

RESOLUTION NO. 20220901-094

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: Cannon Oaks, L.L.C.

Project: William Cannon Drive Corridor Project

Public Use: Reducing delay, improving the effectiveness of transit, and creating continuous Americans with Disabilities Act-compliant sidewalks, bicycle facilities, and either separate paths or a shared-use path, which will enhance safety for pedestrians and cyclists along the entire length of the project.

Location: 3421 W. William Cannon Drive, Austin, TX 78745.

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

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

ADOPTED: September 1, 2022

ATTEST: _____

Myrna Rios

Myrna Rios
City Clerk

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5309.008 STARE
Corridor:	William Cannon Drive	0.0204 Acre, 887 Sq. Ft.
Segment:	WCDR-C2	Page 1 of 5
Segment From:	U.S. Highway 290	March 10, 2021
Limits To:	East of Brodie Lane	

PROPERTY DESCRIPTION – PARCEL 5309.008 STARE

DESCRIPTION OF A 0.0204 ACRE (887 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 2, CANNON OAKS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 87 PAGES 32A - 32B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING CONVEYED TO CANNON OAKS LLC BY SPECIAL WARRANTY DEED EXECUTED SEPTEMBER 12, 2016 AND RECORDED IN DOCUMENT NUMBER 2016151593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0204 ACRE PARCEL AS SHOWN ON THE ACCOMPANYING SKETCH PREPARED BY CP&Y, INC. IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING a 1/2-inch iron rod with plastic yellow cap stamped "Terra Firma" found on the existing southeast right-of-way line of Brodie Lane (right-of-way width varies), for the common west corner of said Lot 2 and the north corner of Lot 4, of said Cannon Oaks Subdivision;

THENCE with the existing southeast right-of-way line of said Brodie Lane and the northwest line of said Lot 2, North 27° 27' 41" East, a distance of 256.38 feet to a calculated point for the southwest corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,051,150.15 feet and East = 3,087,339.90 feet, being 360.12 feet right of Engineer's Baseline Station 334+89.35;

- 1) **THENCE**, continuing with the common line of the existing southeast right-of-way line of said Brodie Lane and the northwest line of said Lot 2, **North 27° 27' 41" East**, a distance of **118.29 feet** to a 1/2-inch iron rod with yellow plastic cap stamped "CP&Y" set for the north corner hereof, being 241.88 feet right of Engineer's Baseline Station 334+93.27, for the most westerly northwest corner of said Lot 2 and the west corner of Lot 1, of said Cannon Oaks Subdivision, from which a 1/2-inch iron rod found for a point of curvature on the northeast line of said Lot 1 and on the existing southeast right-of-way line of said Brodie Lane, bears North 27° 27' 41" East, a distance of 168.08 feet;
- 2) **THENCE**, with the common north line of said Lot 2 and the south line of said Lot 1, **South 61° 50' 01" East**, a distance of **7.50 feet** to a calculated point, being 242.21 feet right of Engineer's Baseline Station 335+01.00, for the northeast corner hereof;

THENCE, through the interior of said Lot 2, with the proposed line of the herein described parcel, the following two (2) courses and distances:

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 5309.008 STARE
0.0204 Acre, 887 Sq. Ft.
Page 2 of 5
March 10, 2021

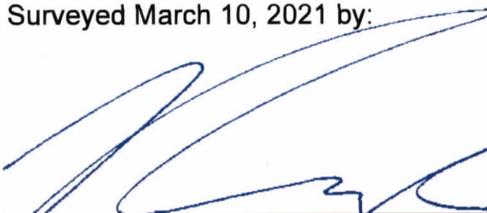
PROPERTY DESCRIPTION – PARCEL 5309.008 STARE

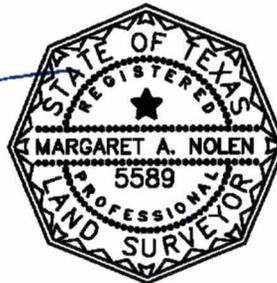
- 3) **South 27° 27' 41" West**, a distance of **118.20 feet** to a calculated point, being 360.36 feet right of Engineer's Baseline Station 334+97.20, for the southeast corner hereof;
- 4) **North 62° 32' 19" West**, a distance of **7.50 feet** to the **POINT OF BEGINNING** hereof and containing 0.0204 acre (887 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:

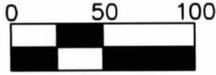

Margaret A. Nolen, R.P.L.S. No. 5589
CP&Y, Inc.
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
TBPELS Firm No. 10194125
Project No. 1800252



AUSTIN GRID E-17
PROPERTY ID: 512066

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)
EXISTING R.O.W.

N 27°27'41" E 374.67'
(N 29°29'42" E 374.50')
N 27°27'41" E 256.38'

SURVEY LINE
(APPROXIMATE)
N27°27'41"E 168.08'
(N29°29'42"E 168.00')

LOT 1
CANNON OAKS
RECORDED 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

CANNON OAKS LLC
EXECUTED 09/12/2016
DOC. NO. 2016151593
O.P.R.T.C.T.

LOT 2
(CALLED 4.095 ACRES)
CANNON OAKS
RECORDED 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

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

ENGINEER'S BASELINE
338+00 339+00

EXISTING R.O.W.

5309.008
STARE

0.0204 AC.
(887 SF.)

P.O.B.
5309.008 STARE

P.O.C.
5309.008 STARE

W/YELLOW
PLASTIC CAP
STAMPED
"TERRA FIRMA"

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

LOT 3

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

LOT 4



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

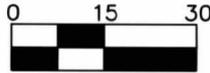
PARCEL PLAT - 5309.008 STARE

0.0204 ACRE (887 SQ. FT.)

PROPERTY ID: 512066	AUSTIN GRID NO. E-17
SURVEY DATE: 03/10/21	WORK ORDER: 1800252R
REVISED DATE:	SCALE: 1" = 100'
	PAGE 3 OF 5

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



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.
 EXISTING R.O.W.

G:\PROJECTS\1800252R - COA - William Cannon\PARCEL DESCRIPTIONS\WCDR-C2_5309.008-STARE\WCDR-C2_5309.008-STARE Plat.dwg 6/18/2021 - 4:13pm

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

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

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

LOT 1
 CANNON OAKS
 RECORDED 11/19/1986
 VOL. 87, PG. 32A-32B
 P.R.T.C.T.

CANNON OAKS LLC
 EXECUTED 09/12/2016
 DOC. NO. 2016151593
 O.P.R.T.C.T.

LOT 2
 (CALLED 4.095 ACRES)
 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

P.O.B.
5309.008 STARE
 N: 10,051,150.15'
 E: 3,087,339.90'
 STA. 334+89.35
 360.12' (RT.)

STA. 334+97.20
 360.36' (RT.)

W/YELLOW
 PLASTIC CAP
 STAMPED
 "TERRA FIRMA"

P.O.C.
5309.008 STARE

5' ELECTRIC EASEMENT
 CITY OF AUSTIN
 CALCULATED 75 SQ. FT.
 EXECUTED 02/18/1987
 VOL. 10121, PG. 586
 R.P.R.T.C.T.

LOT 4
 CANNON OAKS
 RECORDED 11/19/1986
 VOL. 87, PG. 32A-32B
 P.R.T.C.T.



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 - 5309.008 STARE

0.0204 ACRE (887 SQ. FT.)

	AUSTIN GRID NO. E-17
PROPERTY ID: 512066	WORK ORDER: 1800252R
SURVEY DATE: 03/10/21	SCALE: 1" = 30'
REVISED DATE:	PAGE 4 OF 5

EXHIBIT "A"

LEGEND

- △ = CALCULATED POINT
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CP&Y" SET
- = 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
- ⊗
XX = 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
- FO
↑ = 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

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 27°27'41" E	118.29'
L-2	S 61°50'01" E	7.50'
L-3	S 27°27'41" W	118.20'
L-4	N 62°32'19" W	7.50'

G:\PROJECTS\1800252R - COA - William Cannon\PARCEL DESCRIPTIONS\WCDR-C2_5309.008-STARE\WCDR-C2_5309.008-STARE Plat.dwg 6/18/2021 - 4:14pm

GENERAL 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 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.
- 2) STATIONS AND OFFSETS ARE RELATIVE TO THE CORRIDOR CENTERLINE PROVIDED BY ENGINEER 08/28/2020.
- 3) 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 - 5309.008 STARE

0.0204 ACRE (887 SQ. FT.)

	AUSTIN GRID NO. E-17
PROPERTY ID: 512066	WORK ORDER: 1800252R
SURVEY DATE: 03/10/21	SCALE:
REVISED DATE:	PAGE 5 OF 5

EXHIBIT "B"

City of Austin:	Corridor Program	Parcel 5309.008 TCE
Corridor:	William Cannon Drive	0.0059 Acre, 255 Sq. Ft.
Segment:	WCDR-C2	Page 1 of 5
Segment From:	U.S. Highway 290	March 10, 2021
Limits To:	East of Brodie Lane	

PROPERTY DESCRIPTION – PARCEL 5309.008 TCE

DESCRIPTION OF A 0.0059 ACRE (255 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 2, CANNON OAKS SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 87 PAGES 32A - 32B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING CONVEYED TO CANNON OAKS LLC BY SPECIAL WARRANTY DEED EXECUTED SEPTEMBER 12, 2016 AND RECORDED IN DOCUMENT NUMBER 2016151593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0059 ACRE PARCEL 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 2 and the north corner of Lot 3, 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 2, North 64° 24' 18" West, a distance of 2.69 feet to a calculated point for the northeast corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,051,252.51 feet and East = 3,087,821.18 feet, being 58.89 feet right of Engineer's Baseline Station 338+79.19;

THENCE, through the interior of said Lot 2, with the proposed line of the herein described parcel, the following three (3) courses and distances:

- 1) **South 25° 35' 42" West**, a distance of **7.00 feet** to a calculated point, being 65.89 feet right of Engineer's Baseline Station 338+79.21, for the southeast corner hereof;
- 2) **North 64° 24' 18" West**, a distance of **36.40 feet** to a calculated point, being 65.99 feet right of Engineer's Baseline Station 338+42.81, for the southwest corner hereof;
- 3) **North 25° 35' 42" East**, a distance of **7.00 feet** to a calculated point, being 58.99 feet right of Engineer's Baseline Station 338+42.79, on the common existing southwest right-of-way line of said William Cannon Drive and the northeast line of said Lot 2, for the northwest corner hereof, from which a 1/2-inch iron rod found for the common most northerly northwest corner of said Lot 2 and the east corner of Lot 1, of said Cannon Oaks Subdivision bears, North 64° 24' 18" West, a distance of 168.71 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 5309.008 TCE
0.0059 Acre, 255 Sq. Ft.
Page 2 of 5
March 10, 2021

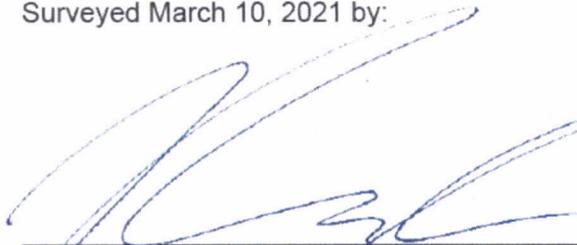
PROPERTY DESCRIPTION – PARCEL 5309.008 TCE

- 4) **THENCE**, with the common existing southwest right-of-way line of said William Cannon Drive and the northeast line of said Lot 2, **South 64° 24' 18" East**, a distance of **36.40 feet** to the **POINT OF BEGINNING** hereof and containing 0.0059 acre (255 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
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: 512066

EXHIBIT "B"

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



PARENT TRACT INSET

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

SURVEY LINE
(APPROXIMATE)

LOT 1
CANNON OAKS
RECORDED 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

CANNON OAKS LLC
EXECUTED 09/12/2016
DOC. NO. 2016151593
O.P.R.T.C.T.

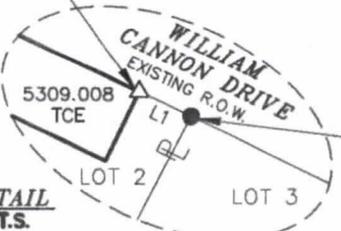
LOT 2
(CALLED 4.095 ACRES)
CANNON OAKS
RECORDED 11/19/1986
VOL. 87, PG. 32A-32B
P.R.T.C.T.

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

LOT 4

P.O.B.
5309.008 TCE

DETAIL
N.T.S.

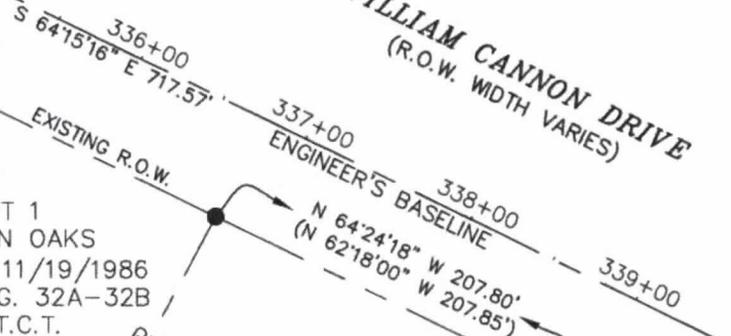


P.O.C.
5309.008 TCE



MARGARET A. NOLEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589

DATE: MARCH 10, 2021



5309.008
TCE
0.0059 AC.
(255 SF.)

P.O.C.
5309.008 TCE

LOT 3

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

REVISIONS



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TEXAS REGISTERED ENGINEERING FIRM F-1741
TBPELS 10194125

CITY OF AUSTIN - CORRIDOR PROGRAM

WILLIAM CANNON DRIVE, SEGMENT C2

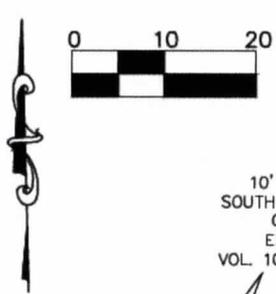
PARCEL PLAT - 5309.008 TCE

0.0059 ACRE (255 SQ. FT.)

PROPERTY ID: 512066	AUSTIN GRID NO. E-17
SURVEY DATE: 03/10/21	WORK ORDER: 1800252R
REVISED DATE:	SCALE: 1" = 100'
	PAGE 3 OF 5

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EXHIBIT " B"



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

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.

ENGINEER'S BASELINE

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

EXISTING R.O.W.
 LOT 1
 15' DRAINAGE EASEMENT
 (DEDICATED BY PLAT)
 RECORDED 11/19/1986
 VOL. 87, PG. 32A-32B
 P.R.T.C.T.

P.O.B.
 5309.008 TCE
 N: 10,051,252.51'
 E: 3,087,821.18'
 STA. 338+79.19
 58.89' (RT.)

P.O.C.
 5309.008 TCE
 STA. 338+79.21
 65.89' (RT.)

CANNON OAKS LLC
 EXECUTED 09/12/2016
 DOC. NO. 2016151593
 O.P.R.T.C.T.

LOT 2
 (CALLED 4.095 ACRES)
 CANNON OAKS
 RECORDED 11/19/1986
 VOL. 87, PG. 32A-32B
 P.R.T.C.T.

ELECTRIC UTILITY EASEMENT
 (APPROXIMATE CENTERLINE LOCATION
 PER SKETCH
 NO SURVEY METES &
 BOUNDS ARE WRITTEN)
 CITY OF AUSTIN
 EXECUTED 12/29/1995
 VOL. 12596, PG. 457, R.P.R.T.C.T.

ELECTRIC AND TELEPHONE UTILITY EASEMENT
 (TEMPORARY EASEMENT OVER
 EXISTING LINES, IN EFFECT UNTIL METES AND
 BOUNDS ARE WRITTEN)
 (APPROXIMATE CENTERLINE LOCATION PER SKETCH,
 NO SURVEY METES AND BOUNDS ARE WRITTEN)
 CITY OF AUSTIN
 EXECUTED 12/03/1991
 VOL. 11593, PG. 823, R.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



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 - 5309.008 TCE

0.0059 ACRE (255 SQ. FT.)

AUSTIN GRID NO. E-17	
PROPERTY ID: 512066	WORK ORDER: 1800252R
SURVEY DATE: 03/10/21	SCALE: 1" = 20'
REVISED DATE:	PAGE 4 OF 5

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EXHIBIT "B"

LEGEND

-  = CALCULATED POINT
-  = 1/2" IRON ROD FOUND
-  = 1/2" IRON ROD WITH PLASTIC CAP FOUND (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
-  = 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
-  = WASTEWATER CLEANOUT
-  = ELECTRIC METER
-  = ELECTRIC MANHOLE
-  = WASTEWATER MANHOLE
-  = GAS VALVE
-  = STORM DRAIN MANHOLE
- 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

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 64°24'18" W	2.69'
L-2	S 25°35'42" W	7.00'
L-3	N 64°24'18" W	36.40'
L-4	N 25°35'42" E	7.00'
L-5	S 64°24'18" E	36.40'

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GENERAL 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 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.
- 2) STATIONS AND OFFSETS ARE RELATIVE TO THE CORRIDOR CENTERLINE PROVIDED BY ENGINEER 08/28/2020.
- 3) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

 <p>1 Chisholm Trail, Suite 130 Round Rock, Texas 78681 512.248.0065 TEXAS REGISTERED ENGINEERING FIRM F-1741 TBPELS 10194125</p>	
CITY OF AUSTIN - CORRIDOR PROGRAM	
WILLIAM CANNON DRIVE, SEGMENT C2	
PARCEL PLAT - 5309.008 TCE	
0.0059 ACRE (255 SQ. FT.)	
	AUSTIN GRID NO. E-17
PROPERTY ID: 512066	WORK ORDER: 1800252R
SURVEY DATE: 03/10/21	SCALE:
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