' 10"E  
CHORD DISTANCE: 171.69'  
PC STATION: 333+35.25  
PT STATION: 335+06.95



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CITY OF AUSTIN - CORRIDOR PROGRAM

WILLIAM CANNON DRIVE, SEGMENT C2

PARCEL PLAT - 5309.009 TCE

0.0138 ACRE (602 SQ. FT.)

PROPERTY ID: 512067	AUSTIN GRID NO. E-17
SURVEY DATE: 03/10/21	WORK ORDER: 1800252R
REVISED DATE:	SCALE: 1" = 30'
	PAGE 4 OF 5

# EXHIBIT B

## LEGEND

- △ = CALCULATED POINT  
 ● = 1/2" IRON ROD FOUND  
 ● = 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED (AS NOTED)  
 D.R.T.C.T. = DEED RECORDS OF TRAVIS COUNTY, TEXAS  
 R.P.R.T.C.T. = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS  
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
 P.R.T.C.T. = PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
 ΔXX  
XX = AREA, IN ACRES/SQ FT, OF EXISTING EASEMENT WITHIN  
 PARCEL LIMITS (EQUALS PARCEL AREA IF NOT NOTED)  
 ☼ = LUMINARE STANDARD  
 ○ = SIGN/MARKER  
 W = WATER METER  
 ⊗ = IRRIGATION CONTROL VALVE  
 ○ = POWER POLE  
 —○— = TRAFFIC SIGNAL POLE  
 E = ELECTRIC METER  
 E = ELECTRIC MANHOLE  
 FO  
 ↑ = FIBER OPTICS CABLE MARKER  
 P.U.E. = PUBLIC UTILITY EASEMENT  
 P = PROPERTY/DEED LINE  
 (xx) = RECORD INFORMATION  
 R.O.W. = RIGHT-OF-WAY  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 ○ = TREE

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 64°17'10" W	15.92'
L-2	S 25°42'50" W	12.00'
L-3	N 64°17'10" W	50.20'
L-4	N 25°42'50" E	12.00'
L-5	S 64°17'10" E	50.20'
L-6	N 64°17'10" W	94.08'

### GENERAL NOTES:

- 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 SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00011. ALL MEASUREMENTS ARE IN US SURVEY FEET.
- STATIONS AND OFFSETS ARE RELATIVE TO THE WILLIAM CANNON CORRIDOR CENTERLINE PROVIDED BY ENGINEER 08/28/2020.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



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CITY OF AUSTIN - CORRIDOR PROGRAM

WILLIAM CANNON DRIVE, SEGMENT C2

PARCEL PLAT - 5309.009 TCE

0.0138 ACRE (602 SQ. FT.)

AUSTIN GRID NO. E-17	
PROPERTY ID: 512067	WORK ORDER: 1800252R
SURVEY DATE: 03/10/21	SCALE:
REVISED DATE:	PAGE 5 OF 5