

**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

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**BE IT FURTHER RESOLVED:**

**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.

30  
31 Location: 9504 North Lamar Boulevard., Austin, Texas 78753.  
32

33 The general route of the project is along North Lamar  
34 Boulevard between United States Highway 183 and Howard  
35 Lane.  
36

37 Property: Described in the attached and incorporated "Exhibit A" and  
38 "Exhibit B."  
39

40  
41  
42 **ADOPTED:** \_\_\_\_\_, 2023

**ATTEST:** \_\_\_\_\_

Myrna Rios  
City Clerk  
43  
44  
45

## EXHIBIT "A"

**City of Austin:** Corridor Program  
**Corridor:** North Lamar Boulevard  
**Segment:** NOLA-C3  
**Segment From:** South of Rundberg Lane  
**Limits To:** Parmer Lane  
**CSJ:** 0015-11-067

Parcel 5306.003 ROW  
0.0421 Acres, 1,835 SQ. FT.  
Page 1 of 8  
October 15, 2021  
Revised: April 7, 2022

### DESCRIPTION OF PARCEL 5306.003 ROW

DESCRIPTION OF A 0.0421 ACRE (1,835 SQUARE FEET) PARCEL OF LAND LOCATED IN THE JOHN APPLGAI SURVEY NO. 58, ABSTRACT NO. 29, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT C-2, RESUBDIVISION OF LOT C, LAMAR RUNDBERG VILLAGE, A SUBDIVISION RECORDED IN VOLUME 75, PAGE 391, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), SAID LOT C-2, SAVE AND EXCEPT 2,407.88 SQUARE FEET, DESCRIBED IN A DEED TO AUSTACO II REAL ESTATE PARTNERS, LTD., EXECUTED JUNE 8, 1994 AND EFFECTIVE NOVEMBER 19, 1993, RECORDED IN VOLUME 12215, PAGE 1820, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.), SAID 0.0421 ACRE (1,835 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 60D nail found on the east line of Lot 1, Tract "D", Resubdivision of Lots "A" & "D", Lamar Rundberg Village, a subdivision recorded in Volume 77, Page 64, P.R.T.C.TX., for the southwest corner of said Lot C-2 and said Austaco tract, same being the northwest corner of Lot C-1 of said Resubdivision of Lot C, Lamar Rundberg Village, from which a 1/2-inch iron rod found on the east line of said Lot 1, for the southwest corner of said Lot C-1, same being the northwest corner of Lot B, Lamar Rundberg Village, a subdivision recorded in Volume 72, Page 70, P.R.T.C.TX., bears South 24°44'40" West, a distance of 101.83 feet;

**THENCE**, South 62°23'20" East, with the common line of said Lot C-2 and said Lot C-1, same being the south line of the said Austaco tract, a distance of 196.91 feet to a magnail with a "SAM" washer set, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein being 58.10 feet left of Corridor Centerline Station (C.C.S.) 181+88.27, and having Surface Coordinates: N=10,107,178.07, E=3,128,437.72, said point being the beginning of a curve to the left;

**THENCE**, departing the said common line of Lot C-2 and Lot C-1 and said south line of the Austaco tract, with the proposed west line of this parcel, over and across said Lot C-2 and said Austaco tract, the following four (4) courses and distances numbered 1 through 4:

- 1) With said curve to the left, having an arc distance of 3.39 feet, through a delta of 03°17'19", having a radius of 59.00 feet, and a chord that bears North 26°21'41" East, a distance of 3.39 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set being 58.00 feet left of C.C.S. 181+91.65,
- 2) North 24°43'02" East, a distance of 94.79 feet to a magnail with a "SAM" washer set being 58.00 feet left of C.C.S. 182+86.44,
- 3) North 14°30'34" West, a distance of 25.29 feet to a magnail with a "SAM" washer set being 74.00 feet left of C.C.S. 183+06.04, and

## EXHIBIT "A"

**City of Austin:** Corridor Program  
**Corridor:** North Lamar Boulevard  
**Segment:** NOLA-C3  
**Segment From:** South of Rundberg Lane  
**Limits To:** Parmer Lane  
**CSJ:** 0015-11-067

Parcel 5306.003 ROW  
0.0421 Acres, 1,835 SQ. FT.  
Page 2 of 8  
October 15, 2021  
Revised: April 7, 2022

### DESCRIPTION OF PARCEL 5306.003 ROW

- 4) North 45°51'54" West, a distance of 49.86 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set being 121.02 feet left of C.C.S. 183+22.61 on the existing south right-of-way line of Rutland Drive (72 foot wide right-of-way), being the south line of said 2,407.88 square foot tract conveyed to the City of Austin by deed, recorded in Volume 11822, Page 1260, R.P.R.T.C.TX., same being the north line of said Austaco tract, for the northwest corner of the parcel described herein;
- 5) **THENCE**, South 63°39'47" East, with the said existing south right-of-way line of Rutland Drive and the said north line of the Austaco tract, same being the said south line of the City of Austin tract, a distance of 71.02 feet to a calculated point on the existing west right-of-way line of North Lamar Boulevard (Loop 275, 100 foot wide right-of-way), same being the west line of a partial street dedication by said plat of Lamar Rundberg Village, and being the east line of said Lot C-2, for the southeast corner of the said City of Austin tract, same being the most northerly northeast corner of said Austaco tract and of the parcel described herein, said point being the beginning of a curve to the right;
- 6) **THENCE**, departing the said existing south right-of-way line of Rutland Drive and the said south line of the City of Austin tract, with the said existing west right-of-way line of North Lamar Boulevard and the west line of said partial street dedication by plat of Lamar Rundberg Village, same being the east line of said Lot C-2 and said Austaco tract, with a curve to the right, having an arc distance of 2.61 feet, through a delta of 09°42'55", having a radius of 15.41 feet, and a chord that bears South 19°54'36" West, a distance of 2.61 feet to a calculated point on the west line of a 0.27 acre tract conveyed to the State of Texas by deed recorded in Volume 568, Page 316, Deed Records of Travis County, Texas (D.R.T.C.TX.), for the south corner of said partial street dedication by plat of Lamar Rundberg Village, same being the most southerly northeast corner of said Lot C-2, said Austaco tract, and of the parcel described herein;
- 7) **THENCE**, South 24°46'03" West, continuing with the said existing west right-of-way line of North Lamar Boulevard, being the said west line of the State of Texas 0.27 acre tract, same being the said east line of Lot C-2 and the Austaco tract, a distance of 130.15 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set, for the northeast corner of said Lot C-1, same being the southeast corner of said Lot C-2, said Austaco tract, and of the parcel described herein;
- 8) **THENCE**, North 62°23'20" West, departing the said existing west right-of-way line of North Lamar Boulevard and the said west line of the State of Texas 0.27 acre tract, with the said common line of Lot C-2 and Lot C-1, same being the said south line of the Austaco tract, a distance of 8.19 feet to the **POINT OF BEGINNING**, and containing 0.0421 acres (1,835 sq. ft.) of land.



# LEGEND

- 5/8" IRON ROD W/SAM PLASTIC CAP SET UNLESS NOTED
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- ▲ CALCULATED POINT
- △ 60D NAIL FOUND
- ⊕ MAGNAIL FOUND UNLESS NOTED
- ⊗ MAGNAIL W/SAM WASHER SET
- ⊙ COTTON SPINDLE FOUND
- TREE
- ℙ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- D.R.T.C.TX. DEED RECORDS  
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS
- O.R.P.R.T.C.TX. OFFICIAL REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS  
TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS  
TRAVIS COUNTY, TEXAS
- PR.R.T.C.TX. PROBATE RECORDS  
TRAVIS COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- R.O.W. RIGHT OF WAY
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT

## NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00010. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
- NORTH LAMAR CORRIDOR CENTERLINE ALIGNMENT DERIVED FROM FREESE & NICHOLS SCHEMATIC RECEIVED BY SAM, LLC. ON MAY 3, 2019. STATIONS AND OFFSETS ARE RELATIVE AND PERPENDICULAR TO CORRIDOR CENTERLINE.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- \*\*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 COA.
- \*AREA CALCULATED BY SAM, LLC.
- OVERHEAD UTILITIES LINES ARE NOT SHOWN HEREON.
- TREE INFO SHOWN HEREON WAS PROVIDED BY FREESE AND NICHOLS. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

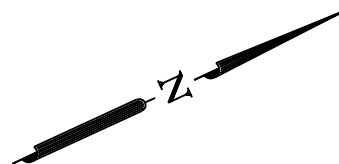
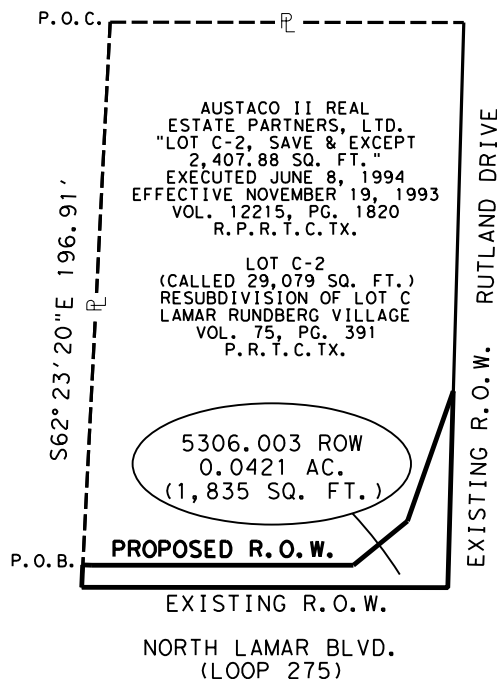
*Neil Hines*

*4/7/2022*

NEIL HINES  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5642, STATE OF TEXAS

DATE

PARENT TRACT  
NOT TO SCALE



PAGE 4 OF 8  
REF. FIELD NOTE NO. 48378

**A**  
LOT C-1  
RESUBDIVISION OF LOT C  
LAMAR RUNDBERG VILLAGE  
VOL. 75, PG. 391  
P.R.T.C.TX.

**B**  
LOT B  
LAMAR RUNDBERG VILLAGE  
VOL. 72, PG. 70  
P.R.T.C.TX.

**C**  
LOT 1, TRACT "D"  
RESUBDIVISION OF LOTS "A" AND "D"  
LAMAR RUNDBERG VILLAGE  
VOL. 77, PG. 64  
P.R.T.C.TX.

## EXISTING EASEMENT AREA WITHIN PARCEL LIMITS

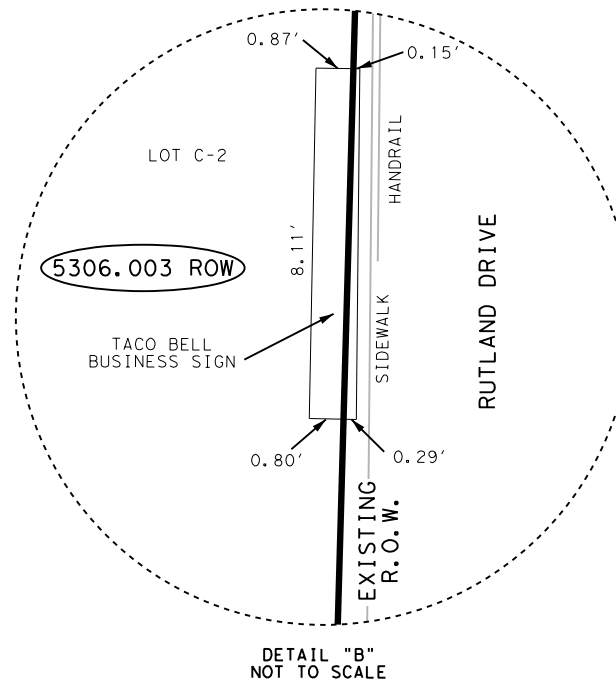
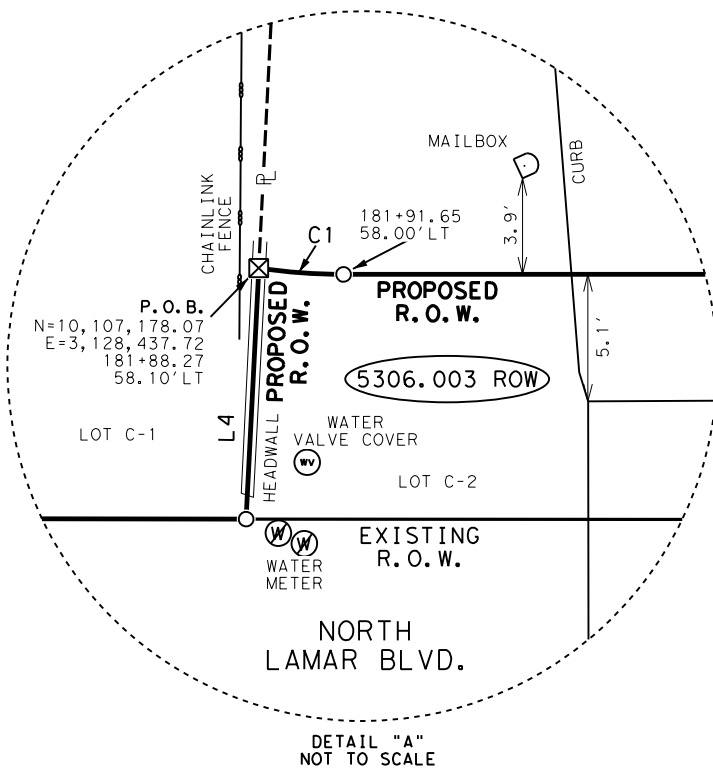
FUTURE R.O.W. PER PLAT VOL. 75, PG. 391 P.R.T.C.TX.		
0.0262 ACRES (1,140 SQ. FT.)		
REVISIONS		
04/07/2022	UPDATED TO BE CONCURRENT WITH TCE SURVEY. NO OTHER CHANGES HEREIN.	
-	-	
AREA TABLE - ACRES (SQUARE FEET)		
WHOLE PROPERTY	ACQUISITION	REMAINDER
0.6123 AC. (26,671 SQ. FT.)	0.0421 AC. (1,835 SQ. FT.)	0.5702 AC. (24,836 SQ. FT.)



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

CITY OF AUSTIN - CORRIDOR PROGRAM		
NORTH LAMAR BOULEVARD SEGMENT C3		
PARCEL PLAT - 5306.003 ROW		
0.0421 ACRES (1,835 SQ. FT.)		
CSJ:	0015-11-067	AUSTIN GRID # L-31
SURVEY DATE:	10/15/2021	PROJECT:
REVISION DATE:	04/07/2022	PROPERTY ID: 246641
SCALE:	NOT TO SCALE	PAGE: 4 OF 8

EXHIBIT "A"

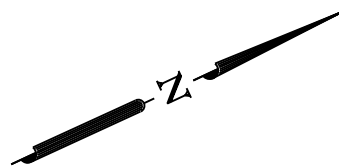



LINE TABLE

LINE NO.	BEARING	DISTANCE
L4	N62°23'20"W	8.19'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03°17'19"LT	59.00'	3.39'	3.39'	N26°21'41"E



		4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300	
CITY OF AUSTIN - CORRIDOR PROGRAM			
NORTH LAMAR BOULEVARD SEGMENT C3			
PARCEL PLAT - 5306.003 ROW			
0.0421 ACRES (1,835 SQ. FT.)			
CSJ:	0015-11-067	AUSTIN GRID #	L-31
SURVEY DATE:	10/15/2021	PROJECT:	
REVISION DATE:	04/07/2022	PROPERTY ID:	246641
SCALE:	NOT TO SCALE	PAGE:	5 OF 8

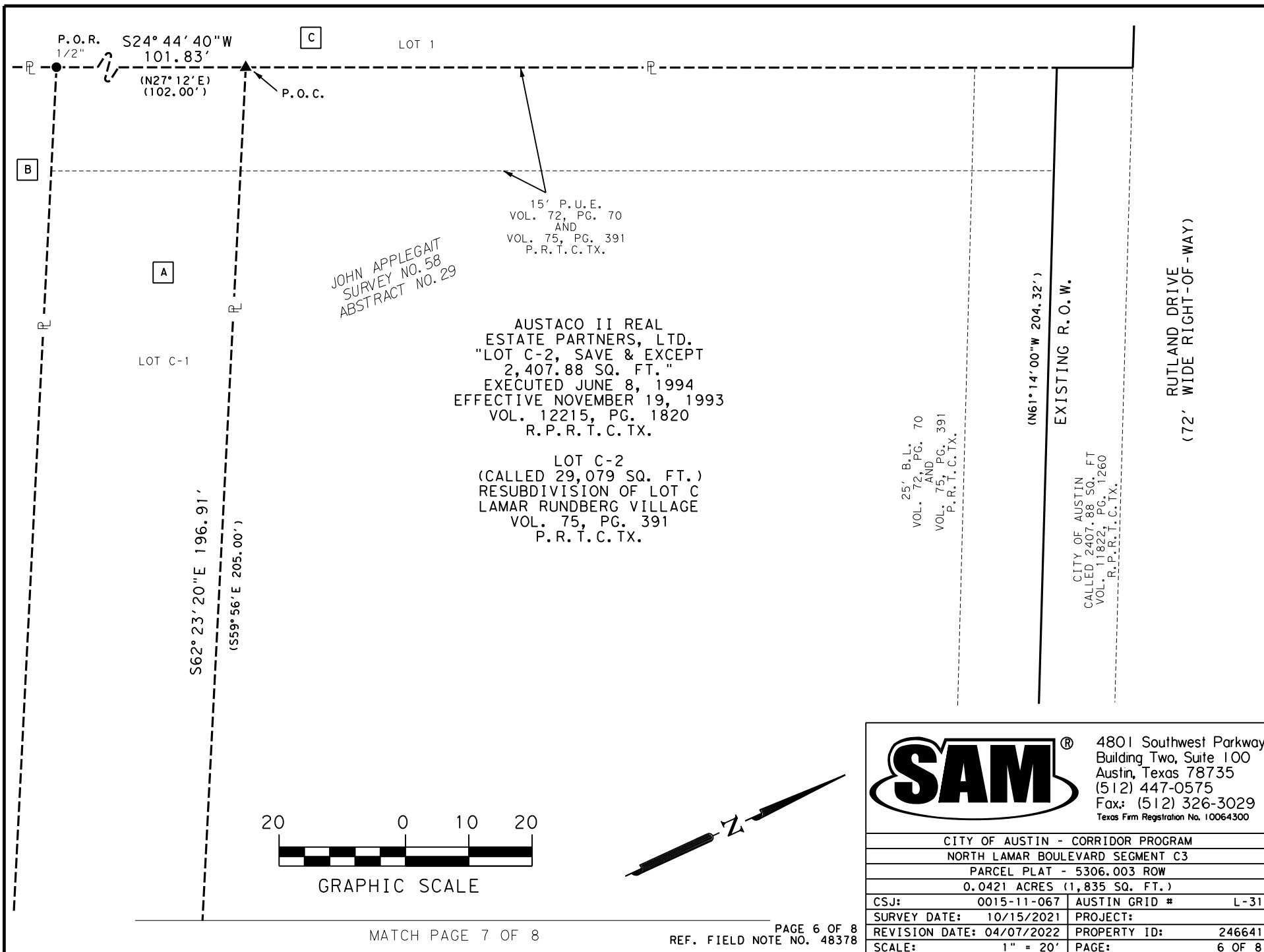



EXHIBIT "A"



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

CITY OF AUSTIN - CORRIDOR PROGRAM		
NORTH LAMAR BOULEVARD SEGMENT C3		
PARCEL PLAT - 5306.003 ROW		
0.0421 ACRES (1,835 SQ. FT.)		
CSJ:	0015-11-067	AUSTIN GRID # L-31
SURVEY DATE:	10/15/2021	PROJECT:
REVISION DATE:	04/07/2022	PROPERTY ID: 246641
SCALE:	1" = 20'	PAGE: 6 OF 8



AUSTACO II REAL  
ESTATE PARTNERS, LTD.  
"LOT C-2, SAVE & EXCEPT  
2,407.88 SQ. FT."  
EXECUTED JUNE 8, 1994  
EFFECTIVE NOVEMBER 19, 1993  
VOL. 12215, PG. 1820  
R.P.R.T.C.TX.

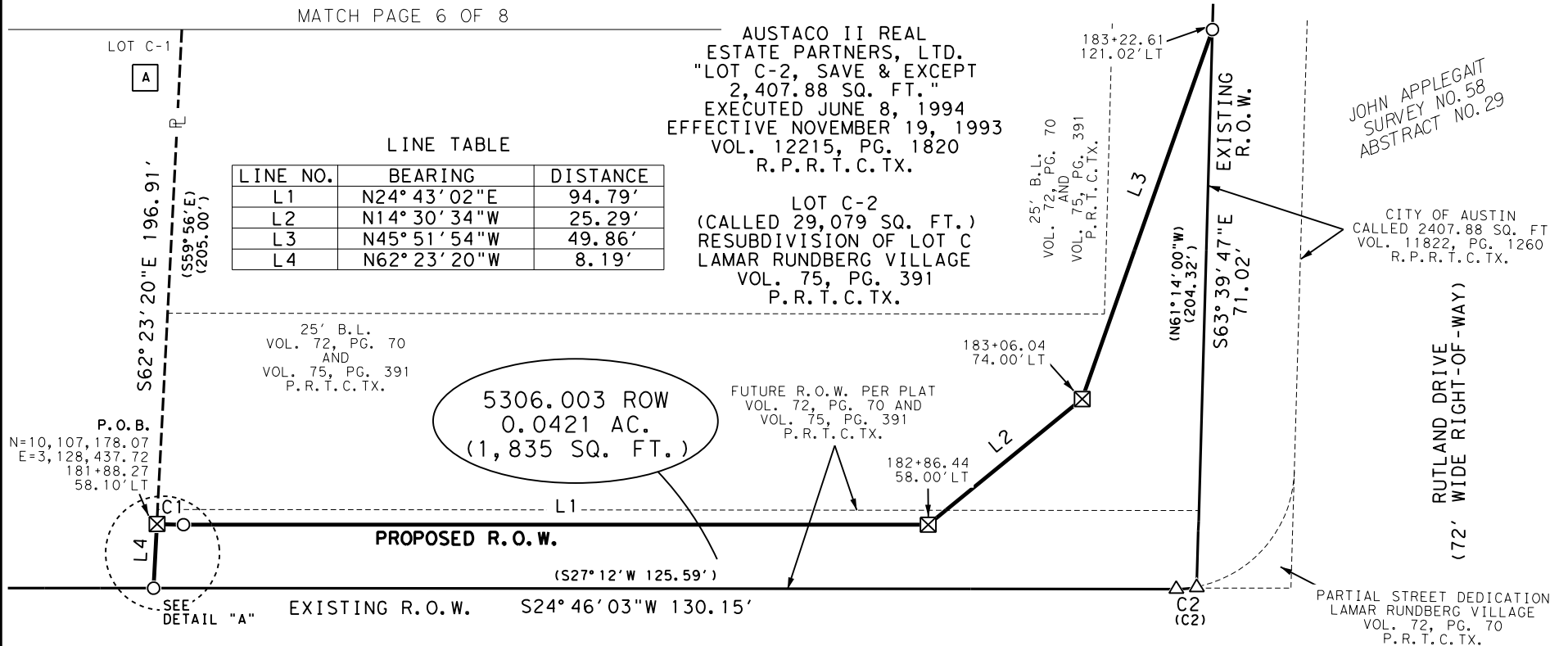
LOT C-2  
(CALLED 29,079 SQ. FT.)  
RESUBDIVISION OF LOT C  
LAMAR RUNDBERG VILLAGE  
VOL. 75, PG. 391  
P.R.T.C.TX.

JOHN APPELGAT  
SURVEY NO. 58  
ABSTRACT NO. 29

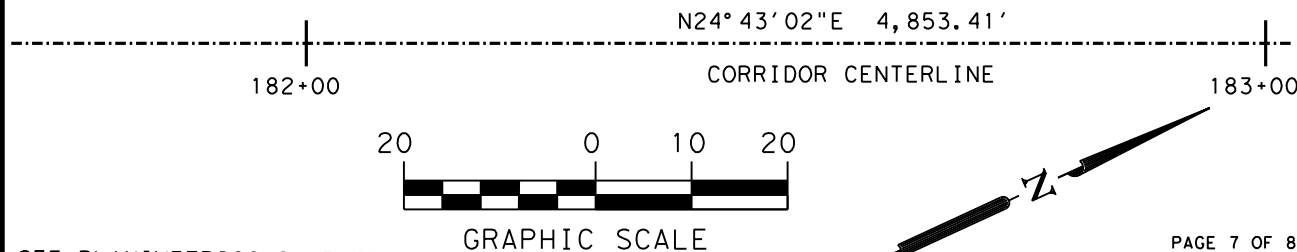
CITY OF AUSTIN  
CALLED 2407.88 SQ. FT  
VOL. 11822, PG. 1260  
R.P.R.T.C.TX.

RUTLAND DRIVE  
(72' WIDE RIGHT-OF-WAY)

EXHIBIT "A"



NORTH LAMAR BLVD.  
LOOP 275  
(100' WIDE RIGHT-OF-WAY)  
STATE OF TEXAS  
0.27 ACRES  
VOL. 568, PG. 316  
D.R.T.C.TX.



**SAM**® 4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

CITY OF AUSTIN - CORRIDOR PROGRAM	
NORTH LAMAR BOULEVARD SEGMENT C3	
PARCEL PLAT - 5306.003 ROW	
0.0421 ACRES (1,835 SQ. FT.)	
CSJ: 0015-11-067	AUSTIN GRID # L-31
SURVEY DATE: 10/15/2021	PROJECT:
REVISION DATE: 04/07/2022	PROPERTY ID: 246641
SCALE: 1" = 20'	PAGE: 7 OF 8

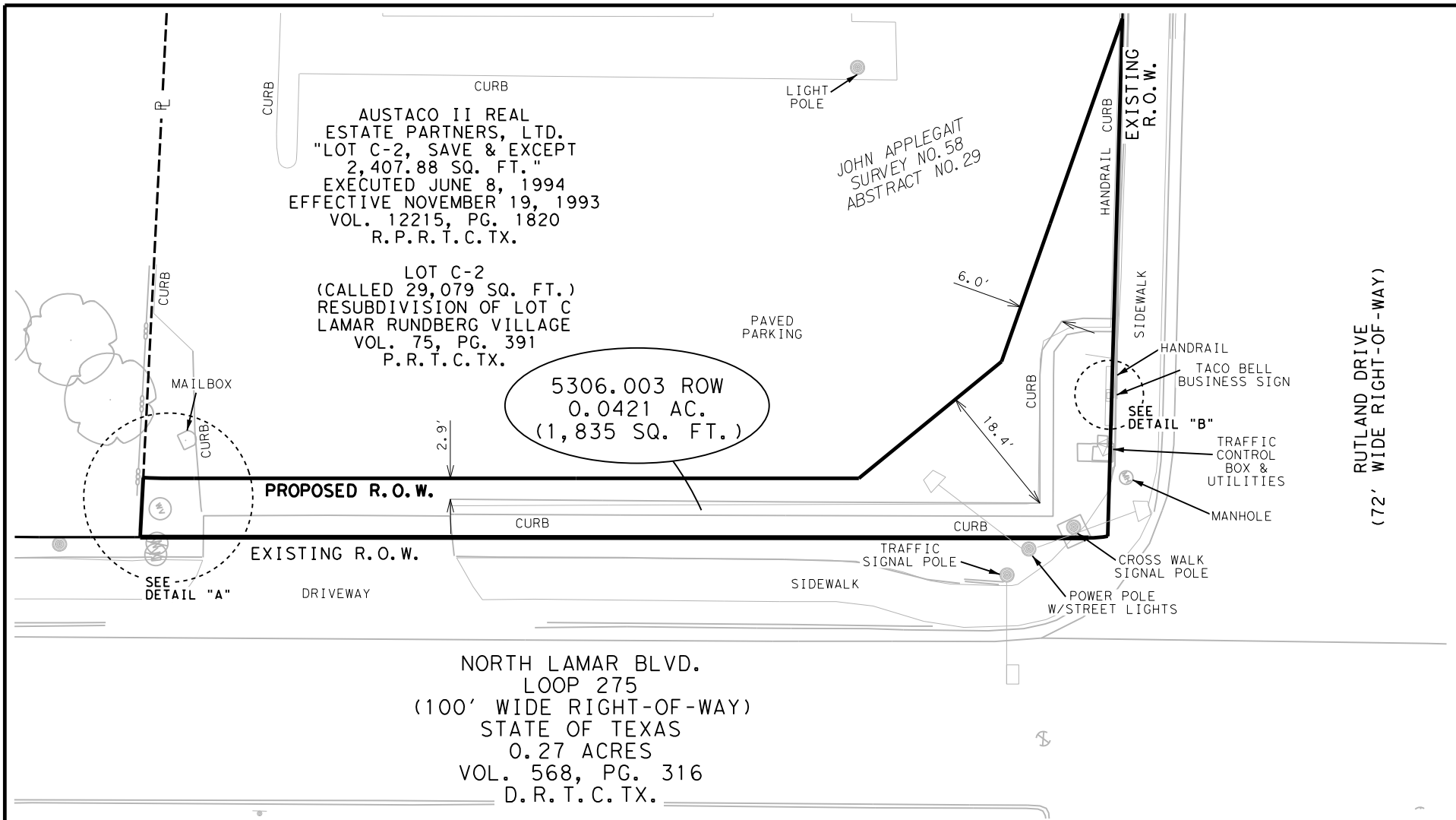
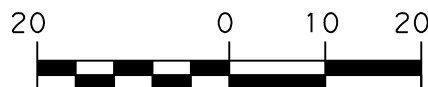
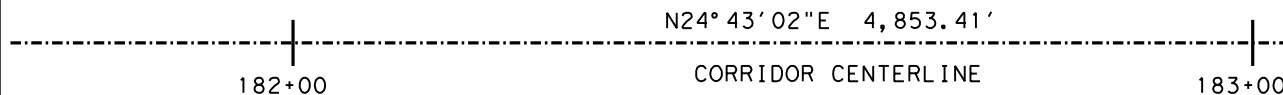


EXHIBIT "A"



GRAPHIC SCALE

SEE BOUNDARY INFO ON PAGE 7

PAGE 8 OF 8  
 REF. FIELD NOTE NO. 48378

		4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300	
		CITY OF AUSTIN - CORRIDOR PROGRAM NORTH LAMAR BOULEVARD SEGMENT C3 PARCEL PLAT - 5306.003 ROW 0.0421 ACRES (1,835 SQ. FT.)	
CSJ:	0015-11-067	AUSTIN GRID #	L-31
SURVEY DATE:	10/15/2021	PROJECT:	
REVISION DATE:	04/07/2022	PROPERTY ID:	246641
SCALE:	1" = 20'	PAGE:	8 OF 8

## EXHIBIT "B"

<b>City of Austin:</b>	Corridor Program	Parcel 5306.002 TCE
<b>Corridor:</b>	North Lamar Boulevard	0.0636 Acres, 2,772 SQ. FT.
<b>Segment:</b>	NOLA-C3	Page 1 of 6
<b>Segment From:</b>	South of Rundberg Lane	August 16, 2021
<b>Limits To:</b>	Parmer Lane	
<b>CSJ:</b>	0015-11-067	

### DESCRIPTION OF PARCEL 5306.002 TCE

DESCRIPTION OF A 0.0636 ACRE (2,772 SQUARE FEET) PARCEL OF LAND LOCATED IN THE JOHN APPLGAI SURVEY NO. 58, ABSTRACT NO. 29, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT B, LAMAR RUNDBERG VILLAGE, A SUBDIVISION RECORDED IN VOLUME 72, PAGE 70, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.), REFERRED TO AS 40,001 SQUARE FEET, TRACT B, BEING SAID LOT B OF SAID SUBDIVISION IN A DEED TO FRANCHISE REALTY INTERSTATE CORPORATION, EXECUTED AUGUST 21, 1975, AND RECORDED IN VOLUME 5251, PAGE 484, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.); SAID 0.0636 ACRE (2,772 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found, for the southwest corner of said Lot B, same being an interior ell corner on the east line of Lot 1, Tract "D", Resubdivision of Lots "A" and "D", Lamar Rundberg Village, a subdivision, recorded in Volume 77, Page 64, P.R.T.C.TX.;

**THENCE**, South 62°24'47" East, with the common line of said Lot B and said Lot 1, a distance of 197.65 feet to a calculated point, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein being 57.50 feet left of Corridor Centerline Station (C.C.S) 178+91.14, and having Surface Coordinates: N=10,106,907.91, E=3,128,314.02;

**THENCE**, departing the said common line of Lot B and Lot 1, with the proposed west line of this parcel, over and across said Lot B, the following three (3) courses and distances numbered 1 through 3:

- 1) North 24°43'02" East, a distance of 111.66 feet to a calculated point, being 57.50 feet left of C.C.S 180+02.79,
- 2) North 65°16'58" West, a distance of 22.12 feet to a calculated point, being 79.62 feet left of C.C.S 180+02.79, and
- 3) North 24°43'02" East, a distance of 84.73 feet to a calculated point, being 79.62 feet left of C.C.S 180+87.52 on the common line of said Lot B and of Lot C-1, Resubdivision of Lot C, Lamar Rundberg Village, a subdivision, recorded in Volume 75, Page 391, P.R.T.C.TX., for the northwest corner of the parcel described herein, from which a 1/2-inch iron rod found on the east line of said Lot 1, for northwest corner of said Lot B, same being the southwest corner of said Lot C-1 bears North 62°23'20" West a distance of 175.41 feet;
- 4) **THENCE**, South 62°23'20" East, with the common line of said Lot B and said Lot C-1, a distance of 21.62 feet to a calculated point, being 58.03 feet left of C.C.S 180+86.43, for the northeast corner of the parcel described herein, same being the northwest corner of a proposed STARE parcel;

## EXHIBIT "B"

<b>City of Austin:</b>	Corridor Program	Parcel 5306.002 TCE
<b>Corridor:</b>	North Lamar Boulevard	0.0636 Acres, 2,772 SQ. FT.
<b>Segment:</b>	NOLA-C3	Page 2 of 6
<b>Segment From:</b>	South of Rundberg Lane	August 16, 2021
<b>Limits To:</b>	Parmer Lane	
<b>CSJ:</b>	0015-11-067	

### DESCRIPTION OF PARCEL 5306.002 TCE

**THENCE**, departing the said common line of Lot B and Lot C-1, with the proposed east line of this parcel, same being the proposed west line of said STARE parcel, over and across said Lot B, the following four (4) courses and distances numbered 5 through 8:

- 5) South 11°41'36" West, a distance of 15.13 feet to a calculated point, being 54.62 feet left of C.C.S 180+71.69,
  - 6) South 24°43'02" West, a distance of 56.33 feet to a calculated point, being 54.62 feet left of C.C.S 180+15.36,
  - 7) South 15°24'03" West, a distance of 20.09 feet to a calculated point, being 51.36 feet left of C.C.S 179+95.53, and
  - 8) South 24°43'02" West, a distance of 104.71 feet to a calculated point, being 51.36 feet left of C.C.S 178+90.83 on the said common line of Lot B and Lot 1, for the southeast corner of the parcel described herein, same being the southwest corner of the said proposed STARE parcel;
- 9) **THENCE**, North 62°24'47" West, with the said common line of Lot B and Lot 1, a distance of 6.14 feet to the **POINT OF BEGINNING**, and containing 0.0636 acres (2,772 sq. ft.) of land.

**THIS SPACE INTENTIONALLY LEFT BLANK**



# EXHIBIT "B"

## LEGEND

- 5/8" IRON ROD W/SAM PLASTIC CAP SET UNLESS NOTED
- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- 5/8" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ▲ 60D NAIL FOUND
- ⊕ MAGNAIL FOUND UNLESS NOTED
- ⊗ MAGNAIL W/SAM WASHER SET
- ⊙ COTTON SPINDLE FOUND
- TREE
- P PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
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- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS
- PR.R.T.C.TX. PROBATE RECORDS TRAVIS COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- R.O.W. RIGHT OF WAY
- B.L. BUILDING LINE

## NOTES:

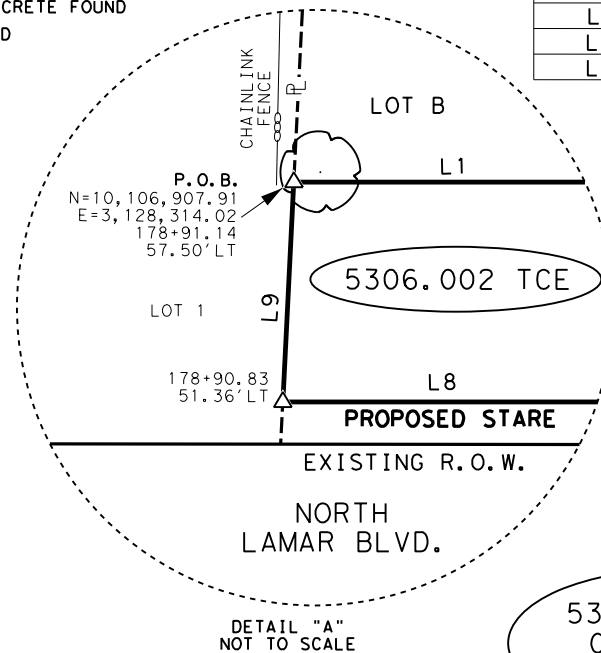
- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00010. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
  - NORTH LAMAR CORRIDOR CENTERLINE ALIGNMENT DERIVED FROM FREESE & NICHOLS SCHEMATIC RECEIVED BY SAM, LLC. ON MAY 3, 2019. STATIONS AND OFFSETS ARE RELATIVE AND PERPENDICULAR TO CORRIDOR CENTERLINE.
  - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
  - \*\*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 COA.
  - AREA CALCULATED BY SAM, LLC.
  - OVERHEAD UTILITIES LINES ARE NOT SHOWN HEREON.
  - TREE INFO SHOWN HEREON WAS PROVIDED BY FREESE AND NICHOLS.
- I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Neil Hines*  
 NEIL HINES  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 5642, STATE OF TEXAS

*8-16-2021*  
 DATE

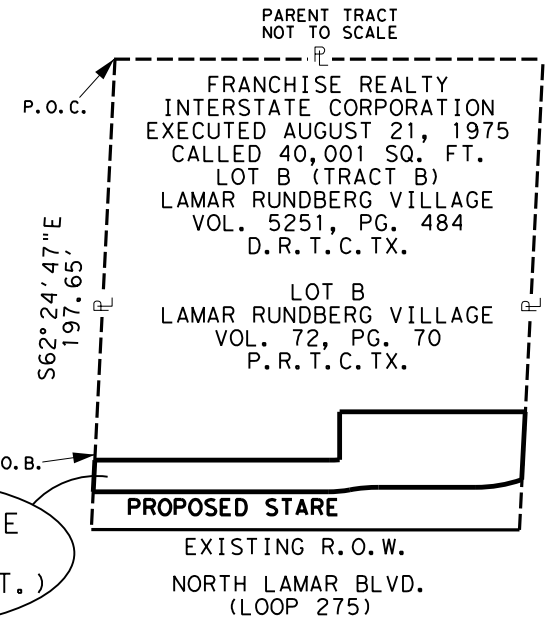


LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N24° 43' 02" E	111.66'
L8	S24° 43' 02" W	104.71'
L9	N62° 24' 47" W	6.14'



DETAIL "A"  
 NOT TO SCALE

5306.002 TCE  
 0.0636 AC.  
 (2,772 SQ. FT.)



EXISTING EASEMENT AREA WITHIN PARCEL LIMITS			
10' FUTURE R.O.W. PER PLAT VOL. 72, PG. 70 P.R.T.C.TX.			
0.0258 ACRES (1,124 SQ. FT.)			
REVISIONS			
-	-	-	-
-	-	-	-
4801 Southwest Parkway Building Two, Suite 100 Austin, Texas 78735 (512) 447-0575 Fax: (512) 326-3029 Texas Firm Registration No. 10064300			
CITY OF AUSTIN - CORRIDOR PROGRAM			
NORTH LAMAR BOULEVARD SEGMENT C3			
PARCEL PLAT - 5306.002 TCE			
0.0636 ACRES (2,772 SQ. FT.)			
CSJ:	0015-11-067	AUSTIN GRID #	L-31
SURVEY DATE:	08/16/2021	PROJECT:	
REVISION DATE:		PROPERTY ID:	246640
SCALE:	NOT TO SCALE	PAGE:	4 OF 6

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
L1	N24° 43' 02" E	111.66'
L2	N65° 16' 58" W	22.12'
L3	N24° 43' 02" E	84.73'
L4	S62° 23' 20" E	21.62'
L5	S11° 41' 36" W	15.13'
L6	S24° 43' 02" W	56.33'
L7	S15° 24' 03" W	20.09'
L8	S24° 43' 02" W	104.71'
L9	N62° 24' 47" W	6.14'

**GRAPHIC SCALE**

30 0 15 30

**SEE PLANIMETRICS ON PAGE 6**

**SEE DETAIL "A"**

**5306.002 TCE**  
0.0636 AC.  
(2,772 SQ. FT.)

**NORTH LAMAR BLVD. (LOOP 275)**  
(100' WIDE RIGHT-OF-WAY)  
STATE OF TEXAS  
0.27 ACRES  
VOL. 568, PG. 316  
D.R.T.C.TX.

**FRANCHISE REALTY**  
INTERSTATE CORPORATION  
EXECUTED AUGUST 21, 1975  
CALLED 40,001 SQ. FT.  
LOT B (TRACT B)  
LAMAR RUNDBERG VILLAGE  
VOL. 5251, PG. 484  
D.R.T.C.TX.

**LOT B**  
LAMAR RUNDBERG VILLAGE  
VOL. 72, PG. 70  
P.R.T.C.TX.

**LOT C-1**  
RESUBDIVISION OF LOT C  
LAMAR RUNDBERG VILLAGE  
VOL. 75, PG. 391  
P.R.T.C.TX.

**JOHN APPLAGAIT**  
SURVEY NO. 58  
ABSTRACT NO. 29

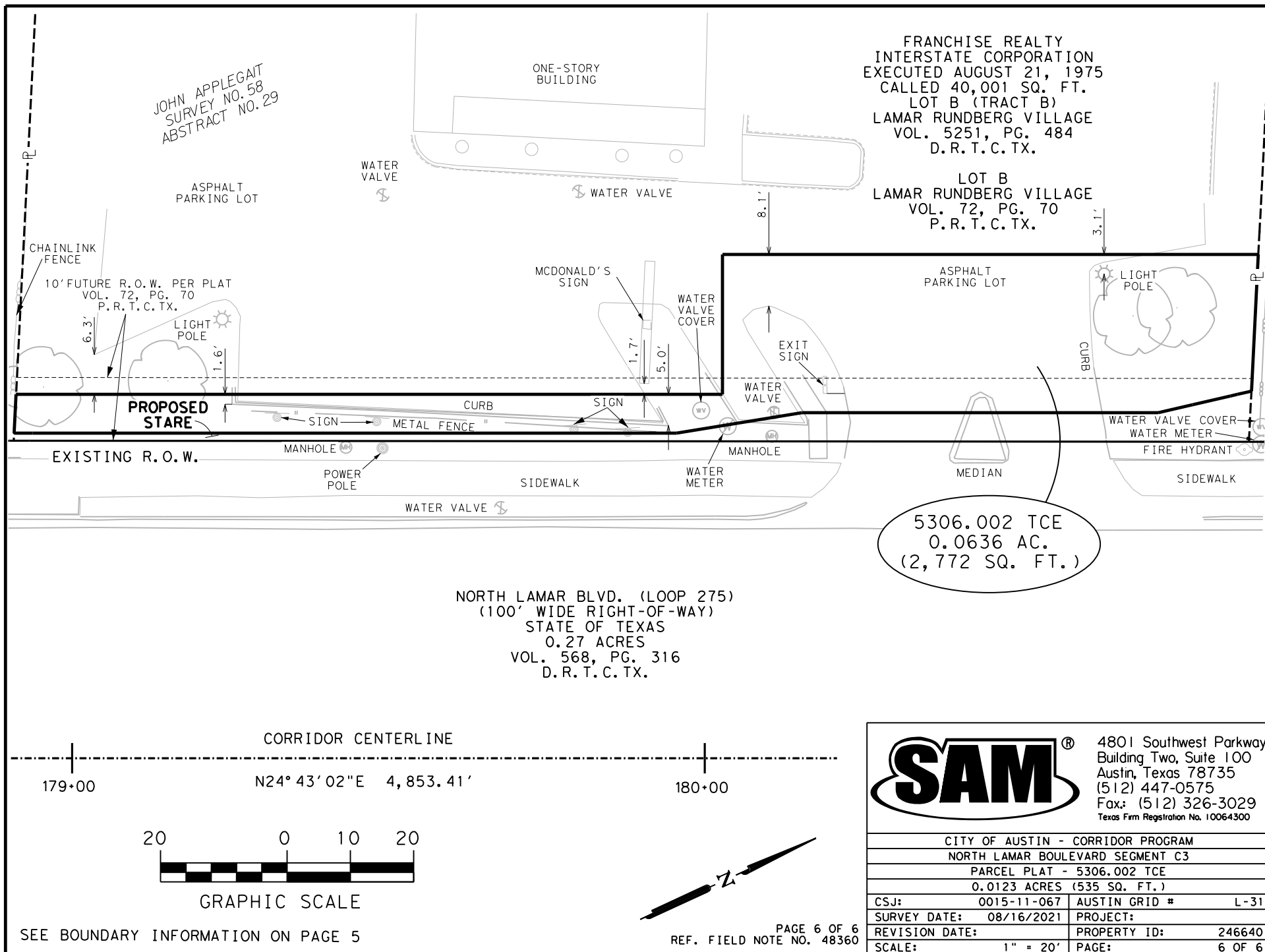
**SAM**®  
4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

**CITY OF AUSTIN - CORRIDOR PROGRAM**  
**NORTH LAMAR BOULEVARD SEGMENT C3**  
**PARCEL PLAT - 5306.002 TCE**  
**0.0636 ACRES (2,772 SQ. FT.)**

CSJ:	0015-11-067	AUSTIN GRID #	L-31
SURVEY DATE:	08/16/2021	PROJECT:	
REVISION DATE:		PROPERTY ID:	246640
SCALE:	1" = 30'	PAGE:	5 OF 6

PAGE 5 OF 6  
REF. FIELD NOTE NO. 48594

# EXHIBIT "B"



**SAM**® 4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

CITY OF AUSTIN - CORRIDOR PROGRAM		
NORTH LAMAR BOULEVARD SEGMENT C3		
PARCEL PLAT - 5306.002 TCE		
0.0123 ACRES (535 SQ. FT.)		
CSJ:	0015-11-067	AUSTIN GRID # L-31
SURVEY DATE:	08/16/2021	PROJECT:
REVISION DATE:		PROPERTY ID: 246640
SCALE:	1" = 20'	PAGE: 6 OF 6