

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

RESOLUTION NO. 12-065

**APPROVING THE RELEASE OF A 0.3045 ACRE DRAINAGE EASEMENT
ABUTTING 183A TO PECAN GROVE SPVEF, L.P.**

WHEREAS, in connection with the development of the 183A project, the Mobility Authority acquired from Pecan Grove SPVEF, L.P. (the "Landowner") a 0.3045 acre drainage easement for the nominal consideration of \$10.00, as more specifically described in Exhibit 1 (the "Drainage Easement"); and

WHEREAS, the Mobility Authority staff has determined the Mobility Authority has no current or anticipated need to retain the Drainage Easement for use by the Mobility Authority; and

WHEREAS, the Landowner has requested that the Mobility Authority release and convey the Drainage Easement back to the Landowner; and

WHEREAS, the Board has determined it is in the interests of the Mobility Authority to convey the Drainage Easement to the Landowner.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to negotiate and execute for the Mobility Authority all documents needed to release the Drainage Easement to the Landowner for the nominal consideration of \$10.00.


Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 29th day of August, 2012.

Submitted and reviewed by:



Andrew Martin, General Counsel
Central Texas Regional Mobility Authority

Approved:



Ray A. Wilkerson
Chairman, Board of Directors
Resolution Number 12-065
Date Passed: 8/29/12

Exhibit 1

DESCRIPTION OF DRAINAGE EASEMENT

[following 3 pages]

EXHIBIT "A"

County: Williamson
Highway: U.S. 183A
Limits: From: South Fork of the San Gabriel River
To: Avery Ranch Boulevard

Property Description for Parcel 61 DE

Being all that certain 0.3405 of one acre (14,830 square feet) parcel of land situated in the Walter Campbell Survey, A-3, Williamson County, Texas, and being out of and a part of a called 133.41 acre tract of land as conveyed to 183 Pecan Grove, L.L.C. by Document Number 9848122 of the Official Records of Williamson County, Texas (O.R.W.C.T.). Said 0.3405 of one acre (14,830 square feet) parcel being more particularly described by metes and bounds as follows with all bearings and coordinates based on the Texas State Plane Coordinate System, NAD83, Central Zone and adjusted to surface using a combined surface adjustment factor of 1.00012:

COMMENCING for a point of reference at a 1/2-inch iron found along the southerly property line of said 133.41 acre tract, same being the northeast corner of a called 10.00 acre tract as conveyed to Jim D. Chadwick by Document Number 9751730 of the O.R.W.C.T.; thence as follows:

South 69°07'10" West, along the boundary line common to said 133.41 acre tract and said 10.00 acre tract, a distance of 734.16 feet to a 1/2-inch iron rod with a TxDOT aluminum cap (X=3,089,072.87, Y=10,172,380.90) set for the **POINT OF BEGINNING**;

1. THENCE, South 69°07'10" West, continuing along the common line between said 133.41 acre tract and said 10.00 acre tract, a distance of 5.92 feet to a 1/2-inch iron rod found in the proposed easterly right-of-way line of United States Highway Number 183A (US 183A) (width varies), for the southwest corner of the herein described parcel;
2. THENCE, North 13°36'16" West, along the proposed easterly right-of-way line of said US 183A, a distance of 183.09 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set for the northwest corner of the herein described parcel;
3. THENCE, South 35°46'43" East, across said 133.41 acre tract, a distance of 63.59 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set for an angle point;
4. THENCE, North 78°58'56" East, continuing across said 133.41 acre tract, a distance of 196.20 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set for an angle point;

EXHIBIT "A"

5. THENCE, South 13°36'16" East, continuing across said 133.41 acre tract, a distance of 50.00 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set for an angle point;
6. THENCE, South 73°27'32" West, continuing across said 133.41 acre tract, a distance of 196.26 feet to a 1/2-inch iron rod with a TxDOT aluminum cap set for an angle point;
7. THENCE, South 04°46'57" West, continuing across said 133.41 acre tract, a distance of 57.47 feet to the **POINT OF BEGINNING** and containing a computed area of 0.3405 of one acre (14,830 square feet) of land, more or less.

This Metes and Bounds description is accompanied by a separate plat.

Calls in parenthesis denote record information.

The proposed baseline information recited herein is based on a design schematic drawing provided by URS, Inc.

Charles G. Clark 3/1/06

Charles G. Clark Date

Registered Professional Land Surveyor

Texas Registration Number 3932

SURVCON INC.
400 West 15TH Street.
Austin, Texas 78701
(512) 457-7870
March, 2006



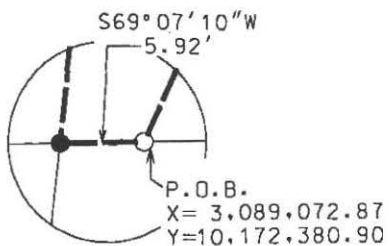
SURVEY LEGEND

- = FOUND TXDOT BRONZE DISK IN CONCRETE
- = SET TXDOT BRONZE DISK IN CONCRETE
- = SET 1/2" IRON ROD W/TXDOT ALUM. CAP
- = FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- ⊗ = FOUND 4" x 4" TXDOT TYPE 1 CONCRETE MONUMENT
- △ = CALCULATED POINT
- R = PROPERTY LINE
- B = PROPOSED BASELINE

EXHIBIT _____

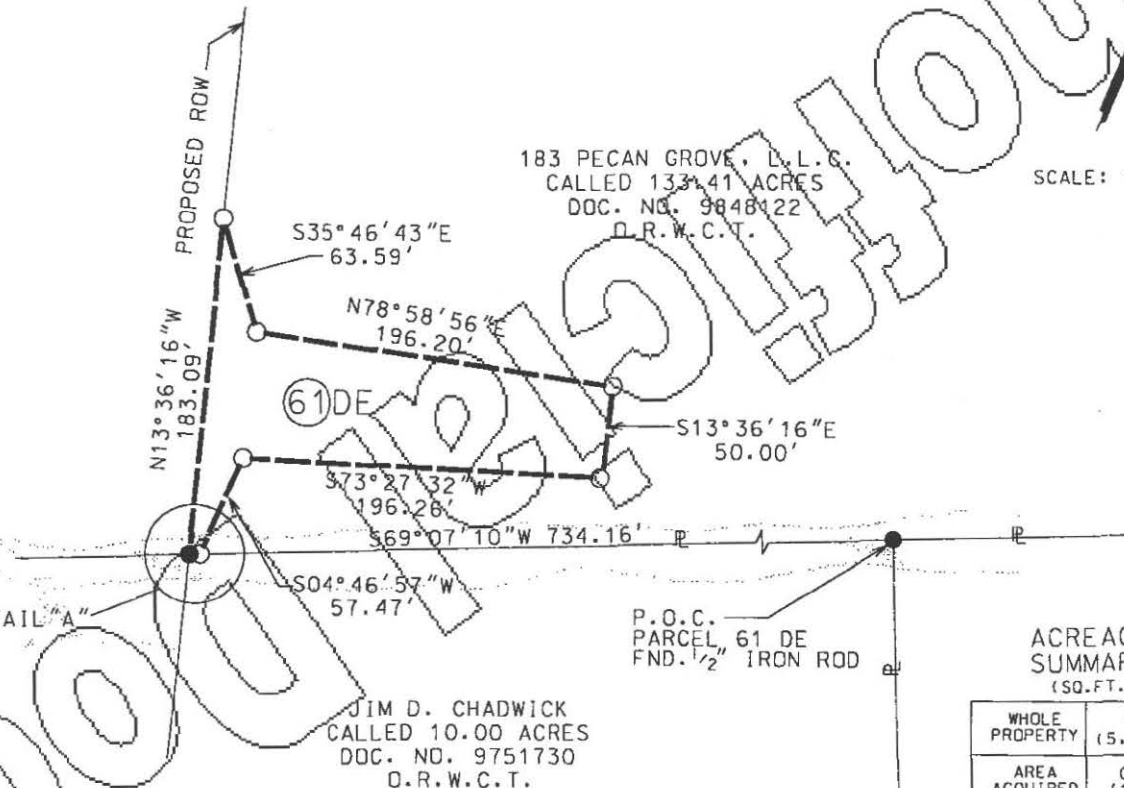
Exhibit "A"

WALTER CAMPBELL SURVEY, A - 3



DETAIL "A"

PROPOSED US 183A
(R.O.W. VARIES)



SCALE: 1" = 100'

ACREAGE SUMMARY (SQ.FT.)

WHOLE PROPERTY	133.41 (5,811,340)
AREA ACQUIRED	0.3405 (14,830)
REMAINDER LEFT	---
REMAINDER RIGHT	---

NOTES:

1. BEARINGS AND COORDINATES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE AND ADJUSTED TO SURFACE USING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00012.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AND MAY NOT INCLUDE EASEMENTS AND INFORMATION PERTAINING TO THESE TRACTS. RECORD INFORMATION SHOWN ON THIS MAP ARE BASED ON PUBLIC RECORD INFORMATION. THE SURVEYOR HAS NOT ABSTRACTED THESE TRACTS.
3. THE BASELINE SHOWN HEREON IS PER A DESIGN SCHEMATIC FILE PROVIDED BY URS, INC.
4. D.E. INDICATES DRAINAGE EASEMENT
5. P.U.E. INDICATES PUBLIC UTILITY EASEMENT
6. D.R.W.C.T. INDICATES OFFICIAL RECORDS OF WILLIAMSON COUNTY TEXAS
7. D.P.R.W.C.T. INDICATES OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS
8. W.C.P.R. INDICATES WILLIAMSON COUNTY PLAT RECORDS
9. W.C.D.R. INDICATES WILLIAMSON COUNTY DEED RECORDS

P.O.C. PARCEL 61 DE
FND. 1/2" IRON ROD

US 183A
PARCEL PLAT
FOR PARCEL 61 DE
COUNTY: WILLIAMSON
GRANTOR: 183 PECAN GROVE, L.L.C.



Charles G. Clark
CHARLES G. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3932

DATE: 3/21/06

SURVCON INC.
PROFESSIONAL SURVEYORS
400 WEST 15th STREET, SUITE 1030
AUSTIN, TEXAS 78701
TELEPHONE (512) 457-7870, FAX (512) 320-0898
EMAIL: austin@survcon.com

SCALE: 1" = 60'	JOB #: 630417-1294
DATE: MARCH 2006	F.B. #: US 183 A
DRAWN BY: CAH	CAD FILE: PARCEL 61 DE
CHECKED BY: CGC	PAGE 3 OF 3 PAGES

DATE: 3/21/06 11:55 AM

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2007073709

Nancy E. Rister

08/28/2007 09:15 AM

PHERBRICH \$36.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

Unofficial Document

① The Linnace Group
595 Round Rock West Dr
Suite 205
Round Rock Tx 78681