

RESOLUTION NO. 20220728-106

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: Austin Center

Project: Circuit 811 Transmission Electric Line Upgrade Project

Public Use: Providing reliable, safe electricity service.

Location: 7801 N. Lamar Blvd., Austin, Texas 78752.

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

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

ADOPTED: July 28, 2022

ATTEST:



Myrna Rios
City Clerk

EXHIBIT "A"

PAGE 1 OF 4



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 06

BEING A 0.125 OF ONE ACRE (5424 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3, NORTHWAY CREST SECTION FOUR, RECORDED IN VOL. 78, PG. 376-377 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 3 BEING DESCRIBED IN A WARRANTY DEED TO WITH VENDOR'S LIEN TO AUSTIN CENTER, RECORDED IN VOL. 6948, PG. 609 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.125 OF ONE ACRE (5424 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation (TxDOT) Type II Concrete Monument found (Grid Coordinates: N=10099077.910, E=3122917.785) for the West corner of said Lot 3 and the North corner of Lot 4, of said NORTHWAY CREST SECTION FOUR, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies), from which a TxDOT Type II Concrete Monument found for an angle point in the West line of said Lot 4 and said existing Easterly right-of-way line of North Lamar Boulevard, bears South 36°36'52" West a distance of 185.36 feet;

THENCE **North 31°51'47" East** coincident with the common dividing line of said Lot 3 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **361.15** feet to a 5/8-inch iron rebar found for the North corner of Lot 3 and said West corner of Lot 2, of said NORTHWAY CREST SECTION FOUR, also being in said existing Easterly right-of-way line of North Lamar Boulevard;

THENCE **South 60°56'18" East** departing said existing Easterly right-of-way line of North Lamar Boulevard and coincident with the common dividing line of said Lot 3 and said Lot 2, a distance of **15.02** feet to a Calculated Point not set for the Northeast corner of the herein described tract;

THENCE **South 31°51'47" West** over and across said Lot 3, a distance of **361.99** feet to a Calculated Point not set in the Southwest line of said Lot 3 and the Northeast line of said Lot 4;

EXHIBIT "A"

THENCE **North 57°42'18" West** coincident with the common dividing line of said Lot 3 and said Lot 4, a distance of **15.00** feet to the **POINT OF BEGINNING** and containing 0.125 of one acre of land (5424 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



Job Number: 16-006_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006_Parcel 06



GRAPHIC SCALE

EXHIBIT "A"

SEE SHEET 4 FOR LINE TABLE AND
TITLE COMMITMENT NOTES



J.P. WALLACE
SURVEY

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

2
NORTHWAY CREST
SECTION FOUR
VOL. 78, PG. 376-377
P.R.T.C.T.

PARCEL 6
0.125 OF
ONE ACRE
(5424 SQ. FT.)

ASPH. DRIVE/PKG.

AUSTIN CENTER
VOL. 6948, PG. 609
D.R.T.C.T.

3
NORTHWAY CREST
SECTION FOUR
VOL. 78, PG. 376-377
P.R.T.C.T.

P.O.B.
GRID COORDS
N=10099077.910
E=3122917.785



JOB NUMBER: 16-006		DATE: 01/27/2016	
PROJECT NAME: 811 UPGRADE			
DRAWING NAME: 16006_PARCEL 06			
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: AG	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

OWNERSHIP AND EASEMENT REPORT PROVIDED BY: GRACY TITLE
 REF NO.: OEAS425
 EXECUTED DATE: MAY 23, 2016

Line Table		
Line #	Direction	Length
L1	S60° 56' 18"E	15.02'
L2	N57° 42' 18"W	15.00'

ONLY THOSE ITEMS LISTED ON THE ABOVE REFERENCED OWNERSHIP AND EASEMENT REPORT 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.

THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS, COVENANTS AND RESTRICTIONS:

1. ELECTRIC EASEMENT FILED OCTOBER 10, 1938 AND RECORDED IN VOLUME 601, PAGE 83, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.
2. RIGHT-OF WAY AGREEMENT FILED DECEMBER 11, 1979 AND RECORDED IN VOLUME 6810, PAGE 12, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
3. PLAT FILED NOVEMBER 29, 1979 AND RECORDED IN VOLUME 78, PAGE 376, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
4. COVENANT, DECLARATION AND AGREEMENT OF PERPETUAL EASEMENT FILED MARCH 31, 1980 AND RECORDED IN VOLUME 6931, PAGE 381, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
5. ELECTRIC EASEMENT FILED SEPTEMBER 10, 1981 AND RECORDED IN VOLUME 7572, PAGE 909, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.
6. COVENANT, DECLARATION AND AGREEMENT OF PERPETUAL EASEMENT FILED JANUARY 20, 1982 AND RECORDED IN VOLUME 7665, PAGE 240, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
7. ELECTRIC EASEMENT FILED FEBRUARY 22, 1984 AND RECORDED IN VOLUME 8465, PAGE 930, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.

LEGEND

- 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" OR AS NOTED)
- ▲ 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
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- (S45°E 45') RECORD INFO. PER TRAVIS COUNTY

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
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS - NO. 6428

01/27/2017
 DATE



LEGEND

- OHE — OVERHEAD ELECTRIC
- ⊕ ELECTRIC MANHOLE
- POLE
- ⊖ POWER POLE
- ⊥ SIGN POST
- ⊕ W WATER METER
- ⊕ F FIRE HYDRANT
- ⊕ G GAS LID
- ⊕ T TELEPHONE MANHOLE
- TEL TELEPHONE PEDESTAL
- CONC. CONCRETE
- ASPH. ASPHALT
- PKG. PARKING AREA
- E.P. EDGE OF PAVEMENT
- B.O.C. BACK OF CURB

JOB NUMBER: 16-006	DATE: 01/27/2016
PROJECT NAME: 811 UPGRADE	
DRAWING NAME: 16006_PARCEL 06	
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: AG 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



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 07

BEING A 0.060 OF ONE ACRE (2613 SQUARE FEET) PARCEL OF LAND SITUATED IN THE J.P. WALLACE SURVEY, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2, NORTHWAY CREST SECTION FOUR, RECORDED IN VOL. 78, PG. 376-377 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING DESCRIBED IN A WARRANTY DEED TO WITH VENDOR'S LIEN TO AUSTIN CENTER, RECORDED IN VOL. 6948, PG. 605 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.060 OF ONE ACRE (2613 SQUARE FEET) PARCEL BEING SHOWN ON THE ATTACHED SKETCH LABELED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rebar found (Grid Coordinates: N=10099384.636, E=3123108.431) for the West corner of said Lot 2 and the North corner of Lot 3, of said NORTHWAY CREST SECTION FOUR, also being in the existing Easterly right-of-way line of North Lamar Boulevard (R.O.W. Varies), from which a Texas Department of Transportation (TxDOT) Type II Concrete Monument found for the West corner of said Lot 3 and the North corner of Lot 4, of said NORTHWAY CREST SECTION FOUR, also being in said existing Easterly right-of-way line of North Lamar Boulevard, bears South 31°51'47" West a distance of 361.15 feet;

THENCE **North 31°51'47" East** coincident with the common dividing line of said Lot 2 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **165.90** feet to a TxDOT Type II Concrete Monument found for an angle point in the Northwest line of said Lot 2 and said existing Easterly right-of-way line of North Lamar Boulevard, also being at the Southwest end of a right-of-way cutback line;

THENCE **North 72°39'00" East** coincident with the common dividing line of said Lot 2 and said existing Easterly right-of-way line of North Lamar Boulevard, a distance of **22.96** feet to a Calculated Point not set for the Northeast corner of the herein described tract, from which a TxDOT Type II Concrete Monument found for the most Northerly corner of said Lot 2, being in the existing Southerly right-of-way line of United States Highway No. 183 (R.O.W. Varies), also being at the Northeast end of said right-of-way cutback line, bears North 72°39'00" East a distance of 86.59 feet;

EXHIBIT "~~A~~" B

PAGE 2 OF 4

THENCE **South 31°51'47" West** departing said existing Easterly right-of-way line of North Lamar Boulevard, over and across said Lot 2, a distance of **182.56** feet to a Calculated Point not set in the Southwest line of said Lot 2 and the Northeast line of said Lot 3;

THENCE **North 60°56'18" West** coincident with said common dividing line of Lot 2 and Lot 3, a distance of **15.02** feet to the **POINT OF BEGINNING** and containing 0.060 of one acre of land (2613 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.



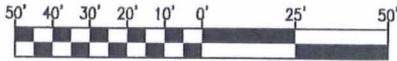
Travis S. Tabor
Registered Professional Land Surveyor
State of Texas No. 6428

01/27/2017
Date



Job Number: 16-006_811 Upgrade

Attachments: Survey Drawing: L:\City of Austin\811 Upgrade\DWGS\Parcels\16006_Parcel 07



GRAPHIC SCALE

EXHIBIT "B"

SEE SHEET 4 FOR LINE TABLE AND
TITLE COMMITMENT NOTES

J.P. WALLACE
SURVEY

U.S. HIGHWAY NO. 183
(R.O.W. VARIES)



POLE #355222

(E)

B.O.C.

86.59'
N72°39'00"E

ASPH. DRIVE/PKG.

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

B.O.C.

10' P.U.E.
VOL. 78, PG. 376
N31°51'47"E 165.90'
S31°51'47"W 182.56'

PARCEL 7
0.060 OF
ONE ACRE
(2613 SQ. FT.)

AUSTIN CENTER
VOL. 6948, PG. 605
D.R.T.C.T.

P.O.B.
GRID COORDS
N=10099384.636
E=3123108.431

2
NORTHWAY CREST
SECTION FOUR
VOL. 78, PG. 376-377
P.R.T.C.T.

3
NORTHWAY CREST
SECTION FOUR
VOL. 78, PG. 376-377
P.R.T.C.T.

5/8"
(S34°24'W 361.07')
S31°51'47"W 361.15'

3

JOB NUMBER: 16-006		DATE: 01/27/2017	
PROJECT NAME: 811 UPGRADE			
DRAWING NAME: 16006_PARCEL 07			
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: AG	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

OWNERSHIP AND EASEMENT REPORT PROVIDED BY: GRACY TITLE
 REF NO.: OEAS426
 EXECUTED DATE: MAY 23, 2016

Line Table		
Line #	Direction	Length
L1	N72° 39' 00"E	22.96'
L2	N60° 56' 18"W	15.02'

ONLY THOSE ITEMS LISTED ON THE ABOVE REFERENCED OWNERSHIP AND EASEMENT REPORT 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.

THIS TRACT IS SUBJECT TO THE FOLLOWING EASEMENTS, COVENANTS AND RESTRICTIONS:

1. ELECTRIC EASEMENT FILED OCTOBER 10, 1938 AND RECORDED IN VOLUME 601, PAGE 83, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.
2. PLAT FILED NOVEMBER 29, 1979 AND RECORDED IN VOLUME 78, PAGE 376, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
3. COVENANT, DECLARATION AND AGREEMENT OF PERPETUAL EASEMENT FILED MARCH 31, 1980 AND RECORDED IN VOLUME 6931, PAGE 381, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
4. ELECTRIC EASEMENT FILED SEPTEMBER 10, 1981 AND RECORDED IN VOLUME 7572, PAGE 909, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.
5. COVENANT, DECLARATION AND AGREEMENT OF PERPETUAL EASEMENT FILED JANUARY 20, 1982 AND RECORDED IN VOLUME 7665, PAGE 240, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON.
6. ELECTRIC EASEMENT FILED FEBRUARY 22, 1984 AND RECORDED IN VOLUME 8465, PAGE 930, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. NOTED HEREON - UNABLE TO LOCATE DUE TO VAGUE DESCRIPTION.
7. RIGHT-OF WAY AND EASEMENT FILED JUNE 5, 1991 AND RECORDED IN VOLUME 11451, PAGE 739, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. DOES NOT AFFECT.

LEGEND

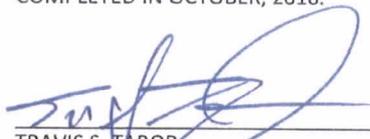
- TX.D.O.T. TYPE I MONUMENT FOUND
- TX.D.O.T. TYPE II MONUMENT FOUND
- IRON REBAR FOUND (1/2" OR AS NOTED)
- IRON PIPE FOUND (1" OR AS NOTED)
- ▲ NAIL FOUND (PK OR AS NOTED)
- △ CALCULATED POINT NOT SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- O.R.T.C.T. OFFICIAL RECORDS OF TRAVIS COUNTY,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

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).

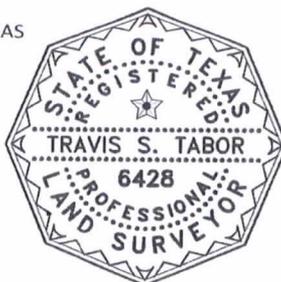
DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

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
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS - NO. 6428

01/27/2017
 DATE



LEGEND

- OHE — OVERHEAD ELECTRIC
- ⊕ ELECTRIC MANHOLE
- POLE
- ⊖ POWER POLE
- ⊥ SIGN POST
- ⊕ W WATER METER
- ⊕ F FIRE HYDRANT
- ⊕ G GAS LID
- ⊕ T TELEPHONE MANHOLE
- ⊕ TEL TELEPHONE PEDESTAL
- 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 07	
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: AG	CHK BY: JB
SHEET 04 of 04	FIELD BOOKS: 265/267
SCALE: 1" = 50'	



LANDESIGN SERVICES, INC.

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



EXHIBIT "~~A~~" C

SURVEY OF 0.626 ACRES OR 27,253 SQUARE FEET OF LAND, BEING A PORTION OF LOT 2, NORTHWAY CREST SECTION FOUR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 78, PAGE 376, PLAT RECORDS, TRAVIS COUNTY, TEXAS, THE SAID LOT 2, BEING DESCRIBED TO AUSTIN CENTER IN THAT CERTAIN WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN VOLUME 6948, PAGE 605, DEED RECORDS, TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED 0.626 ACRES OF LAND BEING SHOWN ON THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE at an 5/8 inch iron rod found the common west corner of the said Lot 2 and Lot 3, Northway Crest Section Four, same being a point on the southeast right-of-way line of North Lamar Boulevard (right-of-way varies);

THENCE South 60°56'18" East, a distance of 15.02 feet coincident with upper southwest line of said Lot 2 and the upper northeast line of the said Lot 3, to a calculated point not set for the **POINT OF BEGINNING** and the west corner of the herein described 0.626 acres of land, having Grid Coordinates of N(Y) 10099377.341, E(X) 3123121.558, United States State Plane Coordinate System, Texas Central Zone 4203, NAD83;

THENCE North 31°51'47" East, a distance of 182.56 feet and crossing over the said Lot 2, to a calculated point not set for an upper exterior angle corner of the herein described 0.626 acres of land, same being a point on the southeast right-of-way line of the said United States Highway Number 183, and a point on the most northerly northwest line of the said Lot 2;

THENCE coincident with the common dividing line of the said Lot 2 and the southeast and southwest right-of-way line of the said United States Highway Number 183 the following three (3) courses:

- 1) North 72°39'00" East, a distance of 86.59 feet to a concrete monument found for the north corner of the herein described 0.626 acres of land, same being an interior angle corner in the southeast and southwest right-of-way line of the said United States Highway Number 183;
- 2) South 63°25'59" East, a distance of 100.93 feet to a concrete monument found for an interior angle corner of the herein described 0.626 acres of land and the said Lot 2, same being an exterior angle corner in the southwest right-of-way line of the said United States Highway Number 183;
- 3) South 72°35'33" East, a distance of 73.90 feet to a calculated point not set for the east corner of the herein described 0.626 acres of land and a point on the common dividing line of the said Lot 2 and the said United States Highway Number 183;

THENCE departing the northeast line of said Lot 2 and the southwest right-of-way line of the said United States Highway Number 183 the following four (4) courses:

- 1) South 28°51'35" West, a distance of 100.97 feet to a calculated point not set for the upper south corner of the herein described 0.626 acres of land;
- 2) North 60°39'01" West, a distance of 151.64 feet to a calculated point not set for an interior angle corner of the herein described 0.626 acres of land;
- 3) North 60°53'52" West, a distance of 30.90 feet to a calculated point not set for an interior angle corner of the herein described 0.626 acres of land;
- 4) South 29°06'30" West, a distance of 164.19 feet to a calculated point not set for the south corner of the herein described 0.626 acres of land, same being a point on the common dividing line of the said Lot 2 and the said Lot 3, of the said Northway Crest Section Four;

THENCE North 60°56'18" West, a distance of 59.51 feet and coincident with the upper southwest line of said Lot 2 and the upper northeast line of the said Lot 3, to the **POINT OF BEGINNING** and containing 0.626 acres of land or 27,253 square feet of land, more or less.

BASIS OF BEARINGS: GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83

Reference the attached sketch marked **EXHIBIT "B"**.

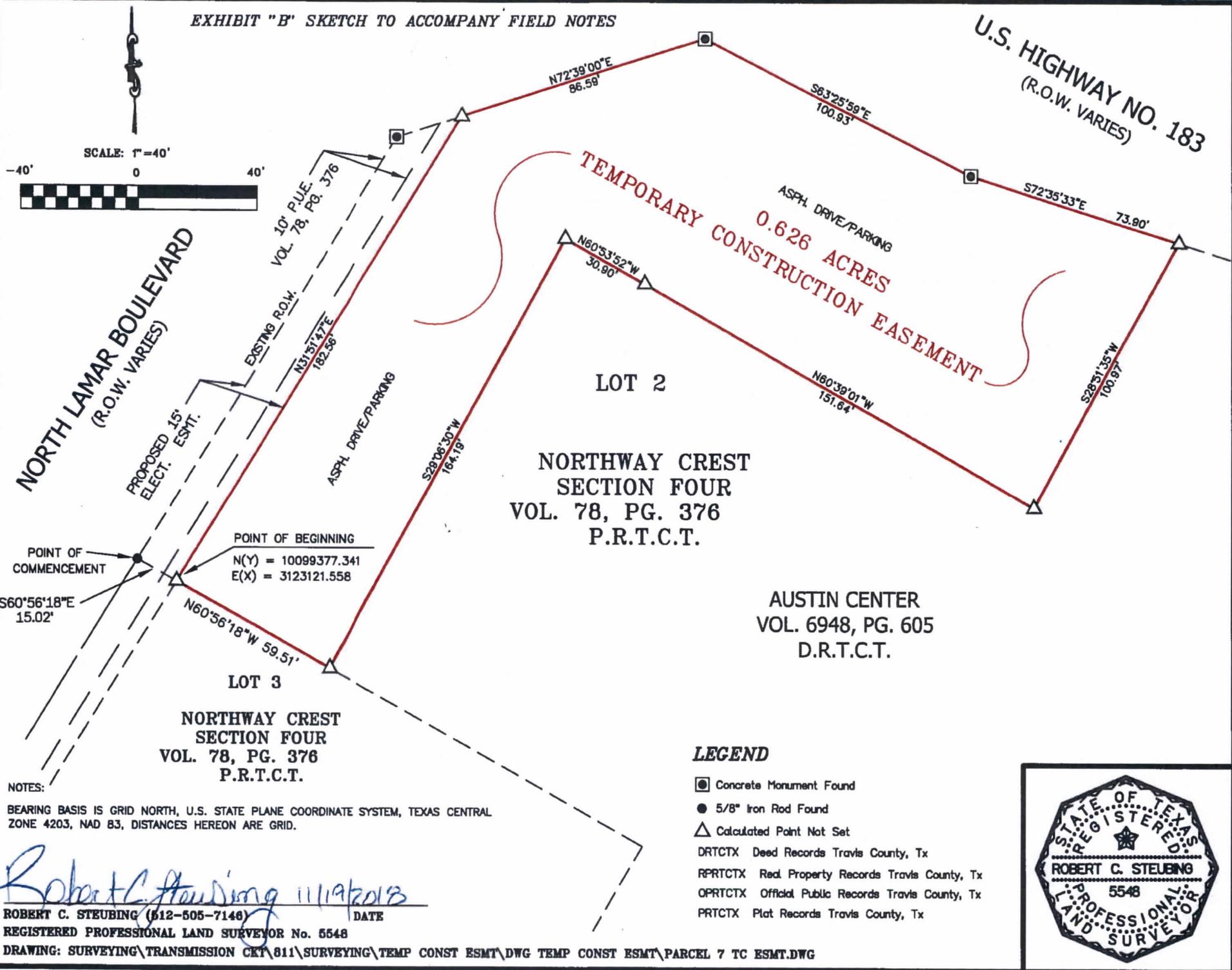
I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

Prepared By: **AUSTIN ENERGY**

Robert C. Steubing 11/19/2018
Robert C. Steubing Registered Professional Land Surveyor No. 5548



EXHIBIT "B" SKETCH TO ACCOMPANY FIELD NOTES



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

U.S. HIGHWAY NO. 183
(R.O.W. VARIES)

LOT 2
NORTHWAY CREST
SECTION FOUR
VOL. 78, PG. 376
P.R.T.C.T.

AUSTIN CENTER
VOL. 6948, PG. 605
D.R.T.C.T.

LOT 3
NORTHWAY CREST
SECTION FOUR
VOL. 78, PG. 376
P.R.T.C.T.

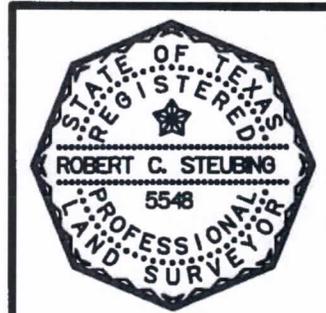
POINT OF BEGINNING
N(Y) = 10099377.341
E(X) = 3123121.558

POINT OF COMMENCEMENT

NOTES:
BEARING BASIS IS GRID NORTH, U.S. STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD 83, DISTANCES HEREON ARE GRID.

LEGEND

- Concrete Monument Found
- 5/8" Iron Rod Found
- △ Calculated Point Not Set
- DRTCTX Deed Records Travis County, Tx
- RPRTCTX Real Property Records Travis County, Tx
- OPRTCTX Official Public Records Travis County, Tx
- PRTCTX Plat Records Travis County, Tx



Robert C. Steubing 11/19/2013
ROBERT C. STEUBING (512-505-7146) DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

DRAWING: SURVEYING\TRANSMISSION CRT\811\SURVEYING\TEMP CONST ESMT\DWG TEMP CONST ESMT\PARCEL 7 TC ESMT.DWG