

RESOLUTION NO. 20231109-034

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: 500 Stassney LP, a Texas limited partnership.

Project: Williamson Creek Interceptor Project.

Public Use: Increase the capacity of a wastewater tunnel to accommodate future growth in the Williamson Creek basin.

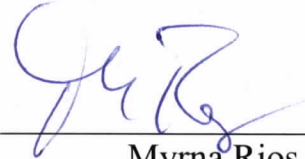
Location: 500 East Stassney Lane, Austin, Texas 78745.

The general route of the project is along Williamson Creek, from South 1st Street to South Pleasant Valley Road, with numerous tie-in cutovers throughout to connect local wastewater flows to the new tunnel.

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

ADOPTED: November 9, 2023

ATTEST:



Myrna Rios
City Clerk



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS
FIRM REG. NO. 101141-00

EXHIBIT "A"

500 STASSNEY LP
TO
CITY OF AUSTIN
(LOWER WILLIAMSON CREEK
WASTEWATER INTERCEPTOR)

**LEGAL DESCRIPTION PARCEL 5217.58 AE
ACCESS EASEMENT**

OF A 0.783 ACRE (34,121 SQUARE FEET) TRACT OF LAND OUT OF LOT 1, BLOCK B, DMC SUBDIVISION RECORDED IN BOOK 100 PAGE 68 OF THE PLAT RECORDS OF TRAVIS COUNTY HAVING BEEN CONVEYED TO 500 STASSNEY LP BY INSTRUMENT OF RECORD DOCUMENT NUMBER 2015128704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.783 ACRE (34,121 SQUARE FEET) TRACT ALSO BEING OUT OF LOT 2 BLOCK A, STASSNEY VENTURE SUBDIVISION RECORDED IN BOOK 98, PAGE 295 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS HAVING BEEN CONVEYED TO 500 STASSNEY LP BY INSTRUMENT OF RECORD IN VOLUME DOCUMENT 2015128704 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 0.783 ACRE (34,121 SQUARE FEET) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING, At a calculated point at the northeast right of way line of East Stassney Lane and the southwest line of said Lot 1, Block B, DMC Subdivision. Said point being **N 49°04'24" W, 422.12 feet**, from the southernmost corner of said Lot 1, Block B, DMC Subdivision and the westernmost corner of Lot 2, Block A, Stassney Heights, Section 3, Phase 2 recorded in Book 89, Page 83 of the Plat Records of Travis County, Texas, for the southernmost corner of the herein described tract;

THENCE, **N 49°04'24" W, 16.87 feet**, with the northeast right of way line of East Stassney Lane and the southwest line of said Lot 1, Block B, DMC Subdivision to a calculated point for a non-tangent point of curvature of a curve to the left of the herein described tract;

THENCE, with the northeast right of way line of East Stassney Lane and the southwest line of said Lot 1, Block B, DMC Subdivision to a calculated point for a non-tangent point of curvature of a curve to the left to the left having a Radius of 4940.00, a curve length of 45.43 feet, a central

EXHIBIT "A"

angle of $00^{\circ}31'37''$, and a chord which bears $N 48^{\circ}51'34'' W$, 45.43 feet to a calculated point for the southwesternmost corner of the herein described tract;

THENCE, departing the northeast right of way line of East Stassney Lane and the southwest line of said Lot 1, Block B, DMC Subdivision and generally following the face of curb of a driveway used for the apartments in said Lot 1, Block B, DMC Subdivision, the following thirty seven (37) courses;

1. Along a non-tangent curve to the left having a Radius of 19.30 feet, a central angle of $21^{\circ}14'53''$, an arc length of 7.16 feet and a chord which bears $N 50^{\circ} 05'45'' E$, 7.11 feet to the non-tangent point of curvature to a calculated point of the herein described tract;
2. $N 39^{\circ} 28'39'' E$, 20.40 feet to a calculated point on a non-tangent point of beginning and tangency of a curve to the left of the herein described tract;
3. Along a non-tangent curve to the left having a Radius of 60.74 feet, a central angle of $44^{\circ}12'54''$, an arc length of 46.87 feet and a chord which bears $N 12^{\circ} 28'12'' E$, 45.72 feet to the non-tangent point of curvature to a calculated point of the herein described tract;
4. Along a non-tangent point of curvature and tangency of a curve to the left having a Radius of 11.41 feet, a central angle of $48^{\circ}13'18''$, an arc length of 9.60 feet and a chord which bears $N 32^{\circ} 25'26'' W$, 9.32 feet to the non-tangent point of curvature to a calculated point of the herein described tract;
5. $N 55^{\circ} 55'26'' W$, 14.56 feet to a calculated point on an angle point of the herein described tract;
6. $N 61^{\circ} 38'17'' W$, 116.44 feet to a calculated point on an angle point of the herein described tract;
7. $N 52^{\circ} 22'20'' W$, 37.84 feet to a calculated point on an angle point of the herein described tract;
8. $N 45^{\circ} 41'59'' W$, 253.96 feet to a calculated point on a non-tangent point of curvature and tangency of a curve to the left of the herein described tract;
9. With said curve to the left having a Radius of 27.50 feet, a central angle of $99^{\circ}03'40''$, an arc length of 47.55 feet and a chord which bears $S 75^{\circ} 00'32'' W$, 41.84 feet. At an arc length of 6.13 pass the west line of Lot 1, Block B, DMC Subdivision and the east line of Lot 2, Block A, said Venture Subdivision;
10. $N 45^{\circ} 45'26'' W$, 24.36 feet with the northeast right of way line of East Stassney Lane and the southwest line of said Lot 1, Block B, DMC Subdivision, to a non-tangent point of curvature and tangency of a curve to the left calculated point of a curve to the left of the herein described tract;

EXHIBIT "A"

11. Leaving the northeast right of way line of East Stassney Lane and the southwest line of said Lot 1, Block B, DMC Subdivision along said curve to the left having a Radius of 46.00 feet, an arc length of 43.31 feet a central angle of $53^{\circ}56'37''$, and a chord which bears $N20^{\circ} 54' 30''E$, 41.73 feet to a calculated point of the herein described tract;
12. $N 34^{\circ} 50'22'' W$, 76.24 feet to a calculated point of point of curvature of a curve to the right of the herein described tract;
13. Along said curve to the right having a Radius of 48.89 feet, a central angle of $87^{\circ}46'22''$, an arc length of 74.89 feet and a chord which bears $N 09^{\circ} 10'31'' E$, 67.78 feet to the point of tangency of said curve to a calculated point of the herein described tract;
14. $N 57^{\circ} 05'59'' E$, 119.38 feet to a calculated point an angle point of the herein described tract;
15. $N 55^{\circ} 09'34'' E$, 158.20 feet to a calculated point at a point of curvature of a curve to the left of the herein described tract;
16. Along said curve to the left having a Radius of 24.53 feet, a central angle of $55^{\circ}30'39''$, an arc length of 23.77 feet and a chord which bears $N 25^{\circ} 22'36'' E$, 22.85 feet to the point of tangency of a reverse curve to the right to a calculated point of the herein described tract;
17. Along said curve to the right having a Radius of 50.63 feet, a central angle of $25^{\circ}43'32''$, an arc length of 22.73 feet and a chord which bears $N 11^{\circ} 01'26'' E$, 22.54 feet to the point of tangency of a reverse curve to the right to a calculated point of the herein described tract;
18. $N 26^{\circ} 43' 08''E$ 185.85 feet to a calculated point of the herein described tract of land;
19. $N16^{\circ} 46' 20''E$, 46.01 feet to a calculated point of a point of curvature of a curve to the right of the herein described tract of land;
20. Along said curve to the right having a Radius of 60.01 feet, a central angle of $61^{\circ}35'47''$, an arc length of 64.52 feet and a chord which bears $N 47^{\circ} 18'03'' E$, 61.45 feet to the non- tangent point of tangency of said curve to the right to a calculated point on a southwest line of Lot 1, Block A, said Stassney Venture Subdivision recorded in Book 98, Page 295 of the Plat Records of Travis County, Texas at the northernmost corner of the herein described tract;
21. $S48^{\circ} 56' 53''E$, 17.70 feet with the southwest line of said Lot 1, Block A, said Stassney Venture Subdivision and the northeast line Lot 2, Block A said Stassney Venture Subdivision to a calculated point on the northwest line of Lot 2, Block B, said DMC Subdivision on the common corner of said Lot 1, Block A, Stassney Venture Subdivision and said Lot 2, Block A, said Stassney Venture Subdivision, also being on the westerly line of a Lot 2, Block A, DMC Subdivision and conveyed to the City of Austin by instrument of record in Document Number 1999125831 of the Official Public Records of Travis County, Texas.

EXHIBIT "A"

22. S 28° 14' 27" W, 55.01 feet with the easterly line of Lot 2, Block A, said Stassney Venture Subdivision and the westerly line of Lot 2, Block B, DMC Subdivision, the Southeast line of the herein described tract to a ½" iron pipe found at the common corner of said Lot 1 and Lot 2, Block B, DMC Subdivision;
23. S 28° 14' 27" W, 234.32 feet, continuing with the easterly line of Lot 2, Block A, Stassney Venture Subdivision and the westerly line of Lot 1, Block B, DMC Subdivision to the point of curvature of a curve to the left on the easterly line of the herein described tract;
24. With said curve to the left having a Radius of 69.50 feet, a central angle of 18°55'05", an arc length of 22.95 feet and a chord which bears S16° 15' 11"W, 22.84 feet to the point of reverse curve of a curve to the right of the herein described tract;
25. With said reverse curve to the right having a Radius of 38.81 feet, a central angle of 40°30'28", an arc length of 27.44 feet and a chord which bears S33° 14' 03"W, 26.87 feet to the point of tangency on the easterly line of the herein described tract;
26. S 55° 09' 34" W, 158.54 feet to a calculated point on an angle point of the herein described tract;
27. S 57° 05' 59"W, 118.92 feet to a calculated point at the point of curvature of a curve to the left on the herein described tract;
28. With said curve to the left having a Radius of 28.89 feet, a central angle of 86°33'25", an arc length of 43.64 feet and a chord which bears S 08° 34' 02" W, 39.61 feet on easterly line of the herein described tract;
29. S34° 50' 22"E, 75.32 feet to a calculated point of curvature of a curve to the left on the easterly line of the herein described tract;
30. With said curve to the right having a Radius of 448.98 feet, a central angle of 07°30'47", At an arc length of 47.62 feet along said curve, pass the east line of Lot 2, Block A, Stassney Venture Subdivision and the west line of Lot 1, Block B, DMC Subdivision. In all an arc length of 58.87 feet and a chord which bears S43° 38' 28"E, 58.83 feet to a calculated point at the point of tangency of said curve to the right on the northeasterly line of the herein described tract;
31. S 45° 42' 06" E, 253.39 feet to a calculated point on the northeasterly line of the herein described tract;
32. S 52° 22' 20" E, 36.68 feet to a calculated point on the northeasterly line of the herein described tract;
33. S66° 53' 58"E, 96.99 feet to a calculated point on the northeasterly line of the herein described tract;

EXHIBIT "A"

34. S50° 03' 03"E, 49.73 feet to a calculated point at the non-tangent point of curvature of a curve to the right on the northeasterly line of the herein described tract;
35. With said curve to the right having a Radius of 127.53 feet, a central angle of 46°51'30", an arc length of 104.30 feet, and a chord bearing that bears S 9° 25' 45" E, 101.42 feet to the non-tangent point of tangency of said curve to the right on the easterly line of the herein described tract;
36. S 40° 59' 41" W, 21.64 feet, to a calculated point at the non-tangent point of curvature of a curve to the left on the easterly line of the herein described tract;
37. With said curve to the left having a Radius of 19.87 feet, a central angle of 22°21'31", an arc length of 7.75 feet and a chord bearing that bears S 29° 25' 12" W, 7.70 feet to the non-tangent point of tangency of said curve to the left and POINT OF BEGINNING containing 0.783 acre (34,121 square feet) of land;

BEARING BASIS NOTE

All bearings described herein are based upon the Texas State Plane Coordinates System, NAD 83 (1986) Central Zone.

EXHIBIT "A"

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Carmelo L. Macias, a Registered Professional Land Surveyor, do hereby state 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, this 7th day of
JULY, 2022, A.D.
REV. 1_12-08-22
REV. 2_1-12-23



Macias & Associates, L.P.
512-442-7875

Carmelo L. Macias
Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

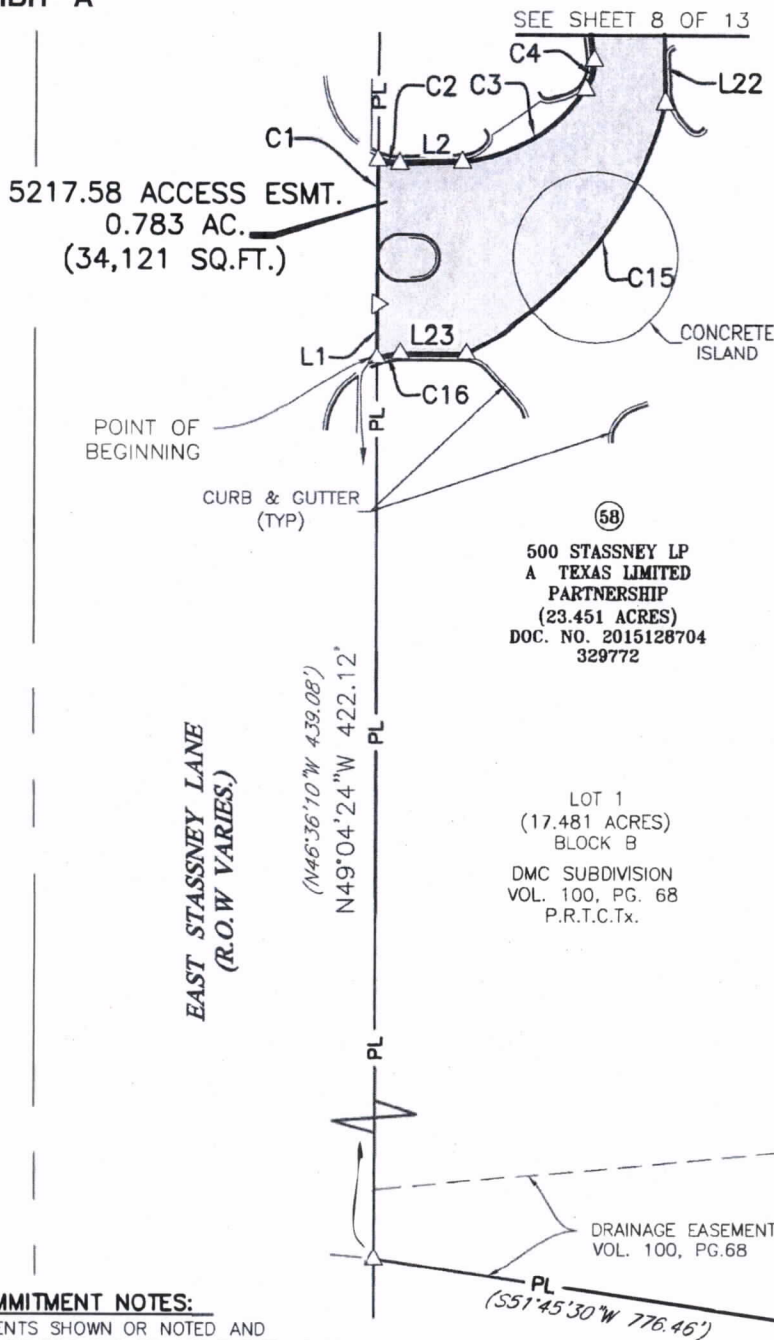
REFERENCES

Austin Grid No. H 16 & G17
TCAD PARCEL ID NO. 329772
MACIAS & ASSOCIATES, L.P., PROJECT NO. 431-44-16

FIELD NOTES REVIEWED
BY *[Signature]* DATE: 01/24/23
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=60'

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ▲ SET 60D NAIL
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
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- TCE TEMPORARY CONSTRUCTION EASEMENT
- WWE PROPOSED WASTEWATER LINE EASEMENT
- ACCESS ACCESS EASEMENT
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME PAGE
- PG. PAGE

TITLE COMMITMENT NOTES:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN CHICAGO TITLE INSURANCE COMPANY OF No. CTA-21-CTA190075950 EFFECTIVE DATE: JANUARY 23, 2022.

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

STATE OF TEXAS
COUNTY OF TRAVIS

I HEREBY CERTIFY THAT THIS SURVEY IS THE RESULT OF AN ON THE GROUND SURVEY CONDUCTED UNDER MY SUPERVISION AND THAT IT IS TRUE AND CORRECT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



PAGE 7 OF 15

REV. 2_ 01-12-23
REV. 1_ 12-08-22

DATE:	07-07-2022
DRAWN BY:	JRB
MAI JOB NO.:	431-44-16

MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS - FIRM NO. 101141-00

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10017 WILD DUNES DRIVE

AUSTIN, TEXAS 78747 O (512)442-7875

C (512) 689-4746

WWW.MACIASWORLD.COM

Carmelo L. Macias

07-07-22

DATE

CARMELO LETTERE MACIAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333

REV:1 6-21-2022

EXHIBIT "A"

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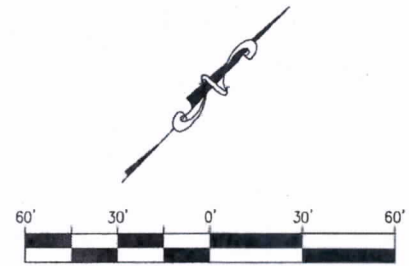
SUPPORT EASEMENT
VOL. 10514, PG. 0676

EAST STASSNEY LANE
(R.O.W. VARIES.)

SEE SHEET 9 OF 13

(58)
500 STASSNEY LP
A TEXAS LIMITED
PARTNERSHIP
(23.451 ACRES)
DOC. NO. 2015128704
329772

LOT 1
(17.481 ACRES)
BLOCK B
DMC SUBDIVISION
VOL. 100, PG. 68
P.R.T.C.Tx.



GRAPHIC SCALE

1"=60'

LEGEND

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- △ CALCULATED POINT
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- ACCESS ESMT. ACCESS EASEMENT
- DOC. NO. DOCUMENT NUMBER
- VOL. PG. VOLUME PAGE

5217.58 ACCESS ESMT.
0.783 AC.
(34,121 SQ.FT.)

CURB & GUTTER
(TYP)

CONCRETE
AREA

(D=03°22'02")
(R=4940.00')
(T=145.20')
(L=290.31')
(CD=290.27')
(CB=N44°55'14"W)

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SEE SHEET 7 OF 13

REV. 2_ 01-12-23

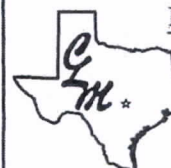
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DRAWN BY: JRB

MAI JOB NO.: 431-44-16

PAGE 8 OF 15



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS - FIRM NO. 101141-00

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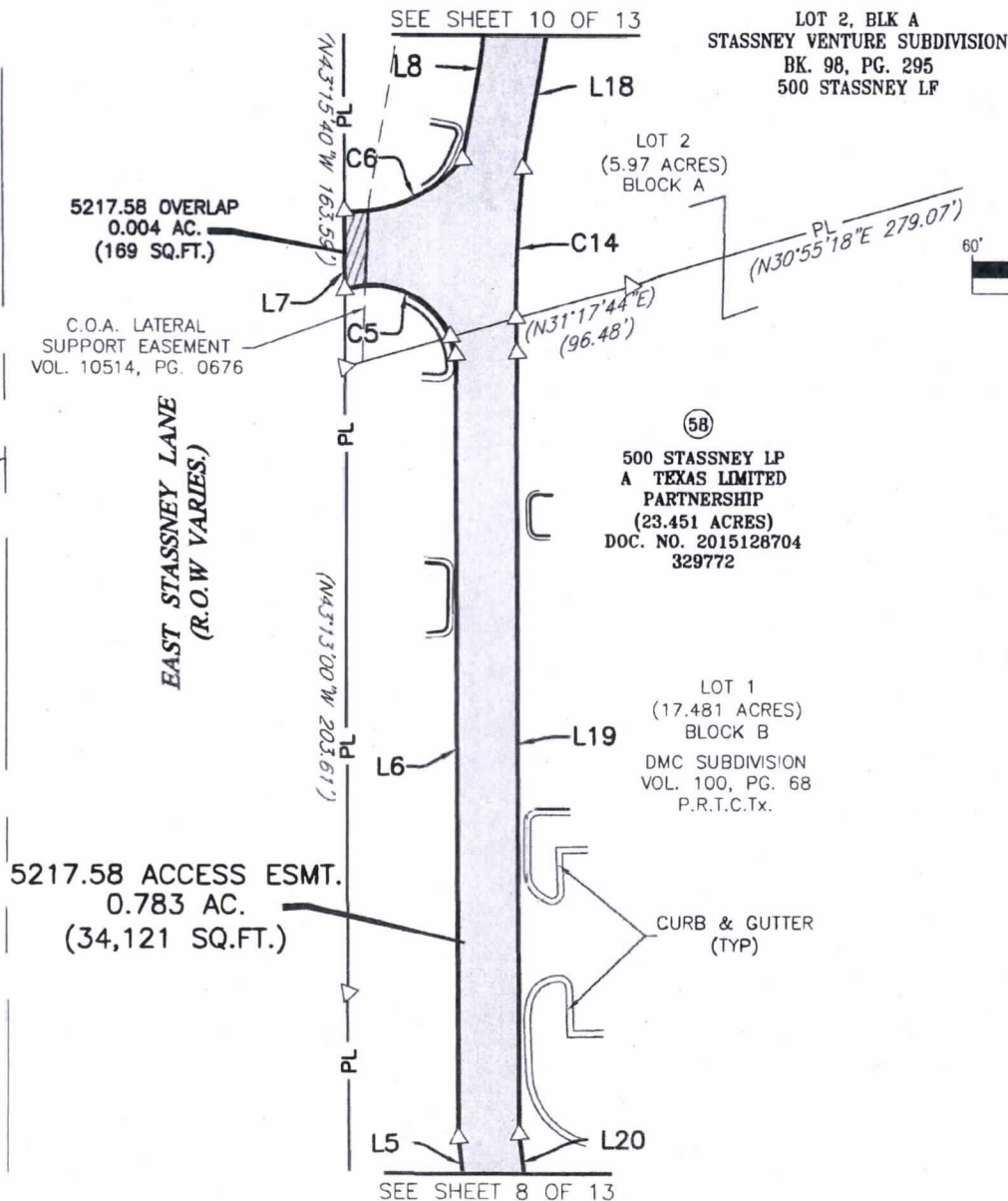
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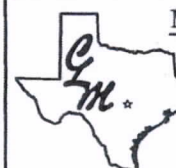
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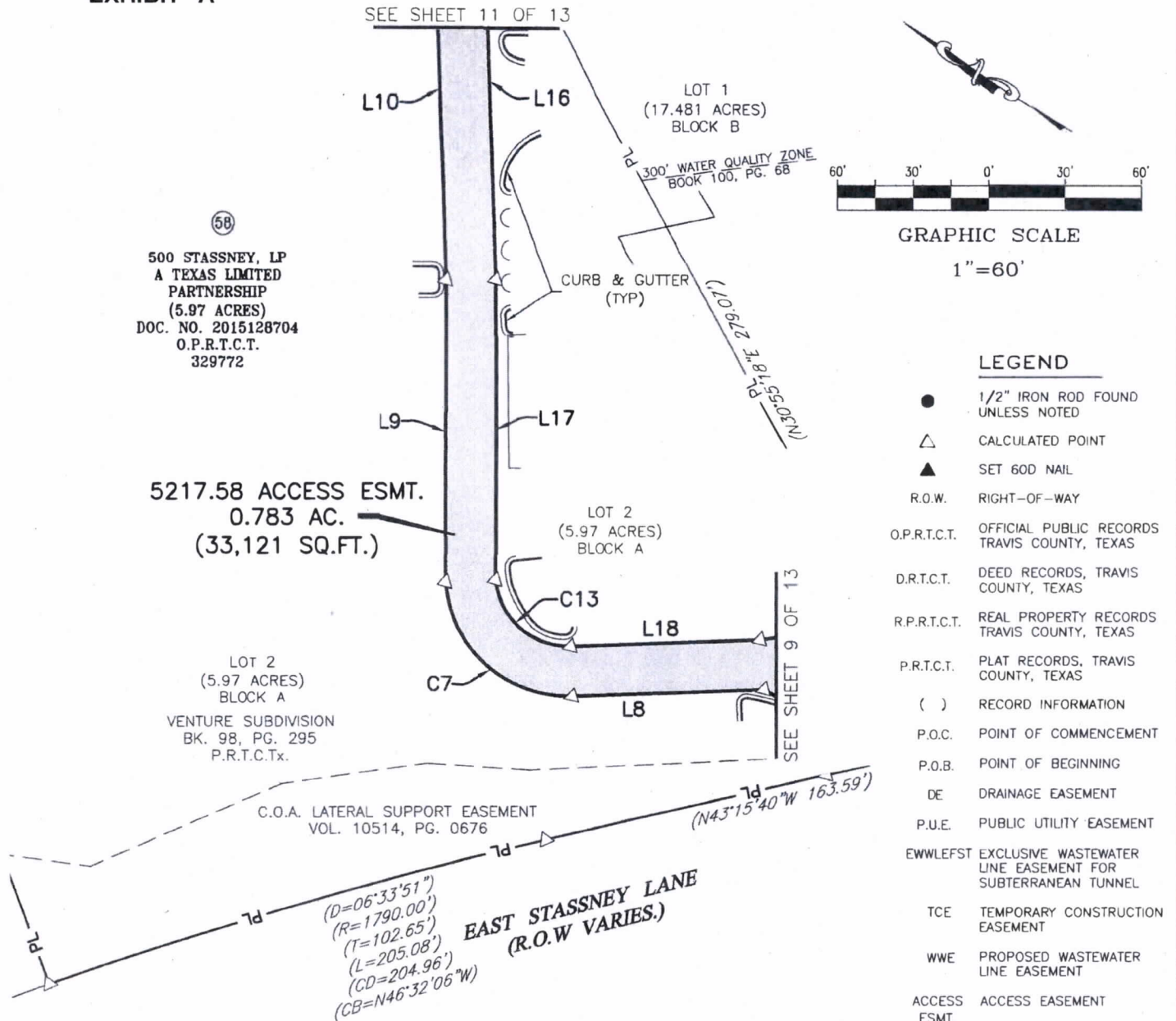
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PAGE 10 OF 15



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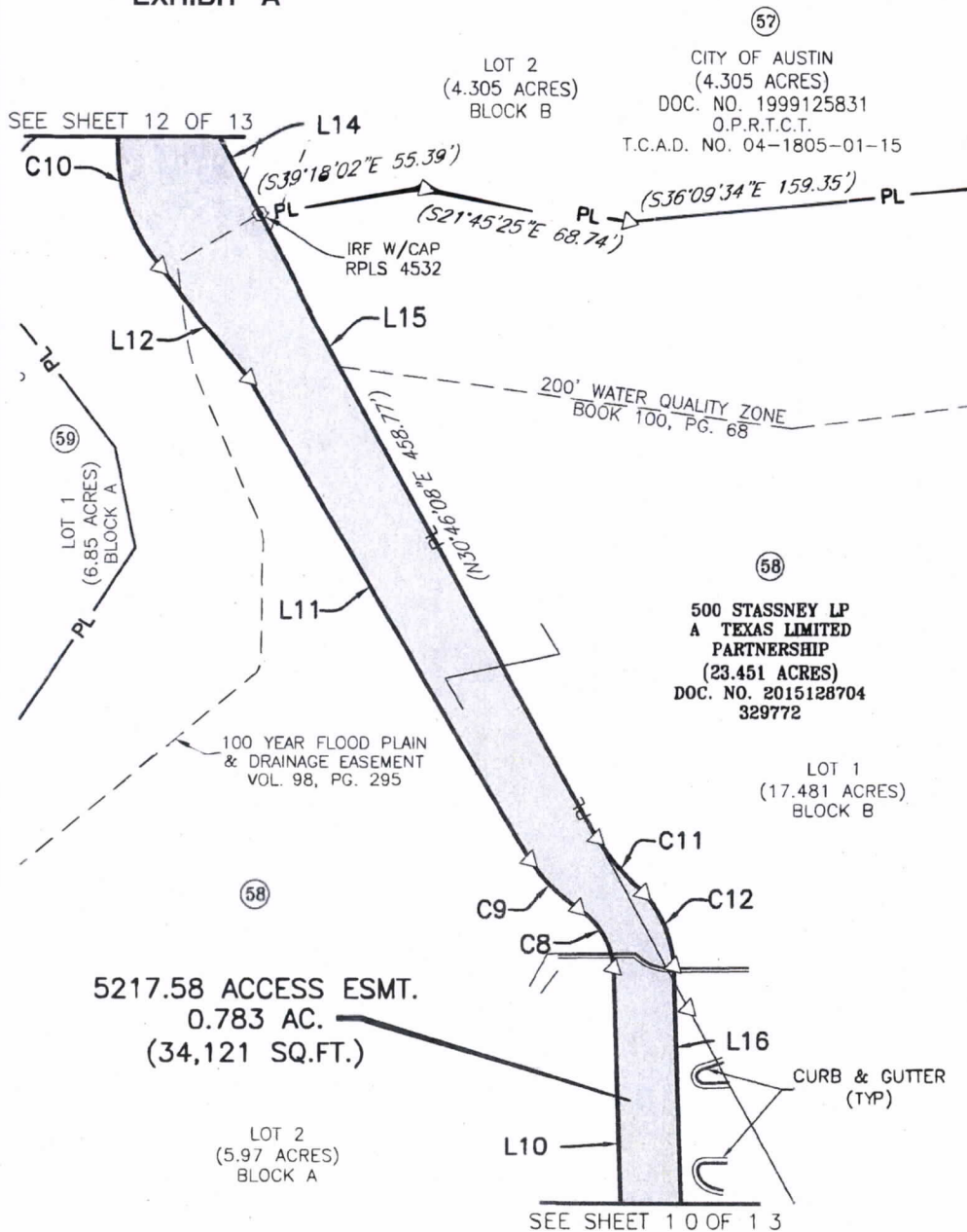
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BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

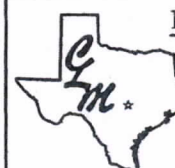
REV. 2_ 01-12-23
REV. 1_ 12-08-22

DATE: 07-07-2022

DRAWN BY: JRB

MAI JOB NO.: 431-44-16

PAGE 11 OF 15



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS - FIRM NO. 101141-00

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10017 WILD DUNES DRIVE

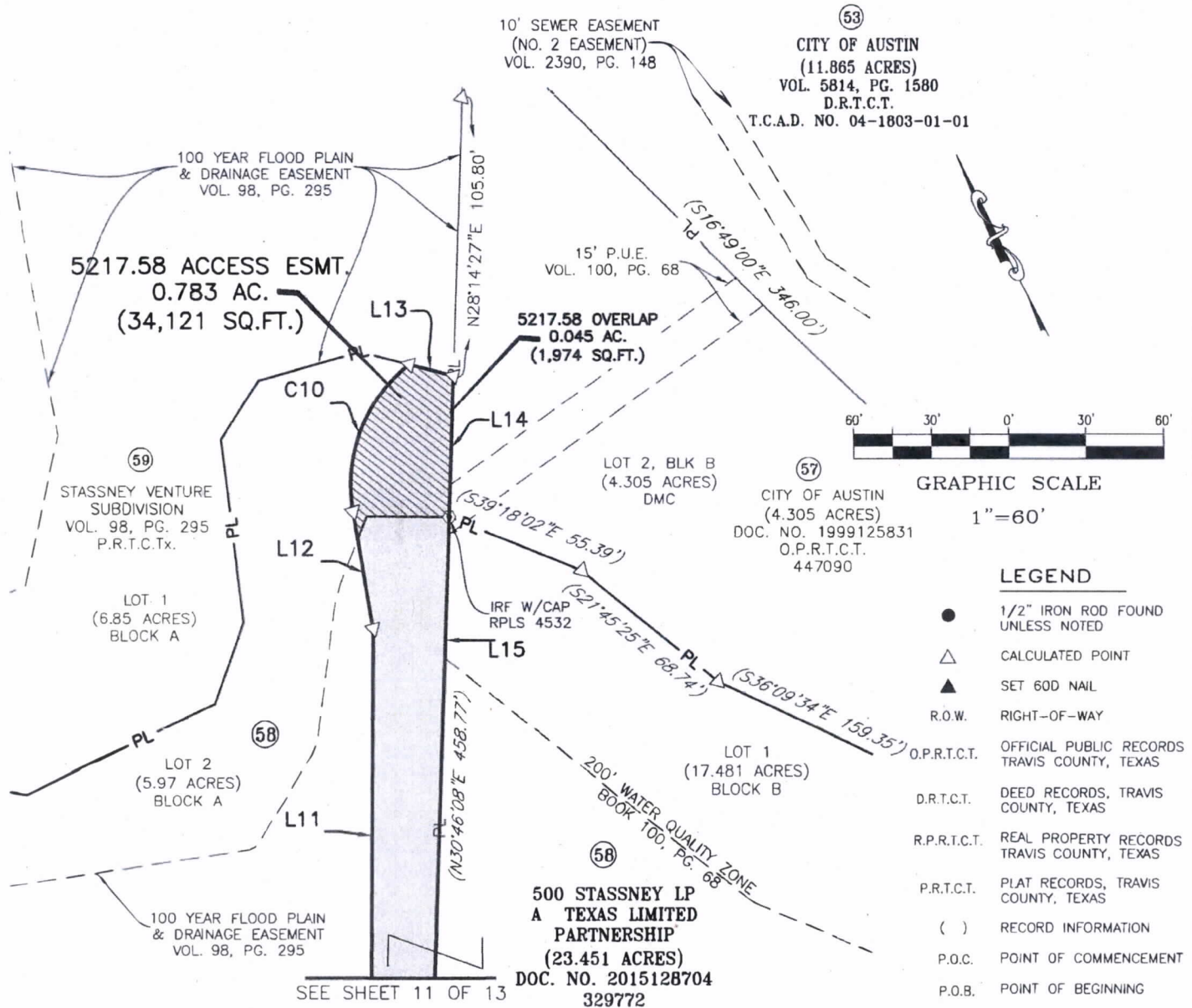
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A"



LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- △ CALCULATED POINT
- ▲ SET 60D NAIL
- R.O.W. RIGHT-OF-WAY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- DE DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- EWVLEFST EXCLUSIVE WASTEWATER LINE EASEMENT FOR SUBTERRANEAN TUNNEL
- TCE TEMPORARY CONSTRUCTION EASEMENT
- WWE PROPOSED WASTEWATER LINE EASEMENT
- ACCESS ESMT. ACCESS EASEMENT
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME PAGE
- PG. REV. 2_ 01-12-23
REV. 1_ 12-08-22

TITLE COMMITMENT NOTES:

THE EASEMENTS SHOWN OR NOTED AND ADDRESSED ON THIS SURVEY ARE THOSE LISTED IN CHICAGO TITLE INSURANCE COMPANY GF No. CTA-21-CTA1900759S0 EFFECTIVE DATE: JANUARY 23, 2022.

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL ZONE 4203), NAD83 (93).

PAGE 12 OF 15

DATE: 07-07-2022
DRAWN BY: JRB
MAI JOB NO.: 431-44-16

MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS - FIRM NO. 101141-00
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EXHIBIT "A"

LINE AND CURVE TABLE

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N49°04'24"W	16.87'
L2	N39°28'39"E	20.40'
L3	N55°55'26"W	14.56'
L4	N61°38'17"W	116.44'
L5	N52°22'20"W	37.84'
L6	N45°41'59"W	253.96'
L7	N45°45'26"W	24.36'
L8	N34°50'22"W	76.24'
L9	N57°05'59"E	119.38'
L10	N55°09'34"E	158.20'
L11	N26°43'08"E	185.85'
L12	N16°46'20"E	46.01'
L13	S48°56'53"E	17.70'
L14	S28°14'27"W	55.01'
L15	S28°14'27"W	234.32'
L16	S55°09'34"W	158.54'
L17	S57°05'59"W	118.92'
L18	S34°50'22"E	75.32'
L19	S45°42'06"E	253.39'
L20	S52°22'20"E	36.68'
L21	S66°53'58"E	96.99'
L22	S50°03'03"E	49.73'
L23	S40°59'41"W	21.64'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C1	45.43'	4940.00'	0°31'37"	N48°51'34"W	45.43'
C2	7.16'	19.30'	21°14'53"	N50°05'45"E	7.11'
C3	46.87'	60.74'	44°12'54"	N12°28'12"E	45.72'
C4	9.60'	11.41'	48°13'18"	N32°25'26"W	9.32'
C5	47.55'	27.50'	99°03'40"	S75°00'32"W	41.84'
C6	43.31'	46.00'	53°56'37"	N20°54'30"E	41.73'
C7	74.89'	48.89'	87°46'22"	N09°10'31"E	67.78'
C8	23.77'	24.53'	55°30'39"	N25°22'36"E	22.85'
C9	22.73'	50.63'	25°43'32"	N11°01'26"E	22.54'
C10	64.52'	60.01'	61°35'47"	N47°18'03"E	61.45'
C11	22.95'	69.50'	18°55'05"	S16°15'11"W	22.84'
C12	27.44'	38.81'	40°30'28"	S33°14'03"W	26.87'
C13	43.64'	28.89'	86°33'25"	S08°34'02"W	39.61'
C14	58.87'	448.98'	7°30'47"	S43°38'28"E	58.83'
C15	104.30'	127.53'	46°51'30"	S09°25'45"E	101.42'
C16	7.75'	19.87'	22°21'31"	S29°25'12"W	7.70'

TITLE COMMITMENT NOTES:

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ADDRESSED ON THIS SURVEY ARE THOSE LISTED
IN CHICAGO TITLE INSURANCE COMPANY OF No.
CTA-21-CTA190075950 EFFECTIVE DATE:
JANUARY 23, 2022.

BEARING BASIS:

ALL BEARINGS SHOWN HEREON ARE BASED UPON THE
TEXAS STATE PLANE COORDINATE SYSTEMS (CENTRAL
ZONE 4203), NAD83 (93).

REV. 1_ 12-08-22

DATE: 07-07-2022

DRAWN BY: JRB

MAI JOB NO.: 431-44-16

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MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS - FIRM NO. 101141-00

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EXHIBIT "A"

SKETCH SHOWING EASEMENT OVERLAP

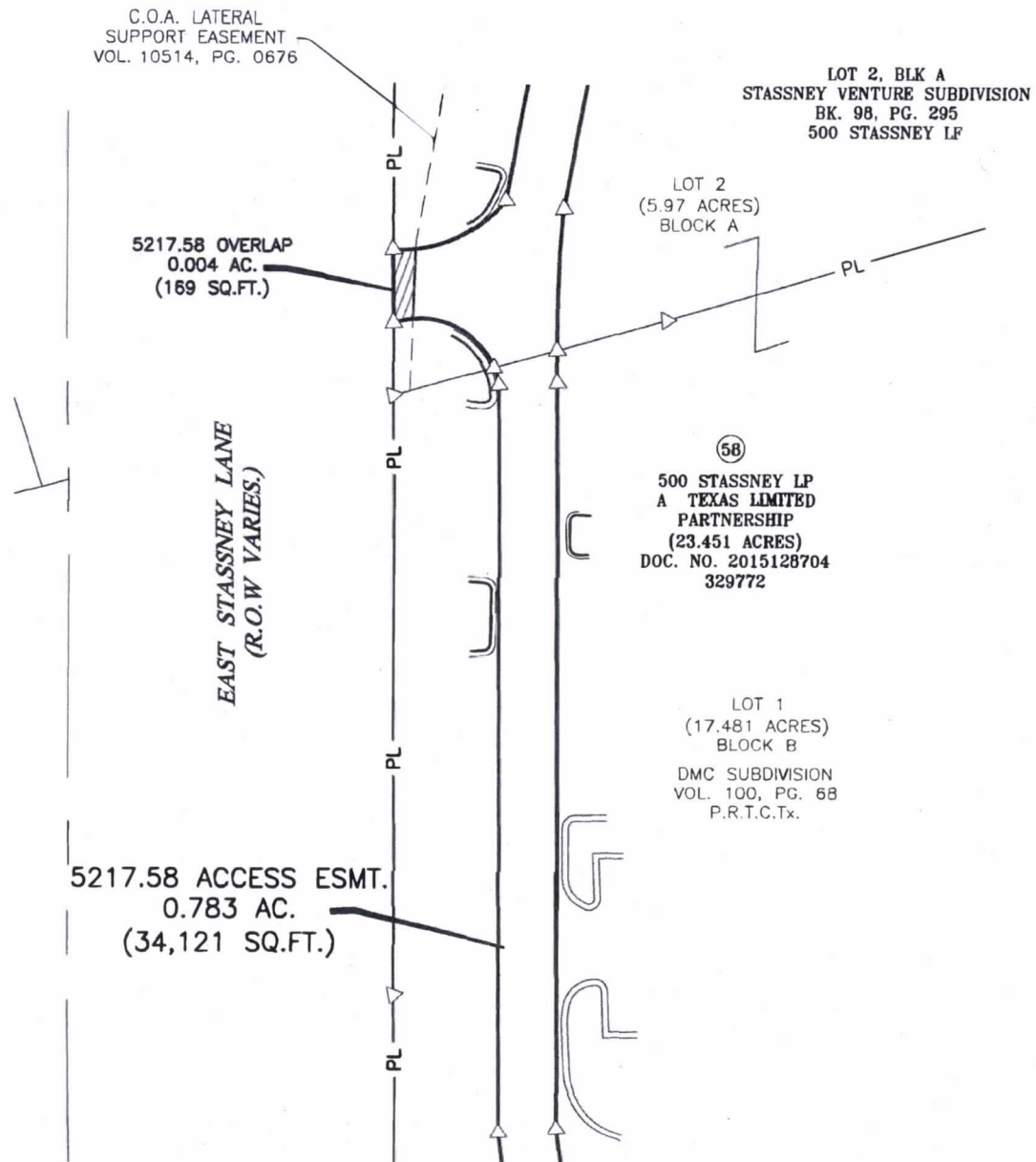


EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

