



**CENTRAL TEXAS
Regional Mobility Authority**

AGENDA ITEM #7 SUMMARY

Authorize the Executive Director to negotiate, execute, and convey to the City of Austin all drainage easements required to develop the Manor Expressway maintenance yard.

Strategic Plan Relevance: Regional Mobility

Department: Law

Associated Costs: None

Funding Source: Not Applicable

Board Action Required: Yes

Description of Matter: City of Austin review and permitting processes for the Manor Expressway maintenance yard require the Mobility Authority, as developer of the site, to convey drainage easements for two existing drainage paths. Neither drainage easement will interfere with the proposed improvements. The drainage easements convey the limits of the 100 year floodplain for each drainage path, consistent with the City of Austin Land Development Code.

This resolution authorizes the Executive Director to negotiate, execute, and convey the easements as required to obtain development permits from the City of Austin for construction of the Manor Expressway maintenance yard.

Reference documentation: Draft Resolution
Plan Sheet depicting drainage easement locations
Plats & Legal Descriptions.

Contact for further information: Andrew Martin, General Counsel

**GENERAL MEETING OF THE BOARD OF DIRECTORS
OF THE
CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY**

RESOLUTION NO. 14-___

**AWARDING A CONSTRUCTION CONTRACT FOR
THE MANOR EXPRESSWAY MAINTENANCE YARD.**

WHEREAS, the Mobility Authority issued an invitation to bid on the construction of the Manor Expressway maintenance yard on February 21, 2014, and one bid was received and opened immediately following the March 19, 2014 submittal deadline established by the invitation to bid; and

WHEREAS, the responsive bid proposal documents were reviewed and evaluated in accordance with the Mobility Authority's procurement policies; and

WHEREAS, after a review and analysis of the proposals by Mobility Authority staff and Atkins HNTB Corporation, as general engineering consultant for the Mobility Authority, the Executive Director recommends awarding construction contract to the lowest and responsive bidder, Southwest Corporation.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors awards the contract for construction of the Manor Expressway maintenance yard to Southwest Corporation for a total amount not to exceed \$732,671.18; and

BE IT FURTHER RESOLVED that the Board authorizes the Executive Director to finalize and execute a contract with Southwest Corporation on terms and conditions acceptable to the Executive Director, consistent with Mobility Authority procurement policies, the invitation to bid, the bid proposal package received from Southwest Corporation, and this resolution.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 26th day of March, 2014.

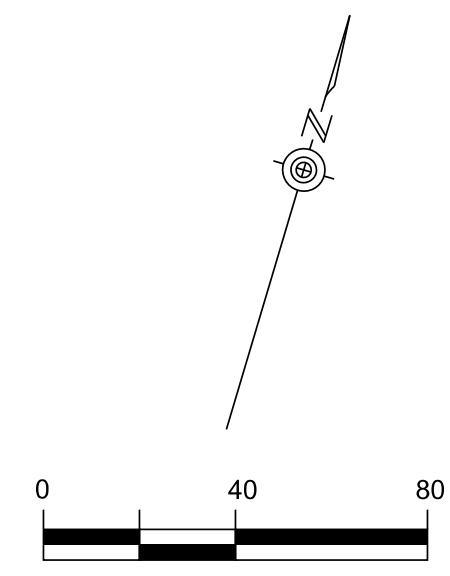
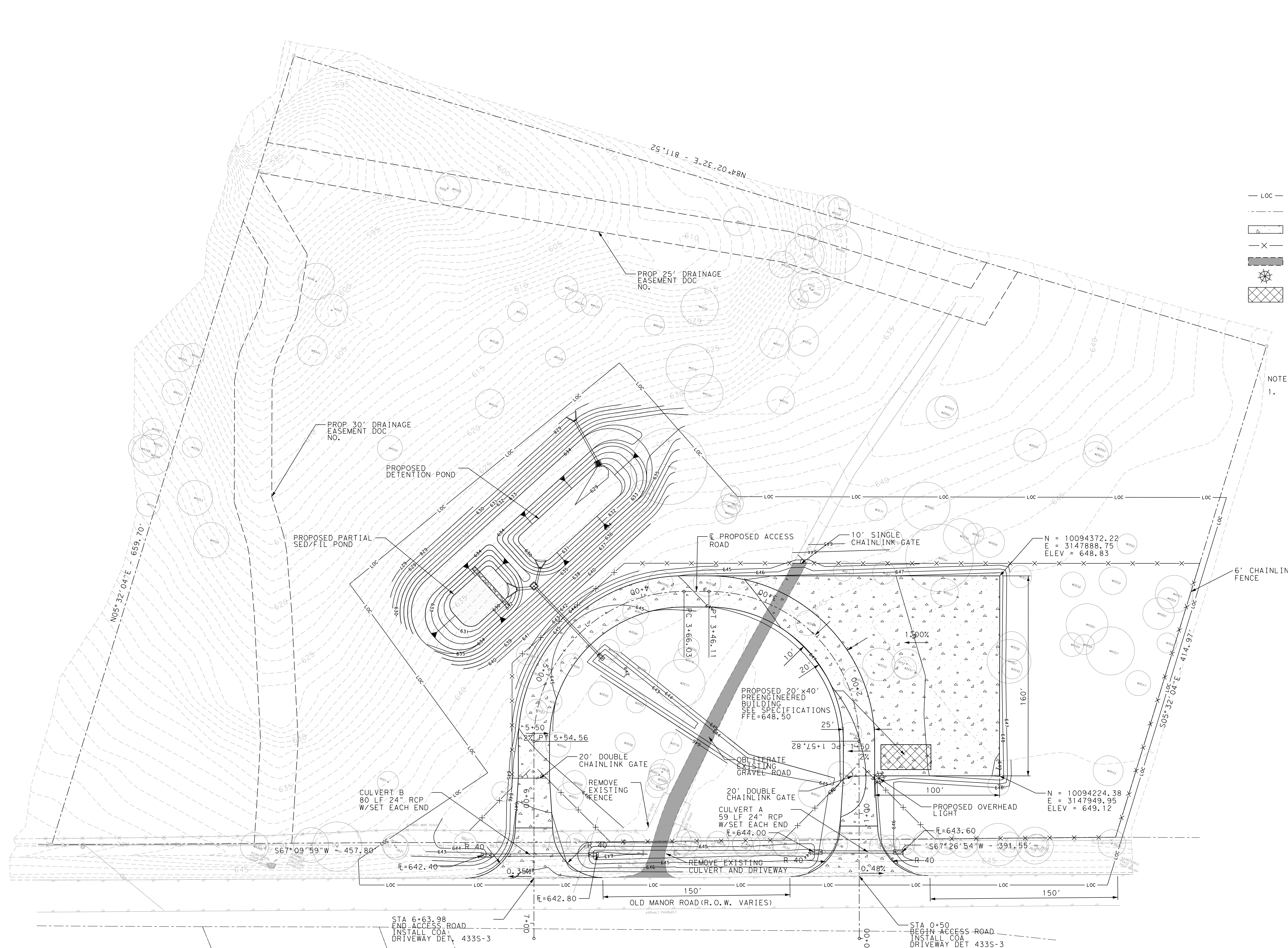
Submitted and reviewed by:

Approved:

Andrew Martin
General Counsel for the Central
Texas Regional Mobility Authority

Ray A. Wilkerson
Chairman, Board of Directors
Resolution Number 14-___
Date Passed 4/26/14

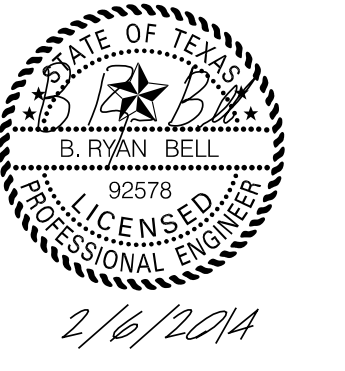
X:\Projects\0207 - 290E CDA Oversight - Manor Espwy\Maintenance Yard\DWG\Sheets\0207_SITPLAN.dgn modified by bell on 2/6/2014 - 9:07:20 AM



- LEGEND**
- LOC — LIMITS OF CONSTRUCTION
 - - - - - PROPERTY LINE
 - ▭ PROPOSED PAVING
 - X — PROPOSED FENCE
 - ▨ REMOVE GRAVEL DRIVEWAY
 - ⊙ PROPOSED OVERHEAD LIGHT
 - ▩ PROPOSED PREFABRICATED BUILDING

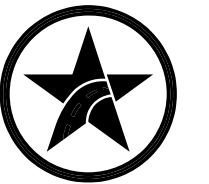
NOTE
1. SEE SHEET 6 FOR ROADWAY ALIGNMENT INFORMATION

REV. NO.	BY	DATE	REVISION DESCRIPTION



K FRIESE & ASSOCIATES, INC.
1120 S. CAPITAL OF TEXAS HWY, II-100, AUSTIN, TX 78746
CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY
290E MAINTENANCE YARD
CIVIL SITE PLAN

K FRIESE + ASSOCIATES
PUBLIC PROJECT ENGINEERING
1120 S. CAPITAL OF TEXAS HWY
CITYVIEW 2, SUITE 100
AUSTIN, TEXAS 78746
(FIRM # 6535)



Central Texas Regional
Mobility Authority
© 2013

SCALE	1" = 40' (FULL SIZE)
DATE	2/6/2014
SHEET NUMBER	4 OF 20

DESCRIPTION FOR DRAINAGE EASEMENT

DESCRIPTION OF 0.357 OF ONE ACRE OR 15,561 SQUARE FEET OF LAND OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.357 OF ONE ACRE TRACTT BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS 10.000 ACRES IN A DEED TO CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY, OF RECORD IN DOCUMENT NO. 2012172636, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.357 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the northeast corner of this tract, same being in the north line of said Central Texas Regional Mobility Authority tract and a south line of that tract described as 49.985 acres in a deed to JB 290, Ltd., of record in Document No. 2012156891, Official Public Records, Travis County, Texas, from which a 1/2” iron rod found with a plastic cap (“McGray McGray”) at the northeast corner of said Central Texas Regional Mobility Authority tract, same being an interior ell corner in said JB 290 tract bears N84°02’32”E 207.52 feet; said point of beginning having a Texas State Plane Coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00011) grid valued of N=10,093,491.84, E=3,147,462.33;

THENCE, with the south line of this tract, crossing said Central Texas Regional Mobility Authority tract, the following four (4) courses, numbered 1 through 4;

1. **S08°50’38”W 50.06 feet** to a calculated point;
2. **S84°48’03”W 169.09 feet** to a calculated point;
3. **S76°47’59”W 149.73 feet** to a calculated point; and
4. **S77°16’52”W 276.25 feet** to a calculated point at the southwest corner of this tract, same being in the west line of said Central Texas Regional Mobility Authority tract and an east line in said JB 290 tract, from which a 1/2” iron rod found with a plastic cap (“McGray McGray”) at the southwest corner of said Central Texas Regional Mobility Authority tract and an exterior ell corner in said JB 290 tract bears S05°32’04”E 562.14 feet;

THENCE, with the west line of this tract and said Central Texas Regional Mobility Authority tract and an east line of said JB 290 tract, **N05°32’04”W 25.20 feet** to a calculated corner at the most westerly northeast corner of this tract, from which a 1/2” iron rod found with a plastic cap (“McGray McGray”) at the northwest corner of said

0.357 AC.

Central Texas Regional Mobility Authority tract and an interior ell corner in said JB 290 tract bears N05°32'04"W 72.36 feet;

THENCE, with the north line of this tract, 25 feet parallel and north of the south line of this tract, crossing said Central Texas Regional Mobility Authority tract, the following four (4) courses, numbered 1 through 4;

1. N77°16'52"E 273.00 feet to a calculated point;
2. N76°47'59"E 151.37 feet to a calculated point;
3. N84°48'03"E 151.32 feet to a calculated point; and
4. N08°50'38"E 23.93 feet to a calculated point at a northeast corner of this tract, same being in the north line of said Central Texas Regional Mobility Authority tract and a south line of said JB 290 tract;

THENCE, with the north line of this tract and said Central Texas Regional Mobility Authority tract and a south line of said JB 290 tract, N84°02'32"E 25.86 feet to the POINT OF BEGINNING and containing 0.357 of one acre or 15,561 square feet, more or less, within these metes and bounds.

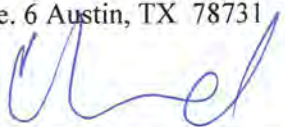
Bearing Basis Note

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83(93) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591



02/05/2014

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.

Year 2014/Descriptions/US 290 (Travis) CTRMA/Maint Yard Drainage Easements/0.357 AC

Issued 02/05/2014

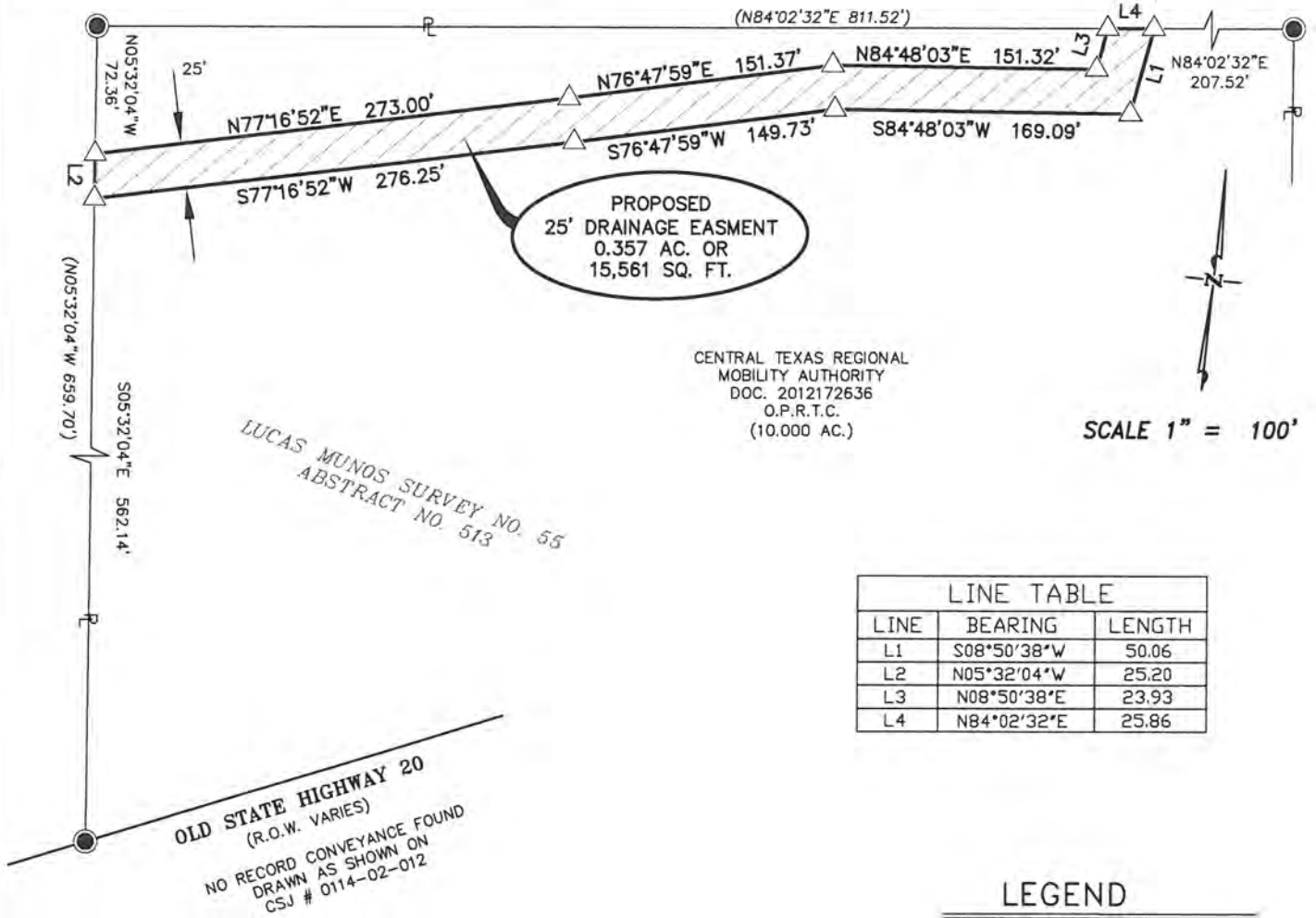
AUSTIN GRID P-27
TCAD# 02-2631-09-16

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF
0.357 AC. OR 15,561 SQ. FT. OF LAND OUT OF
LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,
TRAVIS COUNTY, TEXAS

JB 290, LTD.
DOC. 2012156891, O.P.R.T.C.
(49.985 AC.)

P.O.B.
GRID COORDINATES
N=10,093,491.84
E= 3,147,462.33



LINE TABLE		
LINE	BEARING	LENGTH
L1	S08°50'38"W	50.06
L2	N05°32'04"W	25.20
L3	N08°50'38"E	23.93
L4	N84°02'32"E	25.86

LEGEND

- 1/2" IRON ROD FOUND WITH PLASTIC CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P.O.B POINT OF BEGINNING
- ℙ PROPERTY LINE
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
- 2) THIS SURVEY WAS DONE WITHOUT A TITLE REPORT OR EASEMENT SEARCH.



Chris Conrad

02/05/14

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#: 02-2631-09-16

ISSUED: 02/05/2014
SHEET 3 OF 3

SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

AUSTIN GRID#: P-27

JOB NO.: 14-001

DESCRIPTION FOR DRAINAGE EASEMENT

DESCRIPTION OF 0.366 OF ONE ACRE OR 15,959 SQUARE FEET OF LAND OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.366 OF ONE ACRE BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 10.000 ACRES IN A DEED TO CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY, OF RECORD IN DOCUMENT NO. 2012172636, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.366 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southwest corner of this tract, same being in the south line of said Central Texas Regional Mobility Authority tract and the north line of Old State Highway 20, from which a 1/2" iron rod found with a plastic cap ("McGray McGray") at the southwest corner of said Central Texas Regional Mobility Authority tract, and at an exterior ell corner in that tract described as 49.985 acres in a deed to JB 290, Ltd., of record in Document No. 2012156891, Official Public Records, Travis County, Texas same being in the north line of Old State Highway 20 tract bears S67°09'59"W 161.74 feet; said point of beginning having a Texas State Plane Coordinate (Texas Central Zone, NAD83, US feet, combined scale factor of 1.00011) grid value of N=10,093,945.57, E=3,147,420.50;

THENCE, with the west line of this tract, crossing said Central Texas Regional Mobility Authority tract, the following ten (10) courses, numbered 1 through 10;

1. **N18°50'03"W 32.80 feet** to a calculated point;
2. **N19°15'08"W 50.30 feet** to a calculated point;
3. **N25°26'39"W 100.84 feet** to a calculated point;
4. **N27°22'22"W 51.38 feet** to a calculated point;
5. **N39°45'14"W 39.75 feet** to a calculated point;
6. **N22°27'39"W 97.09 feet** to a calculated point;
7. **N12°14'10"W 23.52 feet** to a calculated point;
8. **N01°25'50"E 41.61 feet** to a calculated point;

9. **N13°02'55"W 33.88 feet** to a calculated point; and

10. **N53°11'04"W 38.90 feet** to a calculated point in the west line of said Central Texas Regional Mobility Authority tract, same being in an east line of said JM 290 tract;

THENCE, continuing with the west line of this tract and said Central Texas Regional Mobility Authority tract and an east line of said JM 290 tract, **N05°32'04"W 40.55 feet** to a calculated point at the most northerly corner of this tract, from which a 1/2" iron rod found with a plastic cap ("McGray McGray") at the northwest corner of said Central Texas Regional Mobility Authority tract and an interior ell corner in said JB 290 tract bears **N05°32'04"W 97.56 feet**;

THENCE, with the east line of this tract, 30 feet east of and parallel with the west line of this tract, crossing said Central Texas Regional Mobility Authority tract, the following ten (10) courses, numbered 1 through 10;

1. **S53°38'05"E 76.42 feet** to a calculated point;

2. **S13°02'55"E 49.59 feet** to a calculated point;

3. **S01°25'50"W 41.82 feet** to a calculated point;

4. **S12°14'10"E 17.25 feet** to a calculated point;

5. **S22°27'39"E 89.84 feet** to a calculated point;

6. **S39°45'14"E 38.44 feet** to a calculated point;

7. **S27°22'22"E 55.14 feet** to a calculated point;

8. **S25°26'39"E 102.96 feet** to a calculated point;

9. **S19°15'08"E 52.03 feet** to a calculated point; and

10. **S18°50'03"E 30.81 feet** to a calculated point at the southeast corner of this tract, same being in the south line of said Central Texas Regional Mobility Authority tract and the north line of Old State Highway 20, from which a Texas Department of Transportation Type I concrete monument found in the south line of said Central Texas Regional Mobility Authority tract and the north line of Old State Highway 20 bears **N67°09'59"E 265.99 feet**;

0.366 AC.

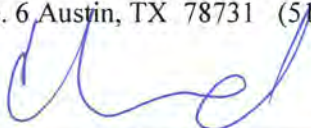
THENCE, with the south line of this tract and said Central Texas Regional Mobility Authority tract and the north line of Old State Highway 20, **S67°09'59"W 30.07 feet** to the POINT OF BEGINNING and containing 0.366 of one acre or 15,595 square feet, more or less, within these metes and bounds.

Bearing Basis Note

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83(93) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

SURVEYED BY:

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



02/05/2014

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

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Year 2014/Descriptions/US 290 (Travis) CTRMA/Maint Yard Drainage Easements/0.366 AC
Issued 02/05/2014

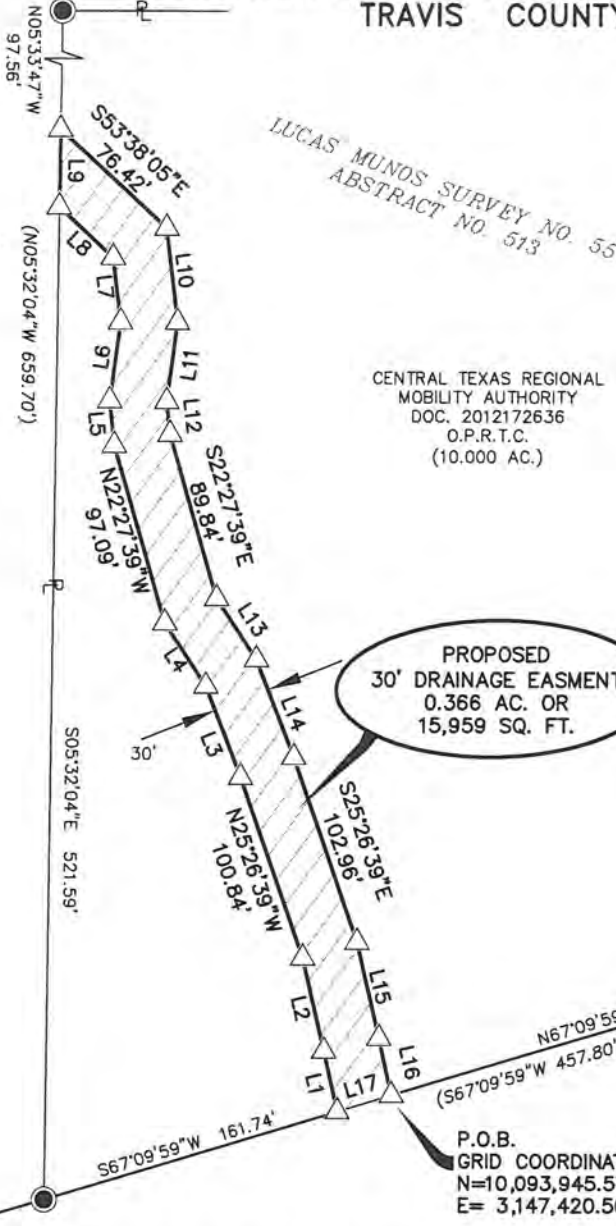
AUSTIN GRID P-27
TCAD# 02-2631-09-16

RE: CITY OF AUSTIN

SKETCH TO ACCOMPANY DESCRIPTION OF
0.366 AC. OR 15,959 SQ. FT. OF LAND OUT OF
LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,
TRAVIS COUNTY, TEXAS



SCALE 1" = 100'



LUCAS MUNOS SURVEY NO. 55
ABSTRACT NO. 513

CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY
DOC. 2012172636
O.P.R.T.C.
(10.000 AC.)

JB 290, LTD.
DOC. 2012156891
O.P.R.T.C.
(49.985 AC.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N18°50'03"W	32.80
L2	N19°15'08"W	50.30
L3	N27°22'22"W	51.38
L4	N39°45'14"W	39.75
L5	N12°14'10"W	23.52
L6	N01°25'50"E	41.61
L7	N13°02'55"W	33.88
L8	N53°11'04"W	38.90
L9	N05°32'04"W	40.55
L10	S13°02'55"E	49.59
L11	S01°25'50"E	41.82
L12	S12°14'10"E	17.25
L13	S39°45'14"E	38.44
L14	S27°22'22"E	55.14
L15	S19°15'08"E	52.03
L16	S18°50'03"E	30.81
L17	S67°09'59"W	30.07

PROPOSED
30' DRAINAGE EASEMENT
0.366 AC. OR
15,959 SQ. FT.

OLD STATE HIGHWAY 20
(R.O.W. VARIES)
NO RECORD CONVEYANCE FOUND
DRAWN AS SHOWN ON
CSJ # 0114-02-012

P.O.B.
GRID COORDINATES
N=10,093,945.57
E= 3,147,420.50

LEGEND

- TXDOT TYPE 1 CONCRETE MONUMENT FOUND
- 1/2" IRON ROD FOUND WITH PLASTIC CAP "MCGRAY MCGRAY"
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- P.O.B POINT OF BEGINNING
- ℞ PROPERTY LINE
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

- NOTES:
- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
 - 2) THIS SURVEY WAS DONE WITHOUT A TITLE REPORT OR EASEMENT SEARCH.



02/05/14

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
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ISSUED: 02/05/2014
SURVEYED BY: SHEET 4 OF 4

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591