

**RESOLUTION NO. 20221208-078**

**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:	Sussex Shiloh TIC, LLC, a Delaware limited liability company JF Shiloh TIC, LLC, a Delaware limited liability company Shiloh Investors TIC, LLC, a Delaware limited liability company Wildhorn Shiloh TIC, LLC, a Delaware limited liability company
Project:	Oak Hill Parkway Water Relocation Project

Public Use: Accommodating roadway improvements and relocation of wastewater infrastructures in conflict with the Texas Department of Transportation's Oak Hill Parkway Project.


Location: 6811 Old Bee Caves Road, Austin, Texas 78749.

The general location of the project is SH 71 at Silvermine Drive to US 290 at Circle Drive, beginning at West William Cannon Drive, Travis County, Texas.

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

**ADOPTED:** December 8, 2022

**ATTEST:**



Myrna Rios  
City Clerk



3100 Alvin Devane, Suite 150  
Austin, Texas 78741  
Tel: 512.441.9493  
www.quiddity.com

Exhibit "A"

Water Lines Easement

LEGAL DESCRIPTION FOR PARCEL 5221.33 WLE

BEING a 0.0996 acre (4,337 sq. ft.) tract of land situated in the Thomas Anderson Survey No. 90, Abstract No. 28, City of Austin, Travis County, Texas and being a portion of a called 18.1309 acre tract of land as described in a Special Warranty Deed to Sussex Shiloh TIC, LLC in Document No. 2021278698 of the Official Public Records of Travis County, Texas, said 0.0996 acre tract of land being more particularly described by metes and bounds as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

**COMMENCING:** at a cotton gin spindle found for the southeastern corner of the said 18.1309-acre tract, the southwestern corner of that certain tract of land called Part 1 – 0.1669 acres to the City of Austin, Texas as described in a Street Deed in Document No. 2020012082 of the Official Public Records of Travis County, Texas, the same being the southeastern corner of a called 0.0200-acre sidewalk easement to the City of Austin as described in Document No. 2020012081 of the Official Public Records of Travis County, Texas;

**THENCE:** North 79°20'09" West a distance of 2.69 feet along the southern line of the said 18.1309-acre tract, the southern line of the said 0.0200-acre sidewalk easement to a calculated point for the southwestern corner of the said sidewalk easement, for the southeastern corner of this herein described tract;

**THENCE:** North 79°21'35" West along the southern line of the said 18.1309-acre tract at a distance of 7.36 feet pass a TxDOT Type II concrete monument found for the northeastern corner of a called 1.019 acre tract of land described in a Deed to The State of Texas in Document No. 2019200316 of the Official Public Records of Travis County, Texas, the northeastern corner of Lot 1, Block A, Center of the Hills Subdivision, Section II as recorded in Volume 95, Page 341 of the Plat Records of Travis County, Texas, **in all a distance of 15.05 feet** to a calculated point for the southwestern corner of this herein described tract;

**THENCE:** across the said 18.1309-acre tract the following courses and distances;

1. North 06°02'11" East a distance of 288.56 feet to a calculated point for the northwestern corner of this herein described tract;
2. South 83°50'05" East a distance of 15.00 feet to a calculated point for the northeastern corner of this herein described tract, the northwestern corner of the said sidewalk easement, from which a 1/2-inch iron rod found for a corner of the said 18.1309-acre tract, bears South 83°50'02" East a distance of 3.33 feet to a calculated point for the northeastern corner of the said sidewalk easement on the western line of the said Street Deed, the eastern line of the said 18.1309-acre tract, thence North 06°09'55" East a distance of 324.15 feet to a calculated point for a corner of the said 18.1309-acre tract, a corner of the said Street Deed, thence with a curve to the left having a Delta angle of 63°44'38", a radius of 268.00 feet, an Arc length of 298.16 feet with the chord of curve North 25°42'23" West a distance of 283.02 feet to a calculated point for a corner of the said 18.1309-acre tract, the northwestern corner of the said Street Deed and thence North 67°56'42" West a distance of 63.60 feet to said 1/2-inch iron rod;



**THENCE:** South 06°02'11" West a distance of 289.73 feet to the **POINT OF BEGINNING** and **CONTAINING** an area of 0.0996 acres (4,337 sq. ft.) of land.

A handwritten signature in blue ink, appearing to read 'R. Hackett', written over a horizontal line.

Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
[rhackett@quiddity.com](mailto:rhackett@quiddity.com)

5-17-2022  
Date

TCAD PARCEL ID: 0406380414  
AUSTIN GRID: C19

FIELD NOTES REVIEWED  
BY DATE: 05/18/22  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT





# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 20'

OLD BEE CAVES ROAD  
(R.O.W. VARIES)

WATER LINES ESMT.  
0.0996 ACRES  
(4,337 SQ. FT.)

SUSSEX SHILOH TIC, LLC  
SPECIAL WARRANTY DEED  
18.1309 ACRES  
DOC. NO. 2021278698  
(DOC. 2020024304)  
O.P.R.T.C.T.

CITY OF AUSTIN, TEXAS  
STREET DEED  
Part 1- 0.1669 ACRES  
DOC. NO. 2020012082  
O.P.R.T.C.T.

FOUND  
TXDOT TYPE  
II CONC.  
MONUMENT

SIDEWALK EASEMENT  
CALLED 0.0200 ACRES  
DOC. NO. 2020012081  
O.P.R.T.C.T.

## LEGEND

- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- COTTON GIN SPINDLE FOUND
- △ CALCULATED POINT
- UTILITY POLE
- GUY ANCHOR
- WASTEWATER MANHOLE
- SIGN
- SPRINKLER CONTROL BOX
- ELECTRIC METER
- AREA OF CONCRETE
- OHE — OVERHEAD UTILITIES
- /// EDGE OF ASPHALT
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

BEGINNING  
CALCULATED POINT

TLC PROPERTIES, INC  
DOC. NO.  
2002099214  
O.P.R.T.C.T.

LOT 1, BLOCK A  
CENTER OF THE HILLS  
SUBDIVISION SECTION II  
VOL. 95, PG. 341  
P.R.T.C.T.

STATE OF TEXAS  
DOC. NO. 2019200316  
O.P.R.T.C.T.

FOUND  
TXDOT TYPE  
II CONC.  
MONUMENT

COMMENCING  
FOUND  
COTTON GIN SPINDLE  
GRID:  
N = 10,057,947.981  
E = 3,073,966.573

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 79°20'09" W	2.69'
L2	N 79°21'35" W	15.05'
L3	S 83°50'05" E	15.00'
L4	S 83°50'05" E	3.33'

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# QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100  
3100 Alvin Devane Boulevard, Suite 150 Austin, TX 78741 • 512.441.9493

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 20'

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SPECIAL WARRANTY DEED  
18.1309 ACRES  
DOC. NO. 2021278698  
(DOC. 2020024304)  
O.P.R.T.C.T.

WATER LINES ESMT.  
0.0996 ACRES  
(4,337 SQ. FT.)

COVERED PICNIC  
TABLE

CONC.  
SIDEWALK

EXCLUSIVE PARK  
RECREATIONAL  
EASEMENT  
CALLED 6.8348 ACRES  
DOC. NO. 202036099  
O.P.R.T.C.T.

DRAINAGE EASEMENT  
CALLED 5.3495 ACRES  
DOC. NO. 2020017464  
O.P.R.T.C.T.

WASTEWATER LINES EASEMENT  
CALLED 0.0054 ACRES  
DOC. NO. 2020016585  
O.P.R.T.C.T.

SIGN

SIDEWALK EASEMENT  
CALLED 0.0200 ACRES  
DOC. NO. 2020012081  
O.P.R.T.C.T.

SEE DETAIL "A"  
PAGE 3 OF 3

OLD BEE CAVES ROAD  
(R.O.W. VARIES)

CITY OF AUSTIN, TEXAS  
STREET DEED  
Part 1 - 0.1669 ACRES  
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**SKETCH TO  
ACCOMPANY  
LEGAL  
DESCRIPTION**

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