

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

RESOLUTION NO. 16-067

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY
AGREEMENT OF CERTAIN PROPERTY IN TRAVIS COUNTY FOR THE 183 SOUTH
/ BERGSTROM EXPRESSWAY PROJECT
(PARCEL 114E)**

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") 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 a denial of access, excluding any rights to the mineral estate, as that denial of access is described by metes and bounds and is described by reference in Exhibit A to this Resolution (the "Property"), owned by dr. Masoud Arami, Majid Kamalipour and Mohammed Arami (the "Owner"), located adjacent to the US Hwy 183S 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, 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 Owner has offered to accept the amount of \$30,000.00 as just compensation and damages, if any, due to said Owner for the Property; and

WHEREAS, there are other interested parties besides the Owner who have liens against the Property; and

WHEREAS, the Executive Director recommends that acquisition of the Property be contingent on settlement with the Owner and all lienholders.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Mobility Authority that, subject to the resolution of any and all outstanding liens against the Property, the Executive Director is specifically authorized to negotiate and execute, if possible, an agreement to acquire the Property for an amount not to exceed \$30,000.00.

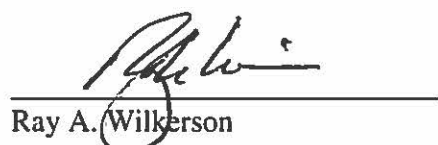
Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 7th day of September, 2016.

Submitted and reviewed by:



Geoff Petrov, General Counsel
Central Texas Regional Mobility Authority

Approved:



Ray A. Wilkerson
Chairman, Board of Directors

Exhibit A

EXHIBIT _____

County: Travis
Highway: U.S. 183
Limits: From: East of US 290 To: SH 71
RCSJ: 0151-09-039
Station: 356+42.48 to 357+01.45

**PARCEL 114(E)
DRAINAGE EASEMENT DESCRIPTION**

DESCRIPTION OF A 0.055 ACRE (2,400 SQ. FT.) PARCEL OF LAND LOCATED IN THE J.C. TANNEHILL SURVEY, ABSTRACT NO. 22 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING PART OF A CALLED 6.10 ACRE TRACT DESCRIBED IN A DEED TO DR. MASOUD ARAMI, MAJID KAMALIPOUR AND MOHAMMED ARAMI, RECORDED IN DOCUMENT NO. 2003078835 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 0.055 ACRE (2,400 SQ. FT.) TO BE USED AS A DRAINAGE EASEMENT, AS SHOWN ON THE ACCOMPANYING SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set 235.29 feet left of Engineer's Centerline Station (E.C.S.) 357+01.45, being in the westerly line of said 6.10 acre tract and the existing easterly right-of-way line, as conveyed to the State of Texas and recorded in Volume 2845, Page 245 of the Deed Records of Travis County, Texas (D.R.T.C.TX.), and Access Denial Line of U.S. Highway 183, as conveyed to the State of Texas and recorded in Document No. 2006117183 (O.P.R.W.C.TX.), said ½-inch iron rod with TxDOT aluminum cap set being the southwest corner of the parcel described herein and the **POINT OF BEGINNING**, from which a ½-inch iron rod found for the common west corner of said 6.10 acre tract and a called 85.351 acre tract, Lot 2A, Block A, Tracor Industrial Subdivision Amended, recorded in Book 95, Pages 281-284 of the Plat Records of Travis County, Texas (P.R.T.C.TX.), being described in a deed to Tracor Aerospace, Inc. and recorded in Volume 11590, Page 1712 of the Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), bears S 22°52'16" W, a distance of 31.85 feet;

- 1) **THENCE**, N 22°52'16" E, with the westerly line of said 6.10 acre tract and said existing easterly right-of-way line Access Denial Line of said U.S. Highway 183, a distance of 60.00 feet to a ½-inch iron rod with a TxDOT aluminum cap set 246.38 feet left of E.C.S. 356+42.48, said point being the northwest corner of the tract described herein, from which a TxDOT Type I monument found 262.52 feet left of E.C.S. 355+56.74, being in the westerly line of said 6.10 acre tract and the existing easterly right-of-way line and Access Denial Line of said U.S. Highway 183, bears N 22°52'16" E, a distance of 87.25 feet;

THENCE, through the interior of said 6.10 acre tract, the following three (3) courses and distances numbered 2-4:

- 2) S 67°07'44" E, with the north line of this parcel, a distance of 40.00 feet to a ½-inch iron rod with a TxDOT aluminum cap set 285.69 feet left of E.C.S. 356+49.88, said point being the northeast corner of the parcel described herein,
- 3) S 22°52'16" W, with the east line of this parcel, a distance of 60.00 feet to a ½-inch iron rod with a TxDOT aluminum cap set 274.60 feet left of E.C.S. 357+08.85, said point being the southeast corner of the parcel described herein, and

EXHIBIT _____

County: Travis
Highway: U.S. 183
Limits: From: East of US 290 To: SH 71
RCSJ: 0151-09-039
Station: 356+42.48 to 357+01.45

**PARCEL 114(E)
DRAINAGE EASEMENT DESCRIPTION**

4) N 67°07'44" W, with the south line of this parcel, a distance of 40.00 feet to the **POINT OF BEGINNING**, and containing 0.055 acre (2,400 sq. ft.) of land more or less.

Access is prohibited across the "Access Denial Line" to the transportation facility from the adjacent property.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas Coordinate System, Central Zone, NAD 83(93).

THE STATE OF TEXAS
COUNTY OF TRAVIS


§
§
§

KNOW ALL MEN BY THESE PRESENTS:

That I, William Reed Herring, 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 31st day of December 2014 A.D.

SURVEYING AND MAPPING, INC.
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

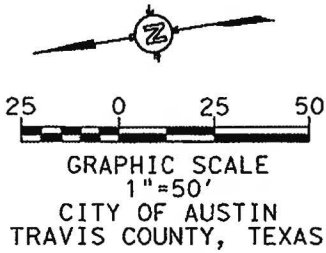


William Reed Herring
Registered Professional Land Surveyor
No. 6355 - State of Texas



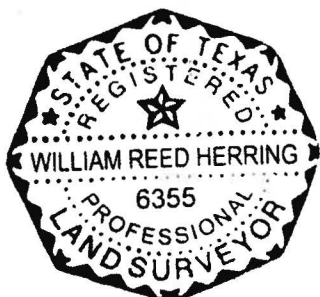
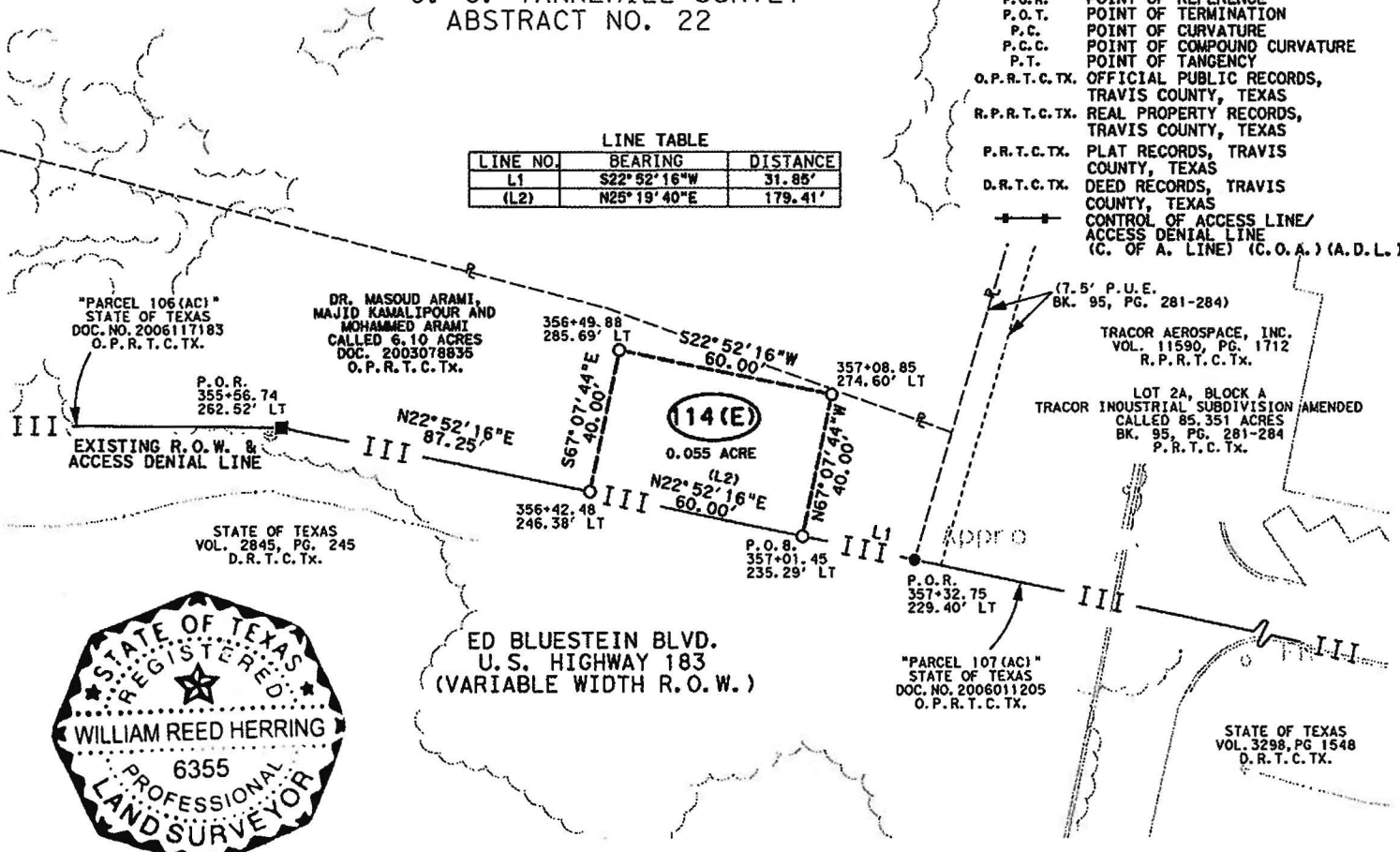
LEGEND

- ⊠ TXDOT TYPE II MONUMENT SET
- ⊡ TXDOT TYPE II MONUMENT FOUND
- TYPE I CONCRETE MONUMENT FOUND
- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/TXDOT ALUMINUM CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ▲ 60 D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- ⊞ DRILL HOLE IN CONCRETE FOUND
- P PROPERTY LINE
- C CENTER LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- P.O.T. POINT OF TERMINATION
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.T. POINT OF TANGENCY
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- D.R.T.C.TX. DEED RECORDS, TRAVIS COUNTY, TEXAS
- CONTROL OF ACCESS LINE/ ACCESS DENIAL LINE (C.O.A. LINE) (A.D.L.)



J. C. TANNEHILL SURVEY
ABSTRACT NO. 22

LINE NO.	BEARING	DISTANCE
L1	S22°52'16"W	31.85'
(L2)	N25°19'40"E	179.41'



NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93) HARN, ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY DIGITAL FILES.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
5. ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

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

William Reed Herring
 WILLIAM REED HERRING
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6355, STATE OF TEXAS

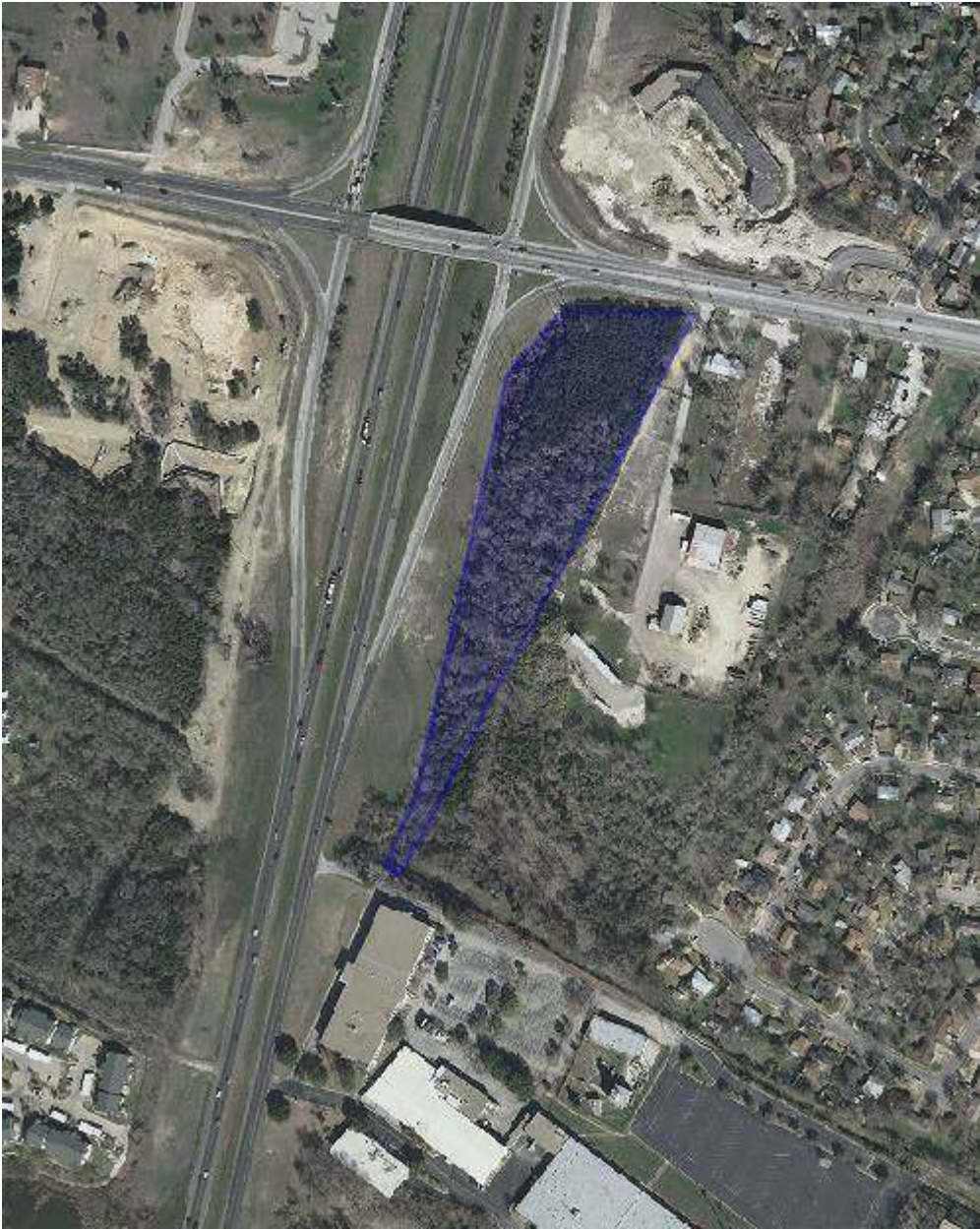
12/31/2014
 DATE



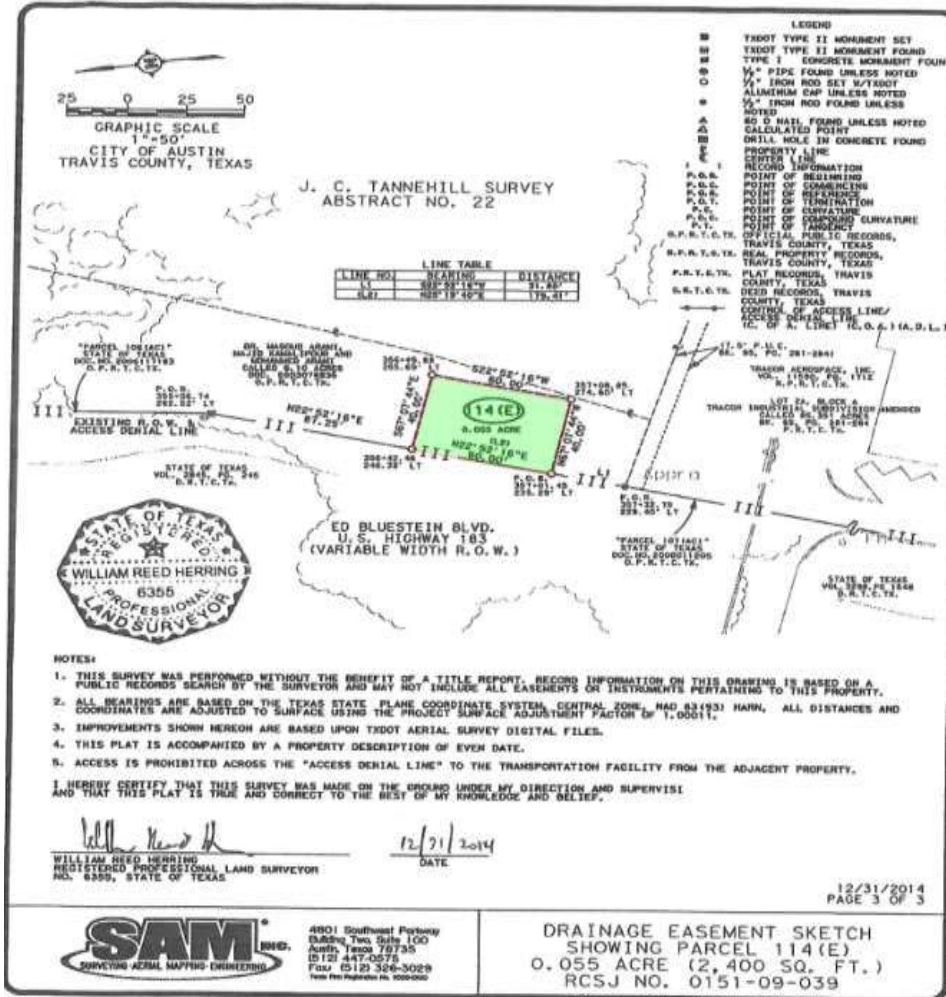
4801 Southwest Parkway
 Building Two, Suite 100
 Austin, Texas 78735
 (512) 447-0575
 Fax: (512) 326-3029
 Texas Firm Registration No. 10064300

DRAINAGE EASEMENT SKETCH
 SHOWING PARCEL 114(E)
 0.055 ACRE (2,400 SQ. FT.)
 RCSJ NO. 0151-09-039

Parcel 114E – Whole / 6.10 acres at MLK Jr. Blvd. & 183S



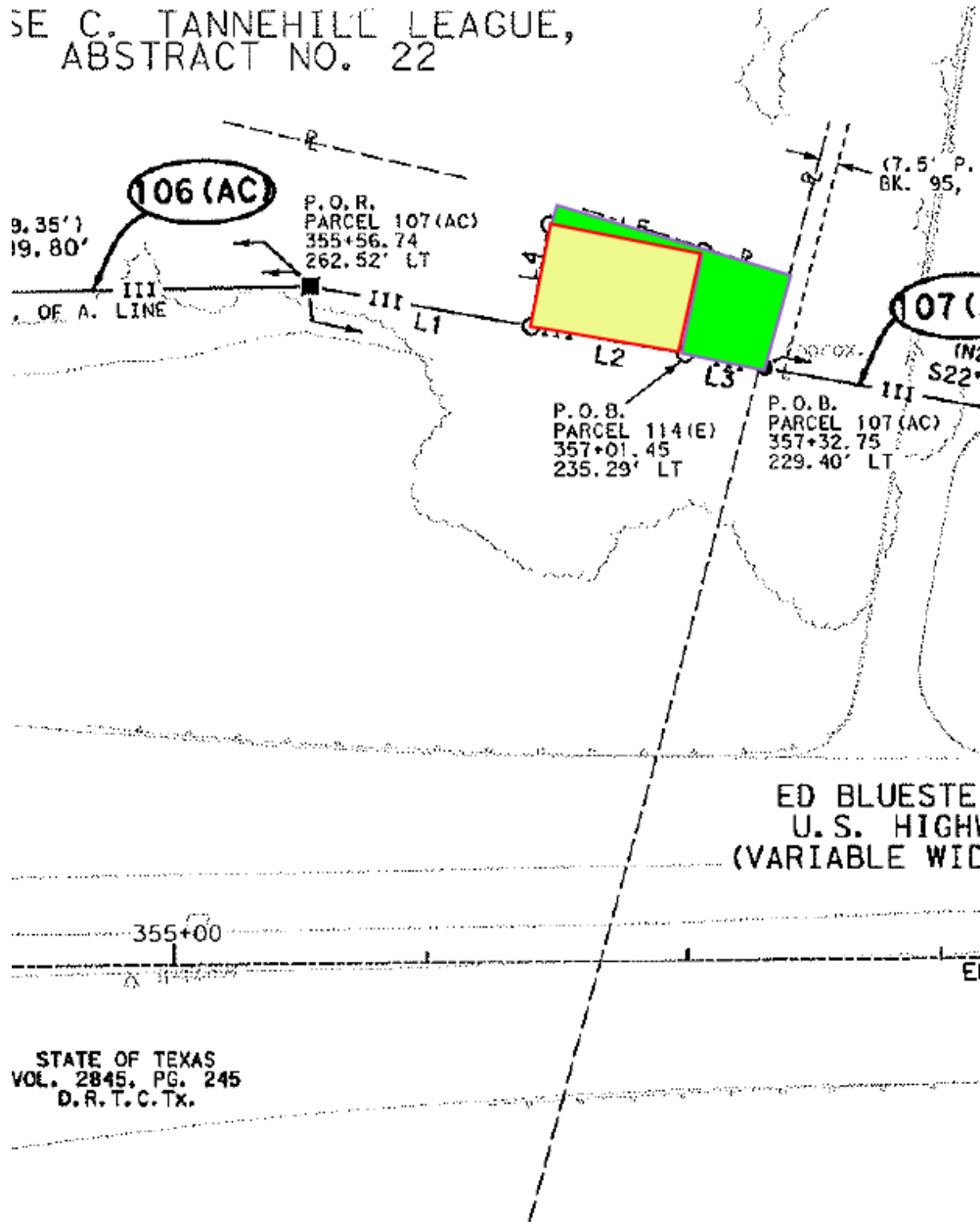
0.055 Taking for Drainage Easement

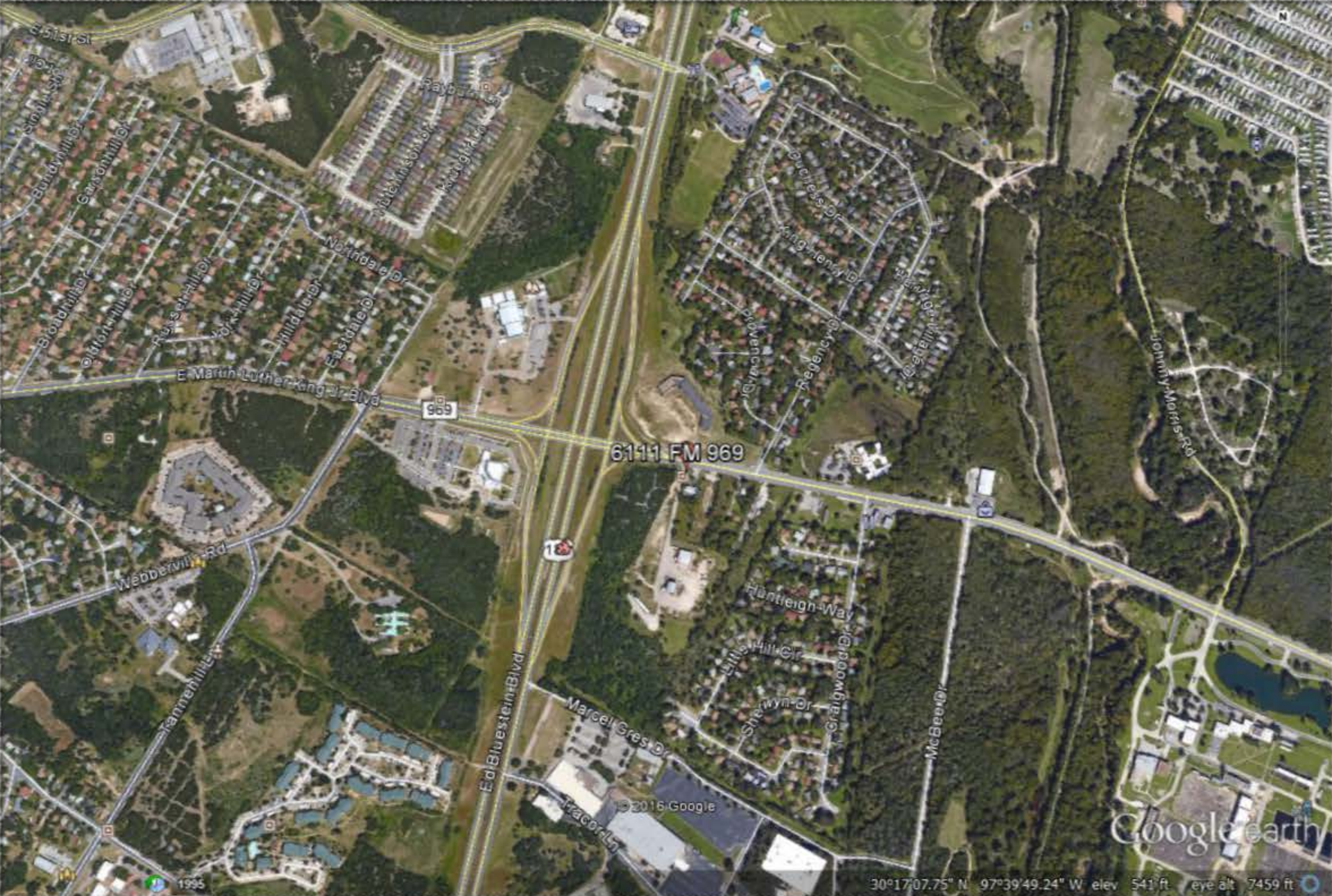


Yellow = taking of drainage easement

Green = severed land

SE C. TANNEHILL LEAGUE,
ABSTRACT NO. 22





E 51st St

Stoddard St

Bondmill Dr

Sanson Hill Dr

Broadmill Dr

Oldfort Hill Dr

Russell Hill Dr

York Hill Dr

Mildale Dr

Eastdale Dr

Northdale Dr

Payson Dr

Williamson Dr

Kuoghran Dr

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

6111 FM 969

Webberville Rd

Fannin Hill Dr

Ed Bluestein Blvd

Marcel Gres Dr

Tracor Ln

Huntleigh Way

Little Hill Cir

Shawyn Dr

Craigwood Dr

McBeer Dr

Duchess Dr

King Henry Dr

Provenca Dr

Regency Dr

Heritage Village Dr

Johnny Morris Rd

© 1995

© 2016 Google

Google Earth

30°17'07.75" N 97°39'49.24" W elev 541 ft eye alt 7459 ft