

RESOLUTION NO. 20230413-051

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: WBRE, LLC., successor by merger to Whataburger, Inc.

Project: North Lamar Boulevard 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.

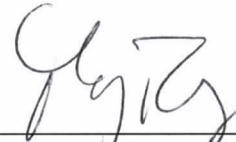
Location: 9516 North Lamar Boulevard, Austin, Texas 78753.

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

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

ADOPTED: April 13, 2023

ATTEST:



Myrna Rios
City Clerk

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 5306.010 ROW
0.0426 Acres, 1,854 SQ. FT.
Page 1 of 6
May 19, 2022

DESCRIPTION OF PARCEL 5306.010 ROW

DESCRIPTION OF A 0.0426 ACRE (1,854 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 1, RUTLAND-LEMMON LTD. ADD., A SUBDIVISION OF RECORD IN VOLUME 72, PAGE 33, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.) DESCRIBED IN WARRANTY DEED WITH LENDERS LIEN TO WHATABURGER, INC., EXECUTED OCTOBER 31, 1985, RECORDED IN VOLUME 9502, PAGE 95, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.), SAID 0.0426 ACRE (1,854 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 5/8-inch iron pipe found on the existing north right-of-way line of Rutland Drive (72 foot wide right-of-way), 12 foot wide additional right-of-way taking recorded in Volume 11822, Page 1260, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), for the most southerly southeast corner of Lot 1, Rutland Plaza, a subdivision of record in Volume 79, Page 101, P.R.T.C.TX., same being the southwest corner of said Lot 1, Rutland-Lemmon Ltd. Add.;

THENCE, South 63°39'47" East, with the existing north right-of-way line of said Rutland Drive and the south line of said Lot 1, Rutland-Lemmon Ltd. Add., a distance of 141.23 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein being 119.26 feet left of Corridor Centerline Station (C.C.S.) 183+94.59, and having Surface Coordinates: N=10,107,391.06 E=3,128,468.44;

THENCE, departing the existing north right-of-way line of said Rutland Drive and the south line of said Lot 1, Rutland-Lemmon Ltd. Add., with the proposed west line of this parcel, over and across said Lot 1, Rutland-Lemmon Ltd. Add., the following three (3) courses and distances numbered 1 through 3:

- 1) South 76°46'05" East, a distance of 53.81 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set 66.53 feet left of C.C.S. 184+05.31,
- 2) South 65°16'58" East, a distance of 6.79 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set 59.74 feet left of C.C.S. 184+05.31, and
- 3) North 24°46'03" East, a distance of 137.65 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set 59.61 feet left of C.C.S. 185+42.96 on the common line of said Lot 1, Rutland-Lemmon, Ltd. Add. and of a Lot A, Rutland-Lemmon Ltd. Add., Section 2, recorded in Volume 74, Page 63, P.R.T.C.TX., for the northeast corner of the parcel described herein, from which a 5/8-inch iron rod with a plastic cap stamped "CARTER & BURGESS" found, for the northwest corner of said Lot 1, Rutland-Lemmon Ltd. Add., bears North 63°39'12" West, a distance of 200.56 feet;

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 5306.010 ROW
0.0426 Acres, 1,854 SQ. FT.

Page 2 of 6
May 19, 2022

DESCRIPTION OF PARCEL 5306.010 ROW

4) **THENCE**, South 63°39'12" East, with the common line of said Lot A and said Lot 1, Rutland-Lemmon Ltd. Add., passing at a distance of 9.72 feet a 1/2-inch iron rod found and continuing for a total distance of 10.00 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 0.34 acre tract conveyed to the State of Texas by deed recorded in Volume 567, Page 408, D.R.T.C.TX. then the west line of and, for the southeast corner of said Lot A, Rutland-Lemmon Ltd. Add., same being the northeast corner of Lot 1, Rutland-Lemmon Ltd. Add., and the parcel described herein;

5) **THENCE**, South 24°46'03" West, with the existing west right-of-way line of said North Lamar Boulevard and the east line of said Lot 1, Rutland-Lemmon Ltd. Add., same being the west line of said State of Texas 0.34 acre tract and a 0.27 acre tract conveyed to the State of Texas by deed recorded in Volume 568, Page 316 D.R.T.C.TX a distance of 134.63 feet to a calculated point on the existing north right-of-way line of said Rutland Drive, for the most easterly southeast corner of said Lot 1, Rutland-Lemmon Ltd. Add. and the parcel described herein, said point being the beginning of a curve to the right;

THENCE, departing the existing west right-of-way line of said North Lamar Boulevard, same being the west line of the State of Texas 0.27 acre tract and 0.34 acre tract, with the existing north right-of-way line of said Rutland Drive and the south line of said Lot 1, Rutland-Lemmon Ltd. Add., the following two (2) courses and distances numbered 6 through 7:

- 6) With said curve to the right, having an arc distance of 23.97 feet, through a delta of 91°34'10", having a radius of 15.00 feet, and a chord that bears South 70°33'08" West, a distance of 21.50 feet to a 5/8-inch iron rod found on the existing north right-of-way line of said Rutland Drive for the south corner of said Lot 1, Rutland-Lemmon, Ltd. Addition, and
- 7) North 63°39'47" West, a distance of 54.12 feet to the **POINT OF BEGINNING**, and containing 0.0426 acres (1,854 sq. ft.) of land.

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 5306.010 ROW
0.0426 Acres, 1,854 SQ. FT.

Page 3 of 6
May 19, 2022

Notes

1. 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.
2. 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.
3. A parcel plat of even date herewith was prepared in conjunction with this property description.
4. ** 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.
5. * Area calculated by SAM, LLC.
6. Overhead Utilities Lines are not shown hereon.
7. Tree info shown hereon was provided by Freese & Nichols.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Neil Hines, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Neil Hines 5/19/2022

Neil Hines Date
Registered Professional Land Surveyor
No. 5642 – State of Texas

AUSTIN GRID L-30
PROPERTY ID: R249166

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
- J.A.D. JOINT ACCESS 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

5/19/2022

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

DATE

PARENT TRACT
NOT TO SCALE

P.O.C.

WHATABURGER, INC.
TRACT 1
EXECUTED OCTOBER 31, 1985
VOL. 9502, PG. 95
R.P.R.T.C.TX.

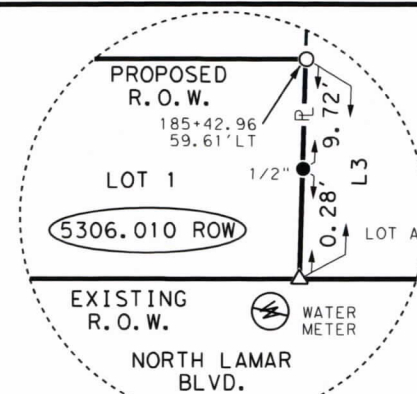
LOT 1
RUTLAND-LEMMON
LTD. ADD.
VOL. 72, PG. 33
P.R.T.C.TX.

5306.010 ROW
0.0426 AC.
(1,854 SQ. FT.)

PROPOSED R.O.W.

EXISTING R.O.W.
NORTH LAMAR BLVD.
LOOP 275

LOT 1
RUTLAND PLAZA
VOL. 79, PG. 101
P.R.T.C.TX.



DETAIL "A"
NOT TO SCALE

EXISTING EASEMENT AREA WITHIN PARCEL LIMITS

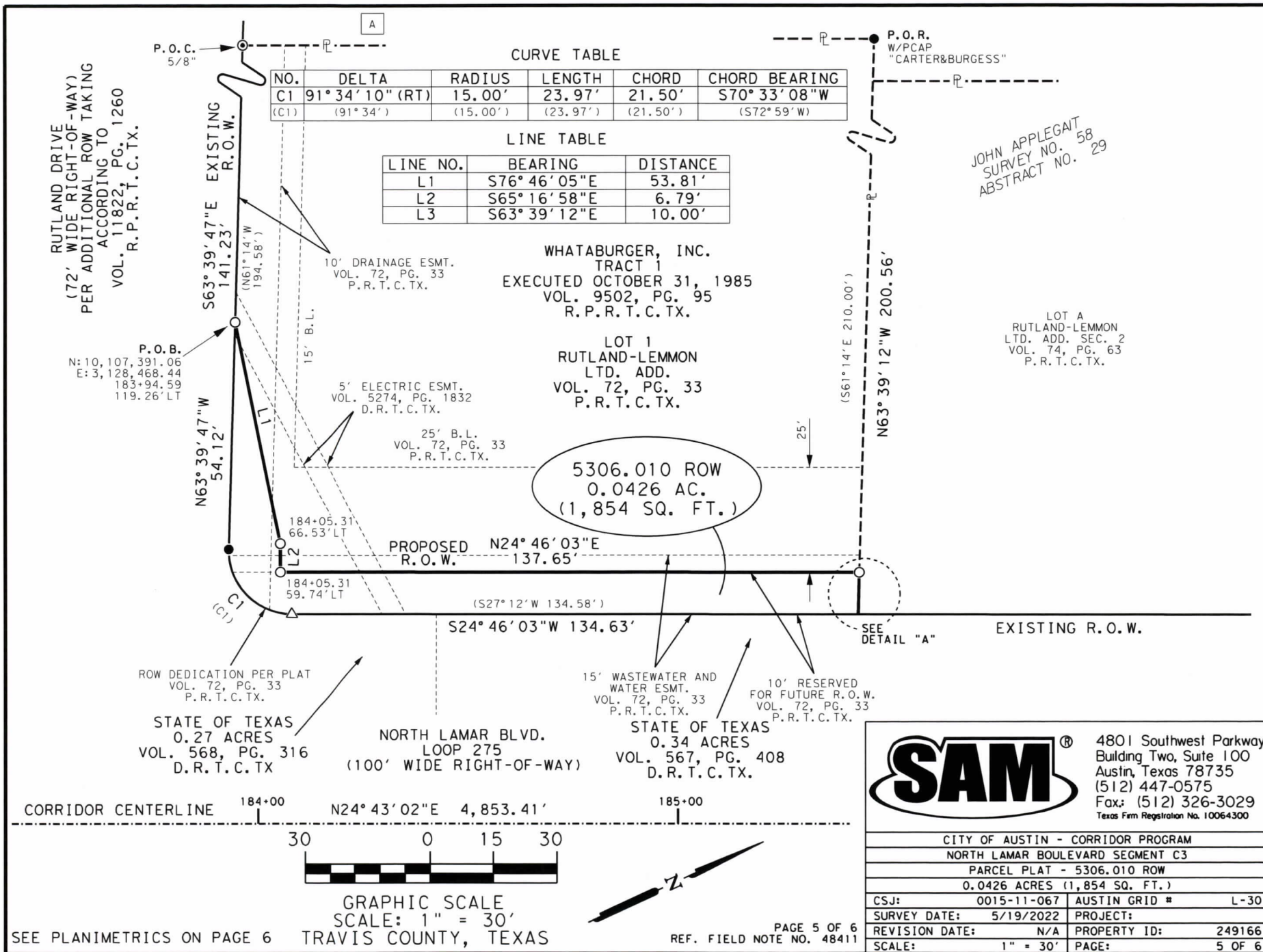
10' DRAINAGE ESMT. VOL. 72, PG. 33 P.R.T.C.TX.		
0.0100 ACRES (437 SQ. FT.)		
5' ELECTRIC ESMT. VOL. 5274, PG. 1832 D.R.T.C.TX.		
0.0013 ACRES (58 SQ. FT.)		
15' WASTEWATER AND WATER ESMT. VOL. 72, PG. 33 P.R.T.C.TX.		
0.0344 ACRES (1,498 SQ. FT.)		
10' RESERVED FOR FUTURE R.O.W. VOL. 72, PG. 33 P.R.T.C.TX.		
0.0333 ACRES (1,451 SQ. FT.)		
REVISIONS		
-	-	
-	-	
AREA TABLE - ACRES (SQUARE FEET)		
WHOLE PROPERTY	ACQUISITION	REMAINDER
*0.7243 AC. (31,551 SQ. FT.)	0.0426 AC. (1,854 SQ. FT.)	0.6817 AC. (29,697 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 - 5306.010 ROW		
0.0426 ACRES (1,854 SQ. FT.)		
CSJ:	0015-11-067	AUSTIN GRID # L-30
SURVEY DATE:	5/19/2022	PROJECT:
REVISION DATE:	N/A	PROPERTY ID: 249166
SCALE:	1" = 30'	PAGE: 4 OF 6

EXHIBIT "A"



RUTLAND DRIVE
(72' WIDE RIGHT-OF-WAY)
PER ADDITIONAL ROW TAKING
ACCORDING TO
VOL. 11822, PG. 1260
R.P.R.T.C.TX.

EXISTING R.O.W.

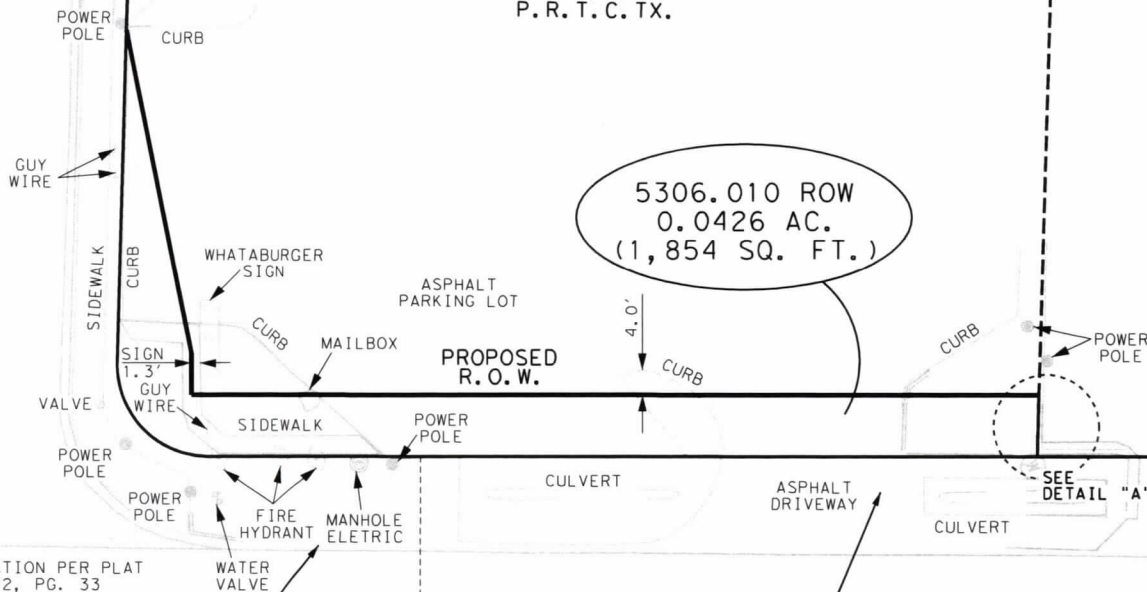
WHATABURGER, INC.
TRACT 1
EXECUTED OCTOBER 31, 1985
VOL. 9502, PG. 95
R.P.R.T.C.TX.

LOT 1
RUTLAND-LEMMON
LTD. ADD.
VOL. 72, PG. 33
P.R.T.C.TX.

JOHN APPELGAIT
SURVEY NO. 58
ABSTRACT NO. 29

LOT A
RUTLAND-LEMMON
LTD. ADD. SEC. 2
VOL. 74, PG. 63
P.R.T.C.TX.

5306.010 ROW
0.0426 AC.
(1,854 SQ. FT.)



ROW DEDICATION PER PLAT
VOL. 72, PG. 33
P.R.T.C.TX.

STATE OF TEXAS
0.27 ACRES
VOL. 568, PG. 316
D.R.T.C.TX.

NORTH LAMAR BLVD.
LOOP 275
(100' WIDE RIGHT-OF-WAY)

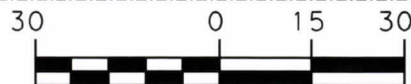
STATE OF TEXAS
0.34 ACRES
VOL. 567, PG. 408
D.R.T.C.TX.

CORRIDOR CENTERLINE

184+00

185+00

N24° 43' 02"E
4,853.41'



GRAPHIC SCALE
SCALE: 1" = 30'
TRAVIS COUNTY, TEXAS



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 - 5306.010 ROW		
0.0426 ACRES (1,854 SQ. FT.)		
CSJ:	0015-11-067	AUSTIN GRID # L-30
SURVEY DATE:	5/19/2022	PROJECT:
REVISION DATE:	N/A	PROPERTY ID: 249166
SCALE:	1" = 30'	PAGE: 6 OF 6

SEE BOUNDARY INFO ON PAGE 5

PAGE 6 OF 6
REF. FIELD NOTE NO. 48411

EXHIBIT "A"

EXHIBIT "B"

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 5306.010 TCE
0.0402 Acres, 1,752 SQ. FT.
Page 1 of 6
May 19, 2022

DESCRIPTION OF PARCEL 5306.010 TCE

DESCRIPTION OF A 0.0402 ACRE (1,752 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 1, RUTLAND-LEMMON LTD. ADD., A SUBDIVISION OF RECORD IN VOLUME 72, PAGE 33, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.TX.) DESCRIBED IN WARRANTY DEED WITH LENDERS LIEN TO WHATABURGER, INC., EXECUTED OCTOBER 31, 1985, RECORDED IN VOLUME 9502, PAGE 95, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.), SAID 0.0402 ACRE (1,752 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 5/8-inch iron pipe found on the existing north right-of-way line of Rutland Drive (72 foot wide right-of-way), 12 foot wide additional right-of-way taking recorded in Volume 11822, Page 1260, Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), for the most southerly southeast corner of Lot 1, Rutland Plaza, a subdivision of record in Volume 79, Page 101, P.R.T.C.TX., same being the southwest corner of said Lot 1, Rutland-Lemmon Ltd. Add.;

THENCE, South 63°39'47" East, with the existing north right-of-way line of said Rutland Drive and the south line of said Lot 1, Rutland-Lemmon Ltd. Add., a distance of 119.18 feet to a calculated point, for the southwest corner and the **POINT OF BEGINNING** of the parcel described herein being 141.30 feet left of Corridor Centerline Station (C.C.S.) 183+95.21, and having Surface Coordinates: N=10,107,400.84 E=3,128,448.67;

THENCE, departing the existing north right-of-way line of said Rutland Drive and the south line of said Lot 1, Rutland-Lemmon Ltd. Add., with the proposed west line of this parcel, over and across said Lot 1, Rutland-Lemmon Ltd. Add., the following four (4) courses and distances numbered 1 through 4:

- 1) South 76°46'05" East, a distance of 77.60 feet to a calculated point being 65.26 feet left of C.C.S. 184+10.67,
- 2) North 24°46'03" East, a distance of 65.62 feet to a calculated point being 65.21 feet left of C.C.S. 184+76.28,
- 3) North 65°16'58" West, a distance of 9.80 feet to a calculated point being 75.01 feet left of C.C.S. 184+76.28, and
- 4) North 24°43'02" East, a distance of 67.11 feet to a calculated point being 75.01 feet left of C.C.S. 185+43.39 on the common line of said Lot 1, Rutland-Lemmon, Ltd. Add. and of a Lot A, Rutland-Lemmon Ltd. Add., Section 2, recorded in Volume 74, Page 63, P.R.T.C.TX., for the northwest corner of the parcel described herein, from which a 5/8-inch iron rod with a plastic cap stamped "CARTER & BURGESS" found, for the northwest corner of said Lot 1, Rutland-Lemmon Ltd. Add., bears North 63°39'12" West, a distance of 185.17 feet;

EXHIBIT "B"

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 5306.010 TCE
0.0402 Acres, 1,752 SQ. FT.

Page 2 of 6
May 19, 2022

DESCRIPTION OF PARCEL 5306.010 TCE

5) **THENCE**, South 63°39'12" East, with the common line of said Lot A and said Lot 1, Rutland-Lemmon Ltd. Add., a distance of 15.40 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set 59.61 feet left of C.C.S. 185+42.96, for the northeast corner of the parcel described herein;

THENCE, with the proposed east line of this parcel, same being the proposed west right-of-way line of North Lamar Blvd., over and across said Lot 1, Rutland-Lemmon Ltd. Add., the following three (3) courses and distances numbered 6 through 8:

- 6) South 24°46'03" West, a distance of 137.65 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set 59.74 feet left of C.C.S. 184+05.31, for the most easterly southeast corner of the parcel described herein,
- 7) North 65°16'58" West, a distance of 6.79 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set 66.53 feet left of C.C.S. 184+05.31, and
- 8) North 76°46'05" West, a distance of 53.81 feet to a 5/8-inch iron rod with a plastic cap stamped "SAM" set 119.26 feet left of C.C.S. 183+94.59 on the existing north right-of-way line of said Rutland Drive, for the most southerly southeast corner of the parcel described herein;

9) **THENCE**, North 63°39'47" West, with the existing north right-of-way line of said Rutland Drive and the south line of said Lot 1, Rutland-Lemmon Ltd. Add., a distance of 22.05 feet to the **POINT OF BEGINNING**, and containing 0.0402 acres (1,752 sq. ft.) of land.

EXHIBIT "B"

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 5306.010 TCE
0.0402 Acres, 1,752 SQ. FT.

Page 3 of 6
May 19, 2022

Notes

1. 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.
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3. A parcel plat of even date herewith was prepared in conjunction with this property description.
4. ** 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.
5. * Area calculated by SAM, LLC.
6. Overhead Utilities Lines are not shown hereon.
7. Tree info shown hereon was provided by Freese & Nichols.

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Neil Hines, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Neil Hines 5/19/2022

Neil Hines Date
Registered Professional Land Surveyor
No. 5642 – State of Texas

AUSTIN GRID L-30
PROPERTY ID: R249166

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
- R.P.R.T.C.TX. TRAVIS COUNTY, TEXAS
- O.R.P.R.T.C.TX. REAL PROPERTY RECORDS
- O.P.R.T.C.TX. TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL REAL PROPERTY RECORDS
- P.R.T.C.TX. TRAVIS COUNTY, TEXAS
- PR.R.T.C.TX. PLAT RECORDS
- PR.R.T.C.TX. TRAVIS COUNTY, TEXAS
- PR.R.T.C.TX. PROBATE RECORDS
- PR.R.T.C.TX. 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
- J.A.D. JOINT ACCESS EASEMENT
- NOTES:

1. 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.
2. 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.
3. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
4. **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.
5. *AREA CALCULATED BY SAM, LLC.
6. OVERHEAD UTILITIES LINES ARE NOT SHOWN HEREON.
7. 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

5/19/2022

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

DATE

PARENT TRACT
NOT TO SCALE

P.O.C.

WHATABURGER, INC.
TRACT 1
EXECUTED OCTOBER 31, 1985
VOL. 9502, PG. 95
R.P.R.T.C.TX.

LOT 1
RUTLAND-LEMMON
LTD. ADD.
VOL. 72, PG. 33
P.R.T.C.TX.

5306.010 TCE
0.0402 AC.
(1,752 SQ. FT.)

PROPOSED R.O.W.

EXISTING R.O.W.

NORTH LAMAR BLVD.
LOOP 275



LOT 1
RUTLAND PLAZA
VOL. 79, PG. 101
P.R.T.C.TX.

EXISTING EASEMENT AREA WITHIN PARCEL LIMITS

10' DRAINAGE ESMT.
VOL. 72, PG. 33
P.R.T.C.TX.

0.0052 ACRES (227 SQ. FT.)

5' ELECTRIC ESMT.
VOL. 5274, PG. 1832
D.R.T.C.TX.

0.0025 ACRES (110 SQ. FT.)

15' WASTEWATER AND WATER ESMT.
VOL. 72, PG. 33
P.R.T.C.TX.

0.0128 ACRES (556 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 - 5306.010 TCE

0.0402 ACRES (1,752 SQ. FT.)

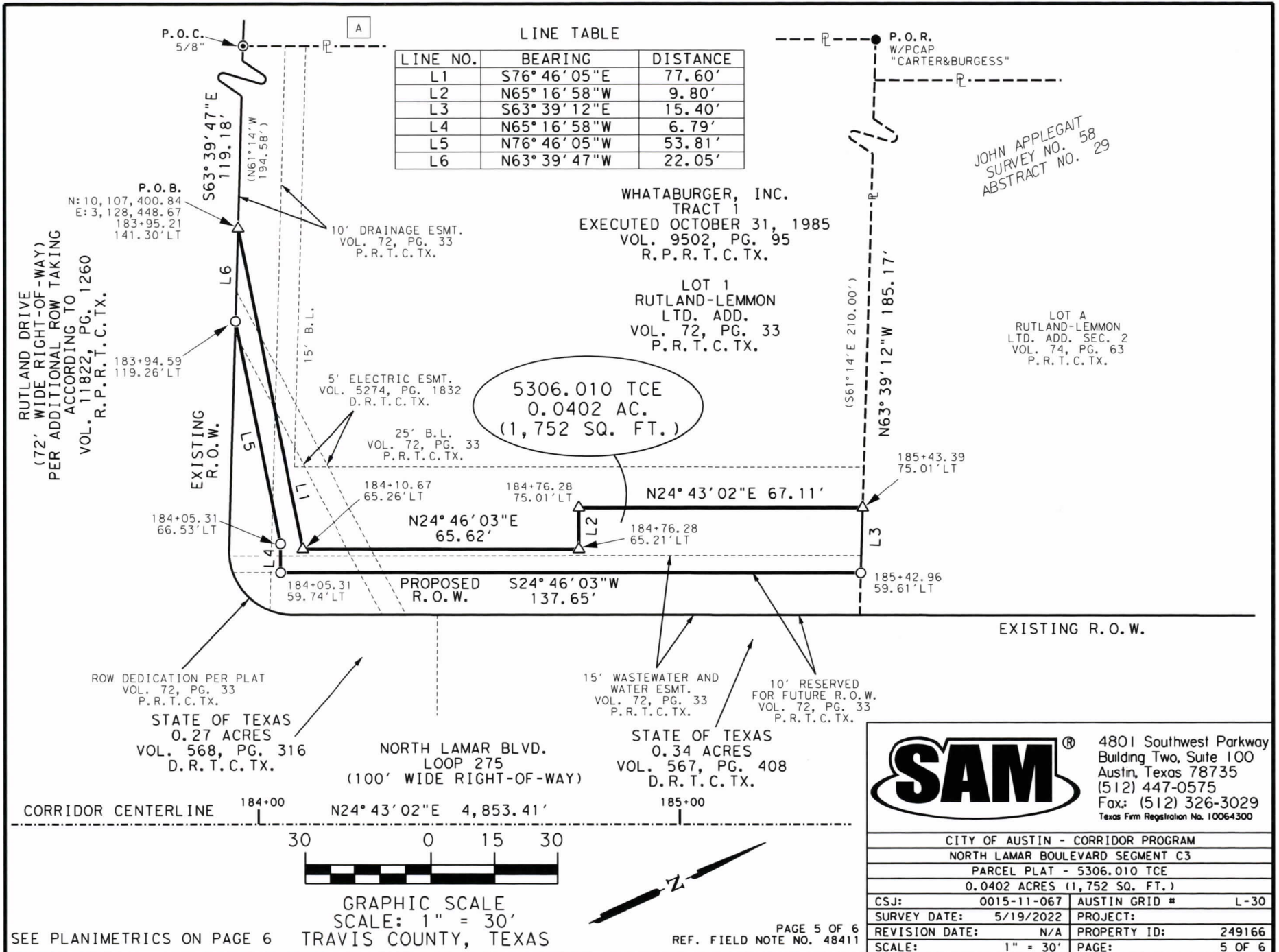
CSJ: 0015-11-067 AUSTIN GRID # L-30

SURVEY DATE: 5/19/2022 PROJECT:

REVISION DATE: N/A PROPERTY ID: 249166

SCALE: 1" = 30' PAGE: 4 OF 6

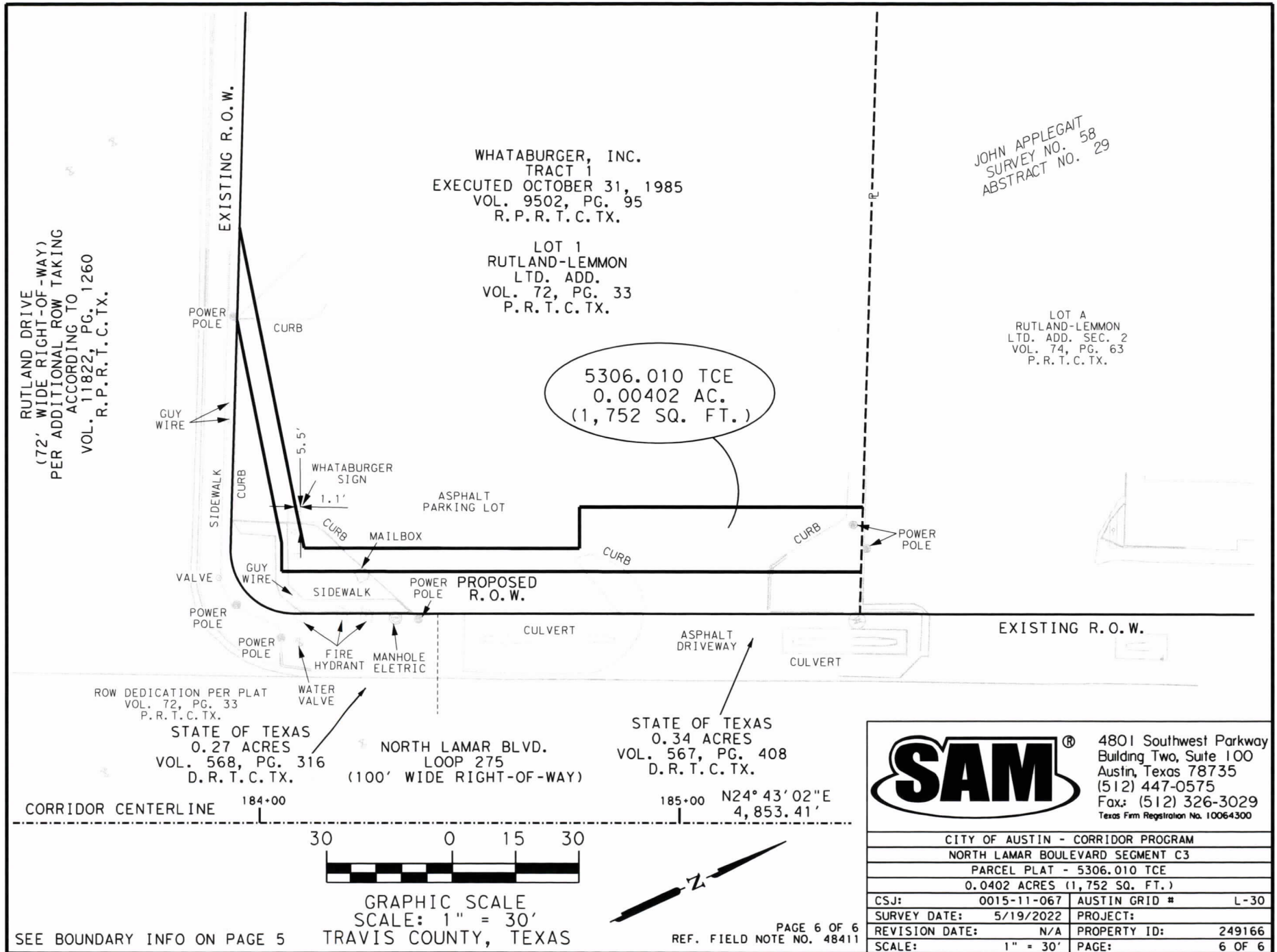
EXHIBIT B



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 - 5306.010 TCE			
0.0402 ACRES (1,752 SQ. FT.)			
CSJ:	0015-11-067	AUSTIN GRID #	L-30
SURVEY DATE:	5/19/2022	PROJECT:	
REVISION DATE:	N/A	PROPERTY ID:	249166
SCALE:	1" = 30'	PAGE:	5 OF 6

EXHIBIT B



JOHN APPLIGAIT
SURVEY NO. 58
ABSTRACT NO. 29

LOT A
RUTLAND-LEMMON
LTD. ADD. SEC. 2
VOL. 74, PG. 63
P. 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		
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SURVEY DATE:	5/19/2022	PROJECT:
REVISION DATE:	N/A	PROPERTY ID: 249166
SCALE:	1" = 30'	PAGE: 6 OF 6