



## Recommendation for Action

**File #:** 21-1694, **Agenda Item #:** 21.

4/22/2021

### **Posting Language**

Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire one temporary working space easement and one water line easement, the working space easement being approximately 0.851 acres (37,052 square feet) of land situated in the William H. Sanders Survey No. 54, in the City of Austin, Travis County, Texas and the water line easement being approximately 0.358 acres (15,603 square feet) of land out of land situated in the William H. Sanders Survey No.54, in the City of Austin, Travis County, Texas and both easements located at the Northeast corner of the intersection of U.S. Highway 290 and Harris Branch Parkway at 0 East U.S. Highway 290, Austin, Texas 78653, acquired from Applied Materials, Inc. in an amount not to exceed \$84,424, including closing costs.

### **Lead Department**

Office of Real Estate Services.

### **Fiscal Note**

Funding is available in the Fiscal Year 2020-2021 Austin Water Department's Capital Budget

### **For More Information:**

Alex Gale, Office of Real Estate Services, (512) 974-1416; Megan Herron, Office of Real Estate Services, (512) 974-5649; Demira Wyatt, Public Works (512) 974-7213.

### **Additional Backup Information:**

The Austin Water Utility (AWU) identified two waterline gaps in their water distribution system that should be connected to extend water service and increase reliability to the Northeast Desired Development Zone. The waterline connections are needed along Johnny Morris Road and United States (US) Highway (Hwy) 290. This improvement is needed to meet increasing demands from growth in the Whisper Valley and Wildhorse Ranch residential subdivisions located within the Northeast Desired Development Zone.

This project includes the construction of approximately 2,900 linear feet of 24-inch waterline on US Hwy 290 from Harris Branch Parkway to Blue Goose Road and approximately 700 linear feet of 16-inch waterline on Johnny Morris Road from Daffan Lane to Old Manor Road. The proposed 16-inch waterline on Johnny Morris Road will connect the ends of the two existing 16-inch waterlines and will provide a continuous flow to private systems along the corridor. The improvements will also increase reliability to the fire protection system at the Flint Hills Resources ethanol storage facility located at 9011 Johnny Morris Road.

The Temporary Working Space easement is made up of two tracts of land, being described as Tract One, containing 0.426 acres (18,540 sq.ft.) of land, and Tract Two containing 0.425 (18,512 sq.ft.) of land situated in the William H. Sanders Survey No. 54, in the City of Austin, Travis County, Texas, and being out of that certain remainder of 62.710 acre tract of land, conveyed in a Special Warranty Deed to Applied Materials, Inc. recorded in Volume 12632, Page 2007, Real Property Records of Travis County, Texas. The Water Line Easement being made up of 3 tracts of land, being described as Parcel 4983.01-WLE-1, containing 0.110 acres (4,797 sq.ft.) of land, Parcel 4983.01-WLE-2 containing 0.007 acres (304 sq.ft.) of land, and Parcel 4983.01-WLE-3, containing 0.241 acres (10,502 sq.ft.) of land situated in the William H. Sanders Survey No.

---

54, in the City of Austin, Travis County, Texas, and being out of that certain remainder of 62.710 acre tract of land, conveyed in a Special Warranty Deed to Applied Materials, Inc. recorded in Volume 12632, Page 2007, Real Property Records of Travis County, Texas.

An independent, third party appraisal was conducted on the proposed easements. The owner has agreed to accept compensation in the amount of \$82,824 for the necessary water line easement and temporary working space easement needed for this project.

**Strategic Outcome(s):**

Government that Works for All.