

RESOLUTION NO. 20220616-063

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: LoneStar Airport Holdings, LLC

Project: Airport Expansion and Development Program

Public Use: Constructing, improving, equipping, maintaining, operating, and regulating Austin-Bergstrom International Airport.

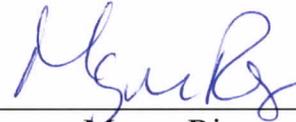
Location: 10000 Logistics Lane, Austin, Texas 78719.

The general route of the project is limited to 10000 Logistics Lane, Austin, Texas 78719.

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

ADOPTED: June 16, 2022

ATTEST:



Myrna Rios
City Clerk



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

EXHIBIT “ A ”

CITY OF AUSTIN
TO
SOUTH TERMINAL
LEASE AGREEMENT

LEGAL DESCRIPTION FOR

A 23.00 ACRE (1,002,031 SQUARE FEET) TRACT OF LAND IN THE SANTIAGO DEL VALLE TEN LEAGUE GRANT SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 1989.252 ACRE TRACT TO THE CITY OF AUSTIN IN DEED WITHOUT WARRANTY RECORDED IN DOCUMENT NUMBER 2002002218 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 23.00 ACRES, SAVE & EXCEPT A 0.34 ACRE TRACT OF LAND, IN TOTAL A 22.66 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set in the interior of the said 1989.252 acre tract, said 60d nail having Texas State Plane Coordinates (Central Zone 4203) of N=10,044,494.22, E=3,137,398.76 for the northwest corner of this tract, from which a ½” iron rod found at an interior angle of said 1989.252 acre tract, also being a northeast corner of a 1033.081 acre tract conveyed to the City of Austin in deed without warranty recorded in Document Number 1999015608 of the Official Public Records of Travis County, Texas, bears N 05°35’01” W a distance of 6,233.50 feet;

THENCE through the interior of said 1989.252 acre tract the following forty-eight (48) calls:

- 1) N 87°26’30” E for a distance of 465.38 feet to a calculated point;
- 2) S 02°33’30” E for a distance of 130.10 feet to a calculated point;
- 3) S 41°43’16” W for a distance of 68.12 feet to a calculated point;
- 4) S 41°42’29” E for a distance of 6.23 feet to a calculated point;
- 5) N 41°40’08” E for a distance of 203.19 feet to a calculated point;
- 6) N 87°22’35” E for a distance of 375.79 feet to a point of curvature of a curve to the left;
- 7) With said curve to the left, having a radius of 100.09 feet, an arc length of 35.74 feet and a chord which bears N 77°33’57” E a distance of 35.55 feet to a calculated point;
- 8) N 02°41’00” W for a distance of 115.62 feet to a calculated point;

EXHIBIT "A"

- 9) N 87°21'57" E a distance of 300.96 feet to a calculated point;
- 10) S 02°41'00" E a distance of 64.99 feet to a point of curvature of a curve to the left;
- 11) With said curve to the left, having a radius of 10.00 feet, an arc length of 15.70 feet and a chord which bears S 47°40'07" E a distance of 14.14 feet to a calculated point;
- 12) N 87°20'47" E a distance of 220.47 feet to a calculated point;
- 13) N 42°29'14" E a distance of 386.62 feet to a 60d nail set;
- 14) S 47°30'46" E a distance of 165.53 feet to a calculated point;
- 15) S 41°19'42" W a distance of 215.92 feet to a calculated point;
- 16) N 87°20'47" E a distance of 768.04 feet to point of curvature of a curve to the left;
- 17) With said curve to the left, having a radius of 80.00 feet, an arc length of 83.24 feet and a chord which bears N 57°32'20" E a distance of 79.53 feet to a point of cusp of a curve to the left;
- 18) With said curve to the left, having a radius of 586.87 feet, an arc length of 283.55 feet and a chord which bears S 13°50'37" W a distance of 280.80 feet to a calculated point;
- 19) N 53°22'12" W a distance of 142.56 feet to a calculated point;
- 20) S 72°53'58" W a distance of 96.54 feet to a point of curvature of a curve to the left;
- 21) With said curve to the left, having a radius of 100.00 feet, an arc length of 52.86 feet and a chord which bears S 57°45'23" W a distance of 52.25 feet to a calculated point;
- 22) S 42°36'48" W a distance of 53.49 feet to a point of curvature of a curve to the right;
- 23) With said curve to the right, having a radius of 101.00 feet, an arc length of 79.02 feet and a chord which bears S 65°01'39" W a distance of 77.02 feet to a calculated point;
- 24) S 87°26'30" W a distance of 834.22 feet to a point of curvature of a curve to the left;

EXHIBIT "A"

- 25) With said curve to the left, having a radius of 38.00 feet, an arc length of 33.78 feet and a chord which bears S 61°58'37" W a distance of 32.68 feet to a calculated point;
- 26) S 36°30'43" W a distance of 59.08 feet to a point of curvature of a curve to the right;
- 27) With said curve to the right, having a radius of 77.00 feet, an arc length of 68.36 feet and a chord which bears S 61°56'37" W a distance of 66.13 feet to a calculated point;
- 28) S 87°22'32" W a distance of 431.05 feet to a calculated point;
- 29) S 42°24'27" W a distance of 29.29 feet to a calculated point;
- 30) S 02°22'47" E a distance of 126.52 feet to a calculated point;
- 31) N 87°26'30" E a distance of 20.47 feet to a calculated point;
- 32) S 02°31'48" E a distance of 175.53 feet to a ½" iron rod set;
- 33) S 87°26'30" W a distance of 122.30 feet to a calculated point;
- 34) N 81°25'12" W a distance of 102.72 feet to a point of curvature of a curve to the left;
- 35) With said curve to the left, having a radius of 24.00 feet, an arc length of 7.81 feet and a chord which bears S 85°33'11" W a distance of 7.77 feet to a point of curvature of a curve to the right;
- 36) With said curve to the right, having a radius of 283.22 feet, an arc length of 64.46 feet and a chord which bears S 80°30'08" W a distance of 64.32 feet to a calculated point;
- 37) S 87°26'30" W a distance of 24.73 feet to a calculated point;
- 38) S 02°33'30" E a distance of 32.01 feet to a calculated point;
- 39) S 87°41'20" W a distance of 335.00 feet to a 60d nail set, from which a ½" iron rod found at an angle point of said 1989.252 acre tract, also being an angle point of said 1033.081 acre tract bears, S 02°59'04" W a distance of 4,466.08 feet;
- 40) N 34°49'34" W a distance of 62.77 feet to a calculated point;
- 41) N 02°33'30" W a distance of 131.94 feet to a calculated point;
- 42) S 87°26'30" W a distance of 14.65 feet to a calculated point;
- 43) N 02°33'30" W a distance of 112.45 feet to a calculated point;

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- 44) N 88°14'17" E a distance of 20.14 feet to a calculated point;
- 45) N 02°33'40" W a distance of 106.92 feet to a calculated point;
- 46) S 87°20'47" W a distance of 125.89 feet to a calculated point;
- 47) N 02°39'13" W a distance of 110.69 feet to a calculated point;
- 48) N 16°21'19" E a distance of 170.33 feet to the **POINT OF BEGINNING** and containing 23.00 acres (Gross) & 22.66 acres (Net).

SAVE & EXCEPT - (0.34 ACRE)

BEGINNING at a 60d nail set in the interior of the said 1989.252 acre tract, said 60d nail having Texas State Plane (Central Zone 4203) coordinates of N=10,044,191.51, E=3,138,090.88

THENCE through the interior of said 1989.252 acre tract the following eight (8) calls:

- 1) S 02°41'00" E for a distance of 110.23 feet to a calculated point;
- 2) S 87°19'00" W for a distance of 109.90 feet to a calculated point;
- 3) N 02°41'00" W for a distance of 19.84 feet to a calculated point;
- 4) S 87°19'00" W for a distance of 39.41 feet to a calculated point;
- 5) N 02°41'00" W for a distance of 70.68 feet to a calculated point;
- 6) N 87°19'00" E for a distance of 39.40 feet to a calculated point;
- 7) N 02°47'58" W for a distance of 19.74 feet to a calculated point;
- 8) N 87°20'24" E for a distance of 109.95 feet to the **POINT OF BEGINNING** and containing 0.34 acre (14,902 sq. ft.) of land;

TOTAL ACREAGE - 22.66 acres (987,129 sq. ft.) of lease area.

EXHIBIT "A"

NOTE

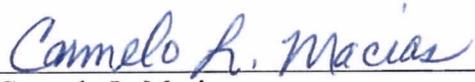
The coordinates and bearings described herein are Texas State Plane Grid Bearings, (Central Zone-4203), NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

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 15th day of November, 2016, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875

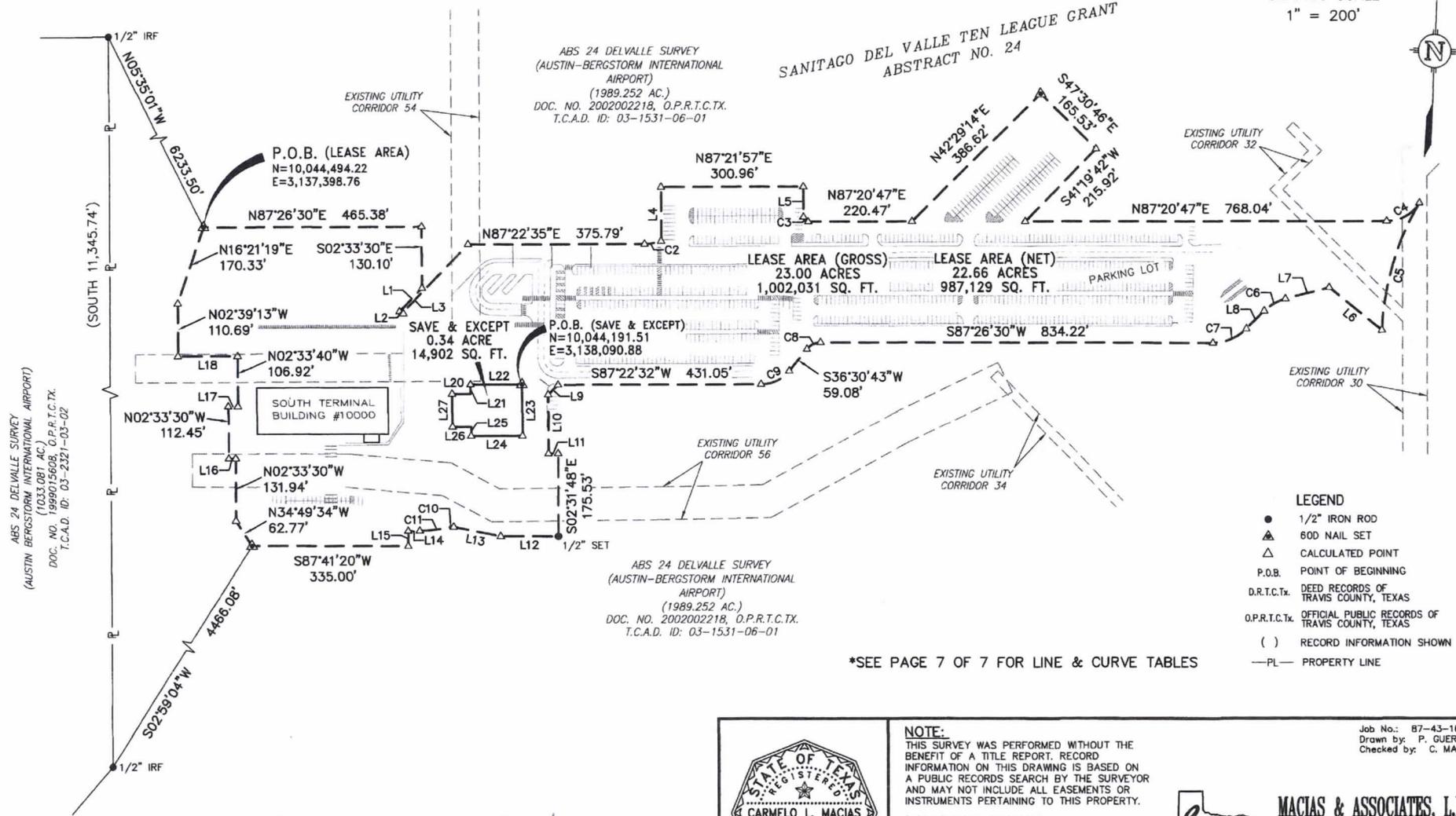
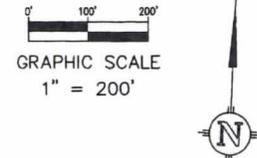


Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 – State of Texas

REFERENCES
AUSTIN GRID NO. N-16
TCAD PARCEL ID NO. 03-1531-06-01
MACIAS & ASSOCIATES, L.P.,
PROJECT NO. 87-43-16

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SOUTH TERMINAL LEASE AGREEMENT



ABS 24 DELVALLE SURVEY
(AUSTIN-BERGSTORM INTERNATIONAL AIRPORT)
DOC. NO. 1999015608, O.P.R.T.C.TX.
T.C.A.D. ID: 03-2321-03-02

ABS 24 DELVALLE SURVEY
(AUSTIN-BERGSTORM INTERNATIONAL AIRPORT)
(1989.252 AC.)
DOC. NO. 2002002218, O.P.R.T.C.TX.
T.C.A.D. ID: 03-1531-06-01

ABS 24 DELVALLE SURVEY
(AUSTIN-BERGSTORM INTERNATIONAL AIRPORT)
(1989.252 AC.)
DOC. NO. 2002002218, O.P.R.T.C.TX.
T.C.A.D. ID: 03-1531-06-01

- LEGEND**
- 1/2" IRON ROD
 - ▲ 60D NAIL SET
 - △ CALCULATED POINT
 - P.O.B. POINT OF BEGINNING
 - D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - () RECORD INFORMATION SHOWN
 - PL — PROPERTY LINE

*SEE PAGE 7 OF 7 FOR LINE & CURVE TABLES

Carmelo L. Macias 11/15/16
Carmelo L. Macias
Registered Professional Land Surveyor
No. 4333 - State of Texas



NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.

BEARING BASIS:
ALL BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF TEXAS, CENTRAL ZONE (4203), NAD83 (1986). ALL DISTANCES & COORDINATES SHOWN ARE IN GRID.



Job No.: 87-43-16
Drawn by: P. GUERRERO
Checked by: C. MACIAS

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

5410 SOUTH 1ST STREET
AUSTIN, TEXAS 78745
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WWW.MACIASWORLD.COM

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LINE TABLE		
NO.	BEARING	DISTANCE
L1	S41°43'16"W	68.12'
L2	S41°42'29"E	6.23'
L3	N41°40'08"E	203.19'
L4	N02°41'00"W	115.62'
L5	S02°41'00"E	64.99'
L6	N53°22'12"W	142.56'
L7	S72°53'58"W	96.54'
L8	S42°36'48"W	53.49'
L9	S42°24'27"W	29.29'
L10	S02°22'47"E	126.52'
L11	N87°26'30"E	20.47'
L12	S87°26'30"W	122.30'
L13	N81°25'12"W	102.72'
L14	S87°26'30"W	24.73'
L15	S02°33'30"E	32.01'
L16	S87°26'30"W	14.65'
L17	N88°14'17"E	20.14'
L18	S87°20'47"W	125.89'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	100.09'	35.74'	20°27'32"	N77°33'57"E	35.55'
C3	10.00'	15.70'	89°58'13"	S47°40'07"E	14.14'
C4	80.00'	83.24'	59°36'55"	N57°32'20"E	79.53'
C5	586.87'	283.55'	27°40'58"	S13°50'37"W	280.80'
C6	100.00'	52.86'	30°17'10"	S57°45'23"W	52.25'
C7	101.00'	79.02'	44°49'43"	S65°01'39"W	77.02'
C8	38.00'	33.78'	50°55'47"	S61°58'37"W	32.68'
C9	77.00'	68.36'	50°51'49"	S61°56'37"W	66.13'
C10	24.00'	7.81'	18°38'03"	S85°33'11"W	7.77'
C11	283.22'	64.46'	13°02'28"	S80°30'08"W	64.32'

LINE TABLE		
NO.	BEARING	DISTANCE
L20	N87°19'00"E	39.40'
L21	N02°47'58"W	19.74'
L22	N87°20'24"E	109.95'
L23	S02°41'00"E	110.23'
L24	S87°19'00"W	109.90'
L25	N02°41'00"W	19.84'
L26	S87°19'00"W	39.41'
L27	N02°41'00"W	70.68'

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