

RESOLUTION NO. 20230223-047

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 5200 Center, LLC, a Texas limited liability company.

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: 5200 East William Cannon Drive, Austin, Texas 78744.

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: February 23, 2023

ATTEST: _____

G. Brady for
Myrna Rios
City Clerk

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5309.016 ROW
Corridor:	William Cannon Drive	0.0315 Acre, 1,372 Sq. Ft.
Segment:	WCDR-C4	Page 1 of 7
Segment Limits	From: Interstate Highway 35	December 20, 2021
	To: Running Water Drive	

PROPERTY DESCRIPTION – PARCEL 5309.016 ROW

DESCRIPTION OF A 0.0315 ACRE (1,372 SQUARE FOOT) PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION LOT 1, THE CROSS ROADS, A SUBDIVISION RECORDED DECEMBER 12, 1973 IN VOLUME 67, PAGE 66, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1, SAVE AND EXCEPT THAT CERTAIN 38 SQUARE FEET OUT OF LOT 1 CONVEYED TO THE CITY OF AUSTIN BY STREET DEED RECORDED IN VOLUME 8238 PAGE 942 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING CONVEYED TO CANNON 5200 CENTER, LLC BY GENERAL WARRANTY DEED EXECUTED JUNE 30, 2021 IN DOCUMENT NUMBER 2021150688 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0315 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 for the intersection of the existing north right-of-way line of William Cannon Drive, formerly known as North Bluff Drive (right-of-way width varies) and the existing west right-of-way line of South Pleasant Valley Road, formerly known as Nuckols Crossing Road (right-of-way width varies), for the most southerly southeast corner of said Lot 1;

THENCE with the common existing west right-of-way line of said South Pleasant Valley Road and the east line of said Lot 1, with the arc of a curve to the left, having a radius of 75.00 feet, an arc length of 22.27 feet, a central angle of 017° 00' 54", and a chord which bears, North 57° 57' 19" East, a distance of 22.19 feet to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set, for the south corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,039,828.09 feet and East = 3,114,057.14 feet, being 98.87 feet left of Engineer's Baseline Station 627+92.79:

THENCE, through the interior of said Lot 1, with the proposed west line of the herein described parcel, the following six (6) courses and distances:

- 1) **North 40° 33' 08" West**, a distance of **3.25 feet** to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set, being 100.30 feet left of Engineer's Baseline Station 627+90.19, for a non-tangent point of curvature hereof;

EXHIBIT "A"

City of Austin:	Corridor Program	Parcel 5309.016 ROW
Corridor:	William Cannon Drive	0.0315 Acre, 1,372 Sq. Ft.
Segment:	WCDR-C4	Page 2 of 7
Segment From:	Interstate Highway 35	December 20, 2021
Limits To:	Running Water Drive	

PROPERTY DESCRIPTION – PARCEL 5309.016 ROW

- 2) with the arc of said curve to the **left**, having a radius of **94.00 feet**, an arc length of **61.16 feet**, a central angle of **037° 16' 47"**, and a chord which bears, **North 25° 36' 25" East**, a distance of **60.09 feet** to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set, being 160.34 feet left of Engineer's Baseline Station 627+92.20, for a point of tangency hereof;
- 3) **North 06° 58' 02" East**, a distance of **22.92 feet** to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set, being 182.34 feet left of Engineer's Baseline Station 627+86.90, for an angle point hereof;
- 4) **North 21° 09' 31" East**, a distance of **12.55 feet** to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set, being 194.88 feet left of Engineer's Baseline Station 627+86.56, for an angle point hereof;
- 5) **North 00° 59' 06" East**, a distance of **45.29 feet** to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set, being 236.99 feet left of Engineer's Baseline Station 627+73.44, for an angle point hereof;
- 6) **North 07° 26' 18" West**, a distance of **59.73 feet** to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set, being 289.35 feet left of Engineer's Baseline Station 627+51.80, on the north line of said Lot 1 and the south line of a called 24.70 acre tract conveyed to the City of Austin by a General Warranty Deed recorded in Volume 6998, Page 1292 of the Deed Records of Travis County, Texas, for the northwest corner hereof;
- 7) **THENCE**, with the common north line of said Lot 1 and the south line of said 24.70 acre tract, **South 65° 58' 22" East**, a distance of **25.74 feet** to a 1/2-inch iron rod found on the existing west right-of-way line of said South Pleasant Valley Road, for the common northeast corner of said Lot 1, the southwest corner of that 0.2390 acre tract of land dedicated for street purposes in that Resolution by the City Council of the City of Austin recorded in Volume 8239, Page 133 of the Deed Records of Travis County, Texas, and the northwest corner of a strip of land dedicated as right-of-way by said plat of The Cross Roads subdivision;

EXHIBIT "A"

City of Austin: Corridor Program
Corridor: William Cannon Drive
Segment: WCDR-C4
Segment From: Interstate Highway 35
Limits To: Running Water Drive

Parcel 5309.016 ROW
0.0315 Acre, 1,372 Sq. Ft.
Page 3 of 7
December 20, 2021

PROPERTY DESCRIPTION – PARCEL 5309.016 ROW

THENCE, with the common existing west right-of-way line of said South Pleasant Valley Road and the east line of said Lot 1, being the west line of the said strip of land dedicated as right-of-way by plat of The Cross Roads subdivision, the following three (3) courses and distances:

- 8) with the arc of said curve to the **left**, having a radius of **1376.51 feet**, an arc length of **47.61 feet**, a central angle of **001° 58' 55"**, and a chord which bears, **South 09° 57' 58" West**, a distance of **47.61 feet** to a 1/2-inch iron rod with an aluminum cap stamped "TxDOT" found for a point of tangency hereof;
- 9) **South 08° 39' 51" West**, a distance of **94.27 feet** to a calculated point for a point of curvature hereof;
- 10) with the arc of said curve to the **right**, having a radius of **75.00 feet**, an arc length of **52.74 feet**, a central angle of **040° 17' 26"**, and a chord which bears, **South 29° 18' 09" West**, a distance of **51.66 feet** to the **POINT OF BEGINNING** hereof and containing 0.0315 acre (1,372 sq. ft.) of land.

EXHIBIT "A"

City of Austin: Corridor Program
Corridor: William Cannon Drive
Segment: WCDR-C4
Segment From: Interstate Highway 35
Limits To: Running Water Drive


Parcel 5309.016 ROW
0.0315 Acre, 1,372 Sq. Ft.
Page 4 of 7
December 20, 2021

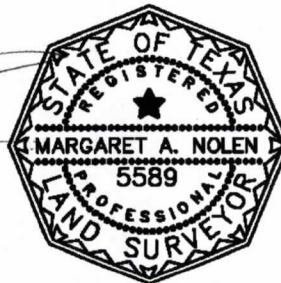
PROPERTY DESCRIPTION – PARCEL 5309.016 ROW

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 the Engineer's Baseline provided by Engineer on 08/28/2020.

Surveyed December 20, 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 J-15
PROPERTY ID: 296385

EXHIBIT "A"

PARENT TRACT INSET

SANTIAGO DEL VALLE GRANT
ABSTRACT NO. 24
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

CITY OF AUSTIN
(CALLED 24.70 ACRES)
EXECUTED: 05/23/1980
VOL. 6998 PG. 1292
D.R.T.C.T.

LOT 1
THE CROSS ROADS
RECORDED: 12/12/1973
VOL. 67, PG. 66, P.R.T.C.T.

CANNON 5200 CENTER, LLC
EXECUTED: 06/30/2021
DOC. NO. 2021150688, O.P.R.T.C.T.
LOT 1, SAVE & EXCEPT 38 SQ. FT.
CONVEYED TO CITY OF AUSTIN
BY STREET DEED
VOL. 8238, PG. 942, D.R.T.C.T.

P.O.B.
5309.016 ROW

0.0315 AC.
(1,372 SQ. FT.)

5309.016
ROW

P.O.C.
5309.016 ROW

SOUTH PLEASANT VALLEY ROAD
FORMERLY NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

WILLIAM CANNON DRIVE
FORMERLY NORTH BLUFF DRIVE
(R.O.W. WIDTH VARIES)

ENGINEER'S BASELINE
WILLIAM CANNON DR

CURVE DATA:
PI NORTHING: 10,039,741.00'
PI EASTING: 3,114,090.43'
PI STATION: 628+62.10
RADIUS: 800.00'
DELTA: 033°12'57" RIGHT
ARC LENGTH: 463.78'
TANGENT LENGTH: 238.61'
CHORD BEARING: S62° 01' 14"E
CHORD DISTANCE: 457.31'
PRC STATION: 626+23.49
PCC STATION: 630+87.27



MARGARET A. NOLAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5589

DATE: DECEMBER 20, 2021

AREA TABLE - ACRES (SQUARE FEET)

WHOLE PROPERTY	ACQUISITION	REMAINDER
2.4253 Ac. (105,646 Sq. Ft.)	0.0315 Ac. (1,372 Sq. Ft.)	2.3938 Ac. (104,274 Sq. Ft.)

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 C4

PARCEL PLAT - 5309.016 ROW

0.0315 ACRE (1,372 SQ. FT.)

PROPERTY ID: 296385	AUSTIN GRID NO. J-15
SURVEY DATE: 12/20/21	WORK ORDER: 1800252R
REVISED DATE:	SCALE: 1" = 100'
	PAGE 5 OF 7

G:\PROJECTS\1800252R - COA - William Cannon\PARCEL DESCRIPTIONS\WCDR-C4_5309.016-ROW ROW Plat.dwg 1/08/2022 - 6:36am

RESOLUTION BY THE CITY COUNCIL
OF THE CITY OF AUSTIN
EXHIBIT "B" (0.2390 ACRE)
VOL. 8239, PG. 133, D.R.T.C.T.

SANTIAGO DEL
VALLE GRANT
ABSTRACT NO. 24
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SOUTH PLEASANT VALLEY ROAD
FORMERLY NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)
VOL. 67, PG. 66, P.R.T.C.T.

PAGE 6 OF 7

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EXHIBIT "A"

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N 40°33'08" W	3.25'
L-2	N 06°58'02" E	22.92'
L-3	N 21°09'31" E	12.55'
L-4	N 00°59'06" E	45.29'
L-5	N 07°26'18" W	59.73'
L-6	S 65°58'22" E	25.74'

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C-1	75.00'	22.27'	017°00'54"	N 57°57'19" E	22.19'
C-2	94.00'	61.16'	037°16'47"	N 25°36'25" E	60.09'
C-3	1376.51'	47.61'	001°58'55"	S 09°57'58" W	47.61'
C-4	75.00'	52.74'	040°17'26"	S 29°18'09" W	51.66'
C-5	75.00'	75.01'	057°18'20"	S 37°48'36" W	71.93'
(C-3)	(1376.51')	(47.65')	---	(S 12°11'00" W)	(47.65')
(C-5)	(75.00')	(74.84')	---	(S 39°46'00" W)	(71.77')

LEGEND

- △ = CALCULATED POINT
- = 1/2" IRON ROD FOUND
- = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CP&Y" SET
- ⊗ = "X" CUT IN CONCRETE SET
- 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
- ⊗ = AREA, IN ACRES/SQ FT, OF EXISTING EASEMENT WITHIN PARCEL LIMITS (EQUALS PARCEL AREA IF NOT NOTED)
- ☼ = TREE
- ☼ = LUMINARE STANDARD
- = SIGN/MARKER
- ⊞ = WATER METER
- ⊞ = IRRIGATION CONTROL VALVE
- ⊞ = FIRE HYDRANT
- WV = WATER VALVE
- ⊞ = WATER MANHOLE
- = POWER POLE
- ⊞ = WASTEWATER CLEANOUT
- ⊞ = ELECTRIC METER
- ⊞ = ELECTRIC MANHOLE
- ⊞ = WASTEWATER 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

EASEMENTS

- ① SITE LEASE AGREEMENT
T-MOBILE WEST TOWER LLC
EFFECTIVE: 11/30/2018
DOC. NO. 2018188263, O.P.R.T.C.T. 0.0000
00
- ② 10' ELECTRICAL EASEMENT
CITY OF AUSTIN
EXECUTED: 08/17/1989
VOL. 11132, PG. 395, R.P.R.T.C.T. 0.0035
151
- ③ ACCESS & UTILITY EASEMENT
T-MOBILE WEST TOWER LLC.
EFFECTIVE: 11/30/2018
DOC. NO. 2018188263, O.P.R.T.C.T. 0.0071
308
- ④ 7.5' P.U.E.
RECORDED: 12/12/1973
VOL. 67 PG. 66, P.R.T.C.T. 0.0042
182
- ⑤ 25' BUILDING LINE
RECORDED: 12/12/1973
VOL. 67, PG. 66, P.R.T.C.T.

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) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- 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 THE ENGINEER'S BASELINE PROVIDED BY ENGINEER 08/28/2020.



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 C4

PARCEL PLAT - 5309.016 ROW

0.0315 ACRE (1,372 SQ. FT.)

PROPERTY ID: 296385	AUSTIN GRID NO. J-15
SURVEY DATE: 12/20/21	WORK ORDER: 1800252R
REVISED DATE:	SCALE:
	PAGE 7 OF 7

EXHIBIT "B"

City of Austin:	Corridor Program	Parcel 5309.016 TCE
Corridor:	William Cannon Drive	0.0332 Acre, 1,447 Sq. Ft.
Segment:	WCDR-C4	Page 1 of 9
Segment From:	Interstate Highway 35	December 20, 2021
Limits To:	Running Water Drive	Revised: January 28, 2022

PROPERTY DESCRIPTION – PARCEL 5309.016 TCE

DESCRIPTION OF A 0.0332 ACRE (1,447 SQUARE FOOT) PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION LOT 1, THE CROSS ROADS, A SUBDIVISION RECORDED DECEMBER 12, 1973 IN VOLUME 67, PAGE 66, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1, SAVE AND EXCEPT THAT CERTAIN 38 SQUARE FEET OUT OF LOT 1 CONVEYED TO THE CITY OF AUSTIN BY STREET DEED RECORDED IN VOLUME 8238 PAGE 942 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING CONVEYED TO CANNON 5200 CENTER, LLC BY GENERAL WARRANTY DEED EXECUTED JUNE 30, 2021 IN DOCUMENT NUMBER 2021150688 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.0332 ACRE PARCEL AS SHOWN ON THE ACCOMPANYING SKETCH PREPARED BY CP&Y, INC. IS MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

Part 1 – 0.0205 Ac., 894 Sq. Ft.:

COMMENCING at a 1/2-inch iron rod found for the intersection of the existing north right-of-way line of William Cannon Drive, formerly known as North Bluff Drive (right-of-way width varies) and the existing west right-of-way line of South Pleasant Valley Road, formerly known as Nuckols Crossing Road (right-of-way width varies), for the most southerly southeast corner of said Lot 1;

THENCE, with the common existing west right-of-way line of said South Pleasant Valley Road and the east line of said Lot 1, the following two (2) courses and distances:

with the arc of a curve to the left, having a radius of 75.00 feet, an arc length of 75.01 feet, a central angle of 057° 18' 20", and a chord which bears, North 37° 48' 36" East, a distance of 71.93 feet to a calculated point for a point of tangency hereof;

North 08° 39' 51" East, a distance of 94.27 feet to a 1/2-inch iron rod with aluminum cap stamped "TxDOT" found;

EXHIBIT "B"

City of Austin:	Corridor Program	Parcel 5309.016 TCE
Corridor:	William Cannon Drive	0.0332 Acre, 1,447 Sq. Ft.
Segment:	WCDR-C4	Page 2 of 9
Segment From:	Interstate Highway 35	December 20, 2021
Limits To:	Running Water Drive	Revised: January 28, 2022

PROPERTY DESCRIPTION – PARCEL 5309.016 TCE

THENCE, through the interior of said Lot 1, North 74° 30' 11" West, a distance of 8.38 feet to a calculated point on the west line of a proposed right-of-way parcel, for the southeast corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,039,968.58 feet and East = 3,114,088.56 feet, being 240.58 feet left of Engineer's Baseline Station 627+71.87;

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

- 1) **North 71° 16' 29" West**, a distance of **26.10 feet** to a calculated point, being 239.42 feet left of Engineer's Baseline Station 627+51.82, for the southwest corner hereof;
- 2) **North 00° 07' 32" East**, a distance of **38.75 feet** to a calculated point, being 275.82 feet left of Engineer's Baseline Station 627+41.75, for the northwest corner hereof;
- 3) **South 83° 21' 03" East**, a distance of **18.89 feet** to a calculated point on said west line of a proposed right-of-way parcel, being 280.29 feet left of Engineer's Baseline Station 627+55.37, for the northeast corner hereof, from which a 1/2-inch iron rod found for the northeast corner of said Lot 1 bears, South 89° 15' 25" East, a distance of 22.18 feet;

THENCE, continuing through the interior of said Lot 1, with said west line of a proposed right-of-way parcel, **South 07° 26' 18" East**, a distance of **45.32 feet** to the **POINT OF BEGINNING** hereof and containing 0.0205 acre (894 sq. ft.) of land.

Part 2 – 0.0127 Ac., 553 Sq. Ft.:

COMMENCING at a 1/2-inch iron rod found for the intersection of the existing north right-of-way line of William Cannon Drive, formerly known as North Bluff Drive (right-of-way width varies) and the existing west right-of-way line of South Pleasant Valley Road, formerly known as Nuckols Crossing Road (right-of-way width varies), for the most southerly southeast corner of said Lot 1;

EXHIBIT "B"

City of Austin: Corridor Program
Corridor: William Cannon Drive
Segment: WCDR-C4
Segment From: Interstate Highway 35
Limits To: Running Water Drive

Parcel 5309.016 TCE
0.0332 Acre, 1,447 Sq. Ft.
Page 3 of 9
December 20, 2021
Revised: January 28, 2022

PROPERTY DESCRIPTION – PARCEL 5309.016 TCE

THENCE, with the common existing north right-of-way line of said William Cannon Drive and the south line of said Lot 1, the following two (2) courses and distances:

North 87° 41' 46" West, a distance of 13.34 feet to a 1/2-inch iron rod found for a point of curvature;

with the arc of said curve to the right, having a radius of 953.18 feet, an arc length of 55.95 feet, a central angle of 003° 21' 46", and a chord which bears, North 86° 09' 31" West, a distance of 55.94 feet to a 5/8-inch iron rod with yellow plastic cap stamped "CP&Y" set for a non-tangent point of reverse curvature, being the east corner of the said 38 square foot City of Austin Street Deed, and being an angle point on the south line of the said Cannon 5200 Center, LLC tract;

THENCE, with the said south line of the Cannon 5200 Center, LLC tract, being the north line of the said 38 square foot City of Austin Street Deed and existing north right-of-way line of said William Cannon Drive, with the arc of said curve to the left, having a radius of 832.60 feet, an arc length of 94.15 feet, a central angle of 006° 28' 44", and a chord which bears, North 75° 19' 10" West, a distance of 94.10 feet to a calculated point for the southeast corner and **POINT OF BEGINNING** hereof, having a Surface Coordinate of: North = 10,039,844.45 feet and East = 3,113,878.16 feet, being 59.62 feet left of Engineer's Baseline Station 626+32.90;

THENCE, continuing with the said south line of the Cannon 5200 Center, LLC tract, being the north line of the said 38 square foot City of Austin Street Deed and existing north right-of-way line of said William Cannon Drive, with the arc of said curve to the **left**, having a radius of **832.60 feet**, an arc length of **0.46 feet**, a central angle of **000° 01' 53"**, and a chord which bears, **North 78° 34' 29" West**, a distance of **0.46 feet** to an "X" cut in concrete set for a non-tangent point of reverse curvature hereof, being the west corner of the said 38 square foot City of Austin Street Deed, and being a point of reverse curvature on the said south line of the Cannon 5200 Center, LLC tract, and on the said south line of Lot 1, being on the north line of the right-of-way dedication recorded in said Cross Roads Subdivision and on the said existing north right-of-way line of William Cannon Drive;

EXHIBIT "B"

City of Austin:	Corridor Program	Parcel 5309.016 TCE
Corridor:	William Cannon Drive	0.0332 Acre, 1,447 Sq. Ft.
Segment:	WCDR-C4	Page 4 of 9
Segment From:	Interstate Highway 35	December 20, 2021
Limits To:	Running Water Drive	Revised: January 28, 2022

PROPERTY DESCRIPTION – PARCEL 5309.016 TCE

THENCE, with the said south line of the Cannon 5200 Center, LLC tract, being the said south line of Lot 1 and the said existing north right-of-way line of William Cannon Drive, with the arc of said curve to the **right**, having a radius of **943.18 feet**, an arc length of **42.33 feet**, a central angle of **002° 34' 18"**, and a chord which bears, **North 77° 22' 19" West**, a distance of **42.33 feet** to a calculated point for the southwest corner hereof, being 59.90 feet left of Engineer's Baseline Station 625+88.64, from which an "X" cut in concrete set for a point of tangency on the said south line of the Cannon 5200 Center, LLC tract, being the said south line of Lot 1 and the said existing north right-of-way line of William Cannon Drive bears, with the arc of a curve to the right, having a radius of 943.18 feet, an arc length of 167.12 feet, a central angle of 010° 09' 07", and a chord which bears, North 71° 00' 37" West, a distance of 166.90 feet;

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) **North 13° 54' 50" East**, a distance of **13.00 feet** to a calculated point, being 72.90 feet left of Engineer's Baseline Station 625+88.76, for the northwest corner hereof;
- 2) with the arc of a curve to the **left**, having a radius of **930.18 feet**, an arc length of **42.22 feet**, a central angle of **002° 36' 02"**, and a chord which bears, **South 77° 23' 11" East**, a distance of **42.21 feet** to a calculated point, being 72.62 feet left of Engineer's Baseline Station 626+32.76, for the northeast corner hereof;
- 3) **South 11° 23' 07" West**, a distance of **13.00 feet** to the **POINT OF BEGINNING** hereof and containing 0.0127 acre (553 sq. ft.) of land.

Part 1 – 0.0205 Acre, 894 Sq. Ft.

Part 2 – 0.0127 Acre, 553 Sq. Ft.

Total Area – 0.0332 Acre, 1,447 Sq. Ft.

EXHIBIT "B"

City of Austin: Corridor Program
Corridor: William Cannon Drive
Segment: WCDR-C4
Segment From: Interstate Highway 35
Limits To: Running Water Drive

Parcel 5309.016 TCE
0.0332 Acre, 1,447 Sq. Ft.
Page 5 of 9
December 20, 2021
Revised: January 28, 2022

PROPERTY DESCRIPTION – PARCEL 5309.016 TCE

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 Engineer's Baseline provided by Engineer on 08/28/2020.

Surveyed December 20, 2021 by:

Revised January 28, 2022 to change from ROW to STARE

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



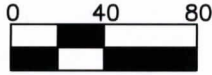
AUSTIN GRID J-15
PROPERTY ID: 296385

EXHIBIT "B"

PARENT TRACT INSET

SANTIAGO DEL VALLE GRANT
ABSTRACT NO. 24
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

CITY OF AUSTIN
(CALLED 24.70 ACRES)
EXECUTED: 05/23/1980
VOL. 6998 PG. 1292
D.R.T.C.T.



LOT 1
THE CROSS ROADS
RECORDED: 12/12/1973
VOL. 67, PG. 66, P.R.T.C.T.

CANNON 5200 CENTER, LLC
EXECUTED: 06/30/2021
DOC. NO. 2021150688, O.P.R.T.C.T.
LOT 1, SAVE & EXCEPT 38 SQ. FT.
CONVEYED TO CITY OF AUSTIN
BY STREET DEED
VOL. 8238, PG. 942, D.R.T.C.T.

5309.016
TCE
PART 1
0.0205 AC.
(894 SQ. FT.)

P.O.B. PART 1
5309.016 TCE

P.O.C.
PART 1 & PART 2
5309.016 TCE

P.O.B. PART 2
5309.016 TCE

5309.016
TCE
PART 2
0.0127 AC.
(553 SQ. FT.)

SOUTH PLEASANT VALLEY ROAD
FORMERLY NUCKOLS CROSSING ROAD
(R.O.W. WIDTH VARIES)

EXISTING R.O.W.

624+00 PC 624+10.33

WILLIAM CANNON DRIVE
FORMERLY NORTH BLUFF DRIVE
(R.O.W. WIDTH VARIES)

625+00

ENGINEER'S BASELINE
WILLIAM CANNON DR

626+00

PRC 626+23.49

627+00

628+00

ENGINEER'S BASELINE
WILLIAM CANNON DR

CURVE DATA:
PI NORTHING: 10,039,809.15'
PI EASTING: 3,113,751.59'
PI STATION: 625+17.35
RADIUS: 960.00'
DELTA: 012°43'18" LEFT
ARC LENGTH: 213.15'
TANGENT LENGTH: 107.02'
CHORD BEARING: S72° 16' 04"E
CHORD DISTANCE: 212.72'
PC STATION: 624+10.33
PT STATION: 626+23.49

CURVE DATA:
PI NORTHING: 10,039,741.00'
PI EASTING: 3,114,090.43'
PI STATION: 628+62.10
RADIUS: 800.00'
DELTA: 033°12'57" RIGHT
ARC LENGTH: 463.78'
TANGENT LENGTH: 238.61'
CHORD BEARING: S62° 01' 14"E
CHORD DISTANCE: 457.31'
PRC STATION: 626+23.49
PCC STATION: 630+87.27

REVISIONS

01/28/2022	CHANGE FROM ROW TO STARE
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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 C4

PARCEL PLAT - 5309.016 TCE

PART 1 - 0.0205 ACRE (894 SQ. FT.)

PART 2 - 0.0127 ACRE (553 SQ. FT.)

TOTAL - 0.0332 ACRE (1,447 SQ. FT.)

AUSTIN GRID NO. J-15

PROPERTY ID: 296385

WORK ORDER: 1800252R

SURVEY DATE: 12/20/21

SCALE: 1" = 80'

REVISED DATE: 01/28/22

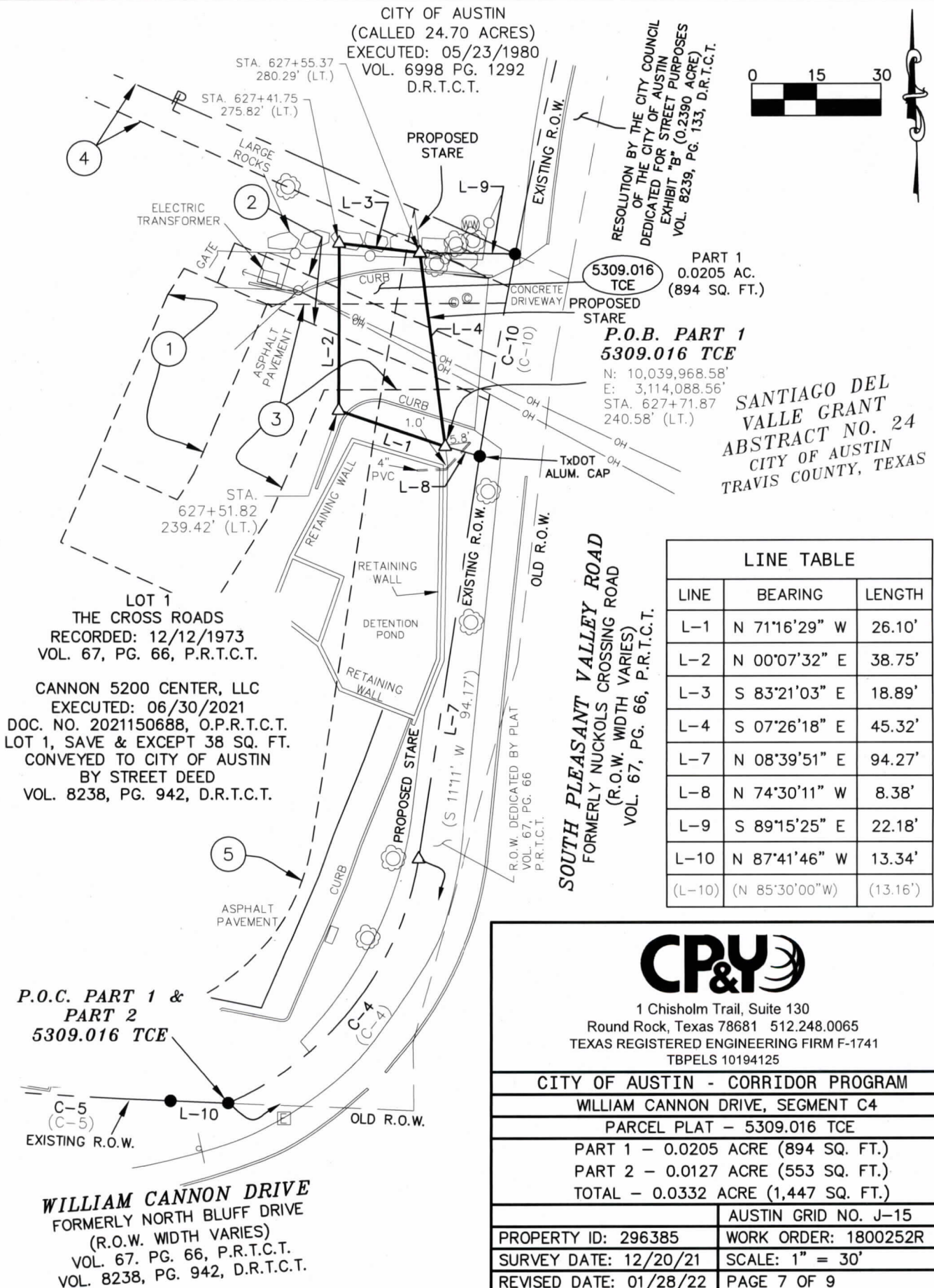
PAGE 6 OF 9

MARGARET A. NOLEN
REGISTERED PROFESSIONAL LAND SURVEYOR

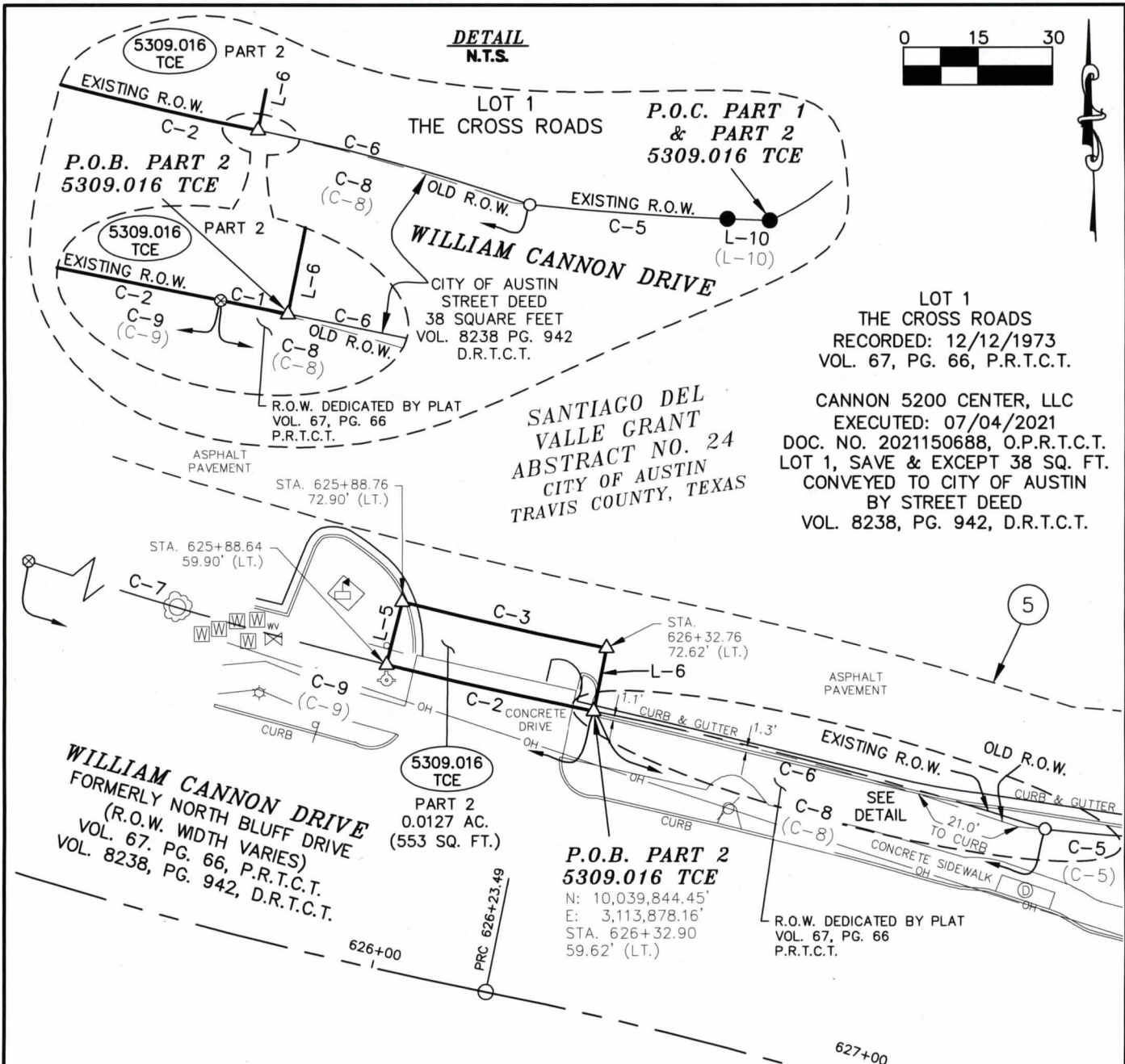


DATE: DECEMBER 20, 2021

EXHIBIT "B"



G:\PROJECTS\1800252R - COA - William Cannon\PARCEL DESCRIPTIONS\WCDR-C4_5309.016-TCE Plat.dwg 1/28/2022 - 8:57am



LINE TABLE		
LINE	BEARING	LENGTH
L-5	N 13°54'50" E	13.00'
L-6	S 11°23'07" W	13.00'
L-10	N 87°41'46" W	13.34'
(L-10)	(N 85°30'00"W)	(13.16')


	
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 C4	
PARCEL PLAT - 5309.016 TCE	
PART 1 - 0.0205 ACRE (894 SQ. FT.)	
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TOTAL - 0.0332 ACRE (1,447 SQ. FT.)	
	AUSTIN GRID NO. J-15
PROPERTY ID: 296385	WORK ORDER: 1800252R
SURVEY DATE: 12/20/21	SCALE: 1" = 30'
REVISED DATE: 01/28/22	PAGE 8 OF 9

EXHIBIT "B"

LEGEND

- △ = CALCULATED POINT
 ● = 1/2" IRON ROD FOUND
 ○ = 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CP&Y" SET
 ⊗ = "X" CUT IN CONCRETE SET
 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
 (XX) = AREA, IN ACRES/SQ FT, OF EXISTING EASEMENT WITHIN PARCEL LIMITS (EQUALS PARCEL AREA IF NOT NOTED)
 ☼ = TREE
 ⚙ = LUMINARE STANDARD
 ○ = SIGN/MARKER
 W = WATER METER
 ⚙ = IRRIGATION CONTROL VALVE
 ⚙ = FIRE HYDRANT
 WV = WATER VALVE
 W = WATER MANHOLE
 ○ = POWER POLE
 C = WASTEWATER CLEANOUT
 E = ELECTRIC METER
 E = ELECTRIC MANHOLE
 WW = WASTEWATER MANHOLE
 P.U.E. = PUBLIC UTILITY EASEMENT
 OH = OVERHEAD UTILITY LINE
 ○ = CHAIN LINK FENCE
 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

EASEMENTS

- 1 SITE LEASE AGREEMENT
T-MOBILE WEST TOWER LLC
EFFECTIVE: 11/30/2018
DOC. NO. 2018188263, R.P.R.T.C.T.
- 2 10' ELECTRICAL EASEMENT
CITY OF AUSTIN
EXECUTED: 08/17/1989
VOL. 11132, PG. 396, R.P.R.T.C.T.
- 3 ACCESS & UTILITY EASEMENT
T-MOBILE WEST TOWER LLC.
EFFECTIVE: 11/30/2018
DOC. NO. 2018188263, O.P.R.T.C.T.

0.0055
238

0.0099
433

EASEMENTS

- 4 7.5' P.U.E.
RECORDED: 12/12/1973
VOL. 67 PG. 66, P.R.T.C.T.
- 5 25' BUILDING LINE
RECORDED: 12/12/1973
VOL. 67, PG. 66, P.R.T.C.T.

0.0000
00

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CH. BEARING	CHORD
C-1	832.60'	0.46'	000°01'53"	N 78°34'29" W	0.46'
C-2	943.18'	42.33'	002°34'18"	N 77°22'19" W	42.33'
C-3	930.18'	42.22'	002°36'02"	S 77°23'11" E	42.21'
C-4	75.00'	75.01'	057°18'20"	N 37°48'36" E	71.93'
C-5	953.18'	55.95'	003°21'46"	N 86°09'31" W	55.94'
C-6	832.60'	94.15'	006°28'44"	N 75°19'10" W	94.10'
C-7	943.18'	167.12'	010°09'07"	N 71°00'37" W	166.90'
C-8	832.60'	94.61'	006°30'37"	N 75°20'07" W	94.56'
C-9	943.18'	209.45'	012°43'25"	N 72°17'46" W	209.02'
C-10	1376.51'	47.61'	001°58'55"	N 09°57'58" E	47.61'
(C-4)	(75.00')	(74.84')	---	(N 39°46'00" E)	(71.77')
(C-5)	(953.18')	(62.11')	---	(N 83°38'00" W)	(62.10')
(C-8)	(832.60')	(94.22')	---	(N 73°00'41" W)	(94.17')
(C-9)	(943.18')	(209.45')	---	(N 70°06'00" W)	(209.02')
(C-10)	(1376.51')	(47.65')	---	(N 12°11'00" E)	(47.65')

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) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- 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 THE ENGINEER'S BASELINE PROVIDED BY ENGINEER 08/28/2020.



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PAGE 9 OF 9