



July 11, 2016  
AGENDA ITEM #8

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Consideration of the use of eminent domain to  
condemn property for the 183 South Project.

**CENTRAL TEXAS**  
**Regional Mobility Authority**

Strategic Plan Relevance: Regional Mobility  
Department: Engineering / Law  
Contact: Justin Word P.E., Director of Engineering / Geoff Petrov, General Counsel  
Associated Costs: Not Applicable  
Funding Source: Not Applicable  
Action Requested: Consider and act on draft resolution

Summary:

The CTRMA must acquire utility easements, related property interests, or both (“Property”) from real estate that abuts or is near the existing 183 South Project right-of-way.

Each owner of a parcel or property interest identified has received an official written offer to purchase the Property for an amount determined by an independent, professional appraiser. The CTRMA or its agent is required to pay no less than the offer made for the Property.

If, for any reason, a negotiation to acquire a parcel reaches an impasse, having this authorization to file a condemnation suit will minimize the risk of a possible delay and additional costs.

The parcels for your consideration and action at this meeting are:

- A. Parcel E04 of the 183 South (Bergstrom Expressway) Project, a 0.205 acre parcel of real estate, **owned by Hassan Rahimi**, and located at 7009 Ed Bluestein Blvd. in Austin, TX 78723.
- B. Parcel E05 of the 183 South (Bergstrom Expressway) Project, a 0.149 acre parcel of real estate, **owned by Gold Star Realty**, and located at 6450 Ed Bluestein Blvd. in Austin, TX 78723.

- C. Parcel E06B of the 183 South (Bergstrom Expressway) Project, a 0.347 acre parcel of real estate, **owned by Medanjo Partners, LTD**, and located on the west side of Ed Bluestein Blvd (US 183S), approximately 750' south of Loyola Lane in Austin, TX 78723.
- D. Parcel E08 of the 183 South (Bergstrom Expressway) Project, a 0.084 acre parcel of real estate, **owned by Medanjo Partners, LTD**, and located 5513 Rangoon Rd. in Austin, TX 78723.

Backup provided: Draft Resolution for Board Consideration; Parcel Survey; Easement Map

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

**RESOLUTION NO. 16-0XX**

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS  
BY AGREEMENT OR CONDEMNATION OF CERTAIN PROPERTY IN  
TRAVIS COUNTY FOR THE 183 SOUTH / BERGSTROM EXPRESSWAY  
PROJECT (PARCEL E04)**

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 Hassan Rahimi (the “Owner”), located at 7009 Ed Bluestein Blvd. (US Hwy 183S), 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:

Approved:

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Geoffrey S. Petrov, General Counsel

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Ray A. Wilkerson  
Chairman, Board of Directors

## Field Notes for Parcel 04 WE

BEING 0.205 OF ONE ACRE (8926 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 LOT 1, BLOCK C, M&G ESTATES - SECTION II, RECORDED IN BOOK 77, PAGE 31 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO HASSAN RAHIMI BY SPECIAL WARRANTY DEED EXECUTED ON AUGUST 31, 1995, FILED FOR RECORD ON SEPTEMBER 1, 1995 AND RECORDED IN VOLUME 12514, PAGE 2928 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.205 OF ONE ACRE (8926 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Beginning at a calculated point in the curving easterly right-of-way line of U. S. Highway 183 (known locally as Ed Bluestein Boulevard-ROW Varies) and in the interior of said Lot 1, same being in a southwesterly line of a 7.5 foot Public Utility Easement recorded in Book 77, Page 31 of the Plat Records of Travis County, Texas, for the Point of Beginning and the northwesterly 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=10087410.81 and E=3139556.36, from which a TxDOT Type II monument found in the easterly right-of-way line of U.S. Highway 183 bears along a circular curve to the right of 4489.00 feet radius, at an arc length of 10.29 feet, having an angle of intersection of 0°07'53" (the sub-chord of said curve bears North 15°20'33" West, a distance of 10.29 feet), passing a northeasterly line of said Lot 1, and a southwesterly line of Tract 3 of Bluestein Shopping Center recorded in Book 59, Page 69 of the Plat Records of Travis County, Texas, in all an arc distance of 220.31 feet, having an angle of intersection of 02°48'43" (the sub-chord of said curve bears North 14°00'08" West, a distance of 220.28 feet);

1. THENCE, South 62°09'30" East, a distance of 20.65 feet, leaving the curving easterly right-of-way line of U.S. Highway 183, with the southwesterly line of said 7.5 foot Public Utility Easement, to a calculated point for the northeasterly corner of the herein described tract of land;

2. THENCE, South 15°43'47" East, a distance of 595.24 feet, leaving the southwesterly line of said 7.5 foot Public Utility Easement, to a calculated point in the northeasterly line of a 25 foot Drainage and Public Utility Easement recorded in Book 77, Page 31 of the Plat Records of Travis County, Texas, for the southeasterly corner of the herein described tract of land;

3. THENCE, North 61°57'25" West, a distance of 20.77 feet, with the northeasterly line of said Drainage and Public Utility Easement, to a calculated point in the easterly right-of-way line of U. S. Highway 183, for the southwesterly corner of the herein described tract of land, from which a TxDOT Type II monument found in the easterly right-of-way line of U. S. Highway 183, bears South 15°43'47" East, a distance of 32.00 feet;

4. THENCE, North 15°43'47" West, a distance of 587.26 feet, with the easterly right-of-way line of U.S. Highway 183, to a calculated point for the point of curvature of a non-tangent circular curve to the right;

EXHIBIT "A"

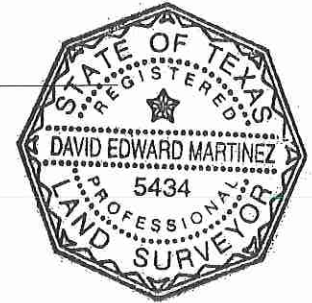
5. THENCE, along said curve to the right of 4489.00 feet radius, an arc distance of 7.84 feet, having an angle of intersection of  $0^{\circ}06'00''$ , (the sub-chord of said curve bears North  $15^{\circ}27'30''$  West, a distance of 7.84 feet), to the Point of Beginning and containing an area of 0.205 of one acre (8926 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

02/17/16  
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  $05^{\circ}10'49''$  West and a surface distance of 19,933.07 feet.

TCAD No.: 0222280101  
City Grid: N26

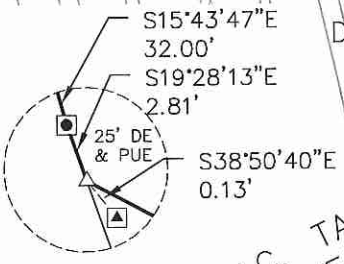
EXHIBIT "A"

TITLE REFERENCE REPORT: C3  
 HERITAGE TITLE OF AUSTIN  
 401 CONGRESS AVE #1500  
 AUSTIN, TEXAS 78701 POINT OF  
 BEGINNING C2  
 (512) 505-5000  
 REF: GF NO. 201402023

JULMEN RETAIL  
 COMPANY, INC.  
 DOC. 2000016775



GRAPHIC SCALE



DETAIL "B"  
N.T.S.

DETAIL "A"  
N.T.S.

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

LEGEND:

- ▲ CALCULATED POINT
- IRON ROD FOUND
- IRON PIPE FOUND
- TXDOT TY II MONUMENT FOUND
- ▲ TXDOT TY III MONUMENT FOUND
- ( ) INDICATES RECORD DATA
- PRTCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTCT REAL PROPERTY 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.

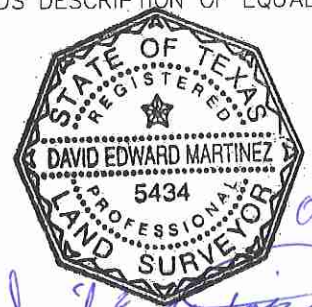
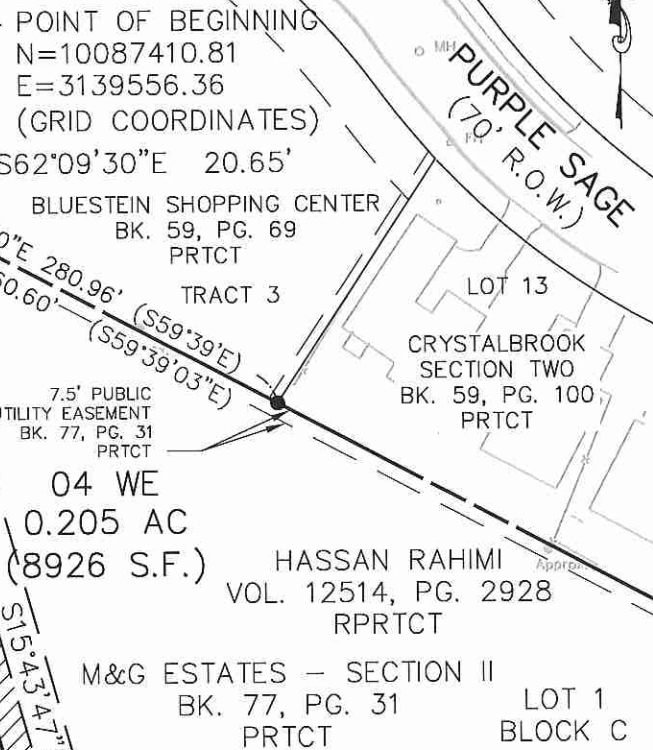
LINE TABLE

LINE	BEARING	LENGTH
L1	N62° 09' 30"W	20.36'
L2	N61° 57' 25"W	98.09'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	4489.00'	0°06'00"	7.84'	N15°27'30"W	7.84'
C2	4489.00'	0°13'53"	18.13'	N15°23'34"W	18.13'
	(4489.00')	(0°13'50")	(18.07')	(S15°23'02"E)	(18.07')
C3	4489.00'	2°40'50"	210.02'	S13°56'12"E	210.00'
	(4489.00')	(02°40'54")	(210.11')	(S13°55'40"E)	(210.09')
C4	4489.00'	0°07'53"	10.29'	N15°20'33"W	10.29'
C5	4489.00'	2°48'43"	220.31'	N14°00'08"W	220.28'
C6	4489.00'	2°54'43"	228.15'	N14°03'08"W	228.12'

US HIGHWAY 183  
 (R.O.W. VARIES)



THIS SKETCH ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EQUAL DATE.

25' DRAINAGE AND PUBLIC UTILITY EASEMENT BK. 77, PG. 31 PRTCT

3 S AND D INTERESTS VOL. 12603, PG. 243 RPRTCT



305 East Huntland Drive  
 Suite 200  
 Austin, Texas 78752  
 P: 512.453.0767  
 F: 512.453.1734

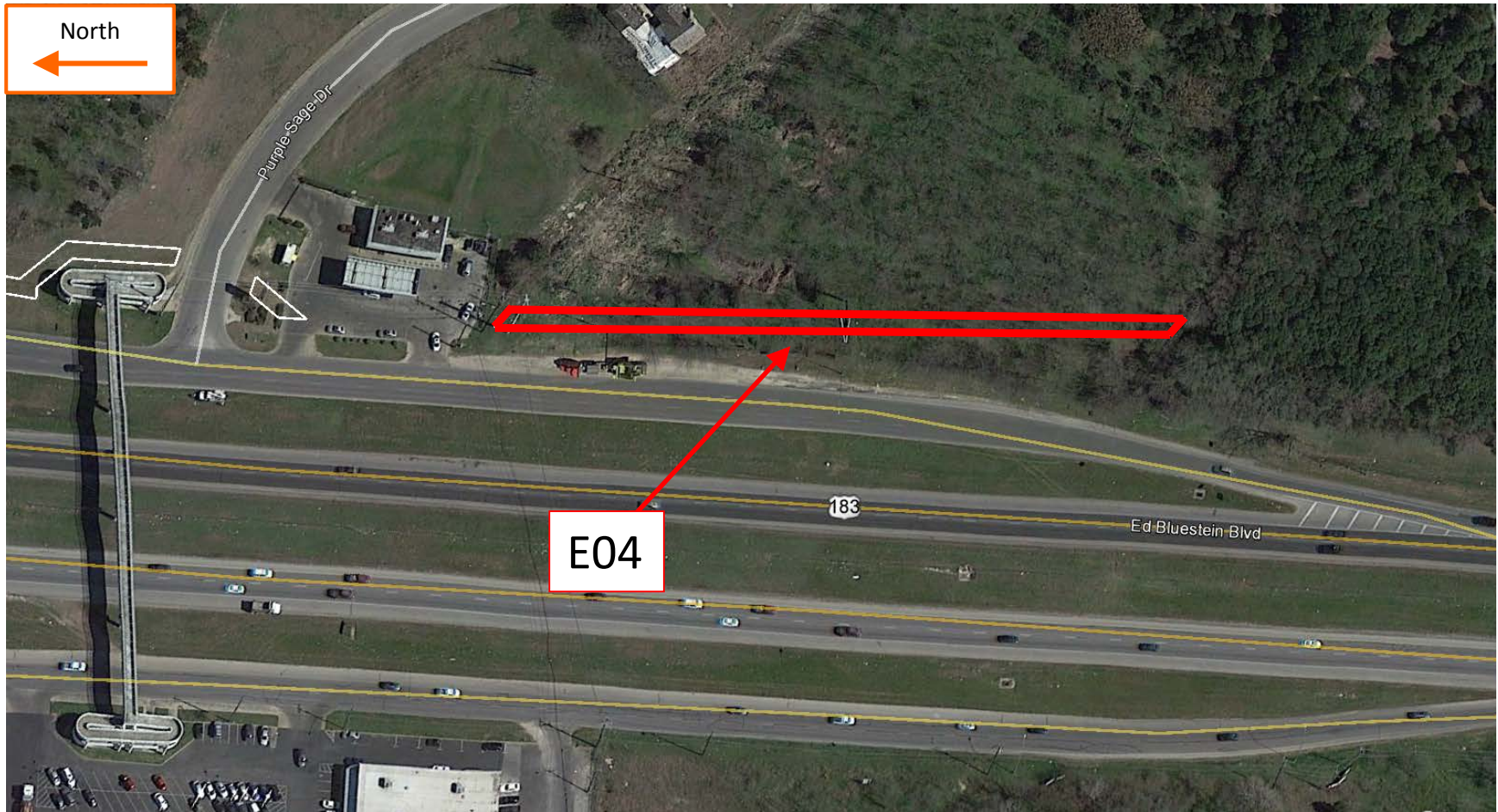
TBAE 1452  
 TBPE F-1416  
 TBPLS 10065600

SKETCH TO ACCOMPANY  
 FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 17 FEB 16  
 JOB NO: 65801  
 FILE: E04\_WE.dwg

Exhibit "A"



Parcel E04 – Approximately 8,926 Square Feet.



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

**RESOLUTION NO. 16-0XX**

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS  
BY AGREEMENT OR CONDEMNATION OF CERTAIN PROPERTY IN  
TRAVIS COUNTY FOR THE 183 SOUTH / BERGSTROM EXPRESSWAY  
PROJECT (PARCEL E05)**

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 Gold Star Realty, Inc. (the “Owner”), located at 6450 Ed Bluestein Blvd., (US Hwy 183S), 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:

Approved:

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Geoffrey S. Petrov, General Counsel

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Ray A. Wilkerson  
Chairman, Board of Directors

## Field Notes for Parcel 05 WE

BEING 0.149 OF ONE ACRE (6484 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 LOT 3, BLOCK A, LOYOLA - 183 ADDITION RECORDED IN DOCUMENT 200000294 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO GOLD STAR REALTY, INC. BY SPECIAL WARRANTY DEED EXECUTED ON SEPTEMBER 27, 2000, FILED FOR RECORD ON OCTOBER 5, 2000 AND RECORDED IN DOCUMENT 2000159678 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.149 OF ONE ACRE (6484 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING, at 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 Lot 3, and at the most easterly corner of Lot 2, Gregory W. Neuman Subdivision recorded in Book 85, Page 95A of the Plat Records of Travis County, Texas, thence as follows;

Along a circular curve to the right of 5579.65 feet radius, an arc distance of 326.37 feet, having an angle of intersection of  $03^{\circ}21'05''$ , (the sub-chord of said curve bears South  $01^{\circ}13'17''$  East, a distance of 326.32 feet), to a calculated point in the westerly right-of-way line of U. S. Highway 183, same being in an easterly line of said Lot 3 and in an easterly line of a Public Utility Easement recorded in Document 200000294 of the Official Public 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=10085590.97 and E=3140062.05;

1. THENCE, continuing with said curve to the right of 5579.65 feet radius, an arc length of 15.00 feet, having an angle of intersection of  $00^{\circ}09'15''$ , (the sub-chord of said curve bears South  $00^{\circ}31'52''$  West, a distance of 15.00 feet), with the westerly right-of-way line of U. S. Highway 183, an easterly line of said Lot 3 and an easterly line of said Public Utility Easement, to a calculated point for a southeasterly corner of the herein described tract of land, from which a TxDOT Type I monument found in the westerly right-of-way line of U. S. Highway 183 and in an easterly line of Lot 2, Block A of said Loyola - 183 Addition, bears along a circular curve to the right of 5579.65 feet radius, at an arc length of 25.00 feet, having an angle of intersection of  $00^{\circ}15'24''$ , (the sub-chord of said curve bears South  $00^{\circ}44'12''$  West, a distance of 25.00 feet) passing the southeasterly corner of said Lot 3 and a northeasterly corner of said Lot 2, Block A, Loyola - US 183 Addition, in all an arc length of 125.92 feet, having an angle of intersection of  $01^{\circ}17'35''$ , (the sub-chord of said curve bears South  $01^{\circ}15'17''$  West, a distance of 125.91 feet);

2. THENCE, North  $88^{\circ}57'05''$  West, leaving the westerly right-of-way line of U. S. Highway 183, an easterly line of said Lot 3 and an easterly line of said Public Utility Easement, and crossing said Lot 3 and said Public Utility Easement, at a distance of 10.00 feet passing a westerly line of said Public Utility Easement, in all a distance of 400.05 feet, to a calculated point for a corner;

3. THENCE, South  $46^{\circ}02'55''$  West, at a distance of 15.63 feet passing a northeasterly line of said Public Utility Easement, in all a distance of 25.63 feet, to a calculated point in the curving northeasterly right-of-way line of Loyola Lane, (70' R.O.W.), same being in a southwesterly line of said Lot 3 and in a southwesterly line of said Public Utility Easement, for the southwesterly corner of the herein described tract of land, from which a cotton gin spindle found in the curving northeasterly right-of-way line of Loyola Lane, at an endpoint of a non-tangent circular curve to the right, same being at the southwesterly corner of said Lot 2, Block A, Loyola - US 183 Addition bears along

EXHIBIT "A"

said curve to the right of 469.90 feet radius, at an arc length of 9.95 feet, having an angle of intersection of 01°12'47", (the sub-chord of said curve bears South 45°15'20" East, a distance of 9.95 feet), passing the southwesterly corner of said Lot 3 and a northwesterly corner of said Lot 2, Block A, Loyola - US 183 Addition, in all an arc length of 228.72 feet, having an angle of intersection of 27°53'16", (the sub-chord of said curve bears South 31°55'06" East, a distance of 226.46 feet);

4. THENCE, along a non-tangent circular curve to the left of 469.90 feet radius, an arc length of 15.02 feet, having an angle of intersection of 01°49'53", (the sub-chord of said curve bears North 46°46'40" West, a distance of 15.02 feet), with the northeasterly right-of-way line of Loyola Lane, a southwesterly line of said Lot 3 and a southwesterly line of said Public Utility Easement, to a calculated point, for the most westerly corner of the herein described tract of land, from which a 1/2 inch iron rod found at the most westerly corner of said Lot 3 and at the most southerly corner of said Lot 2, Gregory W. Neuman Subdivision, bears along said curve to the left of 469.90 feet radius, an arc length of 115.27 feet, having an angle of intersection of 14°03'16", (the sub-chord of said curve bears North 54°43'15" West, a distance of 114.98 feet);

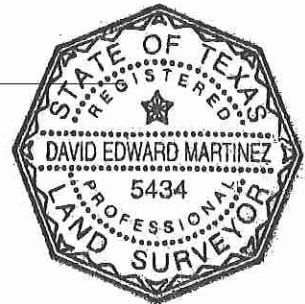
5. THENCE, North 46°02'55" East, leaving the curving northeasterly right-of-way line of Loyola Lane, a southwesterly line of said Lot 3 and a southwesterly line of said Public Utility Easement, and crossing said Lot 3 and said Public Utility Easement, at a distance of 10.02 feet passing a northeasterly line of said Public Utility Easement, in all a distance of 32.59 feet, to a calculated point for a northwesterly corner of the herein described tract of land;

6. THENCE, South 88°57'05" East, at a distance of 396.13 feet passing a southwesterly line of said Public Utility Easement, in all a distance of 406.13 feet to the Point of Beginning and containing an area of 0.149 of one acre (6484 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  
David Edward Martinez  
Registered Professional Land Surveyor 5434

02/17/16  
Date

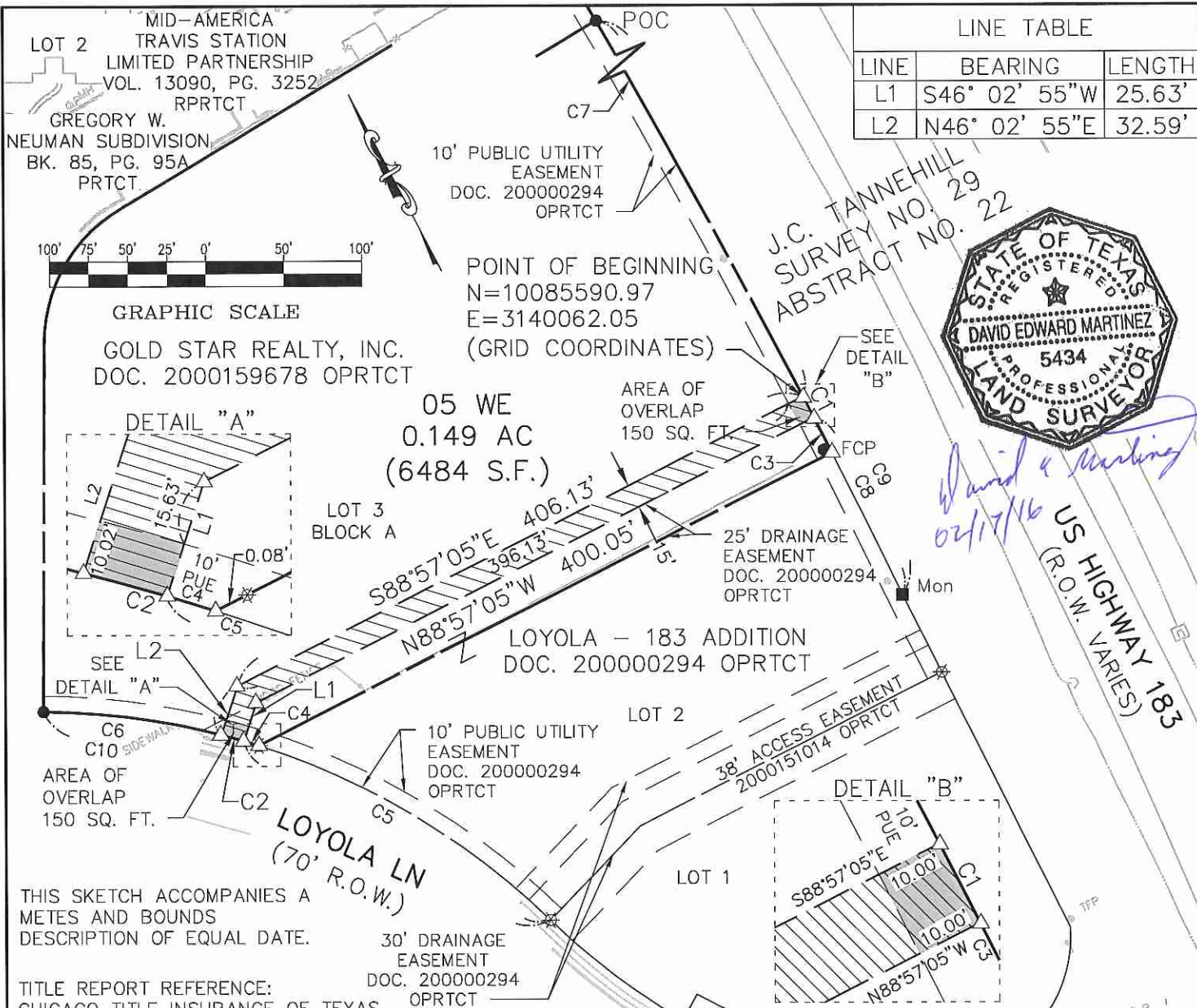


MWM DesignGroup  
305 East Huntland Drive, Suite 200  
Austin, Texas, 78752 (512) 453-0767  
TBPLS Firm Registration No. 10065600

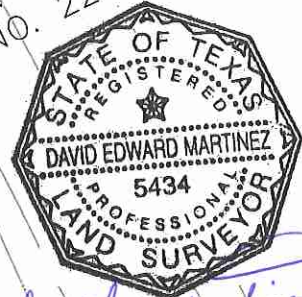
Bearing Basis: The bearings described herein are Texas State Plane, Central Zone, NAD 83(Harn), U.S. Feet. For surface coordinates multiply grid coordinates by the Surface Adjustment Factor of 1.00011. The reference points for this project are MWM control point 112, a cotton spindle in the centerline 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.: 0220270806  
City Grid: N25

EXHIBIT "A"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S46° 02' 55"W	25.63'
L2	N46° 02' 55"E	32.59'



*David E Martinez*  
02/17/16

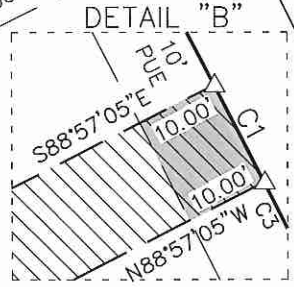
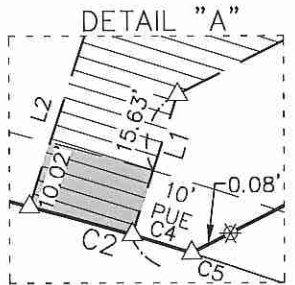
U.S. HIGHWAY 183  
(R.O.W. VARIES)

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

POINT OF BEGINNING  
N=10085590.97  
E=3140062.05  
(GRID COORDINATES)

GOLD STAR REALTY, INC.  
DOC. 2000159678 OPRTCT

05 WE  
0.149 AC  
(6484 S.F.)



THIS SKETCH ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EQUAL DATE.  
TITLE REPORT REFERENCE:  
CHICAGO TITLE INSURANCE OF TEXAS  
1501 S. MOPAC EXPRESSWAY #130  
AUSTIN, TEXAS 78746  
GF No.: CTA-07-CTA1404379JP

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	5579.65'	0°09'15"	15.00'	S0°31'52"W	15.00'
C2	469.90'	1°49'53"	15.02'	N46°46'40"W	15.02'
C3	5579.65'	0°15'24"	25.00'	S0°44'12"W	25.00'
C4	469.90'	1°12'47"	9.95'	S45°15'20"E	9.95'
C5	469.90'	27°53'16"	228.72'	S31°55'06"E	226.46'
C6	469.90'	14°03'16"	115.27'	N54°43'15"W	114.98'
C7	5579.65'	3°21'05"	326.37'	S1°13'17"E	326.32'
C8	5579.65'	1°17'35"	125.92'	S1°15'17"W	125.91'
C9	5579.65'	4°47'54"	467.28'	N0°29'53"W	467.15'
	(5579.65')		(467.49')	(S0°40'58"W)	(467.35')
C10	469.90'	43°46'25"	359.00'	N39°51'41"W	350.33'
	(469.90')		(359.04')	(N38°44'48"W)	(350.37')

- LEGEND:**
- △ CALCULATED POINT
  - ☆ COTTON GIN SPINDLE FOUND
  - 1/2" IRON ROD FOUND
  - FENCEPOST FOUND
  - Mon TXDOT TY I MONUMENT FOUND
  - ( ) INDICATES RECORD DATA
  - PRTCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
  - DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
  - OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - POC POINT OF COMMENCEMENT

/// AREA OF EASEMENT

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

305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734

TBAE 1452  
TBPE F-1416  
TBPLS 10065600

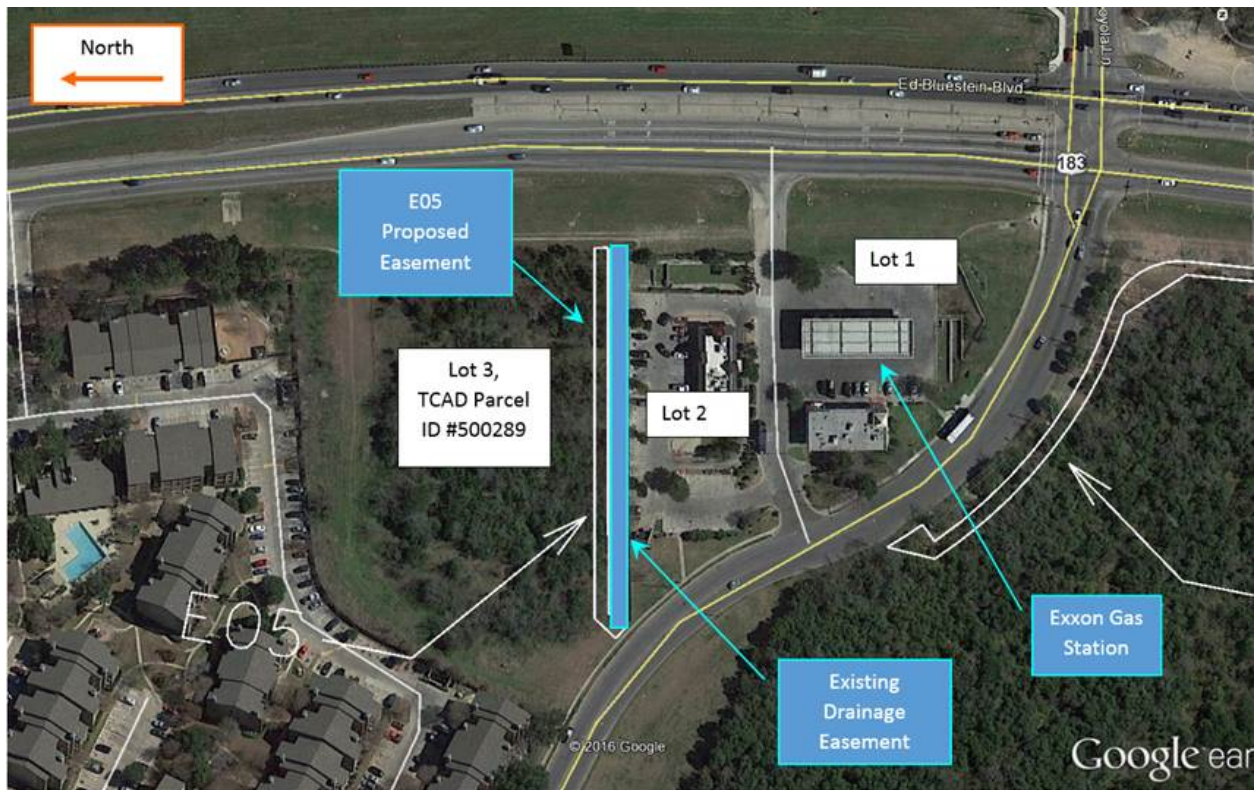
SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 17 FEB 16  
JOB NO: 658-01  
FILE: 05\_VE.dwg

**3**  
3 OF 3

Parcel E05  
Gold Star Realty



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

**RESOLUTION NO. 16-0XX**

**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 Medanzo 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:

Approved:

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Geoffrey S. Petrov, General Counsel

---

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 E. Martinez*

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"

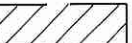
J.C. TANNEHILL  
SURVEY NO. 29  
ABSTRACT No. 22

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

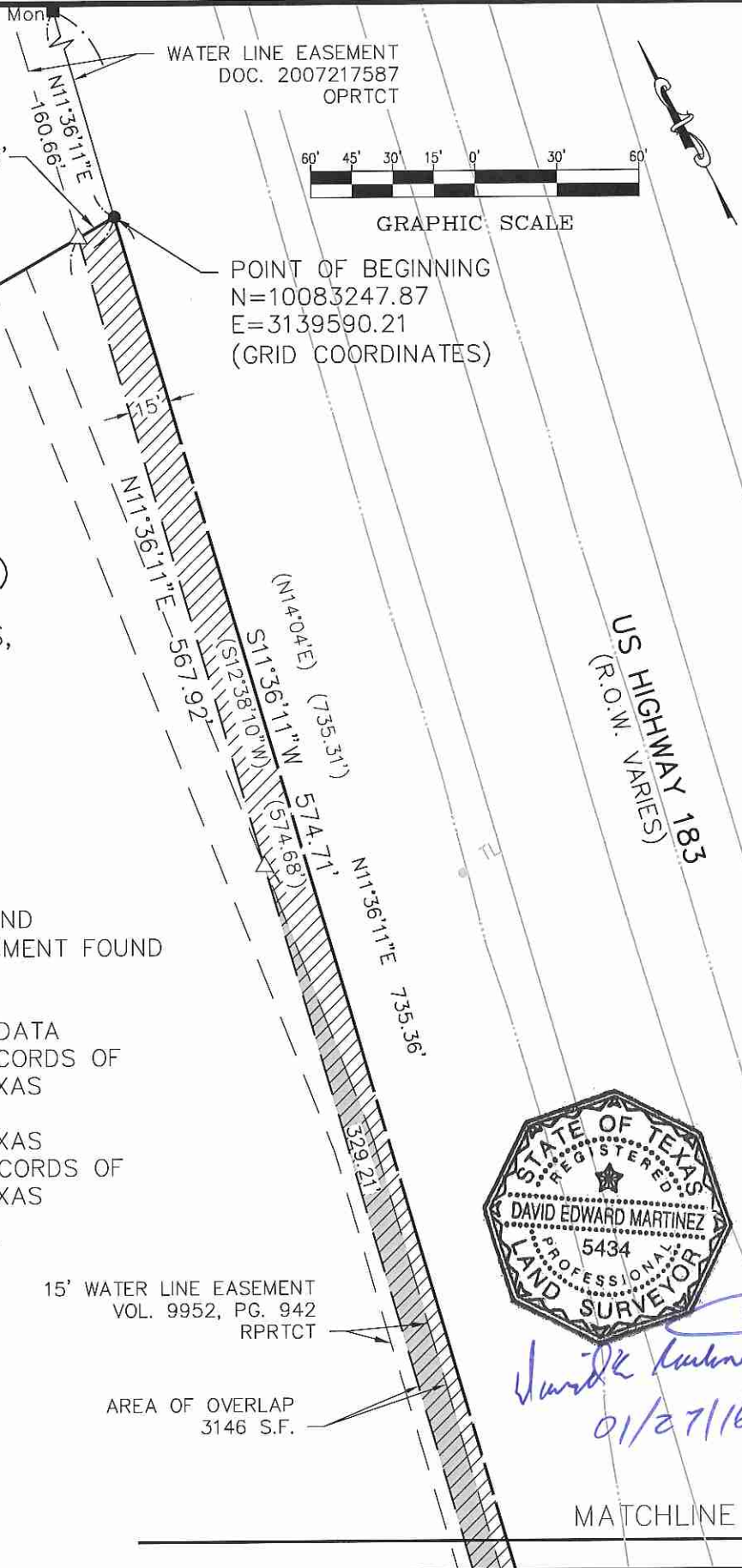
6B WE  
0.347 AC.  
(15,115 S.F.)

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

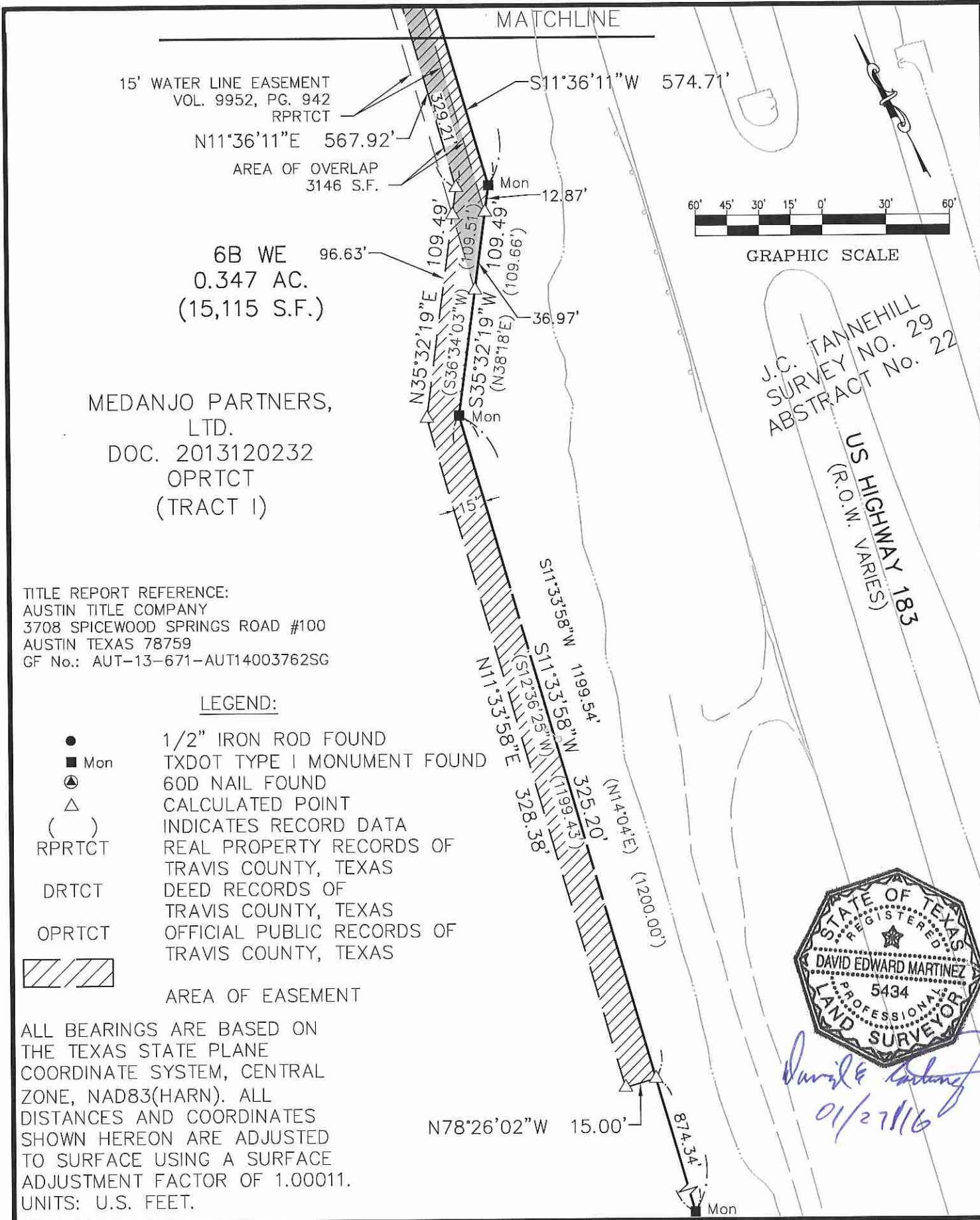


305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
  
TBAE 1452  
TBPE F-1416  
TBPLS 10065600

SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

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



15' WATER LINE EASEMENT  
VOL. 9952, PG. 942  
RPRTCT

N11°36'11"E 567.92'


AREA OF OVERLAP  
3146 S.F.

6B WE 96.63'  
0.347 AC.  
(15,115 S.F.)

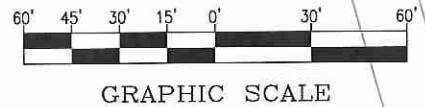
MEDANJO PARTNERS,  
LTD.  
DOC. 2013120232  
OPRTCT  
(TRACT I)

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

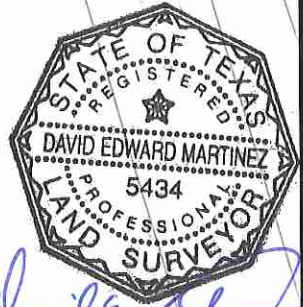
LEGEND:

- 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.



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



*David E. Martinez*  
01/27/16



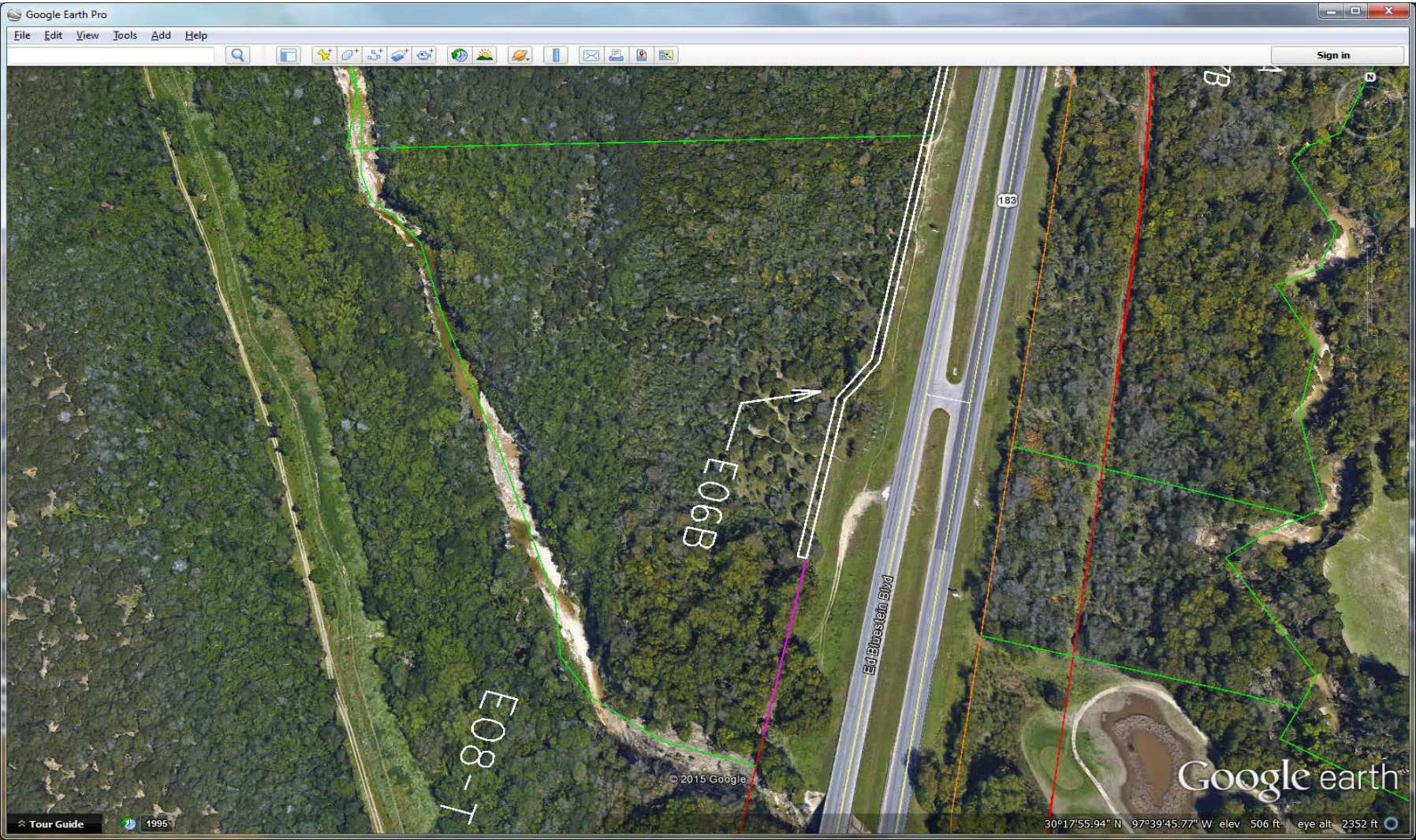
305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734  
  
TBAE 1452  
TBPE F-1416  
TBPLS 10065600

SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

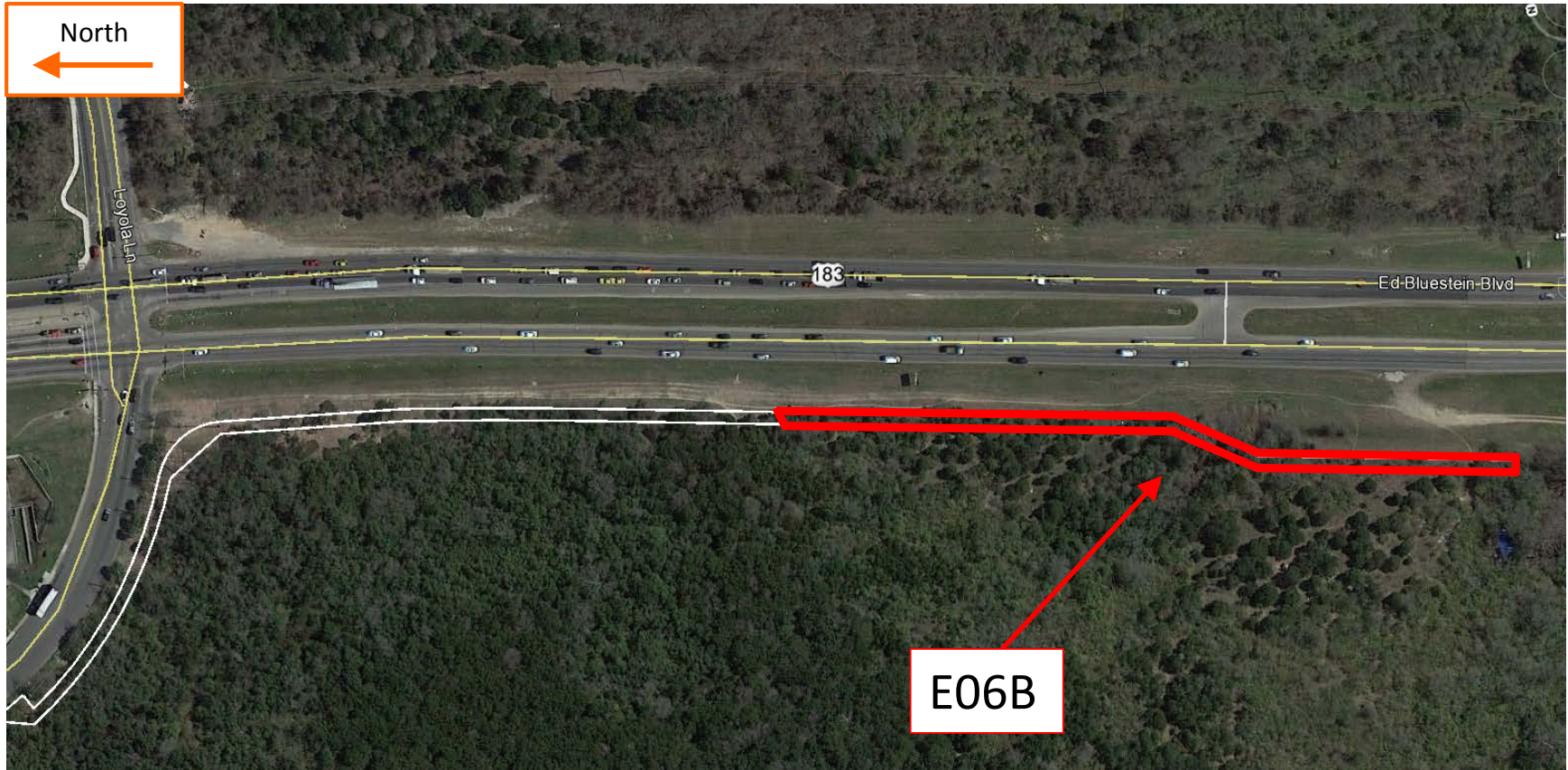
DATE: 27 JAN 16  
JOB NO: 658-01  
FILE: 6B\_WE.DWG

# EXHIBIT "A"



Parcel E06B – Approximately 15,115 square feet.

Exhibit "A"



Parcel E06B – Approximately 15,115 Square Feet.

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

**RESOLUTION NO. 16-0XX**

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY  
AGREEMENT OR CONDEMNATION OF CERTAIN PROPERTY IN TRAVIS  
COUNTY FOR THE 183 SOUTH / BERGSTROM EXPRESSWAY PROJECT  
(PARCEL E08)**

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 at 5513 Rangoon Road, Austin, adjacent to and on the western side of 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 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:

Approved:

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Geoffrey S. Petrov, General Counsel

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Ray A. Wilkerson  
Chairman, Board of Directors



## Field Notes for Parcel 8 WE

BEING 0.084 OF ONE ACRE (3664 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 LOT 1, ORIENS PARK SECTION EIGHT RECORDED IN BOOK 86, PAGE 193A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO MEDANJO PARTNERS, LTD. BY SPECIAL WARRANTY DEED EXECUTED ON MAY 6, 2013 FILED FOR RECORD ON JUNE 12, 2013 AND RECORDED IN DOCUMENT 2013108101 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.084 OF ONE ACRE (3664 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in the westerly right-of-way line of U.S. Highway 183 (known locally as Ed Bluestein Boulevard-ROW Varies), same being in the northeasterly line of said Lot 1, Oriens Park Section Eight and in a southwesterly line of the tract conveyed to the City of Austin by deed recorded in Document 2002178092 of the Official Public Records of Travis County, Texas, for the Point of Beginning and the most easterly corner of the herein described tract of land having coordinate (Texas State Plane, Central Zone, NAD 83(HARN), U.S. feet, Surface Adjustment Factor of 1.00011) values of N=10081197.53 and E=3139120.82, from which a 1/2 inch iron rod found in a northeasterly line of said Lot 1, Oriens Park Section Eight and in a southwesterly line of said City of Austin tract bears South 62°49'18" East, a distance of 36.34 feet and from said Point of Beginning a TxDOT Type I monument found in the westerly right-of-way line of U.S. Highway 183, at an easterly corner of said City of Austin tract bears North 12°32'42" East, a distance of 228.80 feet and from said Point of Beginning a TxDOT Type III monument found bears North 58°44'47" West, a distance of 0.14 feet;

1. THENCE, South 12°32'42" West, a distance of 15.50 feet, with the westerly right-of-way line of U.S. Highway 183, crossing said Lot 1, Oriens Park Section Eight, to a calculated point for the most southerly corner of the herein described tract of land, from which a TxDOT Type I monument found in the westerly right-of-way line of U. S. Highway 183 bears South 12°32'42" West, at a distance of 615.76 feet passing a 1/2 inch iron rod found in a southwesterly line of said Lot 1, Oriens Park Section Eight and in a northeasterly line of Lot 1, Tannehill Two-B, Section Three recorded in Book 86, Page 193C of the Plat Records of Travis County, Texas, in all a distance of 655.12 feet;

2. THENCE, North 62°49'18" West, a distance of 69.64 feet, leaving the westerly right-of-way line of U.S. Highway 183, to a calculated point for an angle point hereof;

3. THENCE, North 63°04'09" West, a distance of 179.84 feet, to a calculated point in the southeasterly right-of-way line of Rangoon Road (80' R.O.W.) and in a northwesterly line of said Lot 1, Oriens Park Section Eight, for the most westerly corner of the herein described tract of land, from which a 1/2 inch iron rod found in the southeasterly right-of-way line of Rangoon Road and in a northwesterly line of said Lot 1, Oriens Park Section Eight bears South 27°10'33" West, a distance of 231.74 feet;

EXHIBIT "A"

4. THENCE, North 27°10'33" East, a distance of 0.16 feet, with the southeasterly right-of-way line of Rangoon Road and the northwesterly line of said Lot 1, Oriens Park Section Eight, to a 1/2 inch iron rod found at the point of curvature of a non-tangent circular curve to the right;

5. THENCE, along said curve to the right of 15.00 feet radius, an arc length of 23.41 feet, having an angle of intersection of 89°25'20", (the long chord of said curve bears North 72°15'56" East, a distance of 21.11 feet), to a 1/2 inch iron rod found in a northeasterly line of said Lot 1, Oriens Park Section Eight and in a southwesterly line of said City of Austin tract, for the endpoint of said curve and the most northerly corner of the herein described tract of land;

6. THENCE, South 63°04'09" East, a distance of 164.86 feet, leaving the southeasterly right-of-way line of Rangoon Road, with a northeasterly line of said Lot 1, Oriens Park Section Eight and a southwesterly line of said City of Austin tract, to a 1/2 inch iron rod found for an angle point hereof;

7. THENCE, South 62°49'18" East, a distance of 65.75 feet, to the Point of Beginning and containing an area of 0.084 of one acre (3664 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 E. Martinez*

David Edward Martinez  
Registered Professional Land Surveyor 5434

04/19/16  
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.: 0216270104  
City Grid: N24

FIELD NOTES REVIEWED

By: \_\_\_\_\_

Date: \_\_\_\_\_

Signed: \_\_\_\_\_



Exhibit "A"



Parcel E08 – Approximately 3,664 Square Feet.