

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

**RESOLUTION NO. 16-044**

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY  
AGREEMENT OR CONDEMNATION OF CERTAIN PROPERTY IN TRAVIS  
COUNTY FOR THE 183 SOUTH / BERGSTROM EXPRESSWAY PROJECT  
(PARCEL E06B)**

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 ("Mobility Authority") hereby finds and determines 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 a utility easement, as that utility easement is described by metes and bounds in Exhibit A to this Resolution (the "Property"), owned by Medanjo Partners, LTD (the "Owner"), located on the west side of Ed Bluestein (US Hwy 183S), approximately 750' south of Loyola Lane, Austin, in Travis County, for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of the US 183 South / Bergstrom Expressway Project (the "Project"), as a part of the improvements to the Project; and

WHEREAS, an independent, professional appraisal report of the Property has been submitted to the Mobility Authority or its agent, and an amount has been established to be just compensation for the property rights to be acquired; and

WHEREAS, the Executive Director of the Mobility Authority, through agents employed or contracted with the Mobility Authority, 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 Property to acquire the 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 due to said Owner for the Property; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Executive Director is specifically authorized to negotiate and execute, if possible, an agreement to acquire the Property for consideration in an amount that does not exceed the official written offer previously transmitted to the Owner; and

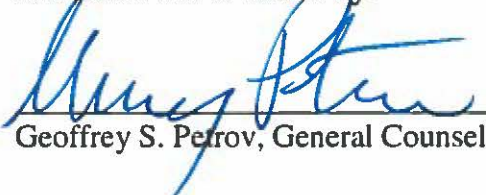
BE IT FURTHER RESOLVED that the Executive Director is authorized and directed to negotiate an agreement to acquire the Property and all leasehold interests in the Property by agreement, subject to approval of the agreement and acquisition price by the Board of Directors; and

BE IT FURTHER RESOLVED that at such time as the Executive Director concludes that further negotiations with Owner to acquire the 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 for the aforesaid purposes against the Owner and the owners of any interest in, and the holders of any lien secured by the Property described in the attached Exhibit A; 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 11<sup>th</sup> day of July, 2016.

Submitted and reviewed by:

  
Geoffrey S. Petrov, General Counsel

Approved:

  
Ray A. Wilkerson  
Chairman, Board of Directors

## Field Notes for Parcel 06B WE

BEING 0.347 OF ONE ACRE (15,115 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JESSE C. TANNEHILL SURVEY No. 29, ABSTRACT No. 22 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE TRACT CONVEYED TO MEDANJO PARTNERS, LTD. BY SPECIAL WARRANTY DEED EXECUTED MAY 6, 2013, FILED FOR RECORD ON JUNE 28, 2013 AND RECORDED IN DOCUMENT 2013120232 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.347 OF ONE ACRE (15,115 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2 inch iron rod found in the westerly right-of-way line of U. S. Highway 183, (known locally as Ed Bluestein Boulevard-ROW Varies), same being at the northeasterly corner of said Medanjo Partners, Ltd. tract and at the most easterly corner of the tract conveyed to Austin Independent School District by deed recorded in Volume 4343, Page 1233 of the Deed Records of Travis County, Texas, for the Point of Beginning and the northeasterly corner of the herein described tract of land, having grid coordinate (Texas State Plane, Central Zone, NAD 83(HARN), U.S. feet, Surface Adjustment Factor of 1.00011) values of N=10083247.87 and E=3139590.21, from which a TxDOT Type I monument found in the westerly right-of-way line of U.S. Highway 183 bears North 11°36'11" East, a distance of 160.66 feet;

1. THENCE, South 11°36'11" West, a distance of 574.71 feet, with the westerly right-of-way line of U. S. Highway 183 and the easterly line of said Medanjo Partners, Ltd. tract, to a TxDOT Type I monument found for a corner;
2. THENCE, South 35°32'19" West, at a distance of 12.87 feet passing the easterly line of a 15 foot Water Line Easement recorded in Volume 9952, Page 942 of the Real Property Records of Travis County, Texas, at an additional distance of 36.97 feet, passing a westerly line of said 15 foot Water Line Easement, in all a distance of 109.49 feet, to a TxDOT Type I monument found for a corner;
3. THENCE, South 11°33'58" West, a distance of 325.20 feet, to a calculated point for the southeasterly corner of the herein described tract of land, from which a TxDOT Type I monument found at a corner in the westerly right-of-way line of U. S. Highway 183 bears South 11°33'58" West, a distance of 874.34 feet;
4. THENCE, North 78°26'02" West, a distance of 15.00 feet, leaving the westerly right-of-way line of U.S. Highway 183 and the easterly line of said Medanjo Partners, Ltd. tract and crossing said Medanjo Partners, Ltd. tract, to a calculated point for the southwesterly corner of the herein described tract of land;
5. THENCE, North 11°33'58" East, a distance of 328.38 feet, to a calculated point for a corner;
6. THENCE, North 35°32'19" East, at a distance of 96.63 feet, passing a westerly line of said 15 foot Water Line Easement, in all a distance of 109.49 feet, to a calculated point for a corner;
7. THENCE, North 11°36'11" East, at a distance of 329.21 feet, passing a westerly line of said 15 foot Water Line Easement, in all a distance of 567.92 feet, to a calculated point in the northerly line of said Medanjo Partners, Ltd. tract and in the southerly line of said Austin Independent School District tract, for the northwesterly corner of the herein described tract of land, from which a 60d nail found in a northerly

EXHIBIT "A"

line of said Medanjo Partners, Ltd. tract and in a southerly line of said Austin Independent School District tract bears South 88°04'53" West, a distance of 848.76 feet;

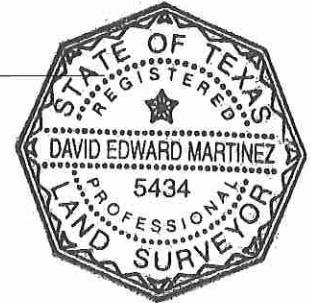
8. THENCE, North 88°04'53" East, a distance of 15.43 feet, with the northerly line of said Medanjo Partners, Ltd. tract and the southerly line of said Austin Independent School District tract, to the Point of Beginning and containing an area of 0.347 of one acre (15,115 s.f.) of land more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.



David Edward Martinez  
Registered Professional Land Surveyor 5434

01/27/16  
Date



MWM DesignGroup  
305 East Huntland Drive, Suite 200  
Austin, Texas, 78752 (512) 453-0767  
TBPLS Firm Registration No. 10065600

Bearing Basis: The bearings described herein are Texas State Plane, Central Zone, NAD 83(Harn), U.S. Feet. For surface coordinates multiply grid coordinates by the Surface Adjustment Factor of 1.00011. The reference points for this project are MWM control point 112, a cotton spindle in the centerline of sidewalk on the east side of Springdale Road approximately 85' east of Rockhurst Lane, having surface coordinate values of N=10088638.55, E=3138681.05 and MWM control point 141, a cotton gin spindle on the south side of Smith Road, approximately 920 feet east of U. S. Highway 183 centerline, at the 90 degree bend, having surface coordinate values of N=10068786.90, E=3136881.27, having a grid bearing of South 05°10'49" West and a surface distance of 19,933.07 feet.

TCAD No.: 0216270102  
City Grid: N25



EXHIBIT "A"

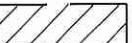
J.C. TANNEHILL  
SURVEY NO. 29  
ABSTRACT No. 22

AUSTIN INDEPENDENT  
SCHOOL DISTRICT  
VOL. 4343 PG. 1233  
DRTCT  
(31.357 ACRES)

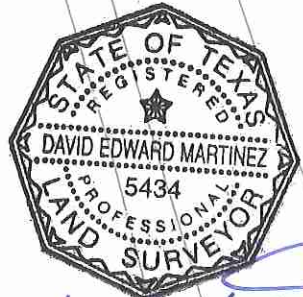
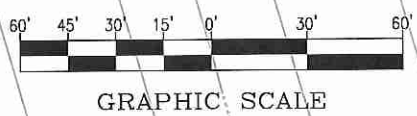
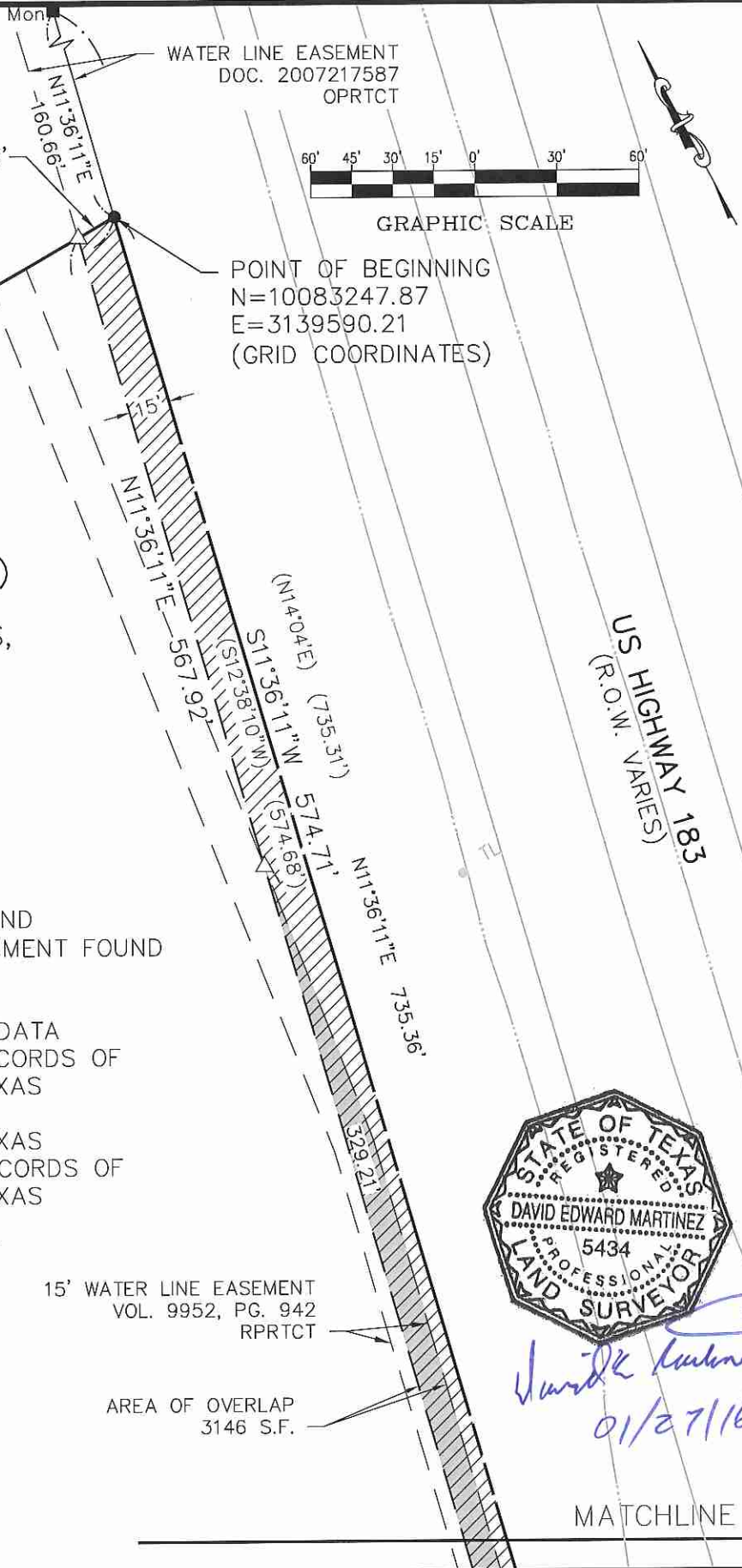
6B WE  
0.347 AC.  
(15,115 S.F.)

MEDANJO PARTNERS,  
LTD.  
DOC. 2013120232  
OPRTCT  
(TRACT I)

LEGEND:

- 1/2" IRON ROD FOUND
- Mon TXDOT TYPE I MONUMENT FOUND
- ⊙ 60D NAIL FOUND
- △ CALCULATED POINT
- ( ) INDICATES RECORD DATA
- RPRTCT REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
-  AREA OF EASEMENT

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(HARN). ALL DISTANCES AND COORDINATES SHOWN HEREON ARE ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00011. UNITS: U.S. FEET.



*David E. Martinez*  
01/27/16

MATCHLINE

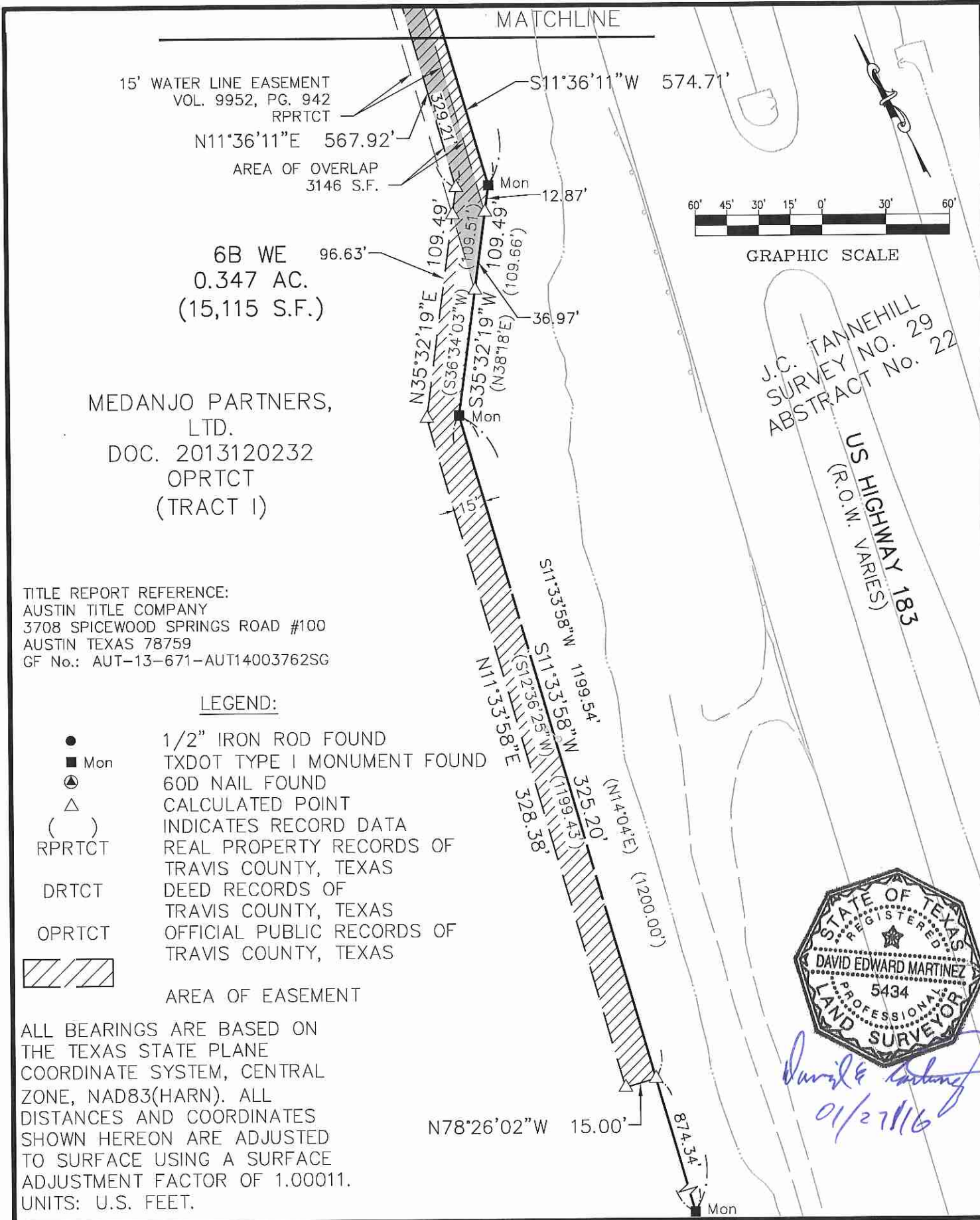


305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
  
TBAE 1452  
TBPE F-1416  
TBPLS 10065600

SKETCH TO ACCOMPANY  
FIELD NOTES


TRAVIS COUNTY, TEXAS

DATE: 27 JAN 16  
JOB NO: 65801  
FILE: 06B\_WE.DWG



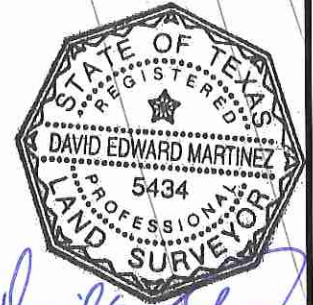
TITLE REPORT REFERENCE:  
 AUSTIN TITLE COMPANY  
 3708 SPICEWOOD SPRINGS ROAD #100  
 AUSTIN TEXAS 78759  
 GF No.: AUT-13-671-AUT14003762SG

LEGEND:

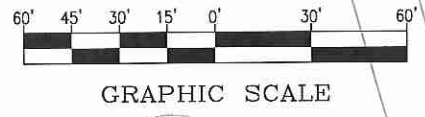
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J.C. TANNEHILL  
 SURVEY NO. 29  
 ABSTRACT No. 22  
 US HIGHWAY 183  
 (R.O.W. VARIES)



*David E. Martinez*  
 01/27/16



SKETCH TO ACCOMPANY  
 FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 27 JAN 16  
 JOB NO: 658-01  
 FILE: 6B\_WE.DWG

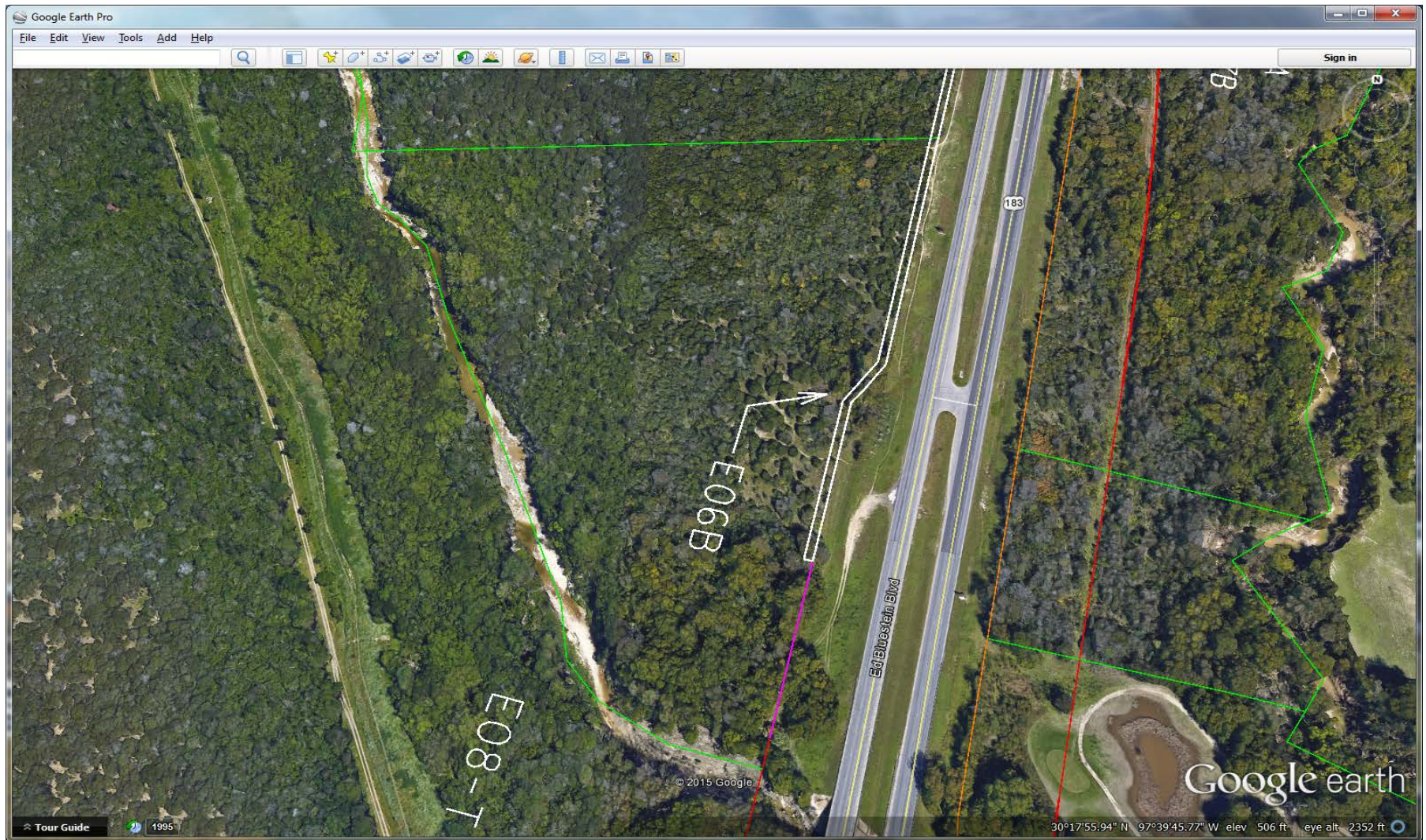


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 TBPE F-1416  
 TBPLS 10065600



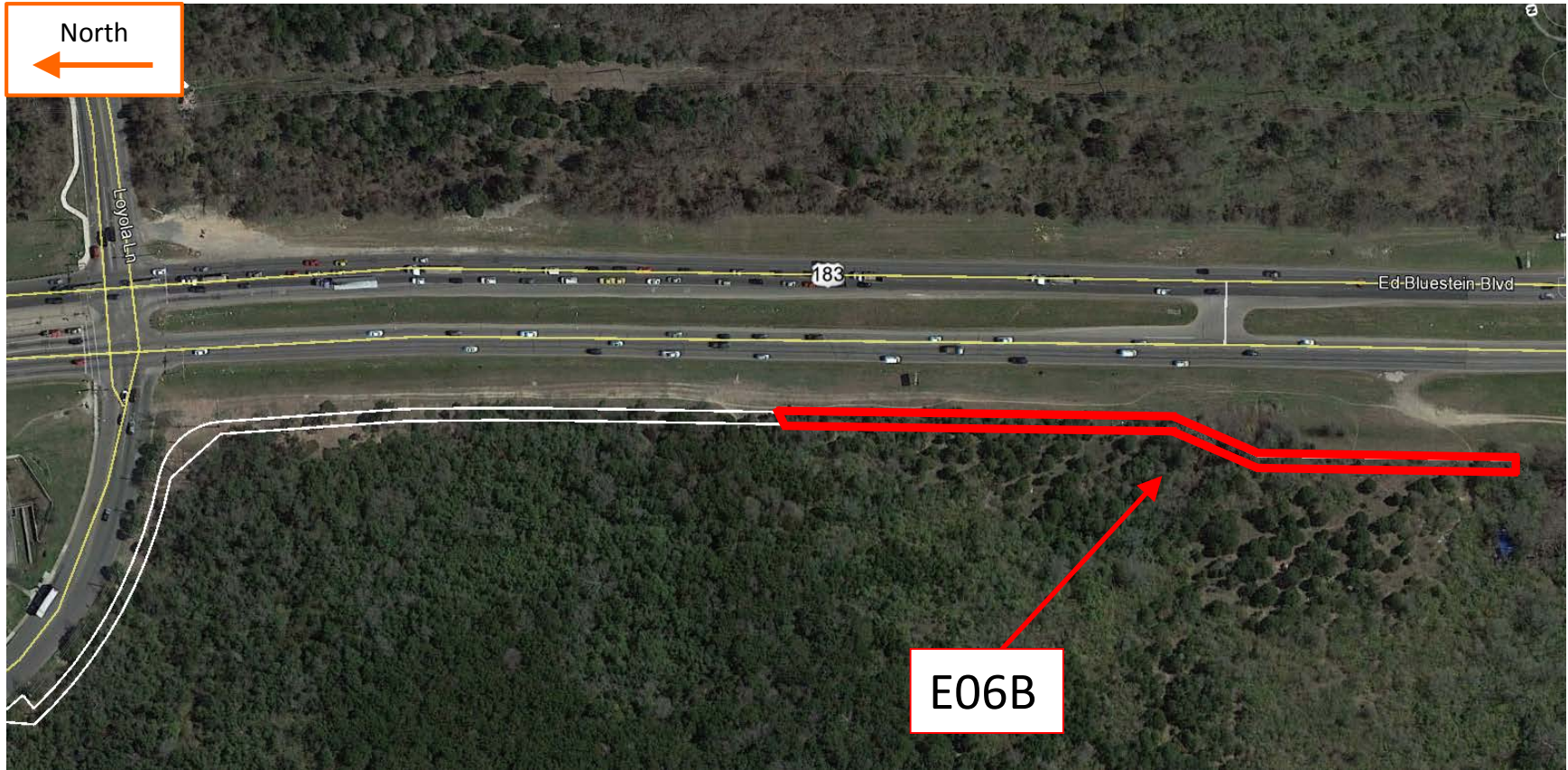
# EXHIBIT "A"



Parcel E06B – Approximately 15,115 square feet.



Exhibit "A"



Parcel E06B – Approximately 15,115 Square Feet.