

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

RESOLUTION NO. 12-074

**AUTHORIZING PURCHASE OF A RELEASE AND RELINQUISHMENT
OF ACCESS RIGHTS FROM CRYSTAL FALLS, LTD.
(Parcel 52N a/k/a 52-2AC)**

WHEREAS, in connection with the development and operation of the 183A Turnpike project the Mobility Authority has determined that restricting certain direct access by abutting landowners to the 183A Turnpike frontage roads enhances the safety and convenience of motorists traveling on those roads; and

WHEREAS, Crystal Falls, Ltd., a Texas limited partnership (the "Landowner") has a right of direct access from land it owns that abuts the frontage road for the 183A Turnpike at the northeast corner of Highway 183A and Crystal Falls Parkway, as that land is more fully described in the "Release and Relinquishment of Access Rights" agreement attached as Exhibit 1 to this resolution; and

WHEREAS, the Landowner has agreed to release and relinquish certain access rights from its land in accordance with the terms and conditions set forth in Exhibit 1; and

WHEREAS, the Board has determined it is in the interests of the Mobility Authority to acquire the direct access rights of Landowner as described in Exhibit 1.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to execute on behalf of the Mobility Authority the "Release and Relinquishment of Access Rights" agreement in the form or substantially the form as shown on the attached Exhibit 1.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 31st day of October, 2012.

Submitted and reviewed by:


Andrew Martin, General Counsel
Central Texas Regional Mobility Authority

Approved:



Ray A. Wilkerson
Chairman, Board of Directors
Resolution Number 12-074
Date Passed: 10/31/12

Exhibit 1

RELEASE AND RELINQUISHMENT OF ACCESS RIGHTS

[following 7 pages]

RELEASE AND RELINQUISHMENT OF ACCESS RIGHTS
HIGHWAY 183A

THE STATE OF TEXAS

§

COUNTY OF WILLIAMSON

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WHEREAS, the Central Texas Regional Mobility Authority (CTRMA) has been authorized under the Texas Transportation Code to purchase land and such other property rights deemed necessary and convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway, CTRMA or turnpike project, and including the acquisition of such other property rights deemed necessary for the purposes of operating a designated state highway, CTRMA or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects; and

WHEREAS, the undersigned are the owners of that certain tract, piece and parcel of land known and described in Exhibit "A" which is attached hereto and incorporated herein for any and all purposes; and

WHEREAS, said land which is described in said Exhibit "A" being adjacent to and abutting upon an existing public way known and designated as Highway 183A ("Highway"); and

WHEREAS, it has been deemed necessary by the Central Texas Regional Mobility Authority to secure a release and relinquishment of a portion of the owners' abutter's rights of ingress and egress and the right of direct access to and from the said tract described in said Exhibit "A" to said Highway;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CRYSTAL FALLS, LTD., a Texas limited partnership, hereinafter referred to as **Owners**, whether one or more, for and in consideration of the sum of One Thousand Dollars (\$1,000.00) and other good and valuable consideration in hand paid by the Central Texas Regional Mobility Authority, the receipt of which is hereby acknowledged, have waived, released and relinquished and by these presents do waive, release and relinquish forever unto the Central Texas Regional Mobility Authority and the State of Texas all of **Owners'** abutter's rights which have accrued or

might otherwise accrue to **Owners**, their heirs, successors and assigns, including rights of ingress and egress and the right of direct access to and from the said tract of land to said Highway along the right of way line(s) of said highway between those points, as more specifically described in Exhibit "B" attached hereto and incorporated herein for any and all purposes (Parcel 52N--AC).

IN WITNESS WHEREOF, this instrument is executed on this the 19 day of September, 2012.

GRANTOR:

CRYSTAL FALLS LTD.,
a Texas limited partnership

Crystal Falls GP, LLC

By: _____

Its: _____

Member.

ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF

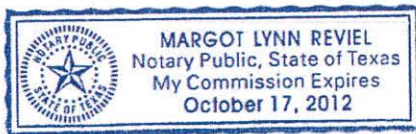
Dallas

§

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This instrument was acknowledged before me on this the 19 day of September, 2012 by Marjike VanderLinden, in the capacity and for the purposes and consideration recited therein.

Margot Lynn Revil
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

Sheets & Crossfield, P.C.
309 East Main
Round Rock, Texas

GRANTEE'S ADDRESS:

Central Texas Regional Mobility Authority
301 Congress Avenue, Suite 650
Austin, Texas 78701

AFTER RECORDING RETURN TO:

Sheets & Crossfield, P.C.
309 East Main St.
Round Rock, Texas 78664

EXHIBIT "A"

Being that certain 27.63 acre tract or tracts of land described in a deed to Crystal Falls, Ltd., a Texas limited partnership, of record in Document No. 2011085705, Deed Records, Williamson County, Texas.

EXHIBIT B

County: Williamson
Parcel No.: 52-2AC
Highway: Highway 183A
Limits: From: The South Fork of the San Gabriel River
To: Avery Ranch Boulevard

DESCRIPTION FOR PARCEL 52-2AC

BEING A LINEAR DESCRIPTION FOR PROPOSED DENIAL OF ACCESS ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF HIGHWAY 183A IN THE ELIJAH D. HARMON SURVEY, ABSTRACT NO.006 IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE WEST LINE OF A CALLED 69.59 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO 2951 WILLIAMS DRIVE, LTD., AS RECORDED IN DOCUMENT NO. 2010061565 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID DENIAL OF ACCESS, AS SHOWN ON AN ACCOMPANYING SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-Inch Iron rod found in the common line of said 69.59 acre tract and called Lot 2, The Dunkley Subdivision, as recorded in Cabinet L, Slide 150 of the Plat Records of Williamson County, Texas (P.R.W.C.TX.), and described in a Deed to Craig Nemeec, as recorded in Volume 2646, Page 783 of the Official Records of Williamson County, Texas (O.R.W.C.TX.);

- 1) THENCE S 68°29'48" W, with the common line of said 69.59 acre tract and said Lot 2, a distance of 85.46 feet to a ½-inch iron rod with a "SAMINC" plastic cap set in the existing east right-of-way line of Highway 183A, as conveyed to the Williamson County, Texas in Document No. 2005091899 of the O.P.R.W.C.TX.;
- 2) THENCE, with the curving existing east right-of-way line of Highway 183A, being a curve to the right, an arc distance of 307.13 feet, through a central angle of 03°03'38", having a radius of 5,749.58 feet, and a chord that bears S 26°09'57" E, a distance of 307.09 feet to a calculated point for the POINT OF BEGINNING of a proposed "Access Denial Line";

THENCE, with the said existing curving east right-of-way line of Highway 183A, the following two (2) courses and distances numbered 4-5:

- 3) being a curve to the right, an arc distance of 74.52 feet, through a central angle of 00°44'34", having a radius of 5,749.58 feet, and a chord that bears S 24°15'50" E, a distance of 74.52 feet to a brass disk stamped "CTRMA 215" set in concrete, and
- 4) being a curve to the left, an arc distance of 9.88 feet, through a central angle of 00°11'56", having a radius of 2,844.79 feet, and a chord that bears S 23°59'31" E, a distance of 9.88 feet to a calculated point for the POINT OF TERMINATION of said proposed "Access Denial Line", from which a brass disk stamped "CTRMA 213" set in concrete bears a chord bearing of S 26°09'16" E, a distance of 204.73 feet.

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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.00012.

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

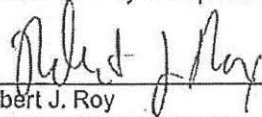
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert J. Roy, 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 15th day of September, 2011.

SURVEYING AND MAPPING, Inc.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735

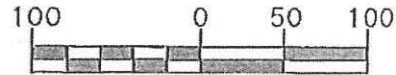
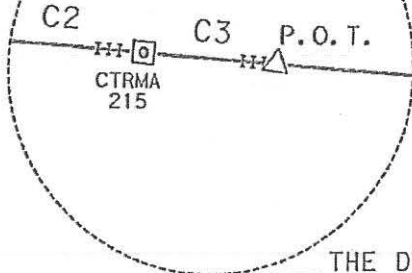
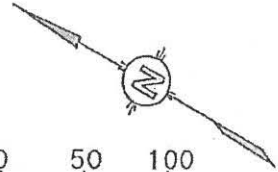


Robert J. Roy
Registered Professional Land Surveyor
No. 5159-State of Texas



DETAIL "A"
NOT TO SCALE

ELIJAH D. HARMON SURVEY
ABSTRACT NO. 006

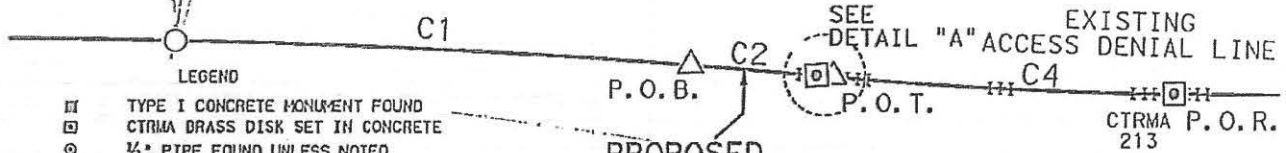


WILLIAMSON COUNTY, TEXAS

LOT 2
THE DUNKLEY SUBDIVISION
CAB. L, SLIDE 150
P.R.W.C.TX.
CRAIG NEMEC
VOL. 2646, PG. 783
O.R.W.C.TX.

52-2AC

2951 WILLIAMS DRIVE, LTD.
CALLED 69.59 ACRES
DOC. No. 2010061565
O.P.R.W.C.TX.



- LEGEND**
- TYPE I CONCRETE MONUMENT FOUND
 - CTRMA BRASS DISK SET IN CONCRETE
 - 1/2" PIPE FOUND UNLESS NOTED
 - 1/2" IRON ROD SET W/ SAM, INC. CAP UNLESS NOTED
 - 1/2" IRON ROD FOUND UNLESS NOTED
 - △ 60 D NAIL SET UNLESS NOTED
 - △ 60 D NAIL FOUND UNLESS NOTED
 - △ CALCULATED POINT
 - FENCE POST
 - PROPERTY LINE
 - CENTER LINE
 - () RECORD INFORMATION
 - P.O.B. POINT OF BEGINNING
 - P.O.R. POINT OF REFERENCE
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.T. POINT OF TERMINATION
 - D.R.V.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
 - P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
 - O.R.V.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
 - DISTANCE NOT TO SCALE
 - DEED LINE (COMMON OWNERSHIP)
 - - - - - ACCESS DENIAL LINE

PROPOSED
ACCESS DENIAL LINE

EXISTING
ACCESS DENIAL LINE
WILLIAMSON COUNTY, TEXAS
CALLED 11.19 AC.
DOC#2005091899
O.P.R.W.C.TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S68° 29' 48" W	85.46'

445+00

HIGHWAY 183A ENGINEER'S
CENTERLINE

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03° 03' 38"	5749.58'	307.13'	307.09'	S26° 09' 57" E
C2	00° 44' 34"	5749.58'	74.52'	74.52'	S24° 15' 50" E
C3	00° 11' 56"	2844.79'	9.88'	9.88'	S23° 59' 31" E
C4	05° 44' 20"	2844.79'	204.78'	204.73'	S26° 09' 16" E

- NOTES:**
- RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THE PARCELS SHOWN HEREON.
 - ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00012.
 - ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE TO THE TRANSPORTATION FACILITY FROM THE ADJOINING PROPERTY.
 - PLANIMETRICS SHOWN HEREON ARE FROM AERIAL MAPPING PERFORMED BY SAM, INC. IN FEBRUARY 2004. I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

9/15/11
DATE



PAGE 3 OF 3
REF. FIELD NOTE NO. 8099

FILE: \\pwork\lga\sam\pwp\lot\wherr\lga\dms03135\Parcel 52-3.dgn



4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029

RIGHT OF WAY SKETCH
SHOWING PROPERTY OF
2951 WILLIAMS DRIVE, LTD.
PARCEL 52-2AC