

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

**RESOLUTION NO. 11-031**

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY  
AGREEMENT OR CONDEMNATION OF CERTAIN PROPERTY IN TRAVIS  
COUNTY FOR THE US 290 EAST TOLL PROJECT  
(Parcel 8)**

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 2.175 acres described by metes and bounds in Exhibit "A" to this Resolution (the "Subject Property"), owned by Fred Morse and Scott Morse, Co-Independent Executors of the Estate of Frederic Clarke Morse, Sr. and JPMorgan Chase Bank, Trustee of the Frederic Clarke Morse, Jr. Exempt Family Trust (the "Owner"), located at East Corner of US 183 and 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 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 30<sup>th</sup> day of March, 2011.

Submitted and reviewed by:



Andrew Martin, General Counsel  
Central Texas Regional Mobility Authority

Approved:



Ray A. Wilkerson  
Chairman, Board of Directors  
Resolution Number 11-031  
Date Passed: 03/30/11

**Exhibit "A" to Resolution 11-031**

**Description of Parcel 8**

**EXHIBIT A**

**County:** Travis  
**Parcel No.:** 8  
**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 8**

DESCRIPTION OF 2.175 ACRES (94,728 SQ. FT.) OF LAND OUT OF THE H.T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT TRACT DESCRIBED AS TRACT TWO; 176.74 ACRES SAVE & EXCEPT 16.326 ACRES, IN A DEED TO JP MORGAN CHASE BANK, AS TRUSTEE OF FREDERIC CLARKE MORSE, JR. EXEMPT FAMILY TRUST, AS RECORDED IN DOCUMENT 2004113210, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 2.175 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO (2) PARTS BY METES AND BOUNDS AS FOLLOWS.

Part 1 - 1.998 acres (87,026 sq. ft.)

BEGINNING at a 1/2" iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap to be replaced with a TxDOT Type II concrete monument to be set after acquisition, in the proposed south right-of-way (ROW) line of U.S. Highway 290, 184.25 feet right of Engineer's Baseline Station 263+04.01, at the east corner of this tract, same being in the north line of said J.P. Morgan Chase tract and the south line of that tract described as 16.32 acres in an Agreed Judgment to the State of Texas, of record in Document 2006144438, Official Public Records, Travis County, Texas, from which a TxDOT Type II concrete monument found in the north line of said J.P. Morgan Chase tract and the existing south ROW line of U.S. Highway 290 and the south line of said 16.32 acre State of Texas tract bears along a curve to the right, whose intersection angle is 02°06'10", radius is 5809.58 feet, the chord of which bears N82°56'02"E 213.20 feet;

THENCE, with the south line of this tract and the proposed south ROW line of U.S. Highway 290, crossing said J.P. Morgan Chase tract, the following five (5) courses, numbered 1 through 5;

- 1) **S75°37'41"W 622.93 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, 218.87 feet right of Engineer's Baseline Station 256+70.83;

- 2) **S72°42'50"W** passing at 63.17 feet 9 1/2" iron rod set with TxDOT aluminum cap, stamped "ADL", 223.67 feet right of Engineer's Baseline Station 256+06.01, for the beginning of this access denial line and continuing with this access denial line 342.09 feet for a total distance of 406.16 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, 243.54 feet right of Engineer's Baseline Station 252+57.05;
- 3) with this access denial line, **S70°30'34"W 431.80 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, 270.28 feet right of Engineer's Baseline Station 248+16.17;
- 4) **S68°21'26"W**, passing at 166.84 feet a 1/2" iron rod set with a TxDOT aluminum cap, stamped "ADL", 282.42 feet right of Engineer's Baseline Station 246+45.66, for the end of this access denial line and continuing 183.61 feet for a total distance of **350.45 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, 292.92 feet right of Engineer's Baseline Station 244+57.63; and
- 5) **S65°55'11"W** passing at 74.45 feet a 1/2" iron rod set with a TxDOT aluminum cap stamped "ADL" 299.48 feet right of Engineer's Baseline Station 243+81.50. So, for the beginning of this access denial line and continuing with this access denial line 169.76 feet for a total distance of 244.21 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, 312.58 feet right of Engineer's Baseline Station 242+07.61, at the beginning of a proposed transition ROW line to the existing northeast ROW line of U.S. Highway 183;

THENCE, with the east line of this tract, and the transition ROW line, continuing across said J.P. Morgan Chase tract, the following four (4) courses, numbered 6 through 9;

- 6) with this access denial line, **S47°32'24"W 54.84 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, 333.34 feet right of Engineer's Baseline Station 241+55.38;

- 7) with this access denial line, and with an arc of a curve to the left, whose intersection angle is **70°16'33"**, radius is **442.00 feet**, an arc distance of **542.13 feet**, the chord of which bears **S05°39'22"W 508.78 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, 788.29 feet right of Engineer's Baseline Station 239+15.82;
- 8) with this access denial line, **S38°45'53"E** passing at 54.97 feet a 1/2" iron rod set with a TxDOT aluminum cap, stamped "ADL", 880.78 feet right of Engineer's Baseline Station 239+33.38, for the end of this access denial line and continuing 97.54 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, 881.42 feet right of Engineer's Baseline Station 239+47.10; and
- 9) with an arc of a curve to the left, whose intersection angle is **10°02'51"**, radius is **1567.00 feet**, an arc distance of **274.79 feet**, the chord of which bears **S47°13'53"E 274.44 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, 1127.72 feet right of Engineer's Baseline Station 240+79.79 for the south corner of this tract, same being in the southwest line of said J.P. Morgan Chase tract and the existing northeast ROW line of U.S. Highway 183 and the northeast line of said 16.32 acre State of Texas tract from which a TxDOT Type II concrete monument found at an angle point in the existing northeast ROW line of U.S. Highway 183 and in the north line of said 16.32 acre State of Texas tract bears **S65°52'09"E 189.01 feet** and **S50°49'54"E 306.44 feet** ;

THENCE, with the southwest line of this tract and said J.P. Morgan Chase tract and the existing northeast ROW line of U.S. Highway 183 and the northeast line of said 16.32 acre State of Texas tract, the following two (2) courses, numbered 10 and 11;

- 10) **N65°52'09"W 99.55 feet** to a TxDOT Type II concrete monument found; and
- 11) **N50°54'23"W 219.38 feet** to a TxDOT Type II concrete monument found at the beginning of a transition ROW line to the existing south ROW line of U.S. Highway 290, same being the beginning of an existing access denial line;

- 12) THENCE, with the west line of this tract and said J.P. Morgan Chase tract and the transition ROW line, and the east line of said 16.32 acre State of Texas tract and said existing access denial line, with a curve to the right, whose intersection angle is **62°58'50"**, radius is **616.62 feet**, an arc distance of **677.80 feet**, the chord of which bears **N04°37'14"E 644.19 feet** to a TxDOT Type II concrete monument found at a northwest corner of this tract and said J.P. Morgan Chase tract and the existing south ROW line of U.S. Highway 290 and the south line of said 16.32 acre State of Texas tract;

THENCE, with the north line of this tract and said J.P. Morgan Chase tract, and the existing south ROW line of U.S. Highway 290 and the south line of said 16.32 acre State of Texas tract, the following two (2) courses, numbered 13 and 14;

- 13) **N66°47'24"E**, passing at 199.76 feet to a 1/2" iron rod found with cap stamped "COA" at the end of an existing access denial line and continuing 380.45 feet for a total distance of **580.21 feet** to a TxDOT Type II concrete monument found, same being the beginning of an access denial line; and
- 14) with a curve to the right, whose intersection angle is **14°53'50"**, radius is **5809.58 feet**, passing at an arc distance of **824.09 feet** a calculated point at the end of an access denial line, from which a 1/2" iron rod found with cap stamped "COA" bears **N14°53'15"W 1.16 feet** and continuing an arc distance of **686.44 feet** for a total arc distance of **1510.53 feet**, whose chord bears **N74°26'02"E 1506.28 feet** to the POINT OF BEGINNING and containing 1.998 acres within these metes and bounds, more or less.

Part 2 - 0.177 of one acre (7,702 sq. ft.)

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, 221.00 feet right of Engineer's Baseline Station 273+95.47, at the east corner of this tract, same being in the northeast line of said J.P. Morgan Chase tract and the southwest line of that tract described as 2 acres in a deed to Kemco Properties, of record in Document 1999122667, Official Public Records, Travis County, Texas, from which point a 3/4" pipe found at the east corner of said J.P. Morgan Chase tract and the south corner of said Kemco tract bears **S70°47'58"E 126.34 feet**;

THENCE, with the south line of this tract and the proposed south ROW line of U.S. Highway 290 crossing said J.P. Morgan Chase tract, the following two (2) courses, numbered 15 and 16;

- 15) **S84°02'32"W 345.47 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, 221.00 feet right of Engineer's Baseline Station 270+50.00; and
- 16) **S88°08'42"W**, passing at 16.72 feet a 1/2" iron rod set with a TxDOT aluminum cap to be replaced with a TxDOT Type II concrete monument after acquisition, 219.80 feet right of Engineer's Baseline Station 270+33.32, continuing 229.80 feet for a total distance of **246.52 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, 201.03 feet right of Engineer's Baseline Station 268+00.00, at the west corner of this tract, same being in the north line of said J.P. Morgan Chase tract and the existing south ROW line of U.S. Highway 290 and the south line of that tract described as 16.32 acres in a deed to the State of Texas, of record in Document 2006144438, Official Public Records, Travis County, Texas;
- 17) THENCE, with the north line of this tract and said J.P. Morgan Chase tract and the existing south ROW line of U.S. Highway 290 and the south line of said 16.32 acre State of Texas tract, **N84°07'38"E 555.56 feet** to a TxDOT Type II concrete monument found at the northeast corner of this tract and said J.P. Morgan Chase tract, same being in the southwest line of said Kemco tract;



18) THENCE, with the northeast line of this tract and said J.P. Morgan Chase tract and the southwest line of said Kemco tract, **S70°47'58"E 39.55 feet** to the POINT OF BEGINNING and containing 0.177 of one acre within these metes and bounds, more or less.

PART 1	1.998 ac.
<u>PART 2</u>	<u>0.177 ac.</u>
TOTAL	2.175 ac.

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 PROPOSED 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 3rd day of December, 2010 A.D.

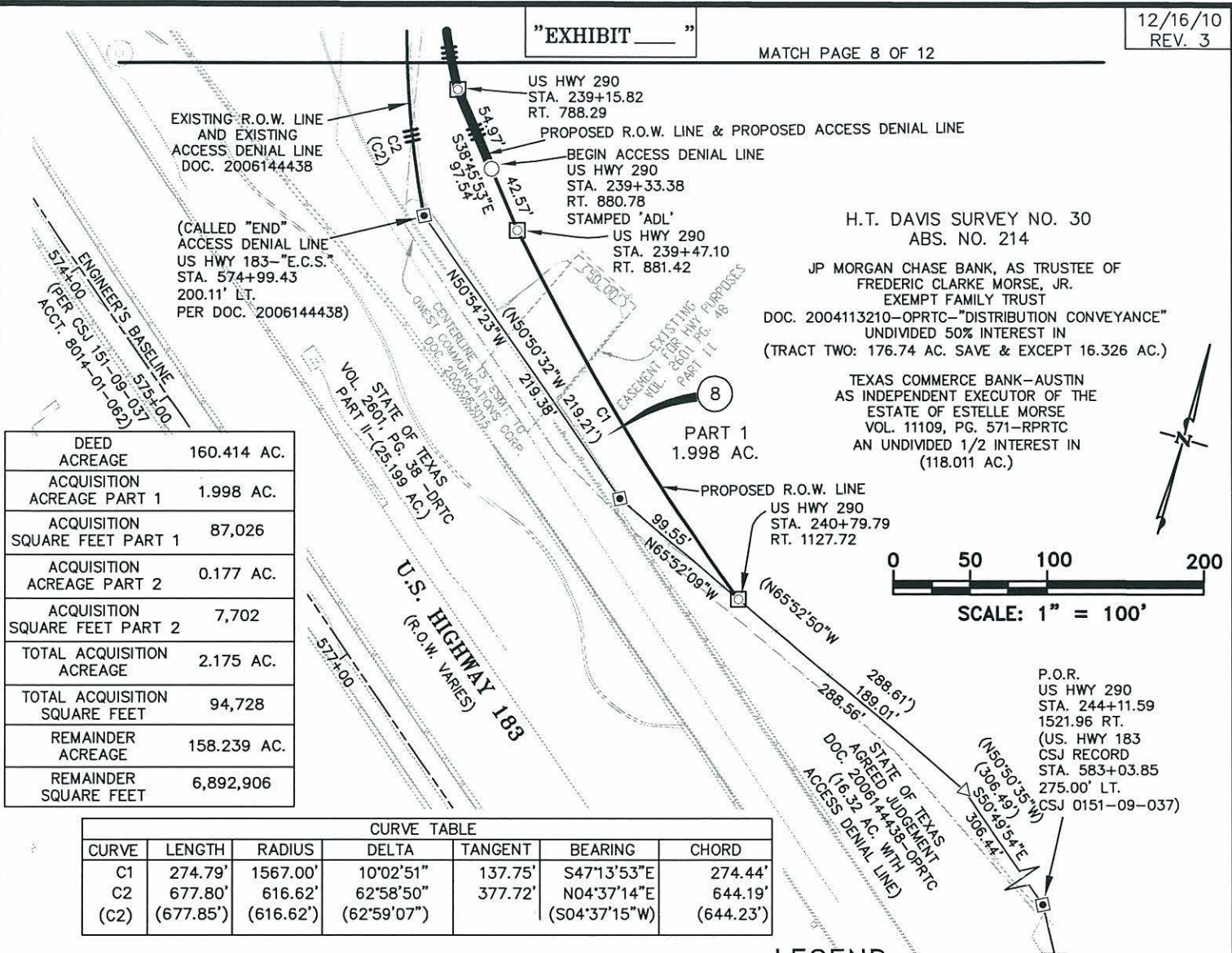
SURVEYED BY:

**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 P8 R4  
Issued 5/15/09; Revised 07/17/09; 09/16/09; 12/4/09; 05/21/2010; 12/3/10



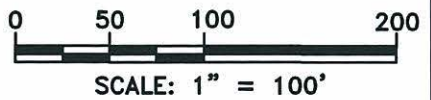
DEED ACREAGE	160.414 AC.
ACQUISITION ACREAGE PART 1	1.998 AC.
ACQUISITION SQUARE FEET PART 1	87,026
ACQUISITION ACREAGE PART 2	0.177 AC.
ACQUISITION SQUARE FEET PART 2	7,702
TOTAL ACQUISITION ACREAGE	2.175 AC.
TOTAL ACQUISITION SQUARE FEET	94,728
REMAINDER ACREAGE	158.239 AC.
REMAINDER SQUARE FEET	6,892,906

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	274.79'	1567.00'	10°02'51"	137.75'	S47°13'53"E	274.44'
C2	677.80'	616.62'	62°58'50"	377.72'	N04°37'14"E	644.19'
(C2)	(677.85')	(616.62')	(62°59'07")		(S04°37'15"W)	(644.23')

H.T. DAVIS SURVEY NO. 30  
ABS. NO. 214

JP MORGAN CHASE BANK, AS TRUSTEE OF  
FREDERIC CLARKE MORSE, JR.  
EXEMPT FAMILY TRUST  
DOC. 2004113210-OPRTC-"DISTRIBUTION CONVEYANCE"  
UNDIVIDED 50% INTEREST IN  
(TRACT TWO: 176.74 AC. SAVE & EXCEPT 16.326 AC.)

TEXAS COMMERCE BANK-AUSTIN  
AS INDEPENDENT EXECUTOR OF THE  
ESTATE OF ESTELLE MORSE  
VOL. 11109, PG. 571-RPRTC  
AN UNDIVIDED 1/2 INTEREST IN  
(118.011 AC.)



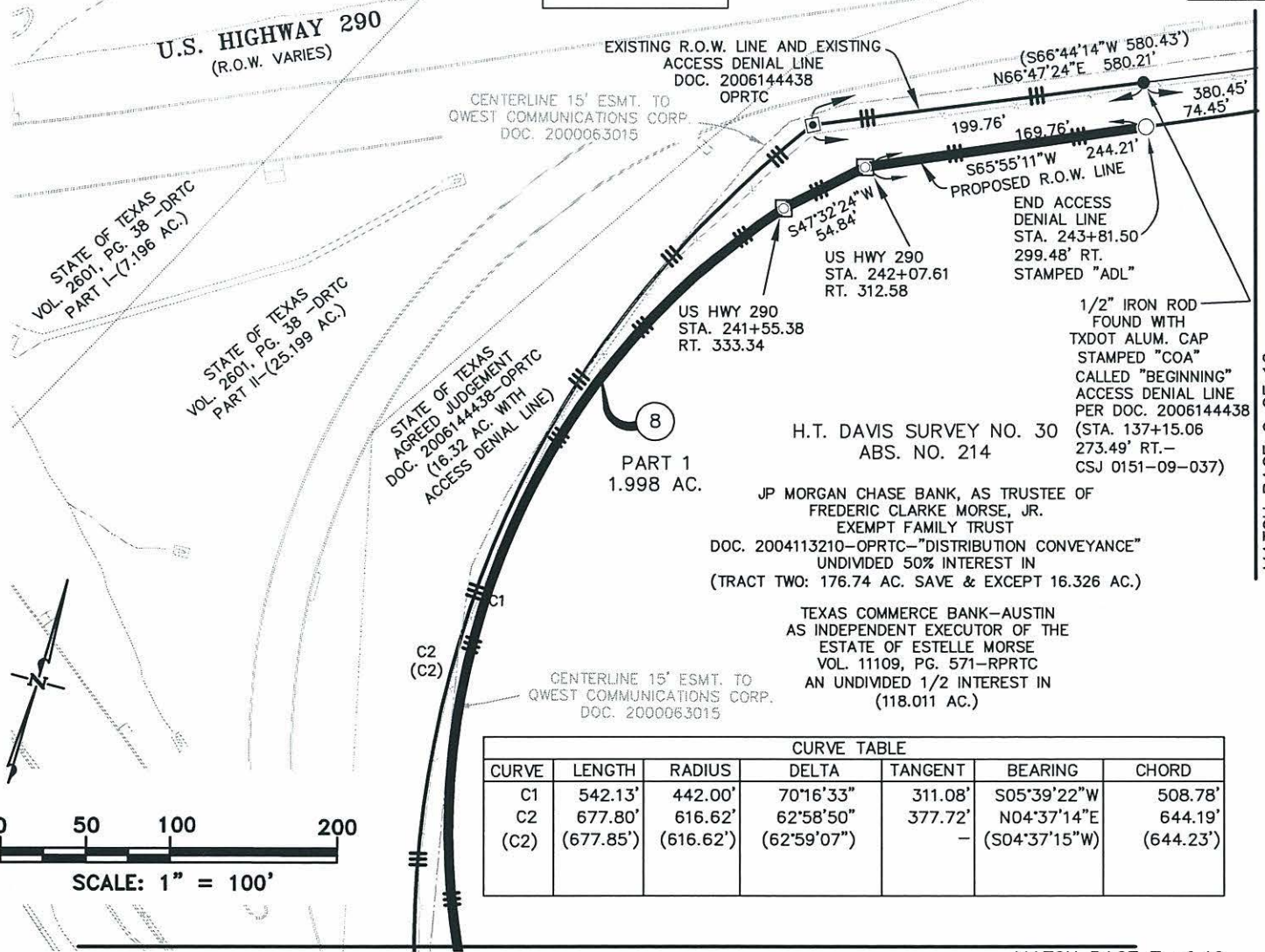
**LEGEND**

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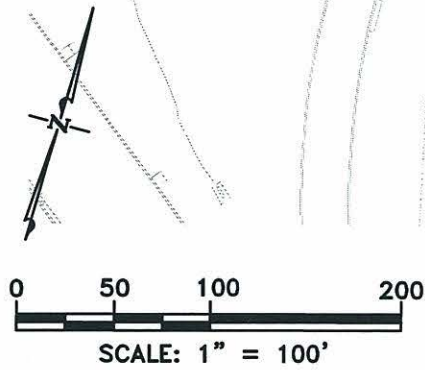
**McGRAY & McGRAY**  
LAND SURVEYORS, INC.  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

PLAT OF 2.175 ACRES OF LAND OUT OF THE H.T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214, BEING A PORTION OF THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 176.74 AC., SAVE & EXCEPT 16.326 AC., (TRACT TWO), IN A DEED TO JP MORGAN CHASE BANK, AS TRUSTEE OF FREDERIC CLARKE MORSE, JR. EXEMPT FAMILY TRUST, OF RECORD IN DOCUMENT 2004113210, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

TRAVIS COUNTY  
U.S. 290  
CSJ 0114-02-085  
PARCEL 8 PART 1  
PAGE 7 OF 12



MATCH PAGE 9 OF 12



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	542.13'	442.00'	70°16'33"	311.08'	S05°39'22"W	508.78'
C2	677.80'	616.62'	62°58'50"	377.72'	N04°37'14"E	644.19'
(C2)	(677.85')	(616.62')	(62°59'07")	-	(S04°37'15"W)	(644.23')

MATCH PAGE 7 of 12

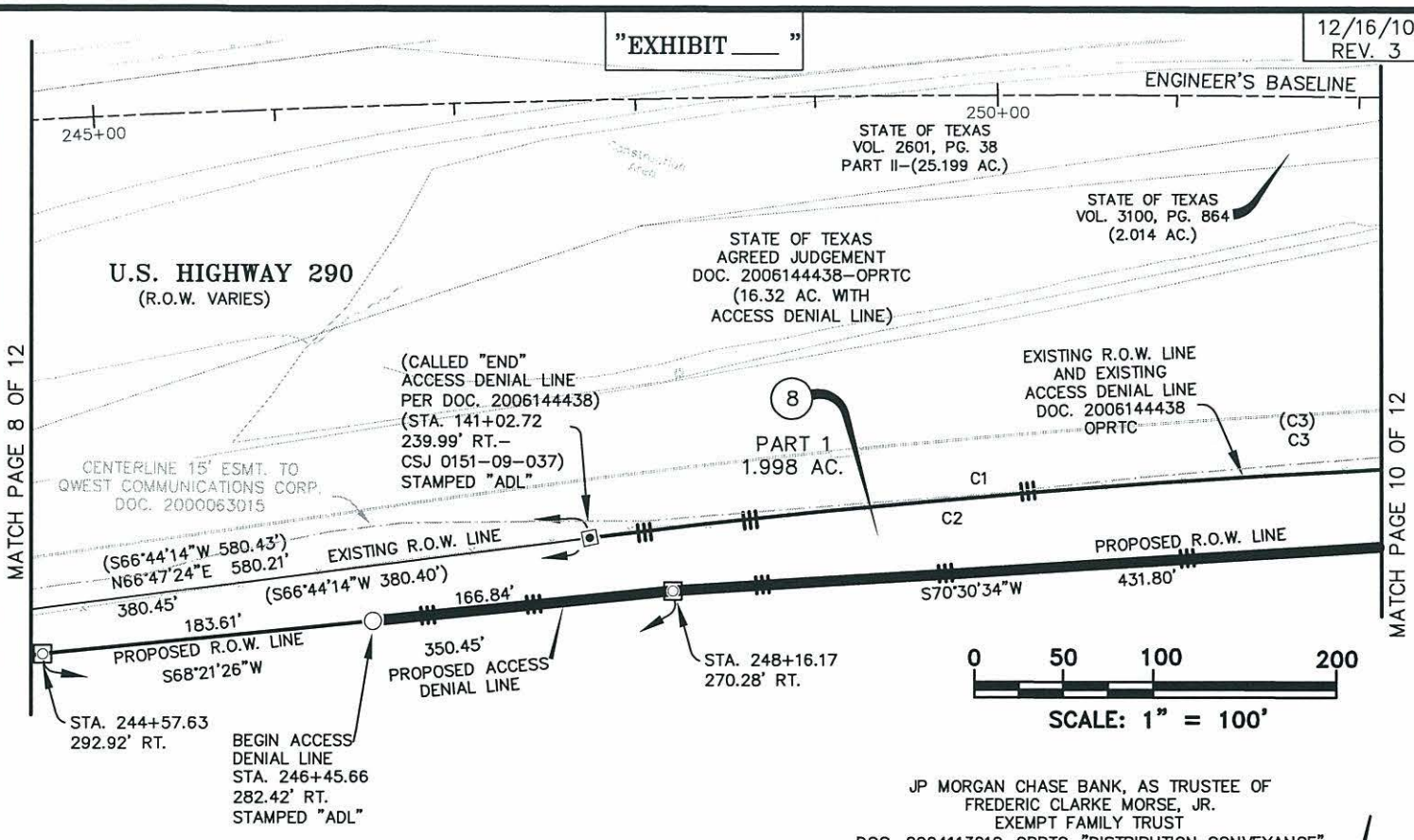
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TRAVIS COUNTY  
U.S. 290  
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PARCEL 8 PART 1  
PAGE 8 OF 12



MATCH PAGE 8 OF 12

MATCH PAGE 10 OF 12

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C2	824.09'	5809.58'	08°07'39"	412.74'	N71°02'56"E	823.40'
C3	1723.75'	5809.58'	17°00'00"		N75°29'07"E	1717.43'
(C3)	(1723.91')	(5709.58')			(N75°28'46"E)	(1717.37')

**LEGEND**

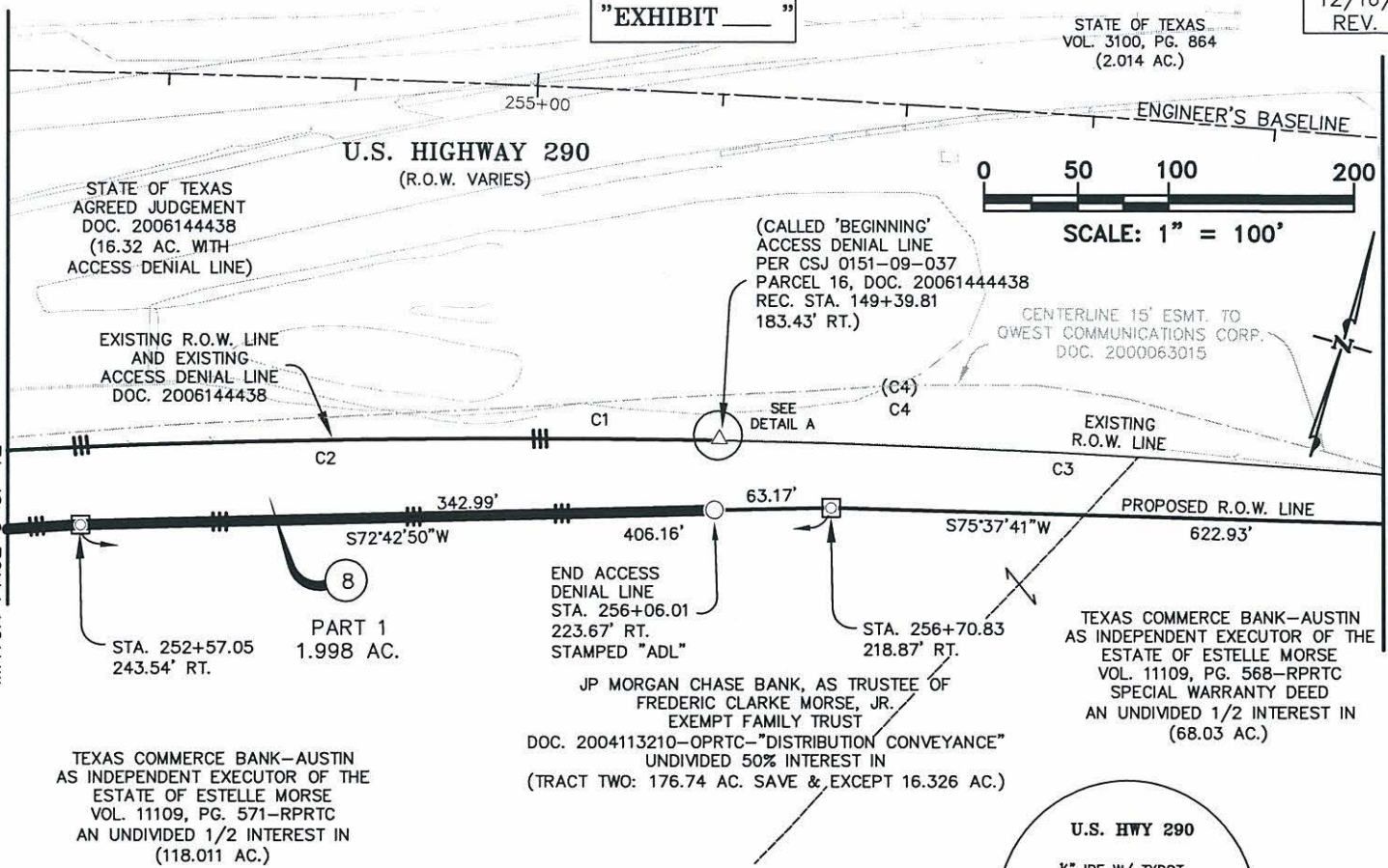
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TRAVIS COUNTY  
U.S. 290  
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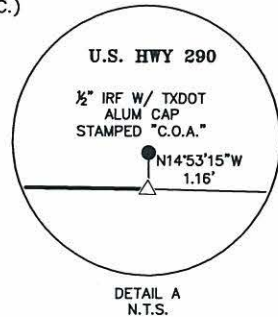
STATE OF TEXAS  
VOL. 3100, PG. 864  
(2.014 AC.)



MATCH PAGE 9 OF 12

MATCH PAGE 11 OF 12

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C2	824.09'	5809.58'	08°07'39"	412.74'	N71°02'56"E	823.40'
C3	686.44'	5809.58'	06°46'11"	343.62'	N78°29'51"E	686.04'
C4	1723.75'	5809.58'	17°00'00"	868.25'	N75°29'07"E	1717.43'
(C4)	(1723.91')	(5709.58')			(N75°28'46"E)	(1717.37')



**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

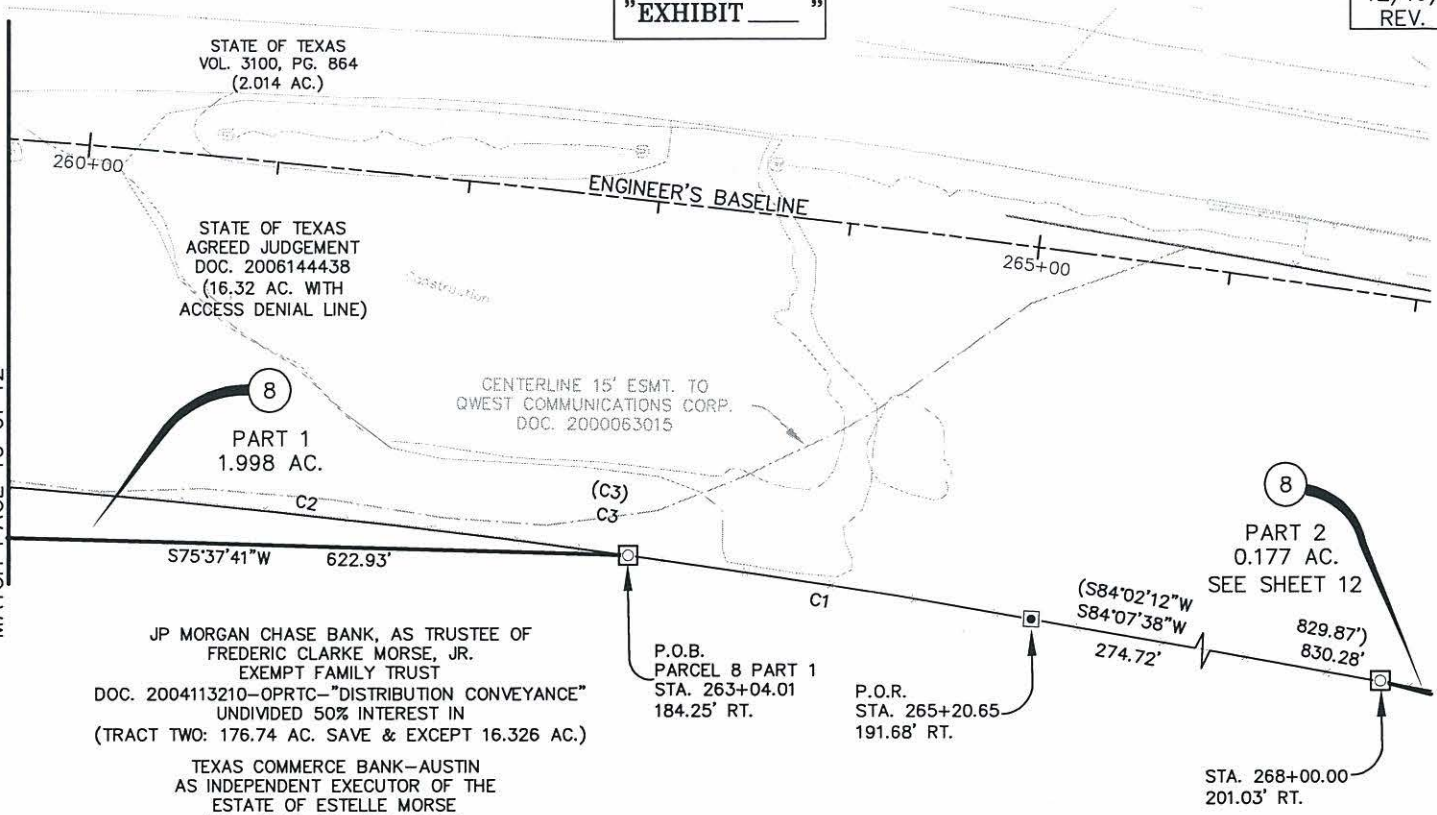
**McGRAY & McGRAY**  
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #8  
AUSTIN, TEXAS 78731  
(512) 451-8591

PLAT OF 2.175 ACRES OF LAND OUT OF THE H.T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214, BEING A PORTION OF THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 176.74 AC., SAVE & EXCEPT 16.326 AC., (TRACT TWO), IN A DEED TO JP MORGAN CHASE BANK, AS TRUSTEE OF FREDERIC CLARKE MORSE, JR. EXEMPT FAMILY TRUST, OF RECORD IN DOCUMENT 2004113210, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

TRAVIS COUNTY  
U.S. 290  
CSJ 0114-02-085  
PARCEL 8 PART 1  
PAGE 10 OF 12

MATCH PAGE 10 of 12



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	213.22'	5809.58'	02°06'10"	106.62'	N82°56'02"E	213.20'
C2	1510.53'	5809.58'	14°53'50"	759.55'	N74°26'02"E	1506.28'
C3	1723.75'	5809.58'	17°00'00"	868.25'	N75°29'07"E	1717.43'
(C3)	(1723.91')	(5709.58')	(17°17'58")		(S75°23'13"W)	(1717.37')

**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
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PLAT OF 2.175 ACRES OF LAND OUT OF THE H.T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214, BEING A PORTION OF THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 176.74 AC., SAVE & EXCEPT 16.326 AC., (TRACT TWO), IN A DEED TO JP MORGAN CHASE BANK, AS TRUSTEE OF FREDERIC CLARKE MORSE, JR. EXEMPT FAMILY TRUST, OF RECORD IN DOCUMENT 2004113210, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

TRAVIS COUNTY  
U.S. 290  
CSJ 0114-02-085  
PARCEL 8 PART 1  
PAGE 11 OF 12



SCALE: 1" = 100'

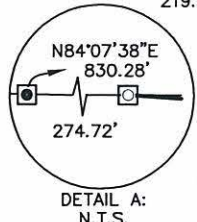
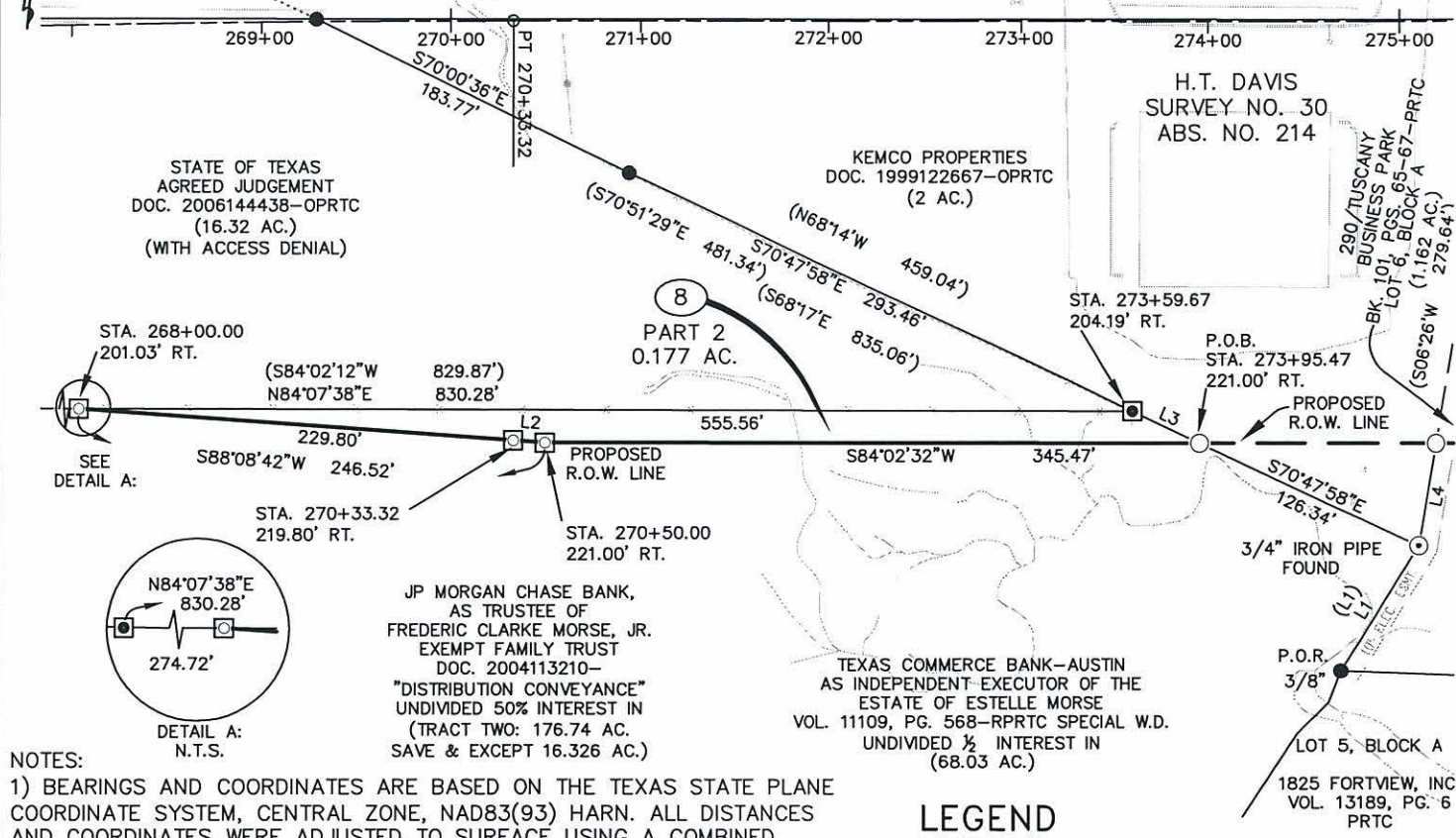
LINE TABLE		
LINE	BEARING	LENGTH
L1	S25°28'14"W	77.09
(L1)	(N28°30'49"E)	(77.57)
L2	S88°08'42"W	16.72
L3	S70°47'58"E	39.55
L4	S03°57'13"W	54.52

STATE OF TEXAS  
VOL. 663, PG. 164-DRTC  
"PART A"- (8.254 AC.)

STATE OF TEXAS  
VOL. 3100, PG. 864  
DRTC  
(2.014 AC.)

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

STATE OF TEXAS  
VOL. 3138, PG. 2243  
DRTC  
"PART I"- (4.228 AC.)



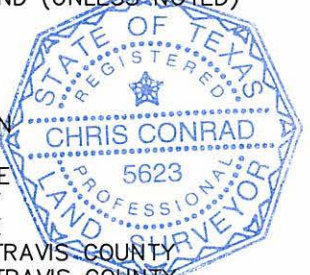
JP MORGAN CHASE BANK,  
AS TRUSTEE OF  
FREDERIC CLARKE MORSE, JR.  
EXEMPT FAMILY TRUST  
DOC. 2004113210-  
"DISTRIBUTION CONVEYANCE"  
UNDIVIDED 50% INTEREST IN  
(TRACT TWO: 176.74 AC.  
SAVE & EXCEPT 16.326 AC.)

TEXAS COMMERCE BANK-AUSTIN  
AS INDEPENDENT-EXECUTOR OF THE  
ESTATE OF ESTELLE MORSE  
VOL. 11109, PG. 568-RPRTC SPECIAL W.D.  
UNDIVIDED 1/2 INTEREST IN  
(68.03 AC.)

- 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, 3, 4, 5, 6 OF 12 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 WITHIN THE LIMITS OF THE PROPOSED "ACCESS DENIAL LINE" AS SHOWN HEREON, BEING A PORTION OF THE COMMON BOUNDARY LINE BETWEEN THE PROPOSED U.S. 290 HIGHWAY FACILITY AND THE REMAINDER OF THE ABUTTING PROPERTY.

**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
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- P.O.B. POINT OF BEGINNING
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- ||| ACCESS DENIAL LINE
- PRTC PLAT RECORDS OF TRAVIS COUNTY
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- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY



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

*Chris Conrad*

12/16/10

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 2.175 AC. OF LAND OUT OF THE H.T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 176.74 AC. SAVE & EXCEPT 16.326 AC., (TRACT TWO), IN A DEED TO JP MORGAN CHASE BANK, AS TRUSTEE OF FREDERIC CLARKE MORSE, JR. EXEMPT FAMILY TRUST, OF RECORD IN DOCUMENT 2004113210, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY  
U.S. 290  
CSJ 0114-02-085  
PARCEL 8 PART 2  
PAGE 12 OF 12

# FINAL CLOSURE PARCEL 8 PART 1 US HIGHWAY 290

## PARCEL 8 PART 1 SKETCH MAPCHECK

North: 10089819.5876 East: 3141184.8345  
Course: S 75-37-41 W Distance: 622.93000  
North: 10089664.9667 East: 3140581.3992  
Course: S 72-42-50 W Distance: 406.16000  
North: 10089544.2789 East: 3140193.5843  
Course: S 70-30-34 W Distance: 431.80000  
North: 10089400.2082 East: 3139786.5280  
Course: S 68-21-26 W Distance: 350.45000  
North: 10089270.9557 East: 3139460.7842  
Course: S 65-55-11 W Distance: 244.21000  
North: 10089171.3141 East: 3139237.8267  
Course: S 47-32-24 W Distance: 54.84000  
North: 10089134.2929 East: 3139197.3685  
Arc Length: 542.12889 Radius: 442.00000 Delta: -70-16-31  
Tangent: 311.07711 Chord: 508.78000 Ch Course: S 05-39-22 W  
Course In: S 49-12-22 E Out: S 60-31-06 W  
Ctr North: 10088845.5174 East: 3139531.9917  
End North: 10088627.9900 East: 3139147.2244  
Course: S 38-45-53 E Distance: 97.54000  
Press any key for more...  
North: 10088551.9358 East: 3139208.2966  
Arc Length: 274.79196 Radius: 1567.00000 Delta: -10-02-51  
Tangent: 137.74916 Chord: 274.44000 Ch Course: S 47-13-53 E  
Course In: N 47-47-32 E Out: S 37-44-42 W  
Ctr North: 10089604.6768 East: 3140368.9969  
End North: 10088365.5802 East: 3139409.7635  
Course: N 65-52-09 W Distance: 99.55000  
North: 10088406.2784 East: 3139318.9128  
Course: N 50-54-23 W Distance: 219.38000  
North: 10088544.6171 East: 3139148.6483  
Arc Length: 677.80254 Radius: 616.62000 Delta: 62-58-51  
Tangent: 377.72317 Chord: 644.19000 Ch Course: N 04-37-14 E  
Course In: N 63-07-49 E Out: N 53-53-21 W  
Ctr North: 10088823.3080 East: 3139698.6952  
End North: 10089186.7135 East: 3139200.5420  
Course: N 66-47-24 E Distance: 580.21000  
North: 10089415.3756 East: 3139733.7936  
Arc Length: 1510.53130 Radius: 5809.58000 Delta: 14-53-50  
Tangent: 759.54950 Chord: 1506.28000 Ch Course: N 74-26-02 E  
Course In: S 23-00-53 E Out: N 08-07-03 W  
Ctr North: 10084068.2141 East: 3142005.1551  
End North: 10089819.5860 East: 3141184.8254

Perimeter: 6112.32469

Area: 87025.69929 1.99784 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.009242 Course: N 79-55-30 E

Precision 1: 661393.69



# FINAL CLOSURE PARCEL 8 PART 1 US HIGHWAY 290

## PARCEL 8 PART 1 STRIPMAP MAPCHECK

North: 10089472.3604 East: 3129860.7372  
Course: S 75-37-41 W Distance: 622.93000  
North: 10089317.7395 East: 3129257.3019  
Course: S 72-42-50 W Distance: 406.16000  
North: 10089197.0517 East: 3128869.4870  
Course: S 70-30-34 W Distance: 431.80000  
North: 10089052.9810 East: 3128462.4306  
Course: S 68-21-26 W Distance: 350.45000  
North: 10088923.7285 East: 3128136.6868  
Course: S 65-55-11 W Distance: 244.21000  
North: 10088824.0869 East: 3127913.7293  
Course: S 47-32-24 W Distance: 54.84000  
North: 10088787.0658 East: 3127873.2712  
Arc Length: 542.12889 Radius: 442.00000 Delta: -70-16-31  
Tangent: 311.07711 Chord: 508.78000 Ch Course: S 05-39-22 W  
Course In: S 49-12-22 E Out: S 60-31-06 W  
Ctr North: 10088498.2902 East: 3128207.8943  
End North: 10088280.7628 East: 3127823.1271  
Course: S 38-45-53 E Distance: 97.54000  
North: 10088204.7086 East: 3127884.1992  
Arc Length: 274.79196 Radius: 1567.00000 Delta: -10-02-51  
Tangent: 137.74916 Chord: 274.44000 Ch Course: S 47-13-53 E  
Course In: N 47-47-32 E Out: S 37-44-42 W  
Ctr North: 10089257.4496 East: 3129044.8996  
End North: 10088018.3531 East: 3128085.6661  
Course: N 65-52-09 W Distance: 99.55000  
North: 10088059.0512 East: 3127994.8154  
Course: N 50-54-23 W Distance: 219.38000  
North: 10088197.3899 East: 3127824.5509  
Arc Length: 677.80254 Radius: 616.62000 Delta: 62-58-51  
Tangent: 377.72317 Chord: 644.19000 Ch Course: N 04-37-14 E  
Course In: N 63-07-49 E Out: N 53-53-21 W  
Ctr North: 10088476.0808 East: 3128374.5978  
End North: 10088839.4863 East: 3127876.4446  
Course: N 66-47-24 E Distance: 580.21000  
North: 10089068.1484 East: 3128409.6962  
Arc Length: 1510.53130 Radius: 5809.58000 Delta: 14-53-50  
Tangent: 759.54950 Chord: 1506.28000 Ch Course: N 74-26-02 E  
Course In: S 23-00-53 E Out: N 08-07-03 W  
Course In: S 23-00-53 E Out: N 08-07-03 W  
Ctr North: 10083720.9869 East: 3130681.0577  
End North: 10089472.3588 East: 3129860.7281

Perimeter: 6112.32469

Area: 87025.69929 1.99784 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.009242 Course: N 79-55-30 E

Precision 1: 661393.69

# FINAL CLOSURE PARCEL 8 PART 1 US HIGHWAY 290

## PARCEL 8 PART 1 DESCRIPTION MAPCHECK

North: 10110120.6316 East: 3123196.2568  
Course: S 75-37-41 W Distance: 622.93000  
North: 10109966.0107 East: 3122592.8215  
Course: S 72-42-50 W Distance: 406.16000  
North: 10109845.3229 East: 3122205.0066  
Course: S 70-30-34 W Distance: 431.80000  
North: 10109701.2522 East: 3121797.9502  
Course: S 68-21-26 W Distance: 350.45000  
North: 10109571.9997 East: 3121472.2065  
Course: S 65-55-11 W Distance: 244.21000  
North: 10109472.3581 East: 3121249.2489  
Course: S 47-32-24 W Distance: 54.84000  
North: 10109435.3370 East: 3121208.7908  
Arc Length: 542.12889 Radius: 442.00000 Delta: -70-16-31  
Tangent: 311.07711 Chord: 508.78000 Ch Course: S 05-39-22 W  
Course In: S 49-12-22 E Out: S 60-31-06 W  
Ctr North: 10109146.5614 East: 3121543.4139  
End North: 10108929.0340 East: 3121158.6467  
Course: S 38-45-53 E Distance: 97.54000  
Press any key for more...  
North: 10108852.9798 East: 3121219.7188  
Arc Length: 274.79196 Radius: 1567.00000 Delta: -10-02-51  
Tangent: 137.74916 Chord: 274.44000 Ch Course: S 47-13-53 E  
Course In: N 47-47-32 E Out: S 37-44-42 W  
Ctr North: 10109905.7208 East: 3122380.4192  
End North: 10108666.6243 East: 3121421.1857  
Course: N 65-52-09 W Distance: 99.55000  
North: 10108707.3225 East: 3121330.3350  
Course: N 50-54-23 W Distance: 219.38000  
North: 10108845.6611 East: 3121160.0705  
Arc Length: 677.80254 Radius: 616.62000 Delta: 62-58-51  
Tangent: 377.72317 Chord: 644.19000 Ch Course: N 04-37-14 E  
Course In: N 63-07-49 E Out: N 53-53-21 W  
Ctr North: 10109124.3520 East: 3121710.1174  
End North: 10109487.7575 East: 3121211.9642  
Course: N 66-47-24 E Distance: 580.21000  
North: 10109716.4197 East: 3121745.2158  
Arc Length: 1510.53130 Radius: 5809.58000 Delta: 14-53-50  
Tangent: 759.54950 Chord: 1506.28000 Ch Course: N 74-26-02 E  
Course In: S 23-00-53 E Out: N 08-07-03 W  
Press any key for more...  
Ctr North: 10104369.2581 East: 3124016.5773  
End North: 10110120.6300 East: 3123196.2477

Perimeter: 6112.32469

Area: 87025.69929 1.99784 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.009242 Course: N 79-55-30 E

Precision 1: 661393.69

# FINAL CLOSURE PARCEL 8 PART 2 US HIGHWAY 290

## PARCEL 8 PART 2 SKETCH MAPCHECK

North: 10093699.2478 East: 3139862.4087  
Course: S 84-02-32 W Distance: 345.47000  
North: 10093663.3896 East: 3139518.8048  
Course: S 88-08-42 W Distance: 246.52000  
North: 10093655.4097 East: 3139272.4139  
Course: N 84-07-38 E Distance: 555.56000  
North: 10093712.2545 East: 3139825.0581  
Course: S 70-47-58 E Distance: 39.55000  
North: 10093699.2475 East: 3139862.4081

Perimeter: 1187.10000

Area: 7702.23356 0.17682 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.000758 Course: N 63-55-04 E

Precision 1: 1565878.89

## PARCEL 8 PART 2 STRIPMAP MAPCHECK

North: 10091760.7124 East: 3138449.9834  
Course: S 84-02-32 W Distance: 345.47000  
North: 10091724.8542 East: 3138106.3794  
Course: S 88-08-42 W Distance: 246.52000  
North: 10091716.8743 East: 3137859.9886  
Course: N 84-07-38 E Distance: 555.56000  
North: 10091773.7191 East: 3138412.6328  
Course: S 70-47-58 E Distance: 39.55000  
North: 10091760.7121 East: 3138449.9827

Perimeter: 1187.10000

Area: 7702.23356 0.17682 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.000758 Course: N 63-55-04 E

Precision 1: 1565878.89

## PARCEL 8 PART 2 DESCRIPTION MAPCHECK

North: 10114458.5378 East: 3121257.6466  
Course: S 84-02-32 W Distance: 345.47000  
North: 10114422.6796 East: 3120914.0426  
Course: S 88-08-42 W Distance: 246.52000  
North: 10114414.6997 East: 3120667.6518  
Course: N 84-07-38 E Distance: 555.56000  
North: 10114471.5445 East: 3121220.2959  
Course: S 70-47-58 E Distance: 39.55000  
North: 10114458.5375 East: 3121257.6459

Perimeter: 1187.10000

Area: 7702.23356 0.17682 acres

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.000758 Course: N 63-55-04 E

Precision 1: 1565878.89