

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

RESOLUTION NO. 11-113

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY
AGREEMENT OR CONDEMNATION OF CERTAIN PROPERTY IN TRAVIS
COUNTY FOR THE US 290 EAST TOLL PROJECT
(Parcel 50 (Parts 1 & 2))**

WHEREAS, pursuant to and under the authority of Subchapter E, Chapter 370, Texas Transportation Code and other applicable law, the Central Texas Regional Mobility Authority ("CTRMA") has found and determined that to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways and the roadways of the State of Texas, public convenience and necessity requires acquisition of fee simple title to that certain 1.837 acre parcel of real estate and a 0.37 acre drainage easement described by metes and bounds in Exhibit "A" to this Resolution (the "Subject Property"), owned by Robert Hurst Rental Company, (the "Owner"), located at 9741 US Hwy 290E in Travis County, for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of the US 290 East Toll Project (the "Project"), as a part of the improvements to the Project, but excluding all the oil, gas, and sulphur which can be removed from beneath the Subject Property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of the Subject Property for the purpose of exploring, developing, or mining of the same, and that such constructing, reconstructing, maintaining, widening, straightening, lengthening, and operating of the Project shall extend across and upon, and will cross, run through, and be upon the Subject Property; and

WHEREAS, an independent, professional appraisal report of the Subject Property has been submitted to the CTRMA, and an amount has been established to be just compensation for the property rights to be acquired; and

WHEREAS, the Executive Director of the CTRMA, through agents employed or contracted with the CTRMA, has transmitted an official written offer to the Owner, based on the amount determined to be just compensation, and has entered into good faith negotiations with the Owner of the Subject Property to acquire the Subject Property; and

WHEREAS, as of the date of this Resolution, the Executive Director and the Owner have failed to agree on the amount determined to be just compensation and damages, if any, due to said Owner for the Subject Property; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the CTRMA that the Executive Director is specifically authorized and directed to acquire the Subject Property and all leasehold interests in the Subject Property for the Project by agreement,

subject to approval of the purchase contract by the Board of Directors of the CTRMA;
and

BE IT FURTHER RESOLVED that the Executive Director is specifically authorized to negotiate and execute, if possible, a possession and use agreement in such form as is acceptable to the Executive Director and for consideration in an amount not to exceed ninety percent (90%) of the purchase price set forth in the official written offer to purchase the Subject Property previously transmitted to the Owner; and

BE IT FURTHER RESOLVED that the Executive Director is specifically authorized to negotiate and execute, if possible, a purchase contract for consideration in an amount not to exceed the purchase price set forth in the official written offer to purchase the Subject Property previously transmitted to the Owner; and

BE IT FURTHER RESOLVED that at such time as the Executive Director concludes that further negotiations with Owner to acquire the Subject Property by agreement would be futile, the Executive Director or his designee is hereby authorized and directed to file or cause to be filed a suit in eminent domain to acquire the property interests for the aforesaid purposes against the Owner and the owners of any interest in, and the holders of any lien secured by, the Subject Property, the Subject Property described in the attached Exhibit "A" to this Resolution; and

BE IT FURTHER RESOLVED that the Executive Director or his designee is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 28th day of July, 2011.

Submitted and reviewed by:



Andrew Martin, General Counsel
Central Texas Regional Mobility Authority

Approved:



Ray A. Wilkerson
Chairman, Board of Directors
Resolution Number 11-113
Date Passed: 07/28/11

Exhibit "A" to Resolution 11-113
Description of Parcel 50 (Parts 1 & 2)

EXHIBIT ____

County: Travis
Parcel No.: 50A
Highway: U.S. Highway 290
Project Limits: From: E of US 183
To: E of SH 130
Right of Way CSJ: 0114-02-085

PROPERTY DESCRIPTION FOR PARCEL 50A

DESCRIPTION OF 1.496 ACRES (65,144 SQUARE FEET) OF LAND OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 3.65 ACRES (TRACT ONE) IN A DEED TO ROBERT HURST RENTAL COMPANY, OF RECORD IN VOLUME 5697, PAGE 2338, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 1.496 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap, in the proposed south right-of-way (ROW) line of U.S. Highway 290, being the beginning of this Access Denial Line, 230.00 feet right of Engineer's Baseline Station 426+91.32, at the southeast corner of the herein described tract, same being in the east line of said Hurst Tract One, and the west line of that certain tract of land described as 0.501 of one acre in a deed to Daniel Perez, of record in Document 2002081840, Official Public Records, Travis County, Texas, from which point a 3/4" iron rod found at the south corner of said Hurst Tract One, and the southwest corner of that certain tract of land described as 2.50 acres in a deed for fifty-one percent to Robert Hurst and forty-nine percent to Janet Lockwood, of record in Document 2011063361, Official Public Records, Travis County, Texas, same being at an angle point in the north line of that certain tract of land described as 22.497 acres in a deed to Nancy Swenson Smith and Agnes Swenson Aldridge, of record in Volume 11995, Page 152, Real Property Records, Travis County, Texas bears S10°54'43"E 489.96 feet;

- 1) THENCE, with said Access Denial Line, with the south line of this tract and the proposed south ROW line of U.S. Highway 290, crossing said Hurst Tract One, S71°25'55"W 137.09 feet to a 1/2" iron rod set with a TxDOT aluminum cap stamped "ADL", at the end of said Access Denial Line, 230.00 feet right of Engineer's Baseline Station 425+54.22;

EXHIBIT ____

- 2) THENCE, **S71°25'55"W 271.48 feet** to a 1/2" iron rod set with a TxDOT aluminum cap to be replaced with a TxDOT Type II concrete monument after acquisition, 230.00 feet right of Engineer's Baseline Station 422+82.75, at the southwest corner of this tract, same being in the southwest line of said Hurst Tract One, and the northeast line of that certain tract of land described as 17.772 acres in a deed to David Rodewald, of record in Document No. 2005111754, Official Public Records, Travis County, Texas, from which point a non TxDOT concrete monument found in the southeast line of said Rodewald tract, and the northwest line of said Smith tract, bears **S56°56'44"E 285.70 feet** and **S16°03'40"W 22.25 feet**;
- 3) THENCE, with the southwest line of this tract and said Hurst Tract One, and the northeast line of said Rodewald tract, continuing with the northeast line of that tract described as 9.00 acres in a deed to River City Rolloffs, Inc., of record in Document No. 2005111755, Official Public Records, Travis County, Texas, **N56°56'44"W 117.80 feet** to a calculated point at the west corner of this tract and said Hurst Tract One, and the northeast corner of said River City Rolloffs tract, same being in the existing south ROW line of U.S. Highway 290, and the south line of that certain tract of land described as 1.733 acres in a deed to the State of Texas, of record in Volume 843, Page 595, Deed Records, Travis County, Texas;
- 4) THENCE, with the north line of this tract and said Hurst Tract One, the existing south ROW line of U.S Highway 290, and the south line of said 1.733 acre State of Texas tract, **N71°23'48"E 29.69 feet** to a TxDOT Type I concrete monument found at an angle point in the north line of this tract and said Hurst Tract One, and at an angle point in the existing south ROW line of U.S. Highway 290, same being the southeast corner of said 1.733 acre State of Texas tract;
- 5) THENCE, continuing with the north line of this tract and said Hurst Tract One, the existing south ROW line of U.S. Highway 290, and the east line of said 1.733 acre State of Texas tract, **N18°24'06"W 50.00 feet** to a TxDOT Type I concrete monument found at the northwest corner of this tract and said Hurst Tract One, and the northeast corner of said 1.733 acre State of Texas tract, and being an angle point in the existing south ROW line of U.S. Highway 290, same being in the south line of that certain tract of land described as 8.421 acres in a deed to the State of Texas, of record in Volume 663, Page 27, Deed Records, Travis County, Texas;
- 6) THENCE, continuing with the north line of this tract and said Hurst Tract One, the existing south ROW line of U.S. Highway 290, and the south line of said 8.421 acre

EXHIBIT ____

State of Texas tract, **N71°23'48"E 471.05 feet** to a calculated point at the northeast corner of this tract and said Hurst Tract One, same being the northwest corner of said Perez tract;

- 7) THENCE, with the east line of this tract and said Hurst Tract One, and the west line of said Perez tract, **S10°54'43"E**, at 0.39 feet passing a 1" iron pipe found, in all a total distance of **143.94 feet** to the POINT OF BEGINNING and containing 1.496 acres within these metes and bounds, more or less.

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.

ACCESS WILL BE DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE EXISTING RIGHT-OF-WAY LINE WITHIN THE LIMITS OF THE PROPOSED "ACCESS DENIAL LINE" AS DESCRIBED HEREIN, BEING A PORTION OF THE COMMON BOUNDARY LINE BETWEEN THE PROPOSED U.S. 290 HIGHWAY FACILITY AND THE ABUTTING PROPERTY.

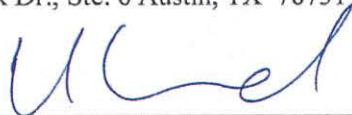
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify 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 the 8th day of June, 2011 A.D.

SURVEYED BY:

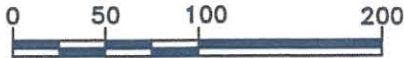
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623
Note: There is a plat to accompany this description. US 290 P50A
Issued 06/08/2011

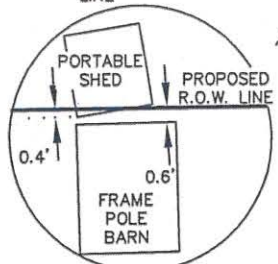
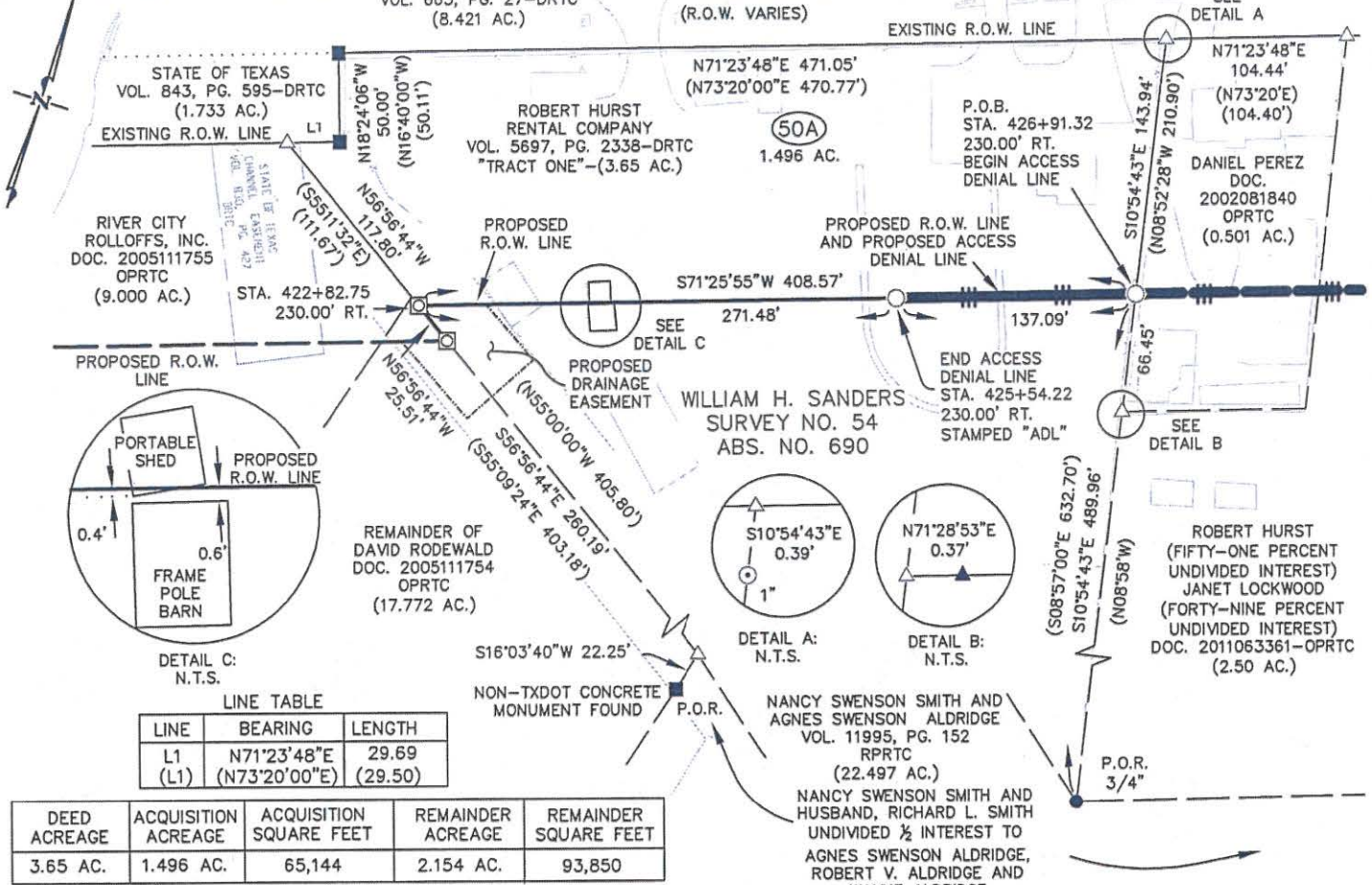


"EXHIBIT _____"



SCALE: 1" = 100'

STATE OF TEXAS VOL. 663, PG. 27-DRTC (8.421 AC.) U.S. HIGHWAY 290 (R.O.W. VARIES)



DETAIL C: N.T.S.

LINE TABLE

LINE	BEARING	LENGTH
L1	N71°23'48"E	29.69
(L1)	(N73°20'00"E)	(29.50)

DEED ACREAGE	ACQUISITION ACREAGE	ACQUISITION SQUARE FEET	REMAINDER ACREAGE	REMAINDER SQUARE FEET
3.65 AC.	1.496 AC.	65,144	2.154 AC.	93,850

- NOTES:
- 1) BEARINGS AND COORDINATES 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.
 - 2) SEE PAGES 1, 2, AND 3 OF 4 FOR A DESCRIPTION OF THIS PARCEL.
 - 3) IMPROVEMENTS SHOWN ARE TAKEN FROM TXDOT AERIAL SURVEY DIGITAL FILES.
 - 4) THIS SURVEY WAS DONE WITHOUT A TITLE REPORT OR EASEMENT SEARCH.
 - 5) ENGINEER'S BASELINE IS NOT THE SAME AS THE ORIGINAL SURVEY "CENTERLINE".
 - 6) ACCESS WILL BE DENIED TO AND FROM THE TRANSPORTATION FACILITY ACROSS THE PROPOSED RIGHT-OF-WAY LINE AND THE PROPOSED "ACCESS DENIAL LINE" AS SHOWN HEREON, BEING THE ENTIRE COMMON BOUNDARY LINE BETWEEN THE PROPOSED U.S. 290 HIGHWAY FACILITY AND THE REMAINDER OF THE ABUTTING PROPERTY.

SURVEYED BY: MCGRAY & MCGRAY LAND SURVEYORS, INC.
3301 HANCOCK DR., STE 6, AUSTIN, TX 78731 512/451-8591

Chris Conrad

06/08/2011

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE SURVEYED ON GROUND UNDER MY DIRECT SUPERVISION

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP TO BE REPLACED WITH A TXDOT TYPE II CONCRETE MONUMENT AFTER ACQUISITION
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- IRON PIPE FOUND (SIZE NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- P.O.B POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- ACCESS DENIAL LINE
- PRTC PLAT RECORDS OF TRAVIS COUNTY
- DRTC DEED RECORDS OF TRAVIS COUNTY
- RPRTC REAL PROPERTY RECORDS OF TRAVIS COUNTY
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY



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

PLAT OF 1.496 AC. OF LAND OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 3.65 AC. (TRACT ONE) IN A DEED TO ROBERT HURST RENTAL COMPANY, OF RECORD IN VOLUME 5697, PAGE 2338, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY
U.S. 290
CSJ 0114-02-085
PARCEL 50A
PAGE 4 OF 4

FINAL CLOSURE PARCEL 50A US HIGHWAY 290

PARCEL 50A – SKETCH MAPCHECK

North: 10093973.2388 East: 3155687.7234
Course: S 71-25-55 W Distance: 408.57000
North: 10093843.1375 East: 3155300.4210
Course: N 56-56-44 W Distance: 117.80000
North: 10093907.3899 East: 3155201.6867
Course: N 71-23-48 E Distance: 29.69000
North: 10093916.8614 East: 3155229.8253
Course: N 18-24-06 W Distance: 50.00000
North: 10093964.3047 East: 3155214.0415
Course: N 71-23-48 E Distance: 471.05000
North: 10094114.5765 East: 3155660.4791
Course: S 10-54-43 E Distance: 143.94000
North: 10093973.2390 East: 3155687.7269

Perimeter: 1221.05000

Area: 65144.11448 1.49550 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.003580 Course: S 86-34-23 W

Press any key for more...

Precision 1: 341037.07

PARCEL 50A – STRIPMAP MAPCHECK

North: 10092855.1351 East: 3156364.5186
Course: S 71-25-55 W Distance: 408.57000
North: 10092725.0338 East: 3155977.2162
Course: N 56-56-44 W Distance: 117.80000
North: 10092789.2862 East: 3155878.4818
Course: N 71-23-48 E Distance: 29.69000
North: 10092798.7577 East: 3155906.6205
Course: N 18-24-06 W Distance: 50.00000
North: 10092846.2010 East: 3155890.8367
Course: N 71-23-48 E Distance: 471.05000
North: 10092996.4728 East: 3156337.2743
Course: S 10-54-43 E Distance: 143.94000
North: 10092855.1353 East: 3156364.5221

Perimeter: 1221.05000

Area: 65144.11448 1.49550 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.003580 Course: S 86-34-23 W

Precision 1: 341037.07

PARCEL 50A– DESCRIPTION MAPCHECK

North: 10093500.7202 East: 3156147.1321
Course: S 71-25-55 W Distance: 408.57000
North: 10093370.6189 East: 3155759.8298

FINAL CLOSURE PARCEL 50A US HIGHWAY 290

PARCEL 50A- DESCRIPTION MAPCHECK

Course: N 56-56-44 W Distance: 117.80000
North: 10093434.8712 East: 3155661.0954
Course: N 71-23-48 E Distance: 29.69000
North: 10093444.3428 East: 3155689.2341
Course: N 18-24-06 W Distance: 50.00000
North: 10093491.7861 East: 3155673.4503
Course: N 71-23-48 E Distance: 471.05000
North: 10093642.0579 East: 3156119.8878
Course: S 10-54-43 E Distance: 143.94000
North: 10093500.7204 East: 3156147.1357

Perimeter: 1221.05000

Area: 65144.11448 1.49550 acres
Mathematical Closure - (Uses Survey Units)
Error of Closure: 0.003580 Course: S 86-34-23 W
Precision 1: 341037.07

EXHIBIT _____

County: Travis
Parcel No.: 50A(E)
Highway: U.S. Highway 290
Project Limits: From: E of US 183
 To: E of SH 130
Right of Way CSJ: 0114-02-085

PROPERTY DESCRIPTION FOR PARCEL 50A(E)

DESCRIPTION OF 0.037 ACRES (1,631 SQUARE FEET) OF LAND OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, IN AUSTIN, TRAVIS COUNTY, TEXAS, AND OUT OF THAT TRACT DESCRIBED AS 3.65 ACRES, TRACT ONE, IN A DEED TO ROBERT HURST RENTAL COMPANY, OF RECORD IN VOLUME 5697, PAGE 2338, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.037 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap, 230.00 feet right of Engineer's Baseline Station 423+21.10 at the northeast corner of this tract, same being in the proposed south right-of-way (ROW) line of U.S. Highway 290;

THENCE, with the northeast and southeast lines of this tract, crossing said Hurst tract, the following two (2) courses, numbered 1 and 2;

- 1) **S58°34'05"E 41.11 feet** to a 1/2" iron rod set with a TxDOT aluminum cap at the east corner of this tract; and
- 2) **S31°25'55"W 31.24 feet** to a 1/2" iron rod set at the south corner of this tract, same being in the southwest line of said Hurst tract and the northeast line of that tract described as 17.772 acres in a deed to David Rodewald, of record in Document 2005111754, Official Public Records, Travis County, Texas, from which point a non-TxDOT concrete monument found in the southeast line of said Rodewald tract bears **S56°56'44"E 203.23 feet** and **S16°03'40"W 22.25 feet**;
- 3) THENCE, with the southwest line of this tract and said Hurst Tract, and the northeast line of said Rodewald tract, **N56°56'44"W**, passing at 40.27 feet a 1/2" iron rod set with a TxDOT aluminum cap to be replaced with a TxDOT concrete monument to be set after acquisition in the proposed south ROW line of U.S. 290 and continuing 25.51 feet with the proposed south ROW line of U.S. Highway 290 for a total distance of

EXHIBIT _____

65.78 feet to a 1/2" iron rod set with a TxDOT aluminum cap to be replaced with a TxDOT concrete monument to be set after acquisition, 230.00 feet right of Engineer's Baseline Station 422+82.75 for the northwest corner of this tract;

- 4) THENCE, with the north line of this tract and the proposed south ROW line of U.S Highway 290, crossing said Hurst tract, **N71°25'55"E 38.35 feet** to the POINT OF BEGINNING and containing 0.037 of one acre, within these metes and bounds, more or less.

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.

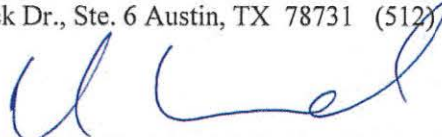
STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify 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 the 8th day of June, 2011 A.D.

SURVEYED BY:

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



Chris Conrad, Reg. Professional Land Surveyor No. 5623

Note: There is a plat to accompany this description. US 290 P50A(E)
Issued 06/08/2011

STATE OF TEXAS
VOL. 663, PG. 27-DRTC
(8.421 AC.)

U.S. HIGHWAY 290
(R.O.W. VARIES)

"EXHIBIT _____"

06/08/11

EXISTING R.O.W. LINE

STATE OF TEXAS
VOL. 843, PG. 595-DRTC
(1.733 AC.)

RIVER CITY ROLLOFFS, INC.,
DOC. 200511755-OPRTC
(9.000 AC.)

ROBERT HURST
RENTAL COMPANY
VOL. 5697, PG. 2338-DRTC
"TRACT ONE"
(3.65 AC.)

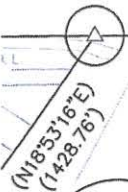
0 30 60 120

SCALE: 1" = 60'

SEE
DETAIL A

EXISTING R.O.W. LINE

N71°23'48"E 151.72'
(N73°15'18"E 151.48')

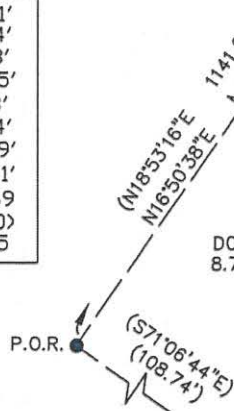


DETAIL A:
N.T.S.

PROPOSED R.O.W. LINE

PROPOSED R.O.W. LINE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S58°34'05"E	41.11'
L2	S31°25'55"W	31.24'
L3	N56°56'44"W	65.78'
L4	N71°25'55"E	38.35'
L5	S56°56'44"E	6.13'
L6	N16°50'38"E	30.44'
L7	N71°25'55"E	37.29'
L8	S56°56'44"E	25.51'
L9	N71°23'48"E	29.69'
(L9)	(N73°20'00"E)	(29.50)'
L10	S16°03'40"W	22.25'



DAVID RODEWALD
DOC. 200511754-OPRTC
8.772 AC. REMAINDER OF
(17.772 AC.)

WILLIAM H. SANDERS SURVEY
NO. 54
ABS. NO. 690

STA. 422+82.75
230.00' RT.
P.O.B.
STA. 423+21.10
230.00' RT.

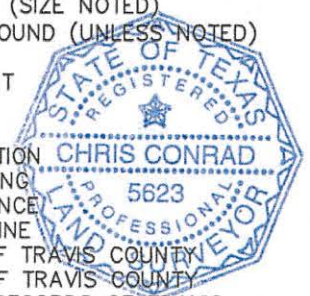
STA. 422+98.59
250.00' RT.
STA. 423+47.52
261.49' RT.
STA. 423+23.59
281.57' RT.

NANCY SWENSON SMITH
AND
AGNES SWENSON
ALDRIDGE
VOL. 11995, PG. 152
RPRTC
(22.497 AC.)

NANCY SWENSON SMITH
AND HUSBAND,
RICHARD L. SMITH
UNDIVIDED 1/2 INTEREST
TO
AGNES SWENSON
ALDRIDGE,
ROBERT V. ALDRIDGE
AND WAYNE ALDRIDGE
DOC. 2005116820
OPRTC
(22.497 AC.)

LEGEND

- TXDOT TYPE I CONCRETE MONUMENT FOUND
- TXDOT TYPE II CONCRETE MONUMENT FOUND
- ⊠ 1/2" IRON ROD SET WITH TXDOT ALUM. CAP TO BE REPLACED WITH A TXDOT TYPE II CONCRETE MONUMENT AFTER ACQUISITION
- 1/2" IRON ROD SET WITH TXDOT ALUM. CAP
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- FENCE POST
- N.T.S. NOT TO SCALE
- (XXX) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- ACCESS DENIAL LINE
- PRTC PLAT RECORDS OF TRAVIS COUNTY
- DRTC DEED RECORDS OF TRAVIS COUNTY
- RPRTC REAL PROPERTY RECORDS OF TRAVIS COUNTY
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY



NOTES:

- 1) BEARINGS AND COORDINATES 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.
- 2) SEE PAGES 1 AND 2 OF 3 FOR A DESCRIPTION OF THIS PARCEL.
- 3) IMPROVEMENTS SHOWN ARE TAKEN FROM TXDOT AERIAL SURVEY DIGITAL FILES.
- 4) THIS SURVEY WAS DONE WITHOUT A TITLE REPORT OR EASEMENT SEARCH.
- 5) ENGINEER'S BASELINE IS NOT THE SAME AS THE ORIGINAL SURVEY "CENTERLINE".

SURVEYED BY: MCGRAY & MCGRAY LAND SURVEYORS, INC.
3301 HANCOCK DR., STE 6, AUSTIN, TX 78731 512/451-8591

Chris Conrad

06/08/2011

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
SURVEYED ON GROUND UNDER MY DIRECT SUPERVISION

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

PLAT OF 0.037 AC. OF LAND OUT OF THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT NO. 690, SAME BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED AS 3.65 AC., TRACT ONE, IN A DEED TO ROBERT HURST RENTAL COMPANY, OF RECORD IN VOL. 5697, PG. 2338, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY
U.S. 290
CSJ 0114-02-085
PARCEL 50A(E)
PAGE 3 OF 3

**FINAL CLOSURE PARCEL 50A(E)
US HIGHWAY 290**

PARCEL 50A(E) - SKETCH MAPCHECK

North: 10095918.8619 East: 3154953.4530
Course: S 58-34-05 E Distance: 41.11000
North: 10095897.4236 East: 3154988.5306
Course: S 31-25-55 W Distance: 31.24000
North: 10095870.7678 East: 3154972.2394
Course: N 56-56-44 W Distance: 65.78000
North: 10095906.6465 East: 3154917.1057
Course: N 71-25-55 E Distance: 38.35000
North: 10095918.8583 East: 3154953.4594

Perimeter: 176.48000

Area: 1630.82296 0.03744 acres
Mathematical Closure - (Uses Survey Units)
Error of Closure: 0.007284 Course: N 61-01-03 W
Precision 1: 24226.94

PARCEL 50A(E) - STRIPMAP MAPCHECK

North: 10095935.9668 East: 3155172.7161
Course: S 58-34-05 E Distance: 41.11000
North: 10095914.5285 East: 3155207.7936
Course: S 31-25-55 W Distance: 31.24000
North: 10095887.8727 East: 3155191.5024
Course: N 56-56-44 W Distance: 65.78000
North: 10095923.7514 East: 3155136.3687
Course: N 71-25-55 E Distance: 38.35000
North: 10095935.9632 East: 3155172.7225

Perimeter: 176.48000

Area: 1630.82296 0.03744 acres
Mathematical Closure - (Uses Survey Units)
Error of Closure: 0.007284 Course: N 61-01-03 W
Precision 1: 24226.94

PARCEL 50A(E) - DESCRIPTION MAPCHECK

North: 10095852.2185 East: 3155235.7113
Course: S 58-34-05 E Distance: 41.11000
North: 10095830.7802 East: 3155270.7888
Course: S 31-25-55 W Distance: 31.24000
North: 10095804.1243 East: 3155254.4976
Course: N 56-56-44 W Distance: 65.78000
North: 10095840.0031 East: 3155199.3639
Course: N 71-25-55 E Distance: 38.35000
North: 10095852.2149 East: 3155235.7177

Perimeter: 176.48000

Area: 1630.82296 0.03744 acres
Mathematical Closure - (Uses Survey Units)
Error of Closure: 0.007284 Course: N 61-01-03 W
Precision 1: 24226.94