

RESOLUTION NO. 20261008-024

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 or transfer of funds in the amount awarded by the Court appointed Special Commissioners, updated appraisals, negotiated settlement, or judgment.

BE IT FURTHER RESOLVED:

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

Owners: Texas State Affordable Housing Corporation.

Project: Walnut Creek – Eubank Tributary Stream Stabilization.

Public Use: Stabilize the channel and improve habitat by implementing retaining walls, slope stabilization, earthwork, planting strategies, and stormwater flow dissipation.

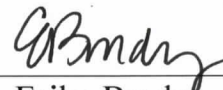
Location: 11630 North Lamar Boulevard, Austin, Texas 78753.

The general route of the project is within Walnut Creek's designated Eubank Tributary, from North Bend Drive to the west turn of Eubank Drive.

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

ADOPTED: October 8, 2026

ATTEST: _____



Erika Brady
City Clerk

EXHIBIT "A"

Parcel 5416.04 AE
0.0961 Acre Access Easement
T.J. Chambers Survey, Abstract No. 7
Travis County, Texas

DESCRIPTION FOR PARCEL 5416.04 AE
0.0961 OF ONE ACRE ACCESS EASEMENT

BEING a 0.0961 of one acre (4,185 square foot) easement, out of the T.J. Chambers Survey, Abstract No. 7, Travis County, Texas, being a portion of Lot 8, Frank Stark Subdivision, a subdivision of record in Book 4, Page 199, Plat Records, Travis County, Texas, said Lot 8 conveyed to Texas State Affordable Housing Corporation by Special Warranty Deed dated July 26, 2023, as recorded in Document No. 2023084858, Official Public Records, Travis County, Texas; said 0.0961 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the north line of said Lot 8 and said Texas State Affordable Housing tract, and the south line of Lot 7, in said Frank Stark Subdivision, being at the northwest corner of an existing 0.118 of one acre wastewater easement recorded in Volume 10781, Page 1126, Real Property Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,114,464.11, E=3,131,084.03, from which a 1/2-inch iron rod with "BGE INC" cap found in the north line of said Lot 8 and said Texas State Affordable Housing tract, and the south line of said Lot 7, bears North 63°59'37" West 55.04 feet;

- 1) THENCE, along the north line of this easement, said Lot 8 and said Texas State Affordable Housing tract, and said existing 0.118 of one acre wastewater easement, and the south line of said Lot 7, **South 63°59'37" East 20.01 feet** to a calculated point at the northeast corner of said existing 0.118 of one acre wastewater easement;
- 2) THENCE, along the east line of this easement and said existing 0.118 of one acre wastewater easement, crossing said Lot 8 and said Texas State Affordable Housing tract, **South 24°30'10" West 208.99 feet** to a calculated point;

- 3) THENCE, along the south line of this easement, crossing said Lot 8 and said Texas State Affordable Housing tract and said existing 0.118 of one acre wastewater easement, **North 65°29'50" West 20.00 feet** to a calculated point in the west line of said existing 0.118 of one acre wastewater easement, from which a 1/2-inch iron rod with "BGE INC" cap found in the south line of said Lot 8 and said Texas State Affordable Housing tract, and the north line of Lot 9 in said Frank Stark Subdivision, bears South 24°30'10" West 38.98 feet, and South 41°28'48" West 8.20 feet, and North 63°59'37" West 74.52 feet;
- 4) THENCE, along the west line of this easement and said existing 0.118 of one acre wastewater easement, crossing said Lot 8 and said Texas State Affordable Housing tract, **North 24°30'10" East 209.52 feet** to the POINT OF BEGINNING and containing 0.0961 of one acre (4,185 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00.

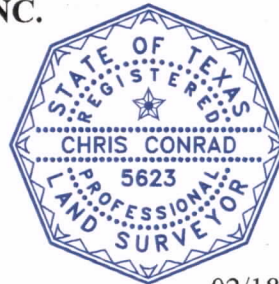
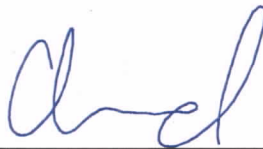
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



02/18/2026

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

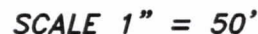
M:\Jacobs~23-020~Eubanks Tributary\Description\Eubank 0.0961 Ac AE

Issued 02/18/2026

AUSTIN GRID M-32
TCAD ID 501664

FIELD NOTES REVIEWED
BY:  DATE: 02/23/26
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

SURVEY TO ACCOMPANY DESCRIPTION
OF 0.0961 AC. OR 4,185 SQ. FT. OF LAND OUT OF
THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7
AUSTIN, TRAVIS COUNTY, TEXAS



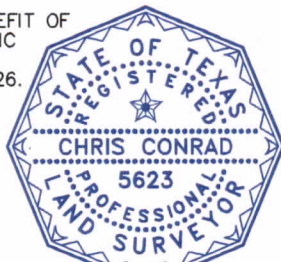
LEGEND

- | | |
|---|--|
|  | 1/2" IRON ROD WITH
CAP STAMPED "BGE INC"
FOUND |
|  | CALCULATED POINT |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS |
| P.R.T.C.T. | PLAT RECORDS
TRAVIS COUNTY, TEXAS |
| P.O.B. | POINT OF BEGINNING |
|  | PROPERTY LINE |
| VOL/PG | VOLUME/PAGE |
| BK./PG. | BOOK/PAGE |
| DOC. NO. | DOCUMENT NUMBER |
| AE | ACCESS EASEMENT |

NOTES:

1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.

2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF NO. 24-0674-CR, EFFECTIVE DATE JANUARY 25, 2026.



02/18/2026

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE _____
Note: There is a description to accompany this plat.

TCAD ID 501664

ISSUED: 02/18/2026

McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBP&S SURVEY FIRM #10095500

SCALE:	1" = 50'	AUSTIN GRID:	M-32
DATE:	02/18/2026	TECH:	DBA/DL
PROJECT:	23-020	FIELD:	-
FIELD BOOK:	-	SHEET:	3 OF 3

EXHIBIT "B"

Parcel 5416.04 DE
0.1810 Acre Drainage Easement
T.J. Chambers Survey, Abstract No. 7
Travis County, Texas

DESCRIPTION FOR PARCEL 5416.04 DE
0.1810 OF ONE ACRE DRAINAGE EASEMENT

BEING a 0.1810 of one acre (7,886 square foot) easement, out of the T.J. Chambers Survey, Abstract No. 7, Travis County, Texas, being a portion of Lot 8, Frank Stark Subdivision, a subdivision of record in Book 4, Page 199, Plat Records, Travis County, Texas, said Lot 8 conveyed to Texas State Affordable Housing Corporation by Special Warranty Deed dated July 26, 2023, as recorded in Document No. 2023084858, Official Public Records, Travis County, Texas; said 0.1810 of one acre easement being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point in the north line of said Lot 8 and said Texas State Affordable Housing tract, and the south line of Lot 7, in said Frank Stark Subdivision, being at the northeast corner of an existing 0.272 of one acre drainage easement recorded in Document No. 2023047714, Official Public Records, Travis County, Texas, said POINT OF BEGINNING having Grid Coordinates of N=10,114,478.87, E=3,131,053.79, from which a 1/2-inch iron rod with "BGE INC" cap found at the in the north line of said Lot 8 and said Texas State Affordable Housing tract, and the south line of said Lot 7, bears North 63°59'37" West 21.39 feet;

- 1) THENCE, along the north line of this easement, said Lot 8 and said Texas State Affordable Housings tract, and the south line of said Lot 7, **South 63°59'37" East 33.65 feet** to a calculated point at the northwest corner of an existing 0.118 of one acre wastewater easement recorded in Volume 10781, Page 1126, Real Property Records, Travis County, Texas;
- 2) THENCE, along the east line of this easement, and the west line of said existing 0.118 of one acre wastewater easement, crossing said Lot 8 and said Texas State Affordable Housing tract, **South 24°30'10" West 137.69 feet** to a calculated point;

THENCE, continuing along the east line of this easement, crossing said Lot 8 and said Texas Affordable Housing tract, the following three (3) courses, numbered 3 through 5:

- 3) **North 41°21'12" West 43.43 feet** to a calculated point,
- 4) **South 88°50'31" West 17.80 feet** to a calculated point, and

- 5) **South 25°55'23" West 127.26 feet** to a calculated point in the south line of said Lot 8 and said Texas State Affordable Housing tract, and the north line of Lot 9, in said Frank Stark Subdivision;
- 6) THENCE, along the south line of this easement, said Lot 8 and said Texas State Affordable Housing tract, and the north line of said Lot 9, **North 63°59'37" West 15.23 feet** to a calculated point at the southeast corner of said existing 0.272 of one acre drainage easement, from which a 1/2-inch iron rod with "BGE INC" cap found in the south line of said Lot 8 and said Texas State Affordable Housing tract, and the north line of said Lot 9, bears North 63°59'37" West 2.84 feet;

THENCE, along the west line of this easement, and the east line of said existing 0.272 of one acre drainage easement, the following three (3) courses, numbered 7 through 9:

- 7) **North 26°01'30" East 130.27 feet** to a calculated point,
- 8) **North 48°38'48" East 87.76 feet** to a calculated point, and
- 9) **North 25°50'49" East 45.05 feet** to the POINT OF BEGINNING and containing 0.1810 of one acre (7,886 square feet) of land within these metes and bounds.

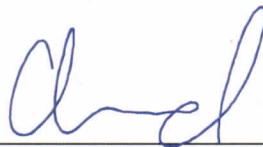
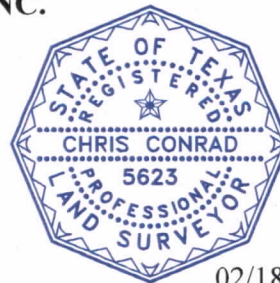
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500

02/18/2026

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\Jacobs~23-020~Eubanks Tributary\Description\Eubank 0.1810 Ac DE_R1

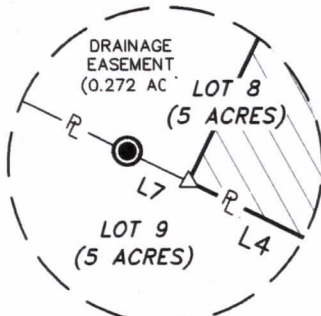
Issued 08/02/2024; Revised 02/18/2026

AUSTIN GRID M-32 / TCAD ID 501664

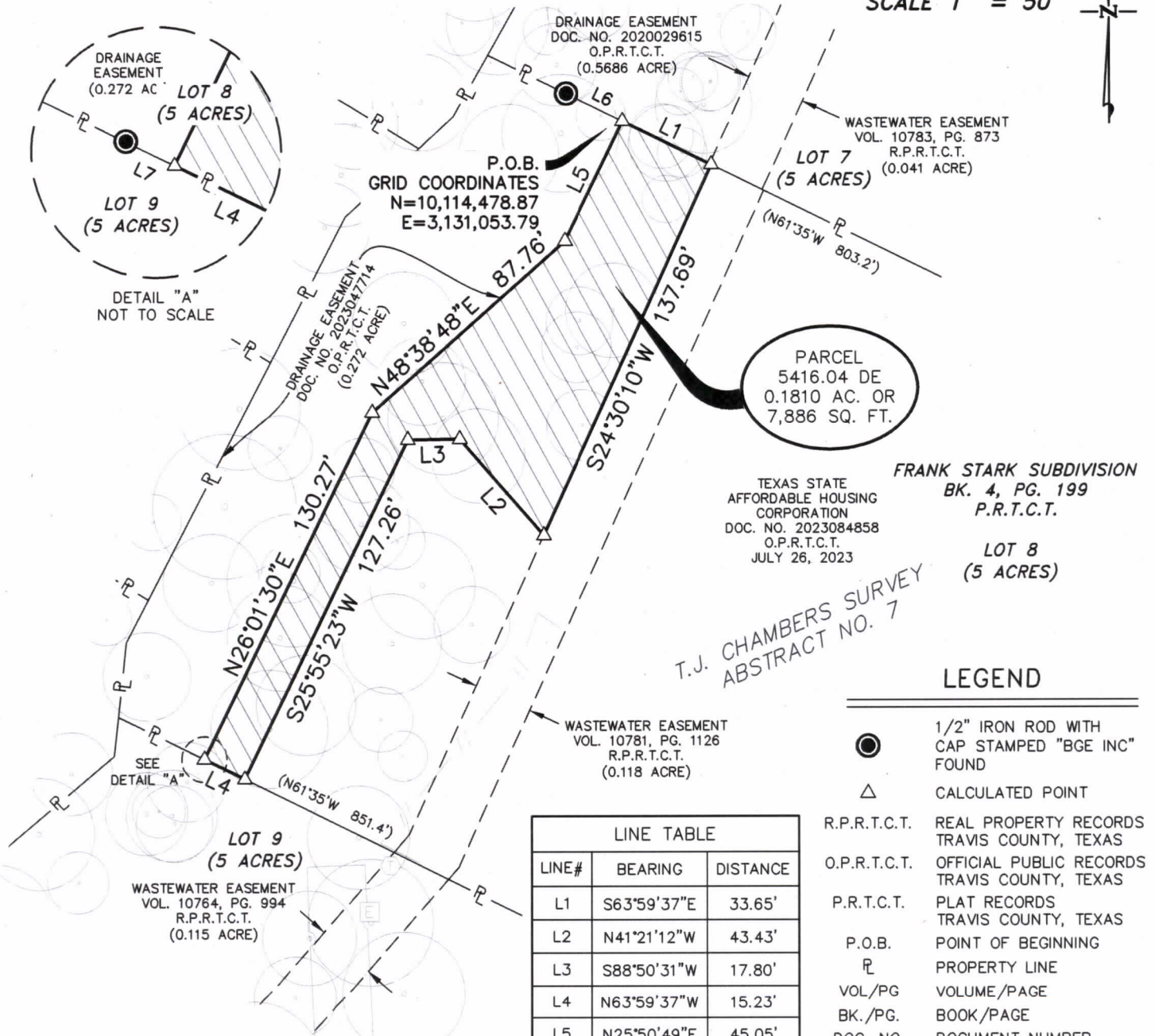
EXHIBIT "B"

SURVEY TO ACCOMPANY DESCRIPTION
OF 0.1810 AC. OR 7,886 SQ. FT. OF LAND OUT OF
THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7
AUSTIN, TRAVIS COUNTY, TEXAS

SCALE 1" = 50'



DETAIL "A"
NOT TO SCALE



TEXAS STATE
AFFORDABLE HOUSING
CORPORATION
DOC. NO. 2023084858
O.P.R.T.C.T.
JULY 26, 2023

FRANK STARK SUBDIVISION
BK. 4, PG. 199
P.R.T.C.T.

LOT 8
(5 ACRES)

T.J. CHAMBERS SURVEY
ABSTRACT NO. 7

LEGEND



1/2" IRON ROD WITH
CAP STAMPED "BGE INC"
FOUND



CALCULATED POINT

R.P.R.T.C.T. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS
TRAVIS COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
P PROPERTY LINE
VOL./PG VOLUME/PAGE
BK./PG. BOOK/PAGE
DOC. NO. DOCUMENT NUMBER
DE DRAINAGE EASEMENT

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S63°59'37"E	33.65'
L2	N41°21'12"W	43.43'
L3	S88°50'31"W	17.80'
L4	N63°59'37"W	15.23'
L5	N25°50'49"E	45.05'
L6	N63°59'37"W	21.39'
L7	N63°59'37"W	2.84'

NOTES:

1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. NO PART OF PROPOSED EASEMENT IS WITHIN AN EXISTING EASEMENT.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY GF NO. 24-0674-CR, EFFECTIVE DATE JANUARY 25, 2026.

Chris Conrad



02/18/2026

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

TCAD ID 501664

REVISED: 02/18/2026
ISSUED: 08/02/2024

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

SCALE:	1" = 50'	AUSTIN GRID:	M-32
DATE:	02/18/2026	TECH:	DBA/DL
PROJECT:	23-020	FIELD:	-
FIELD BOOK:	-	SHEET:	3 OF 3