

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS, DIRECTING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO EXECUTE ALL DOCUMENTS TO INSTITUTE EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF 2,415 SF RIGHT-OF-WAY, 1,401 SF PUBLIC UTILITY EASEMENT AND 38,116 SF DRAINAGE EASEMENT OUT OF THE 6.36 ACRES (277,056 SQUARE FOOT), PARCEL OF LAND SITUATED IN THE PHILIP GOLDEN SURVEY NO. 17 IN TRAVIS COUNTY, TEXAS; PROPERTY OWNED AND CLAIMED BY KELLY LANE W.C.I.D. NO. 1; AND DIRECTING THE CITY ATTORNEY TO INITIATE CONDEMNATION PROCEEDINGS

WHEREAS, the City of Pflugerville is authorized by Section 251.001 of the Texas Local Government Code to institute eminent domain proceedings to acquire interests in real property for a public use; and

WHEREAS, the City Council finds that fee-simple right of way, public utility and drainage easements acquisitions are necessary for a public use pursuant to Section 251.001 of the Texas Local Government Code; and

WHEREAS, the City Council has determined and finds that the safety and welfare of the citizensof the City requires infrastructure improvements for the community generally described as the Kelly Lane Phase 2 Roadway Widening Project ("Project"); and

WHEREAS, the City Council has determined and finds that it is necessary to acquire fee-simple and easement interests in real property for the construction of the Project and associated infrastructure improvements and/or relocations; and

WHEREAS, the City Council finds that the City has made a good faith and bona fide offer in accordance with the standard procedures required by Texas Property Code, Chapter 21, SubchapterB and failed to reach an agreement with the landowner as to the easement language necessary to execute the purchase agreement and conveyance documents for the needed property; and

WHEREAS, the City Council find that it is necessary that the Kelly Lane Phase 2 Roadway Project continue forward and thereis no other option to acquire the needed property for right of way and permanent public utility easement and drainage easement purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE:

SECTION 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. City Council authorizes the City of Pflugerville City Manager, or City Manager's designee, on behalf of the City, to sign and execute all necessary documents to institute eminent domain proceedings for the acquisition of a total of 2,415 sf right-of-way, 1,401 sf public utility easement and 38,116 sf drainage easement out of the 6.36 acres (277,056 square foot), parcel of land situated in the Philip Golden Survey No. 17 in Travis County, Texas; property owned and claimed by Kelly Lane W.C.I.D. No. 1.

With all parcels being described by metes and bounds in Exhibit A, which is attached hereto and incorporated herein for all purposes.

SECTION 3. City Council directs the City Attorney to communicate the City's final offer to the property owner(s) and initiate condemnation proceedings consistent with all applicable laws of the State of Texas. The City Attorney is also hereby authorized to continue to negotiate for the property interests identified above in conjunction with condemnation proceedings.

SECTION 4. This Resolution shall become effective immediately upon its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____ 2021.

Victor Gonzales, Mayor

ATTEST:

Karen Thompson, City Secretary

County: Travis
Parcel: 7 - DE
Project: Kelly Lane

June 18, 2020
Page 1 of 5

PROPERTY DESCRIPTION FOR PARCEL 7-DE

DESCRIPTION OF A 0.875 ACRE (38,116 SQUARE FOOT), PARCEL OF LAND SITUATED IN THE PHILIP GOLDEN SURVEY NO. 17 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 44, BLOCK "J" (OPEN SPACE, DRAINAGE EASEMENT, & DETENTION POND), AVALON PHASE 3, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600366 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), DESCRIBED IN WARRANTY DEED TO KELLY LANE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 RECORDED IN DOCUMENT NO. 2008121489 OF THE O.P.R.T.C.T., SAID 0.875 ACRE (38,116 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with plastic cap (illegible) found in the existing easterly Right-of-Way (ROW) line of Vilamoura Street (60' ROW width), being the northwesterly corner of said Lot 44, same being the southwestery corner of Lot 22, Block "J" of said subdivision;

THENCE, with the westerly boundary line of said Lot 44, same being the easterly ROW line of said Vilamoura Street, S 27°29'42" W, for a distance of 510.65 feet to a calculated point, for the northerly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said existing ROW line, through the interior of said Lot 44, **S 23°04'11" E**, for a distance of **565.40** feet to a calculated point in the northerly line of an existing 10 foot wide Public Utility Easement (P.U.E.) per said plat, for the southeasterly corner of the herein described parcel;
- 2) **THENCE**, with the northerly line of said P.U.E. **N 63°02'39" W**, for a distance of **131.42** feet to a calculated point cited on said subdivision as the approximate centerline of a water course in the easterly boundary line of that called 1.00 acre tract of land described in Special Warranty Deeds (1/6th interest each) to KM Avalon, LTD. (1/6th interest retained) recorded in Document No. 2005118416, to Sandlin Niccum recorded in Document No. 2005226954, to Lisa Prichard recorded in Document No. 2005226956, to Sarah Joy Davis recorded in Document No. 2005226958, to James Lewis Cotton recorded in Document No. 2005226960 and to Robert Clay Laws recorded in Document No. 2005226962 all of the O.P.R.T.C.T., being in the westerly boundary line of said Lot 44, and from which the calculated southeasterly corner of said Lot 1, same being the southwestery corner of said Lot 4 bears S 07°29'06" E, for a distance of 12.13 feet;

THENCE, with the common boundary line of said 1.00 acre tract and said Lot 44, in said water course, the following three (3) courses:

- 3) **N 07°29'06" W**, for a distance of **90.08** feet, for an angle point;
- 4) **N 07°14'12" E**, for a distance of **55.48** feet, for an angle point;
- 5) **N 12°11'18" W**, for a distance of **39.21** feet , for an angle point;
- 6) **THENCE**, departing said water course, continuing with said common boundary line, **N 62°28'35" W**, for a distance of **194.39** feet to an iron rod with aluminum cap stamped "ROW 4933" set in the proposed easterly ROW line of Vilamoura Street (variable width ROW), for an ell corner in said westerly boundary line of the herein described parcel;

County: Travis
Parcel: 7 - DE
Project: Kelly Lane

June 18, 2020
Page 2 of 5

THENCE, departing said 1.00 acre tract, through the interior of said Lot 44, with said proposed easterly ROW line, the following two (2) courses:

- 7) **N 27°29'42" E**, for a distance of **48.68** feet, to an iron rod with aluminum cap stamped "ROW 4933" set, for an ell corner;
- 8) **N 63°14'16" W**, for a distance of **15.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set in the intersection of said proposed ROW line with said existing easterly ROW line of Vilamoura Street, for an ell corner;
- 9) **THENCE**, with said existing easterly ROW line, **N 27°29'42" E**, for a distance of **155.77** feet to the **POINT OF BEGINNING**, containing 0.875 acre, (38,116 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

27 July 2020

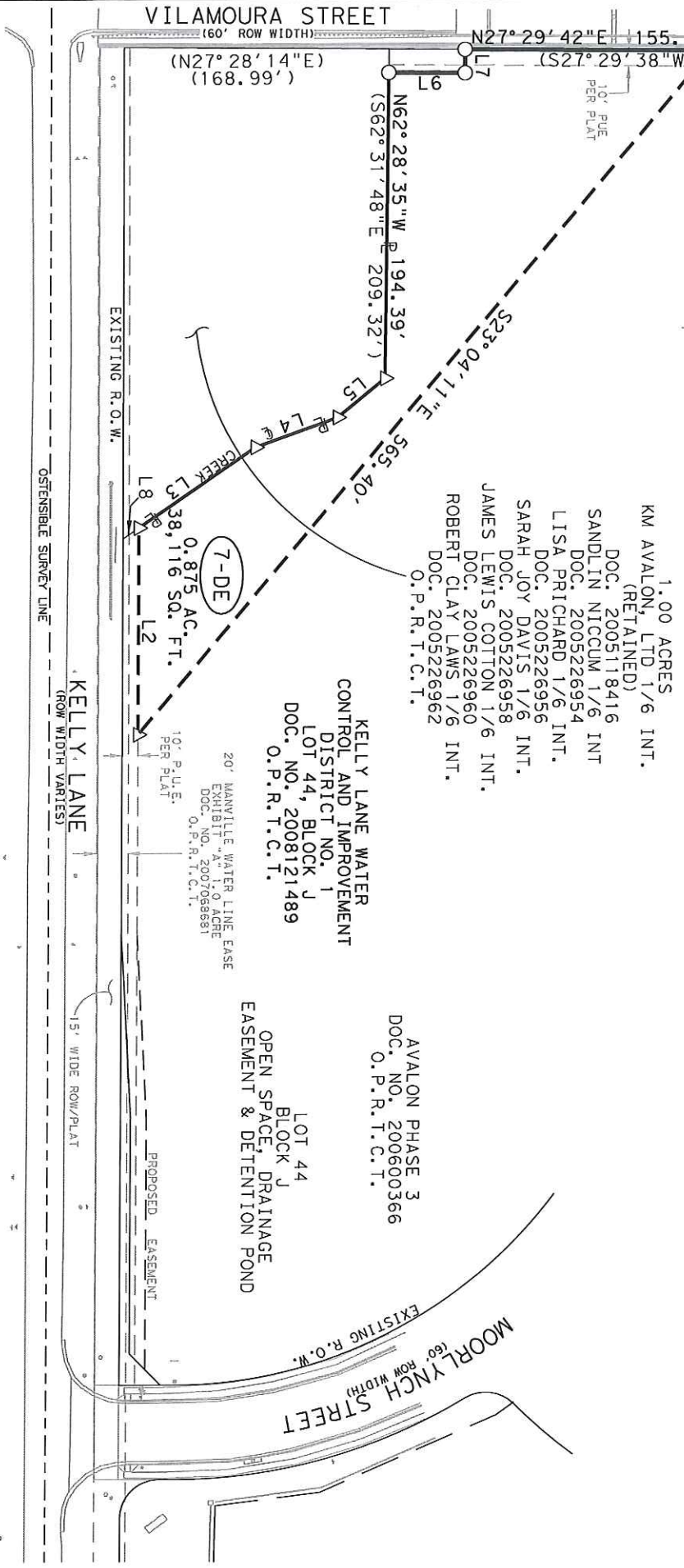
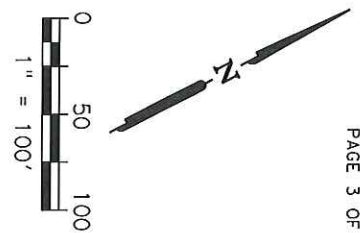
M Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

Date





NO.	DIRECTION	DISTANCE
L1	S27° 29' 42" W	510.65'
L2	N63° 02' 39" W	131.42'
L3	N07° 29' 06" W	90.08'
L4	N07° 14' 12" E	55.48'
L5	N12° 11' 18" W	39.21'
L6	N27° 29' 42" E	48.68'
L7	N63° 14' 16" W	15.00'
L8	S07° 29' 06" E	12.13'



INLAND U
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD, STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

PROJECT
KELLY LANE

COUNTY
TRAVIS

PARCEL PLAT SHOWING PROPERTY OF
KELLY LANE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

PARCEL 7-D.E.

EXHIBIT " " **PLAT TO ACCOMPANY PARCEL DESCRIPTION**

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.2013563-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MARCH 16, 2020, ISSUE DATE MARCH 26, 2020.

1. RESTRICTIVE COVENANTS: VOLUME 7780, PAGE 657, VOLUME 7780, PAGE 661, VOLUME 7780, PAGE 665, DO NOT AFFECT, VOLUME 7780, PAGE 670, REAL PROPERTY RECORDS PARTIALLY SUBJECT TO, AND AS PARTIALLY RELEASED BY DOCUMENT NO.(S). 2004037552, 2004037553, 2004037554, 2004037555, 2004037556, 2004037557, 2004037558, 2004038195, 2004071582, 2004071583, 2004071584, 2004071585, 2004116377 AND 2005103192, AFFECT, OFFICIAL PUBLIC RECORDS, 2006064285, SUBJECT TO, AND DOCUMENT NO.(S). 2007012260, 2007225709, 2006243808, 2007012259, 2009047702, 2009047703, 2009198355, 2009198356, 2010182511, 2011114543, 2011165185, 2011165364, 2011176942, 2012053296, 2012072335, 2013088196, 2013088197, 2013148849, 2013195860, 2013197904, 2013197905, 2014065035, 2017053829, 2017103005, 2019131807, AND 200600366 (PLAT), OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SUBJECT TO IF APPLICABLE.

10E. 10 FOOT PUBLIC UTILITY EASEMENT PARALLEL AND ADJACENT TO ALL STREET RIGHT OF WAY AS STATED ON THE PLAT AND DEDICATION, AFFECTS AS SHOWN.

F. EASEMENT ACROSS THE LOT TO SHOW FEMA SPECIAL FLOOD HAZARD AREA AS SHOWN ON PLAT AND DEDICATION, AFFECTS.

G. 45 FOOT R.O.W. EASEMENT FROM CENTER LINE OF PAVEMENT AS SHOWN ON PLAT AND DEDICATION, DOES NOT AFFECT AS SHOWN.

H. LOT 44, BLOCK J, IS AN OPEN SPACE, DRAINAGE EASEMENT AND DETENTION POND AS SHOWN ON PLAT AND DEDICATION, AFFECTS.

K. RESERVATION OF EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN DOCUMENT NO. 2006000366 AND 2006064285, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SUBJECT TO.

M. ELECTRIC EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 593, PAGE 20, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

N. ELECTRIC EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 720, PAGE 134, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

Q. TERMS, CONDITIONS, AND STIPULATIONS IN THE ENTRYWAY LANDSCAPE LICENSE AND INDEMNITY AGREEMENT RECORDED IN DOCUMENT NO. 2008140547, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AFFECTS AS SHOWN.

INLAND U
GEODETICS, I

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD., STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 100'

PROJECT
KELLY LANE

COUNTY
TRAVIS

PARCEL PLAT SHOWING PROPERTY OF
**KELLY LANE WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1**

PARCEL 7-D.E.

LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

EXHIBIT " " "

● 1/2" IRON ROD FOUND, UNLESS NOTED	N DENOTES COMMON OWNERSHIP
○ IRON ROD W/ ALUMINIUM CAP	P.O.B. POINT OF BEGINNING
STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	P.O.C. POINT OF COMMENCING
▲ 60/D NAIL FOUND	N.T.S. NOT TO SCALE
▲ MAG NAIL SET	P.U.E. PUBLIC UTILITY EASEMENT
▲ CALCULATED POINT	D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
△ CENTER LINE	O.R.T.C.T. OFFICIAL RECORDS TRAVIS COUNTY, TEXAS
⊕ PROPERTY LINE	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
() RECORD INFORMATION	P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- - LINE BREAK	

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 27 July 2020

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933 DATE
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



INLAND U
GEODETICS J

PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD, STE. 103
ROUND ROCK, TX, 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE 1" = 100'

PROJECT KELLY LANE

COUNTY TRAVIS

PARCEL PLAT SHOWING PROPERTY OF
**KELLY LANE WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1**

PARCEL 7-D.E.

Deed Report

Tue Jun 16 09:29:20 2020

Deed Name: PARCEL 7-DE-EXH CLOSURE

Starting Coordinates: Northing 10138855.580, Easting 3151660.405

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 23°04'11" E	565.400	LINE					
N 63°02'39" W	131.420	LINE					
N 07°29'06" W	90.080	LINE					
N 07°14'12" E	55.480	LINE					
N 12°11'18" W	39.210	LINE					
N 62°28'35" W	194.390	LINE					
N 27°29'42" E	48.680	LINE					
N 63°14'16" W	15.000	LINE					
N 27°29'42" E	155.770	LINE					

Ending Coordinates: Northing 10138855.588, Easting 3151660.398

Area: 38115.57 S.F., 0.8750 Acres

Total Perimeter Distance> 1295.430

Closure Error Distance> 0.01056 Error Bearing> S 41°46'10" E

Closure Precision> 1 in 122687.5

Deed Report

Thu Jun 04 15:36:21 2020

Deed Name: PARCEL 7-DE-DESC CLOSURE

Starting Coordinates: Northing 10139975.153, Easting 3149451.413

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 23°04'11" E	565.410	LINE					
N 63°02'39" W	131.420	LINE					
N 07°29'06" W	90.080	LINE					
N 07°14'12" E	55.480	LINE					
N 12°11'18" W	39.210	LINE					
N 62°28'35" W	194.390	LINE					
N 27°29'42" E	48.680	LINE					
N 63°14'16" W	15.000	LINE					
N 27°29'42" E	155.770	LINE					

Ending Coordinates: Northing 10139975.152, Easting 3149451.410

Area: 38115.57 S.F., 0.8750 Acres

Total Perimeter Distance> 1295.440

Closure Error Distance> 0.00339 Error Bearing> N 66°57'15" E

Closure Precision> 1 in 382674.2

County: Travis
Parcel: 7 PUE
Project: Kelly Lane

June 18, 2020
Page 1 of 5

PROPERTY DESCRIPTION FOR PARCEL 7-PUE

DESCRIPTION OF A 0.032 ACRE (1,401 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE PHILIP GOLDEN SURVEY NO. 17 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 44, BLOCK "J" (OPEN SPACE, DRAINAGE EASEMENT, & DETENTION POND), AVALON PHASE 3, A SUBDIVISION OF RECORD RECORDED IN DOCUMENT NO. 200600366 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), DESCRIBED IN WARRANTY DEED TO KELLY LANE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 RECORDED IN DOCUMENT NO. 2008121489 OF THE O.P.R.T.C.T., SAID 0.032 ACRE (1,401 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod with plastic cap stamped "CS-LTD" found, being a point of tangency in the existing westerly Right-of-Way (ROW) line of Moorlynch Avenue (60' ROW width), same being in the easterly boundary line of said Lot 44;

THENCE, with said existing westerly ROW line, same being said easterly boundary line of Lot 44, S 26°54'49" W, for a distance of 9.69 feet to an iron rod with aluminum cap stamped "ROW 4933" set at the intersection of said existing ROW line and the proposed ROW cut-back line transitioning from said Moorlynch Avenue to the proposed northerly ROW line of Kelly Lane (variable Width ROW);

THENCE, departing said Moorlynch Avenue with said proposed cut-back line, through the interior of said Lot 44, S 71°55'57" W, for a distance of 14.14 feet to a calculated point, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, continuing with said proposed cut-back line, **S 71°55'57" W**, for a distance of **9.18** feet to a calculated point in the northerly line of a dedicated 10' P.U.E. cited in Plat Note 5 of said Avalon, Phase 3, for the southeasterly corner of the herein described tract, and from which an iron rod with aluminum cap stamped "ROW 4933" set, being the end of said proposed cut-back line in the proposed northerly ROW line of said Kelly Lane bears S 71°55'57" W, for a distance of 4.96 feet;
- 2) **THENCE**, departing said proposed northerly ROW line, with the existing northerly line of said 10' P.U.E, **N 63°02'39" W**, for a distance of **271.68** feet to the calculated westerly corner of the herein described parcel;

THENCE, departing the northerly line of said 10' P.U.E, continuing through the interior of said Lot 44, the following two (2) courses:

- 3) **S 66°11'37" E**, for a distance of **118.00** feet to a calculated angle point

County: Travis
Parcel: 7 PUE
Project: Kelly Lane

June 18, 2020
Page 2 of 5

4) **S 63°02'55" E**, for a distance of **160.35** feet to the **POINT OF BEGINNING**, containing 0.032 acres, (1,401 square feet) of land, more or less;

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

27 July 2020

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

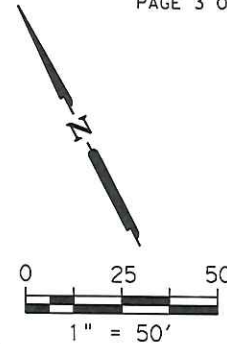
Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

PHILIP GOLDEN SURVEY No. 17

NO.	DIRECTION	DISTANCE
L1	S26° 54' 49"W	9.69'
L2	S71° 55' 57"W	14.14'
L3	S71° 55' 57"W	9.18'
L4	S71° 55' 57"W	4.96'



AVALON PHASE 3
DOC. NO. 200600366
O. P. R. T. C. T.

KELLY LANE WATER
CONTROL AND IMPROVEMENT
DISTRICT NO. 1
LOT 44, BLOCK J
DOC. NO. 2008121489
O. P. R. T. C. T.

ENTRYWAY LANDSCAPE
LICENSE
0.971 ACRE
DOC. 2008140547
O. P. R. T. C. T.

LOT 44
BLOCK J
OPEN SPACE, DRAINAGE
EASEMENT & DETENTION POND

EXISTING R.O.W.

MOORLYNCH STREET
(150' ROW WIDTH)

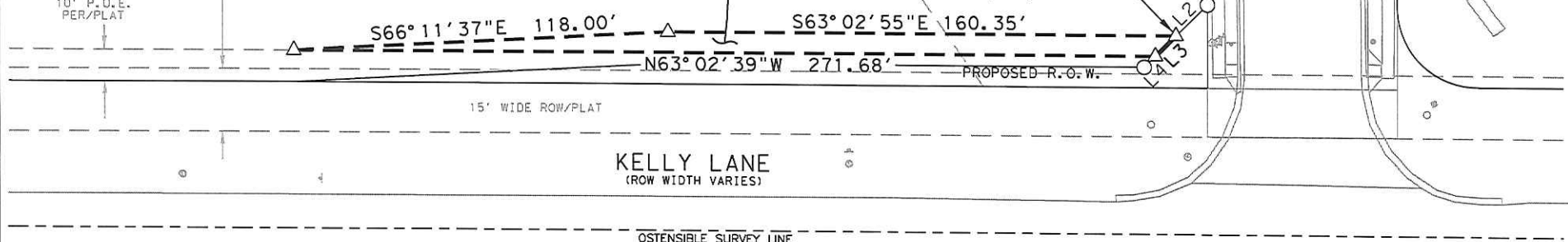
20' HANVILLE WATER LINE EASE
EXHIBIT "A" 1.0 ACRE
DOC. NO. 2007068681
O. P. R. T. C. T.

10' P.U.E.
PER/PLAT

(7-PUE)
0.032 AC.
1,401 SQ. FT.

P.O.B.
GRID COORDINATES:
N=10,142,524.69
E=3,166,414.88

P.O.C.



KELLY LANE
(ROW WIDTH VARIES)

OSTENSIBLE SURVEY LINE

PARCEL PLAT SHOWING PROPERTY OF
KELLY LANE WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1

PARCEL 7
P. U. E.

INLAND U
GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 50'

PROJECT
KELLY LANE

COUNTY
TRAVIS


PLAT TO ACCOMPANY PARCEL DESCRIPTION

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1. RESTRICTIVE COVENANTS: VOLUME 7780, PAGE 657, VOLUME 7780, PAGE 661, VOLUME 7780, PAGE 665, DO NOT AFFECT, VOLUME 7780, PAGE 670, REAL PROPERTY RECORDS PARTIALLY SUBJECT TO, AND AS PARTIALLY RELEASED BY DOCUMENT NO(S). 2004037552, 2004037553, 2004037554, 2004037555, 2004037556, 2004037557, 2004037558, 2004038195, 2004071582, 2004071583, 2004071584, 2004071585, 2004116377 AND 2005103192, AFFECT, OFFICIAL PUBLIC RECORDS, 2006064285, SUBJECT TO, AND DOCUMENT NO(S). 2007012260, 2007225709, 2006243808, 2007012259, 2009047702, 2009047703, 2009198355, 2009198356, 2010182511, 2011114543, 2011165185, 2011165364, 2011176942, 2012053296, 2012072335, 2013088196, 2013088197, 2013148849, 2013195860, 2013197904, 2013197905, 2014065035, 2017053829, 2017103005, 2019131807, AND 200600366 (PLAT), OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SUBJECT TO IF APPLICABLE.

- 10E. 10 FOOT PUBLIC UTILITY EASEMENT PARALLEL AND ADJACENT TO ALL STREET RIGHT OF WAY AS STATED ON THE PLAT AND DEDICATION, AFFECTS AS SHOWN.
- F. EASEMENT ACROSS THE LOT TO SHOW FEMA SPECIAL FLOOD HAZARD AREA AS SHOWN ON PLAT AND DEDICATION, AFFECTS.
- G. 45 FOOT R.O.W. EASEMENT FROM CENTER LINE OF PAVEMENT AS SHOWN ON PLAT AND DEDICATION, DOES NOT AFFECT AS SHOWN.
- H. LOT 44, BLOCK J, IS AN OPEN SPACE, DRAINAGE EASEMENT AND DETENTION POND AS SHOWN ON PLAT AND DEDICATION, AFFECTS.
- K. RESERVATION OF EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN DOCUMENT NO. 2006000366 AND 2006064285, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SUBJECT TO.
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- N. ELECTRIC EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 720, PAGE 134, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.
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**INLAND U
GEODETICS**
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FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
**KELLY LANE WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1**

SCALE 1" = 100'	PROJECT KELLY LANE	COUNTY TRAVIS
--------------------	-----------------------	------------------

**PARCEL 7
P. U. E.**

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

● 1/2" IRON ROD FOUND, UNLESS NOTED	∩ DENOTES COMMON OWNERSHIP
○ IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	P.O.B. POINT OF BEGINNING
▲ 60/D NAIL FOUND	P.O.C. POINT OF COMMENCING
△ MAG NAIL SET	N.T.S. NOT TO SCALE
△ CALCULATED POINT	P.U.E. PUBLIC UTILITY EASEMENT
⊕ CENTER LINE	D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
⊞ PROPERTY LINE	O.R.T.C.T. OFFICIAL RECORDS TRAVIS COUNTY, TEXAS
() RECORD INFORMATION	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
— LINE BREAK	P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale *27 July 2020*

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



PARCEL PLAT SHOWING PROPERTY OF
**KELLY LANE WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1**

**PARCEL 7
P.U.E.**

**INLAND
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

SCALE
1" = 50'

PROJECT
KELLY LANE

COUNTY
TRAVIS

Deed Report

Thu Jun 18 16:17:55 2020

Deed Name: PARCEL 7-PUE-Rev DESC CLOSURE

Starting Coordinates: Northing 10140960.624, Easting 3153097.227

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 71°55'57" W	9.180	LINE					
N 63°02'39" W	271.680	LINE					
S 66°11'37" E	118.000	LINE					
S 63°02'55" E	160.350	LINE					

Ending Coordinates: Northing 10140960.624, Easting 3153097.230

Area: 1401.37 S.F., 0.0322 Acres

Total Perimeter Distance> 559.210

Closure Error Distance> 0.00353 Error Bearing> N 88°47'52" W

Closure Precision> 1 in 158400.4

EXHIBIT _____

County: Travis
Parcel: 7 Pt 1 & 2 - ROW Acquisition
Project: Kelly Lane

June 19, 2020
Page 1 of 6

PROPERTY DESCRIPTION FOR PARCEL 7, PARTS 1 & 2

DESCRIPTION OF A 0.056 ACRE (2,415 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE PHILIP GOLDEN SURVEY NO. 17 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 44, BLOCK "J" (OPEN SPACE, DRAINAGE EASEMENT, & DETENTION POND), AVALON PHASE 3, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200600366 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), DESCRIBED IN WARRANTY DEED TO KELLY LANE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 RECORDED IN DOCUMENT NO. 2008121489 OF THE O.P.R.T.C.T., SAID 0.056 ACRE (2,415 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1: 0.017 Acre 729 Sq. Ft.

COMMENCING at an iron rod with plastic cap (illegible) found, being the northwesterly corner of said Lot 44 in the existing Right-of-Way (ROW) line of Vilamoura Street (60' ROW width), same being the southwesterly corner of Lot 22, Block "J" of said subdivision;

THENCE, with the westerly boundary line of said Lot 44, same being the easterly ROW line of said Vilamoura Street, S 27°29'42" W, for a distance of 666.42 feet to an iron rod with aluminum cap stamped "ROW 4933" set, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing said existing easterly ROW line, with the proposed easterly ROW line of said Vilamoura Street, through the interior of said Lot 44, the following two (2) courses:

- 1) **S 63°14'16" E**, for a distance of **15.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for the northeasterly corner of the herein described parcel;
- 2) **S 27°29'42" W**, for a distance of **48.68** feet to an iron rod with aluminum cap stamped "ROW 4933" set in the common westerly boundary line of said Lot 44 and the northerly boundary line of that called 1.00 acre tract of land described in Special Warranty Deeds (1/6th interest each) to KM Avalon, LTD. (1/6th interest retained) recorded in Document No. 2005118416, to Sandlin Niccum recorded in Document No. 2005226954, to Lisa Prichard recorded in Document No. 2005226956, to Sarah Joy Davis recorded in Document No. 2005226958, to James Lewis Cotton recorded in Document No. 2005226960 and to Robert Clay Laws recorded in Document No. 2005226962 all of the O.P.R.T.C.T., for the southeasterly corner of the herein described parcel;
- 3) **THENCE**, departing said proposed ROW line, with the common boundary line of said Lot 44 and said 1.00 acre tract, **N 62°28'35" W**, for a distance of **15.00** feet to the calculated southwesterly corner of said Lot 44 in said existing easterly ROW line of Vilamoura Street, being the northwesterly corner of said 1.00 acre tract, for the southwesterly corner of the herein described parcel;
- 4) **THENCE**, departing said 1.00 acre tract, with said existing easterly ROW line, same being the westerly boundary line of said Lot 44, **N 27°29'42" E**, for a distance of **48.48** feet to the **POINT OF BEGINNING**, containing 0.017 acre, (729 square feet) of land, more or less.

PART 2: 0.039 Acre 1,686 Sq. Ft.

COMMENCING at an iron rod with plastic cap stamped "CS-LTD" found, being a point of tangency in the existing westerly Right-of-Way (ROW) line of Moorlynch Avenue (60' ROW width), same being in the easterly boundary line of said Lot 44;

THENCE, with the easterly boundary line of said Lot 44, same being the westerly ROW line of said Moorlynch Avenue, S 26°54'49" W, for a distance of 9.69 feet to an iron rod with aluminum cap stamped "ROW 4933" set, in the proposed north ROW line of Kelly Lane, for the northeasterly corner and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, departing said proposed ROW line, continuing with said common line, **S 26°54'49" W**, for a distance of **26.50** feet to the calculated intersection with the existing northerly ROW of said Kelly Lane, being in the northerly line of that 15 foot wide ROW dedication tract as depicted on said Avalon Phase 3 subdivision, same being the southeasterly corner of said Lot 44, for the southeasterly corner of the herein described parcel, and from which, an iron rod with plastic cap (illegible) found, being in the southerly line of said ROW dedication tract, bears S 26°54'49" W, at a distance of 15.44 feet, and also from which, an iron rod with plastic cap stamped "CS-LTD" found, being the northeasterly corner of said ROW dedication tract in the existing easterly ROW line of said Moorlynch Avenue bears S 63°02'39" E, at a distance of 60.00 feet;
- 2) **THENCE**, departing said Moorlynch Avenue, with the common existing northerly ROW line of said Kelly Lane and said ROW dedication tract, being the southerly boundary line of said Lot 44, **N 63°02'39" W**, for a distance of **287.91** feet to an iron rod with aluminum cap stamped "ROW 4933" set, in said proposed north ROW line, for the westerly corner of the herein described parcel;

THENCE, departing said existing ROW line, same being said ROW dedication tract, through the interior of said Lot 44, with said proposed ROW line, the following three (3) courses:

- 3) **S 66°11'37" E**, for a distance of **118.00** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for an angle point;
- 4) **S 63°02'55" E**, for a distance of **150.08** feet to an iron rod with aluminum cap stamped "ROW 4933" set, for an angle point;
- 5) **N 71°55'57" E**, for a distance of **28.28** feet to the **POINT OF BEGINNING**, containing 0.039 acre, (1,686 square feet) of land, more or less.

PART 1: 0.017 Acres

PART 2: 0.039 Acres

TOTAL: 0.056 Acres

County: Travis
Parcel: 7 Pt 1 & 2 - ROW Acquisition
Project: Kelly Lane

June 19, 2020
Page 3 of 6

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

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

That I, M Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

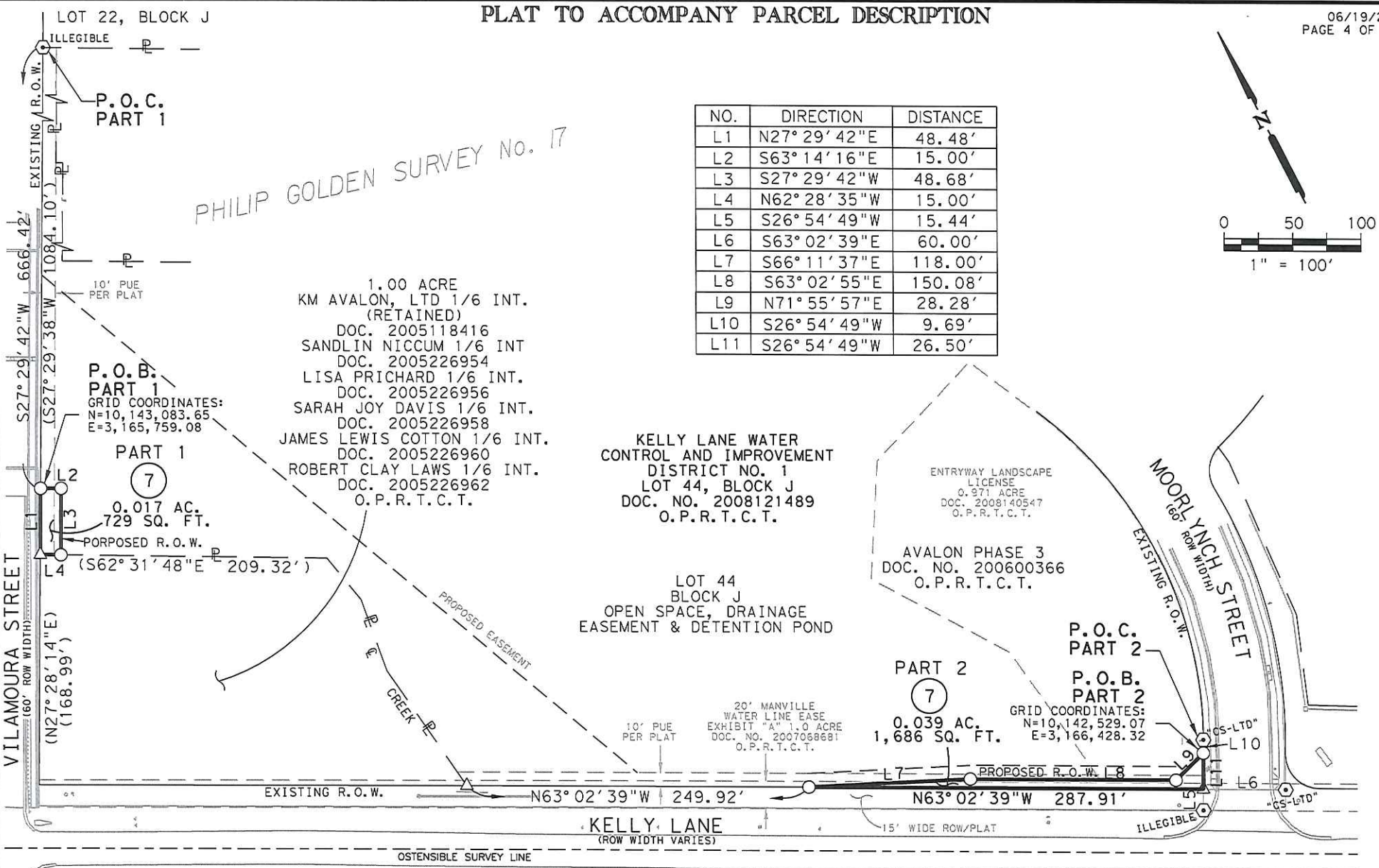
27 July 2020

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

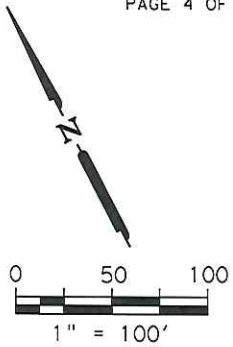
Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION



NO.	DIRECTION	DISTANCE
L1	N27° 29' 42"E	48.48'
L2	S63° 14' 16"E	15.00'
L3	S27° 29' 42"W	48.68'
L4	N62° 28' 35"W	15.00'
L5	S26° 54' 49"W	15.44'
L6	S63° 02' 39"E	60.00'
L7	S66° 11' 37"E	118.00'
L8	S63° 02' 55"E	150.08'
L9	N71° 55' 57"E	28.28'
L10	S26° 54' 49"W	9.69'
L11	S26° 54' 49"W	26.50'



1.00 ACRE
 KM AVALON, LTD 1/6 INT.
 (RETAINED)
 DOC. 2005118416
 SANDLIN NICCUM 1/6 INT
 DOC. 2005226954
 LISA PRICHARD 1/6 INT.
 DOC. 2005226956
 SARAH JOY DAVIS 1/6 INT.
 DOC. 2005226958
 JAMES LEWIS COTTON 1/6 INT.
 DOC. 2005226960
 ROBERT CLAY LAWS 1/6 INT.
 DOC. 2005226962
 O. P. R. T. C. T.

KELLY LANE WATER
 CONTROL AND IMPROVEMENT
 DISTRICT NO. 1
 LOT 44, BLOCK J
 DOC. NO. 2008121489
 O. P. R. T. C. T.

LOT 44
 BLOCK J
 OPEN SPACE, DRAINAGE
 EASEMENT & DETENTION POND

ENTRYWAY LANDSCAPE
 LICENSE
 0.971 ACRE
 DOC. 2008140547
 O. P. R. T. C. T.
 AVALON PHASE 3
 DOC. NO. 200600366
 O. P. R. T. C. T.

PART 2
 0.039 AC.
 1,686 SQ. FT.
 P.O.C. PART 2
 P.O.B. PART 2
 GRID COORDINATES:
 N=10,142,529.07
 E=3,166,428.32

INLAND GEODETICS
 PROFESSIONAL LAND SURVEYORS
 1504 CHISHOLM TRAIL RD. STE. 103
 ROUND ROCK, TX. 78681
 PH. (512) 238-1200, FAX (512) 238-1251
 FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
KELLY LANE WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

SCALE 1" = 100'

PROJECT KELLY LANE

COUNTY TRAVIS

PARCEL 7 PART 1 & 2

PLAT TO ACCOMPANY PARCEL DESCRIPTION

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO.2013563-KFO, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE MARCH 16, 2020, ISSUE DATE MARCH 26, 2020.

1. RESTRICTIVE COVENANTS: VOLUME 7780, PAGE 657, VOLUME 7780, PAGE 661, VOLUME 7780, PAGE 665, DO NOT AFFECT, VOLUME 7780, PAGE 670, REAL PROPERTY RECORDS PARTIALLY SUBJECT TO, AND AS PARTIALLY RELEASED BY DOCUMENT NO(S). 2004037552, 2004037553, 2004037554, 2004037555, 2004037556, 2004037557, 2004037558, 2004038195, 2004071582, 2004071583, 2004071584, 2004071585, 2004116377 AND 2005103192, AFFECT, OFFICIAL PUBLIC RECORDS, 2006064285, SUBJECT TO, AND DOCUMENT NO(S). 2007012260, 2007225709, 2006243808, 2007012259, 2009047702, 2009047703, 2009198355, 2009198356, 2010182511, 2011114543, 2011165185, 2011165364, 2011176942, 2012053296, 2012072335, 2013088196, 2013088197, 2013148849, 2013195860, 2013197904, 2013197905, 2014065035, 2017053829, 2017103005, 2019131807, AND 200600366 (PLAT), OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SUBJECT TO IF APPLICABLE.

10E. 10 FOOT PUBLIC UTILITY EASEMENT PARALLEL AND ADJACENT TO ALL STREET RIGHT OF WAY AS STATED ON THE PLAT AND DEDICATION, AFFECTS AS SHOWN.

F. EASEMENT ACROSS THE LOT TO SHOW FEMA SPECIAL FLOOD HAZARD AREA AS SHOWN ON PLAT AND DEDICATION, AFFECTS.

G. 45 FOOT R.O.W. EASEMENT FROM CENTER LINE OF PAVEMENT AS SHOWN ON PLAT AND DEDICATION, DOES NOT AFFECT AS SHOWN.

H. LOT 44, BLOCK J, IS AN OPEN SPACE, DRAINAGE EASEMENT AND DETENTION POND AS SHOWN ON PLAT AND DEDICATION, AFFECTS.

K. RESERVATION OF EASEMENTS AS SET OUT IN RESTRICTIONS RECORDED IN DOCUMENT NO. 2006000366 AND 2006064285, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SUBJECT TO.

M. ELECTRIC EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 593, PAGE 20, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

N. ELECTRIC EASEMENT TO TEXAS POWER & LIGHT COMPANY RECORDED IN VOLUME 720, PAGE 134, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, FROM ITS DESCRIPTION CAN NOT BE LOCATED.

Q. TERMS, CONDITIONS, AND STIPULATIONS IN THE ENTRYWAY LANDSCAPE LICENSE AND INDEMNITY AGREEMENT RECORDED IN DOCUMENT NO. 2008140547, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AFFECTS AS SHOWN.



**INLAND U
GEODETICS**
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX. 78681
PH. (512) 238-1200, FAX (512) 238-1251
FIRM REGISTRATION NO. 100591-00

PARCEL PLAT SHOWING PROPERTY OF
**KELLY LANE WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1**

SCALE 1" = 100'	PROJECT KELLY LANE	COUNTY TRAVIS
--------------------	-----------------------	------------------

**PARCEL 7
PART 1 & 2**

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

● 1/2" IRON ROD FOUND, UNLESS NOTED	∟ DENOTES COMMON OWNERSHIP
○ IRON ROD W/ ALUMINUM CAP STAMPED "ROW-4933" SET (UNLESS NOTED OTHERWISE)	P.O.B. POINT OF BEGINNING
▲ 60/D NAIL FOUND	P.O.C. POINT OF COMMENCING
△ MAG NAIL SET	N.T.S. NOT TO SCALE
△ CALCULATED POINT	P.U.E. PUBLIC UTILITY EASEMENT
⊕ CENTER LINE	D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
⊞ PROPERTY LINE	O.R.T.C.T. OFFICIAL RECORDS TRAVIS COUNTY, TEXAS
() RECORD INFORMATION	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
— LINE BREAK	P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale *27 June 2020*

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS, LLC
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



	ACRES	SQUARE FEET
ACQUISITION PT 1	0.017	729
ACQUISITION PT 2	0.039	1,686
TOTAL ACQUISITION	0.056	2,415
DEED AREA	6.039	263,043
REMAINDER AREA	5.983	260,628

PARCEL PLAT SHOWING PROPERTY OF
**KELLY LANE WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 1**

SCALE 1" = 100'

PROJECT KELLY LANE

COUNTY TRAVIS

**PARCEL 7
PART 1 & 2**