

**RESOLUTION NO. 20181115-051**

**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.

**BE IT FURTHER RESOLVED:**

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

Owner: Spicewood Forest Owner's Association, A Texas Non Profit Corporation

Project: Wastewater Collection Systems Replacement Lines Group A Project

Public Uses: A temporary working space easement described in the attached Exhibit "A" is necessary to permit the construction of a Wastewater Collection System Replacement Lines Group A ("Project") in, upon, and across the described land.

A temporary access easement described in the attached Exhibit "B" is necessary to construct, maintain, and use, and then remove and restore the surface of the Temporary Easement Tract (described in Exhibit A) to a similar or better condition than existed prior to start of construction on the Temporary Easement Tract (described in Exhibit A), a temporary access road, and to provide ingress and egress access over the temporary access road in order to construct, maintain, repair, replace, use, upgrade, or remove wastewater lines for the Wastewater Collection System Replacement Lines Group A ("Project") in, upon, under, and across the described land.

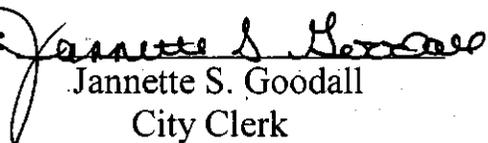
Location: 4131 Spicewood Springs Road, Austin, Travis County, Texas 78731

The general route covered by this project is along in the access driveway located at approximately 4131 Spicewood Springs Road and proceeds southwest for approximately 550 feet as a temporary access easement that encompasses approximately three parking spaces, in the Austin, Travis County, Texas. (District 2).

Property: Described in the attached and incorporated Exhibits A and B.

ADOPTED: November 15, 2018

ATTEST:

  
Jannette S. Goodall  
City Clerk

## LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK

## LEGAL DESCRIPTION FOR PARCEL 4910.08 TWSE

DESCRIPTION OF 0.0137 OF ONE ACRE OR 596 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK, A SUBDIVISION OF RECORD IN BOOK 85, PAGES 124A-124B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A DEED TO SPICEWOOD FOREST OFFICE CONDOMINIUMS, OF RECORD IN VOLUME 12654, PAGE 1588, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND IN VOLUME 12840, PAGE 2839, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0137 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of this tract, from which a 3/4" iron pipe found in the west line of said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, same being the southeast corner of Lot 1, Mesa Oaks Village, Section 3-A, a subdivision of record in Book 81, Page 246, Plat Records, Travis County, Texas, said Lot 1 being described in a deed to RealTex Ventures, Inc., of record in Document 1999028996, Official Public Records, Travis County, Texas, and the northeast corner of Block A, Presbyterian Addition, a subdivision of record in Book 71, Page 61, Plat Records, Travis County, Texas, said Block A being described in a deed to First Presbyterian Church of Austin (U.P.), of record in Volume 5418, Page 2140, Deed Records, Travis County, Texas, bears N61°55'57"W 7.50 feet and S28°04'03"W 39.07 feet; said point of beginning having a Texas State Plane Coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of N=10,107,590.99 E=3,109,175.79;

THENCE, with the north line of this tract, crossing said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, S61°31'27"E 22.23 feet to a calculated point at the northeast corner of this tract;

THENCE, with the east line of this tract, crossing said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, S28°04'03"W 26.81 feet to a calculated point at the southeast corner of this tract;

0.0137 AC.

THENCE, with the south line of this tract, crossing said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, **N61°35'33"W 22.23 feet** to a calculated point at the southwest corner of this tract, said point being 7.5 feet east of the west line of said Lot 1 in said Spicewood Spring Road Office Park and said Spicewood Forest Office Condominiums tract and the east line of said Lot 1 in said Mesa Oaks Village subdivision and said RealTex Ventures tract;

THENCE, with the west line of this tract, crossing said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, 7.5 feet east of a parallel with the west line of said Lot 1 in said Spicewood Spring Road Office Park and said Spicewood Forest Office Condominiums tract and the east line of said Lot 1 in said Mesa Oaks Village subdivision and said RealTex Ventures tract, **N28°04'03"E 26.83 feet** to the POINT OF BEGINNING and containing 0.0137 of one acre or 596 square feet, within these metes and bounds, more or less.

0.0137 AC.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (CORS96) Datum and were established by GPS observation. The bearings shown are grid bearings. The Combined Grid to Surface Scale Factor is 1.00005). All distances shown are surface distances.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPLS Firm# 10095500



A handwritten signature in black ink, appearing to read "U. Conrad", written over a horizontal line.

01/29/2018

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description.

2016/Descriptions/COA WW Group A/Spicewood WS Esmt Rev2  
Issued 05/09/17; Revised 01/29/18

AUSTIN GRID H-31  
TCAD# 01-4401-04-12

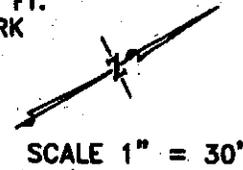
FIELD NOTES REVIEWED

BY  DATE: 02-01-2018

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

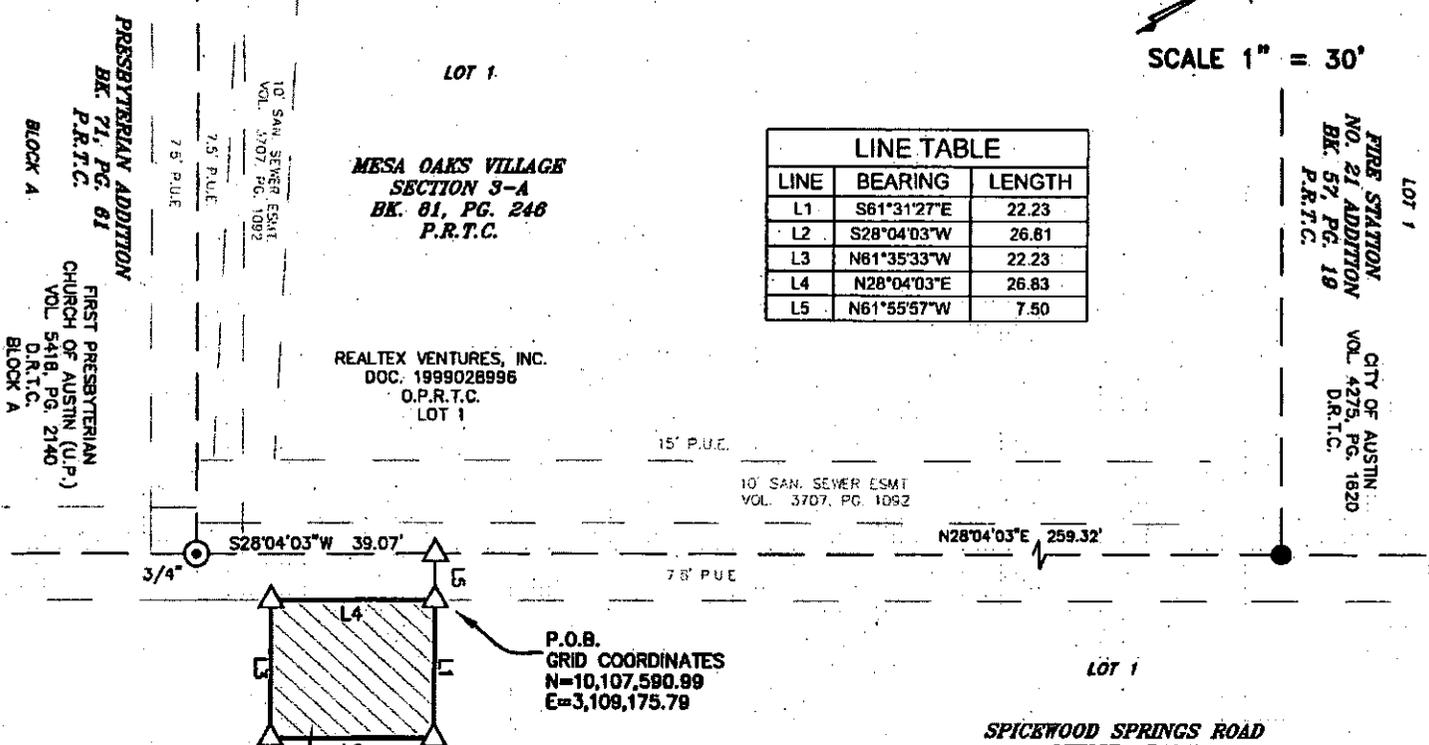
RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF 0.0137 AC. OR 596 SQ. FT. OF LAND OUT OF LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK AUSTIN, TRAVIS COUNTY, TEXAS



SCALE 1" = 30'

LINE	BEARING	LENGTH
L1	S61°31'27"E	22.23
L2	S28°04'03"W	26.81
L3	N61°35'33"W	22.23
L4	N28°04'03"E	26.83
L5	N61°55'57"W	7.50



TEMPORARY WORK SPACE EASEMENT 0.0137 AC. OR 596 SQ. FT.

- NOTES:
1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (COR596) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
  2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE INSURANCE GF NO. AUT-13-673-AUT16005536SG.

- LEGEND**
- 1/2" IRON ROD FOUND
  - ⊙ 1/2" IRON PIPE FOUND (EXCEPT AS NOTED)
  - △ CALCULATED POINT
  - P.O.B. POINT OF BEGINNING
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
  - D.R.T.C. DEED RECORDS, TRAVIS COUNTY
  - R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
  - O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY

REVISED: 01/29/18  
ISSUED: 05/09/17  
SURVEYED BY: PAGE 4 OF 4

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
 TBPLS FIRM# 10095500  
 3301 HANCOCK DRIVE #8  
 AUSTIN, TEXAS 78731  
 (512) 451-8591



01/29/2018

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

TCAD/ 01-4401-04-12

## LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK

## LEGAL DESCRIPTION FOR PARCEL 4910.08 TAE

DESCRIPTION OF 0.1488 OF ONE ACRE OR 6,483 SQUARE FEET OF LAND, MORE OR LESS, OUT OF LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK, A SUBDIVISION OF RECORD IN BOOK 85, PAGES 124A-124B, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 1 BEING DESCRIBED IN A DEED TO SPICEWOOD FOREST OFFICE CONDOMINIUMS, OF RECORD IN VOLUME 12654, PAGE 1588, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND IN VOLUME 12840, PAGE 2839, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1625 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northwest corner of this tract, from which a 3/4" iron pipe found in the west line of said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, same being the southeast corner of Lot 1, Mesa Oaks Village, Section 3-A, a subdivision of record in Book 81, Page 246, Plat Records, Travis County, Texas, said Lot 1 being described in a deed to RealTex Ventures, Inc., of record in Document 1999028996, Official Public Records, Travis County, Texas, and the northeast corner of Block A, Presbyterian Addition, a subdivision of record in Book 71, Page 61, Plat Records, Travis County, Texas, said Block A being described in a deed to First Presbyterian Church of Austin (U.P.), of record in Volume 5418, Page 2140, Deed Records, Travis County, Texas, bears  $N61^{\circ}55'57''W$  29.73 feet and  $S28^{\circ}04'03''W$  39.07 feet; said point of beginning having a Texas State Plane Coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00005) grid value of  $N=10,107,580.39$   $E=3,109,195.33$ ;

THENCE, with the perimeter of this tract, crossing said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, the following five (5) courses, numbered 1 through 5:

- 1)  $S61^{\circ}31'27''E$  3.37 feet to a calculated point;
- 2)  $N28^{\circ}29'49''E$  132.30 feet to a calculated point;
- 3)  $N64^{\circ}18'47''E$  57.49 feet to a calculated point;
- 4)  $N77^{\circ}49'41''E$  102.54 feet to a calculated point; and

0.1488 AC.

- 5) **N62°19'51"E 111.75 feet** to a calculated point in the north line of said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, and the south right-of-way line of Spicewood Springs Road, from which a 1/2" iron rod found at the northwest corner of said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract and the northeast corner of Lot 1, Fire Station No. 21 Addition, a subdivision of record in Book 57, Page 19, Plat Records, Travis County, Texas, said Lot 1 described in a deed to the City of Austin, of record in Volume 4275, Page 1620, Deed Records, Travis County, Texas, bears with a curve to the left whose intersection angle is 20°06'16", radius is 650.00 feet, an arc distance of 228.08 feet, the chord of which bears N38°58'59"W 226.91 feet;

THENCE, with the north line of this tract, said Lot 1 in said Spicewood Springs Road Office Park, and said Spicewood Forest Office Condominiums tract, with a curve to the right whose intersection angle is 01°19'20", radius is 650.00 feet, an arc distance of 15.00 feet, the chord of which bears S28°16'11"E 15.00 feet to a calculated point;

THENCE, with the perimeter of this tract, crossing said Lot 1 in said Spicewood Springs Road Office Park and said Spicewood Forest Office Condominiums tract, the following six (6) courses, numbered 1 through 6:

- 1) **S62°19'51"W 113.95 feet** to a calculated point;
- 2) **S77°49'41"W 102.80 feet** to a calculated point;
- 3) **S64°18'47"W 50.87 feet** to a calculated point;
- 4) **S28°29'49"W 154.23 feet** to a calculated point;
- 5) **N61°35'33"W 18.16 feet** to a calculated point, said point being 29.7 feet east of the west line of said Lot 1 in said Spicewood Spring Road Office Park and said Spicewood Forest Office Condominiums tract and the east line of said Lot 1 in said Mesa Oaks Village subdivision and said RealTex Ventures tract; and

0.1488 AC.

- 6) 29.7 feet east of and parallel with the west line of said Lot 1 in said Spicewood Spring Road Office Park and said Spicewood Forest Office Condominiums tract and the east line of said Lot 1 in said Mesa Oaks Village subdivision and said RealTex Ventures tract, N28°04'03"E 26.81 feet to the POINT OF BEGINNING and containing 0.1488 of one acre or 6,483 square feet, within these metes and bounds, more or less.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (CORS96) Datum and were established by GPS observation. The bearings shown are grid bearings. The Combined Grid to Surface Scale Factor is 1.00005). All distances shown are surface distances.

SURVEYED BY:

**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6  
Austin, TX 78731 (512) 451-8591  
TBPLS Firm# 10095500



04/13/2018

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

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2016/Descriptions/COA WW Group A/Spicewood Access Esmt Rev3  
Issued 05/09/17; Revised 01/29/18, 04/13/18

AUSTIN GRID H-31  
TCAD# 01-4401-04-12

FIELD NOTES REVIEWED

BY Chris Conrad DATE: 04-26-2018

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

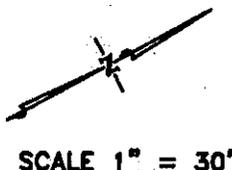
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SKETCH TO ACCOMPANY DESCRIPTION OF 0.1488 AC. OR 6,483 SQ. FT. OF LAND OUT OF LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK AUSTIN, TRAVIS COUNTY, TEXAS

LOT 1

SPICEWOOD SPRINGS ROAD OFFICE PARK  
BK. 86, PG. 124A-124B  
P.R.T.C.

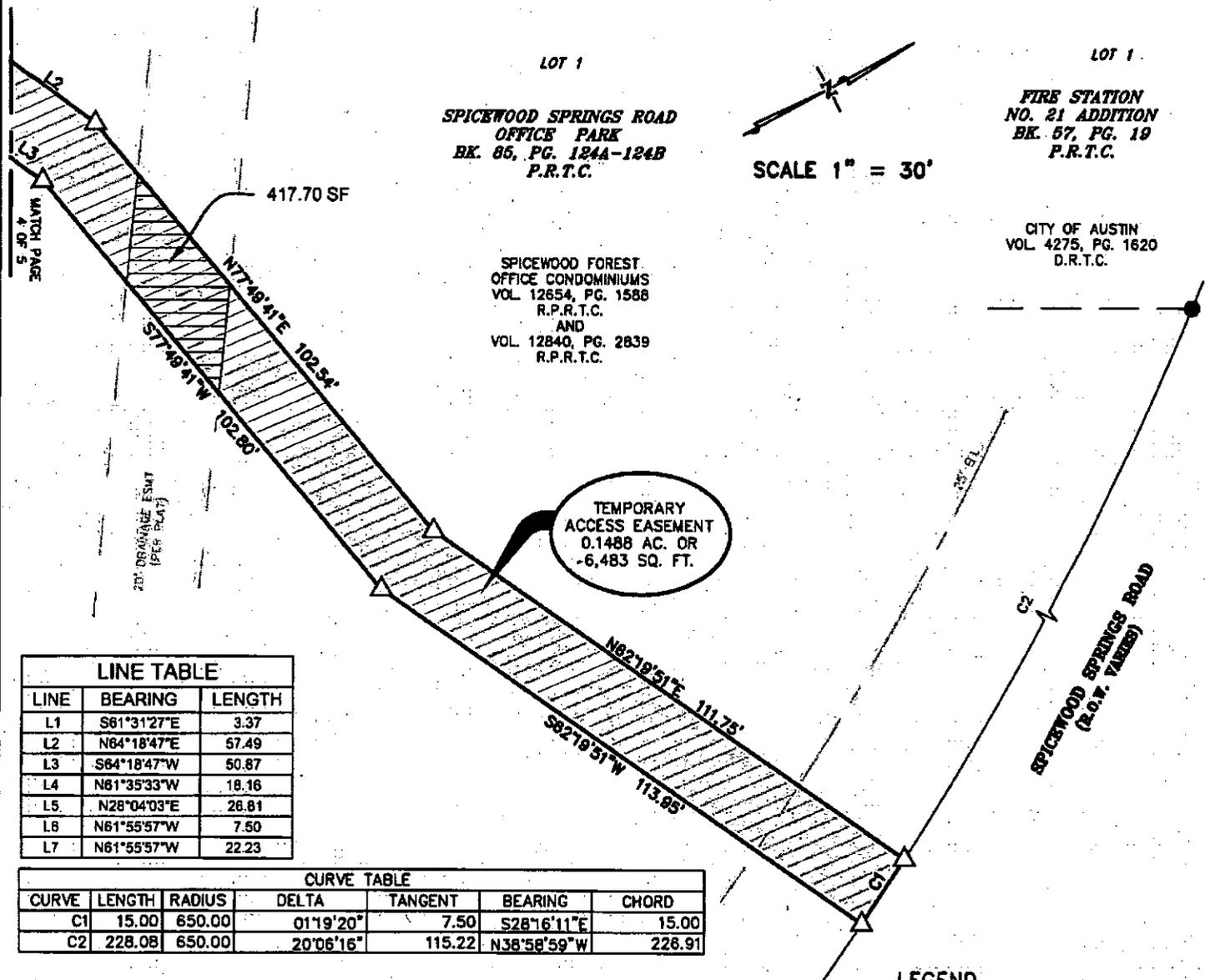
SPICEWOOD FOREST OFFICE CONDOMINIUMS  
VOL. 12654, PG. 1588  
R.P.R.T.C.  
AND  
VOL. 12840, PG. 2839  
R.P.R.T.C.



LOT 1

FIRE STATION NO. 21 ADDITION  
BK. 57, PG. 19  
P.R.T.C.

CITY OF AUSTIN  
VOL. 4275, PG. 1620  
D.R.T.C.



LINE TABLE

LINE	BEARING	LENGTH
L1	S61°31'27"E	3.37
L2	N84°18'47"E	57.49
L3	S64°18'47"W	50.87
L4	N61°35'33"W	18.16
L5	N28°04'03"E	26.81
L6	N61°55'57"W	7.50
L7	N61°55'57"W	22.23

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	15.00	650.00	01°19'20"	7.50	S28°16'11"E	15.00
C2	228.08	650.00	20°06'16"	115.22	N38°58'59"W	228.91

NOTES:

1. THE COORDINATE SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS96) DATUM AND WAS ESTABLISHED BY GPS OBSERVATION. THE BEARINGS SHOWN ARE GRID BEARINGS. THE COMBINED GRID TO SURFACE SCALE FACTOR IS 1.00005. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE INSURANCE GF NO. AUT-13-673-AUT16005536SG.

LEGEND

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND (EXCEPT AS NOTED)
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY

REVISED: 01/29/18, 04/13/18  
ISSUED: 05/09/17  
SURVEYED BY: PAGE 5 OF 5

*Chris Conrad*  
  
 04/13/2018

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO: 5623 DATE: 04/13/2018  
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TCAD# 01-4401-04-12

M:\City of Austin\15-109\WW Collections System\DWG\Parcel\Spicewood Access Esmt-Rev3

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
 TBPLS FIRM# 10095500  
 3301 HANCOCK DRIVE #8  
 AUSTIN, TEXAS 78731  
 (512) 451-8591

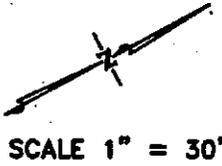
AUSTIN GRID#: H-31 JOB NO.: 15-109

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF 0.1488 AC. OR 6,483 SQ. FT.  
OF LAND OUT OF LOT 1, SPICEWOOD SPRINGS ROAD OFFICE PARK  
AUSTIN, TRAVIS COUNTY, TEXAS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
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L3	S64°18'47"W	50.87
L4	N61°35'33"W	18.18
L5	N28°04'03"E	26.81
L6	N61°55'57"W	7.50
L7	N61°55'57"W	22.23



LOT 1  
MESA OAKS VILLAGE  
SECTION 3-A  
BK. 81, PG. 246  
P.R.T.C.

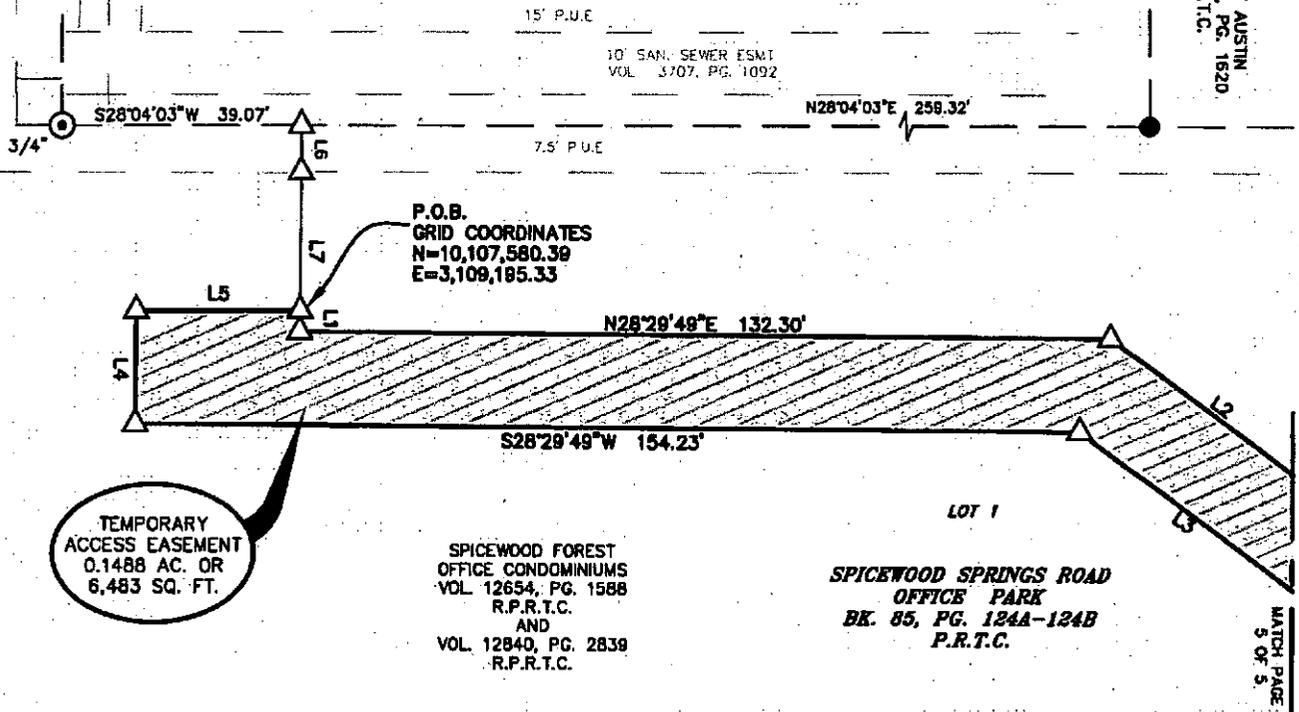
REALTEX VENTURES, INC.  
DOC. 1999028996  
O.P.R.T.C.  
LOT 1

PRESBYTERIAN ADDITION  
BK. 71, PG. 81  
P.R.T.C.  
BLOCK A

FIRST PRESBYTERIAN  
CHURCH OF AUSTIN (I.P.)  
VOL. 5418, PG. 2140  
D.R.T.C.  
BLOCK A

LOT 1  
FIRE STATION  
NO. 21 ADDITION  
BK. 57, PG. 19  
P.R.T.C.

CITY OF AUSTIN  
VOL. 4275, PG. 1620  
D.R.T.C.



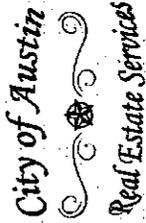
**LEGEND**

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND (EXCEPT AS NOTED)
- △ CALCULATED POINT
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- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY

SURVEYED BY: PAGE 4 OF 5

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPLS FIRM# 10095500  
3301 HANCOCK DRIVE #8  
AUSTIN, TEXAS 78731  
(512) 451-8581

# Proposed Easements at 4131 Spicewood Springs Rd



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Office of Real Estate Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Produced by CBoas, 9/6/2018

-  Proposed Easements
-  TCAD Parcels

2018 Aerial Imagery, City of Austin

