

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

**RESOLUTION NO. 12-076**

**AUTHORIZING RELEASE AND VACATION OF A  
RELEASE AND RELINQUISHMENT OF ACCESS RIGHTS TO  
CEDAR PARK TOWN CENTER, L.P.  
(Parcel 82AC)**

WHEREAS, in connection with the development and operation of the 183A Turnpike project the Mobility Authority has determined that restricting certain direct access by abutting landowners to the 183A Turnpike frontage roads enhances the safety and convenience of motorists traveling on those roads; and

WHEREAS, Cedar Park Town Center, L.P., a Texas limited partnership (the "Landowner") owns land that abuts the frontage road for the 183A Turnpike at the northwest corner of Highway 183A and FM 1431 where direct access to the frontage road is prohibited; and

WHEREAS, by separate agreement, the Landowner has agreed to release and relinquish certain other direct access rights from its land; and

WHEREAS, the Board has determined it is in the interests of the Mobility Authority to release and vacate the previous denial of direct access rights of the Landowner, in accordance with the terms and conditions set forth in the "Redesignation and Vacation of Access Rights Denial" document attached as Exhibit 1 to this resolution.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to execute on behalf of the Mobility Authority the "Redesignation and Vacation of Access Rights Denial" document in the form or substantially the form as shown on the attached Exhibit 1.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 31<sup>st</sup> day of October, 2012.

Submitted and reviewed by:



Andrew Martin, General Counsel  
Central Texas Regional Mobility Authority

Approved:



Ray A. Wilkerson  
Chairman, Board of Directors  
Resolution Number 12-076  
Date Passed: 10/31/12

**Exhibit 1**

**REDESIGNATION AND VACATION OF ACCESS RIGHTS DENIAL**

**[following 7 pages]**

**REDESIGNATION AND VACATION OF ACCESS RIGHTS DENIAL**  
HIGHWAY 183A

<b>THE STATE OF TEXAS</b>	§
	§
<b>COUNTY OF WILLIAMSON</b>	§

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WHEREAS**, the Central Texas Regional Mobility Authority (CTRMA) has been authorized under the Texas Transportation Code to acquire and manage land and such other property rights deemed necessary and convenient to a state highway or turnpike project, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or CTRMA roadway project, and including the acquisition and management of such other property rights deemed necessary for the purposes of operating a designated state highway, CTRMA or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects; and

**WHEREAS**, Williamson County, Texas and/or the CTRMA previously acquired certain land for the construction, maintenance and operation of a controlled access highway known as Hwy 183A ("Highway"), and with those grants or acquisitions also denied access to and from the abutting proposed highway facility at certain specific locations along the remaining common right of way boundary line.

**WHEREAS**, Cedar Park Town Center, LP ("Owner") is the owner of certain property described in Exhibit "A" and abutting the Hwy 183A right of way where access to and from the highway facility is denied at certain locations along the common right of way boundary line; and

**WHEREAS**, the Central Texas Regional Mobility Authority has determined that it desires to modify or redesignate, permit and return certain access points and the owner's rights of ingress and egress along certain locations of the common right of way boundary line to said Highway pursuant to V.T.C.A. Transportation Code, Chapter 203 and in accordance with the agreement of the parties;

**NOW, THEREFORE**, the CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY, for and in consideration of the agreements between the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby states as follows:



**EXHIBIT "A"**

Being a portion of those certain tract or tracts of land described in a Special Warranty Deed to Cedar Park Town Center LP, a Texas limited partnership, of record in Document No. 2007038429, Official Public Records of Williamson County, Texas, and as corrected in Document No. 2012008647, Official Public Records of Williamson County, Texas.

EXHIBIT B

**County:** Williamson  
**Parcel No.:** 82AC  
**Highway:** Highway 183A  
**Limits:** From: The South Fork of the San Gabriel River  
To: Avery Ranch Boulevard

**VACATING FOR PARCEL 82AC**

BEING A LINEAR DESCRIPTION FOR VACATING DENIAL OF ACCESS ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF HIGHWAY 183A IN THE S.J. DOVER SURVEY, ABSTRACT NO. 168 IN WILLIAMSON COUNTY, TEXAS, BEING ALONG THE EAST LINE OF CALLED 0.202 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CEDAR PARK TOWN CENTER, AS RECORDED IN DOCUMENT NO. 2012008647 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AND ALONG THE EAST LINE OF CALLED 37.88 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO CEDAR PARK TOWN CENTER, AS RECORDED IN DOCUMENT NO. 2012008647 OF THE O.P.R.W.C.TX., SAID DENIAL OF ACCESS, AS SHOWN ON AN ACCOMPANYING SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a ½-inch iron rod found for the northwest corner of said 0.202 acre tract, same being an interior ell corner of a called 37.88 acre tract of land described in a General Warranty Deed to Cedar Park Town Center, as recorded in Document No. 2012008647 of the O.P.R.W.C.TX.;

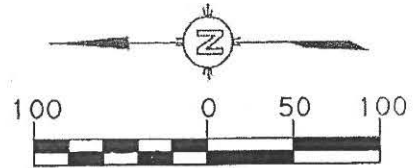
1) **THENCE** N 69°45'49" E, with the common line of said 0.202 acre tract and said 37.88 acre tract, a distance of 67.39 feet to a ½-inch iron rod with a "SAM, INC." plastic cap set in the existing west right-of-way line of Highway 183A, as conveyed to the Williamson County, Texas in Document No. 2006097262 of the O.P.R.W.C.TX., said point being the northeast corner of said 0.202 acre tract;





LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- CTRMA BRASS DISK SET IN CONCRETE
- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/ SAM, INC. CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- △ 60 D NAIL SET UNLESS NOTED
- ▲ 60 D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- FENCE POST
- PROPERTY LINE
- CENTER LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- III- DENIAL OF ACCESS LINE

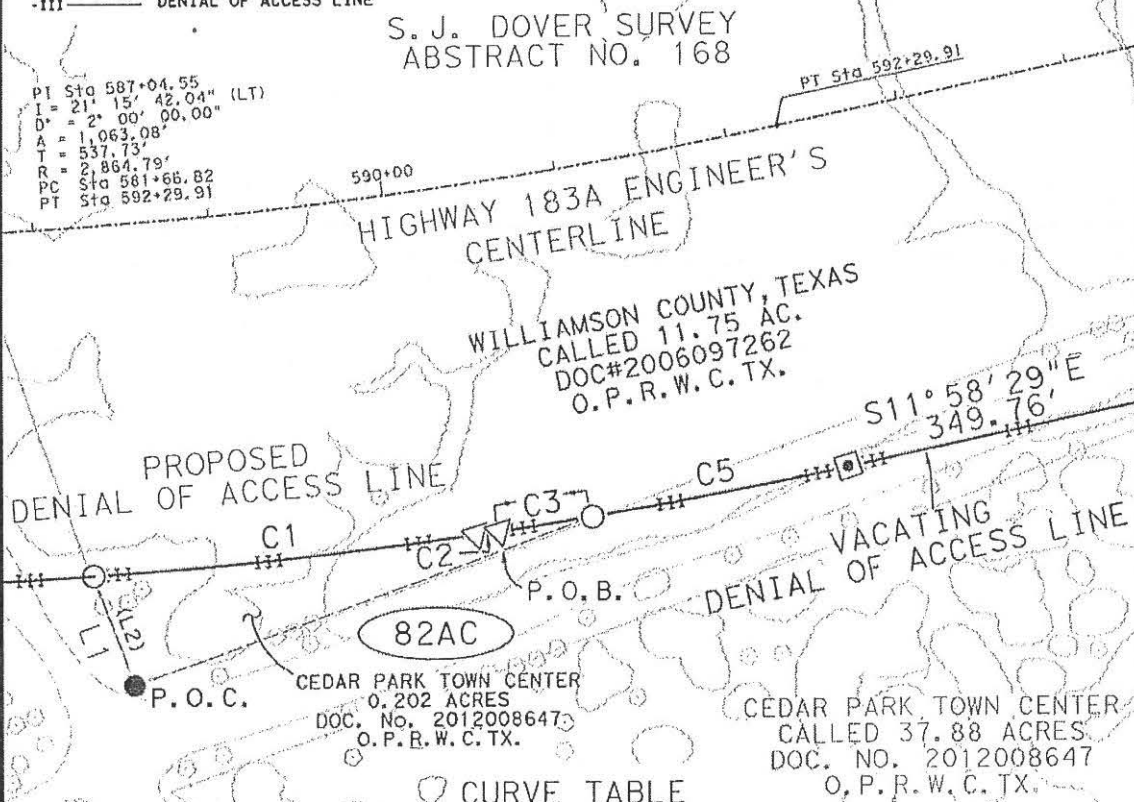


WILLIAMSON COUNTY, TEXAS

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N69° 45' 49"E	67.39'
(L2)	(N69° 45' 53"E)	(67.55')

MATCH LINE PAGE 4 OF 4



S. J. DOVER SURVEY  
ABSTRACT NO. 168

PT Sta 587+04.55  
I = 21' 15" 42.04" (LT)  
D' = 2' 00' 00.00"  
A = 1,063.08'  
T = 537.73'  
R = 2,864.79'  
PC Sta 581+66.82  
PT Sta 592+29.91

HIGHWAY 183A ENGINEER'S  
CENTERLINE

WILLIAMSON COUNTY, TEXAS  
CALLED 11.75 AC.  
DOC#2006097262  
O.P.R.W.C.TX.

PROPOSED  
DENIAL OF ACCESS LINE

VACATING  
DENIAL OF ACCESS LINE

82AC

P.O.C.  
CEDAR PARK TOWN CENTER  
0.202 ACRES  
DOC. No. 2012008647  
O.P.R.W.C.TX.

CEDAR PARK TOWN CENTER  
CALLED 37.88 ACRES  
DOC. NO. 2012008647  
O.P.R.W.C.TX.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	04° 05' 19"	3064.79'	218.71'	218.66'	S05° 50' 50"E
C2	00° 15' 04"	3064.79'	13.43'	13.43'	S08° 03' 44"E
C3	01° 01' 14"	3064.79'	54.58'	54.58'	S08° 39' 19"E
C5	02° 48' 33"	3064.79'	150.27'	150.56'	S10° 34' 14"E

FILE:ct:\pworking\sam\pwp\lot\wherr\ing\dns03135\Parcel#82V-1.dgn



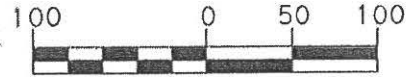
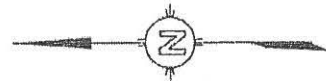
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029

CONTROL OF ACCESS SKETCH  
SHOWING PROPERTY OF  
CEDAR PARK TOWN CENTER  
PARCEL 82AC



LEGEND

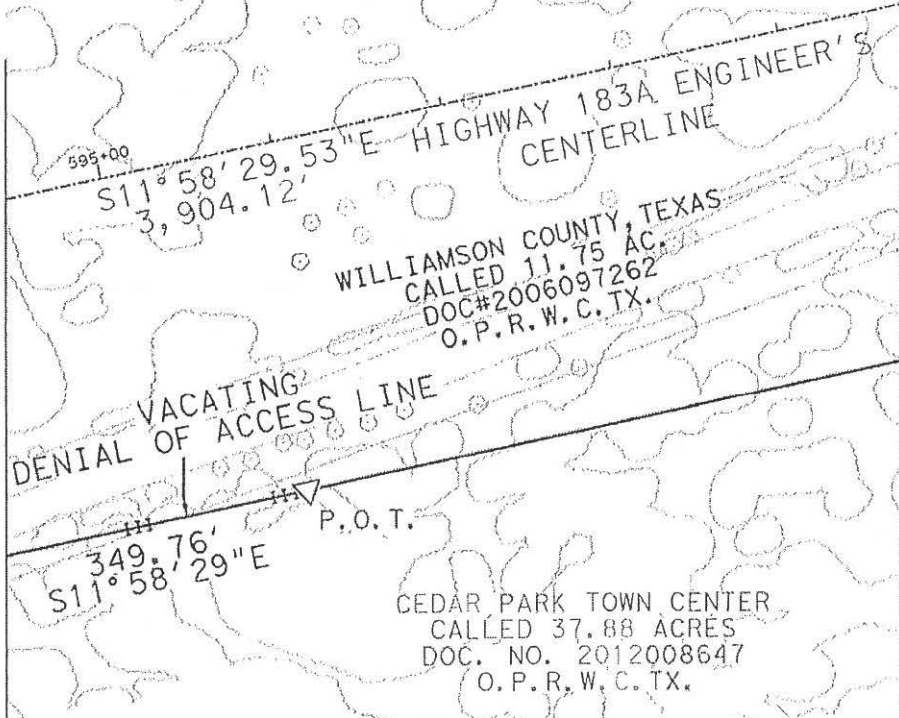
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- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- - - DISTANCE NOT TO SCALE
- - - DEED LINE (COMMON OWNERSHIP)
- - - DENIAL OF ACCESS LINE



GRAPHIC SCALE  
1" = 100'

WILLIAMSON COUNTY, TEXAS

S. J. DOVER SURVEY  
ABSTRACT NO. 168



MATCH LINE PAGE 3 OF 4

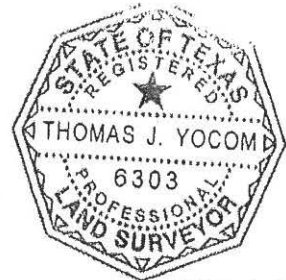
NOTES:

1. RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THE PARCELS SHOWN HEREON.
2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00012.
3. ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE TO THE TRANSPORTATION FACILITY FROM THE ADJOINING PROPERTY.
4. PLANIMETRICS SHOWN HEREON ARE FROM AERIAL MAPPING PERFORMED BY SAM, INC. IN FEBRUARY 2004.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS J. YOCOM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6303, STATE OF TEXAS

9-25-12  
DATE



PAGE 4 OF 4  
REF. FIELD NOTE NO. 12239

FILE: c:\pwworking\sam\pwp\lot\wherr\ing\dms03135\Parcel1#82V-2.dgn



4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029

CONTROL OF ACCESS SKETCH  
SHOWING PROPERTY OF  
CEDAR PARK TOWN CENTER  
PARCEL 82AC