

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

RESOLUTION NO. 15-083

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY
AGREEMENT OF CERTAIN PROPERTY IN TRAVIS COUNTY FOR THE 183
SOUTH / BERGSTROM EXPRESSWAY PROJECT
(PARCEL 125)**

WHEREAS, pursuant to and under the authority of Subchapter E, Chapter 370, Texas Transportation Code and other applicable law, the Central Texas Regional Mobility Authority ("Mobility Authority") has found and determined that to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways and the roadways of the State of Texas, public convenience and necessity requires acquisition of the fee simple, excluding any rights to the mineral estate, as that fee is described by metes and bounds and is described by reference in Exhibit 1 to this Resolution (the "Property"), owned by Capital Metropolitan Transportation Authority (the "Owner"), located adjacent to the US Hwy 183S in Travis County, for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of the US 183 South / Bergstrom Expressway Project (the "Project"), as a part of the improvements to the Project; and

WHEREAS, an independent, professional appraisal report of the Property has been submitted to the Mobility Authority, and an amount has been established to be just compensation for the property rights to be acquired; and

WHEREAS, the Executive Director of the Mobility Authority, through agents employed or contracted with the Mobility Authority, has transmitted an official written offer to the Owner, based on the amount determined to be just compensation, and has entered into good faith negotiations with the Owner of the Property to acquire the Property; and

WHEREAS, the Owner has agreed to sell the Subject Property, and the Executive Director recommends paying \$350,000.00 to acquire the Owner's interest in the Subject Property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Executive Director is authorized and directed to negotiate and execute a real estate contract to acquire the Subject Property from the Owner, in the form or substantially the form attached as Exhibit 1, and to negotiate and execute all other associated documents necessary to acquire the Owner's interest in the Subject Property for a total acquisition price of \$350,000.00.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 28th day of October, 2015.

Submitted and reviewed by:


Andrew Martin, General Counsel

Approved:



Ray A. Wilkerson
Chairman, Board of Directors

Exhibit 1 to Resolution 15-083

Description of Parcel 125

EXHIBIT _____

County: Travis
Highway: U.S. 183
Limits: From: East of U.S. 290 To: S.H. 71
RCSJ: 0151-09-039
Station: 318+04.86 to 319+90.72

DESCRIPTION FOR PARCEL 125

DESCRIPTION OF A 0.853 ACRE (37,153 SQ. FT.) PARCEL OF LAND, LOCATED IN THE J.C. TANNEHILL LEAGUE, ABSTRACT NO. 22 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING PART OF LOT 1, TMTA SUBDIVISION, BEING A 1.185 ACRE REMAINDER OF A CALLED 1.379 ACRES AS RECORDED IN BOOK 88, PAGE 332 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS (P.R.T.C.TX.), AND BEING DESCRIBED IN A DEED TO THE CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY, RECORDED IN DOCUMENT NO. 2003138265 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 0.853 ACRE (37,153 SQ. FT.) PARCEL, AS SHOWN ON AN ACCOMPANYING SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation (TxDOT) Type II concrete monument set 412.58 feet right of Engineer's Centerline Station (E.C.S.) 318+04.86, said monument being on the south right-of-way line of East 51st Street (variable width right-of-way), as conveyed in a deed to City of Austin, and recorded in Volume 9660, Page 584 of the Real Property Records of Travis County, Texas (R.P.R.T.C.TX.), for the northwest corner of the parcel described herein;

1) **THENCE** S 69°26'08" E, with the existing south right-of-way line of said East 51st Street, same being the north line of said Lot 1, a distance of 189.44 feet to a TxDOT Type II concrete monument found 225.54 feet right of E.C.S. 318+34.46 on the existing west right-of-way line of said U.S. Highway 183 as conveyed to State of Texas, and recorded in Document No. 2004029405 O.P.R.T.C.TX., for the most northerly northeast corner of the parcel described herein, from which a ½-inch iron rod found at the northerly northeast corner of said Lot 1 bears S 69°26'08" E, with the common line of said Lot 1 and said East 51st Street, a distance of 55.64 feet;

THENCE with the east remainder line of said Lot 1 and the existing west right-of-way line of said U.S. Highway 183, the following two (2) courses and distances numbered 2-3:

2) S 33°23'05" E, a distance of 50.00 feet to a TxDOT Type II concrete monument found 190.33 feet right of E.C.S. 318+69.65, and

3) S 11°36'52" W, a distance of 122.08 feet to a TxDOT Type II concrete monument found 191.27 feet right of E.C.S. 319+90.72 for the southeast corner of the parcel described herein, from which a ½-inch iron rod found 191.79 feet right of E.C.S. 320+35.71 on the common line of said Lot 1 and said Lot 2, same being on the existing west right-of-way line of said U.S. Highway 183 bears S 11°36'52"W, a distance of 45.37 feet;

4) **THENCE** N 78°01'28" W, over and across said Lot 1, with the proposed west right-of-way line of said U.S. Highway 183, a distance of 112.78 feet to a TxDOT Type II concrete monument set 304.04 feet right of E.C.S. 319+88.87, same being on the common line of said Lot 1 and said Lot 2;

EXHIBIT _____

County: Travis
Highway: U.S. 183
Limits: From: East of U.S. 290 To: S.H. 71
RCSJ: 0151-09-039
Station: 318+04.86 to 319+90.72

DESCRIPTION FOR PARCEL 125

- 5) **THENCE** N 56°09'44" W, continuing with the proposed west right-of-way line of said U.S. Highway 183, and the common line of said Lot 1 and said Lot 2, a distance of 157.78 feet to a calculated point 449.56 feet right of E.C.S. 319+28.87, for the southwest corner of the parcel described herein, from which a ½-inch iron rod found for the northwest corner of Lot 2, of said TMTA Subdivision, same being the southwest corner of said Lot 1 bears N 56°09'44" W, a distance 100.52 feet;
- 6) **THENCE** N 27°38'43" E, over and across said Lot 1 and with the proposed west right-of-way line of U.S. Highway 183, a distance of 131.64 feet to the **POINT OF BEGINNING**, and containing a 0.853 acre (37,153 sq. ft.) tract of land, more or less.

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(93). All distances shown hereon are adjusted to the surface using a combined scale factor of 1.00011.

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS	§	

That I, William Reed Herring, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 23rd day of January, 2015.

SURVEYING AND MAPPING, Inc.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300

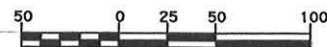


 William Reed Herring
 Registered Professional Land Surveyor
 No. 6355-State of Texas

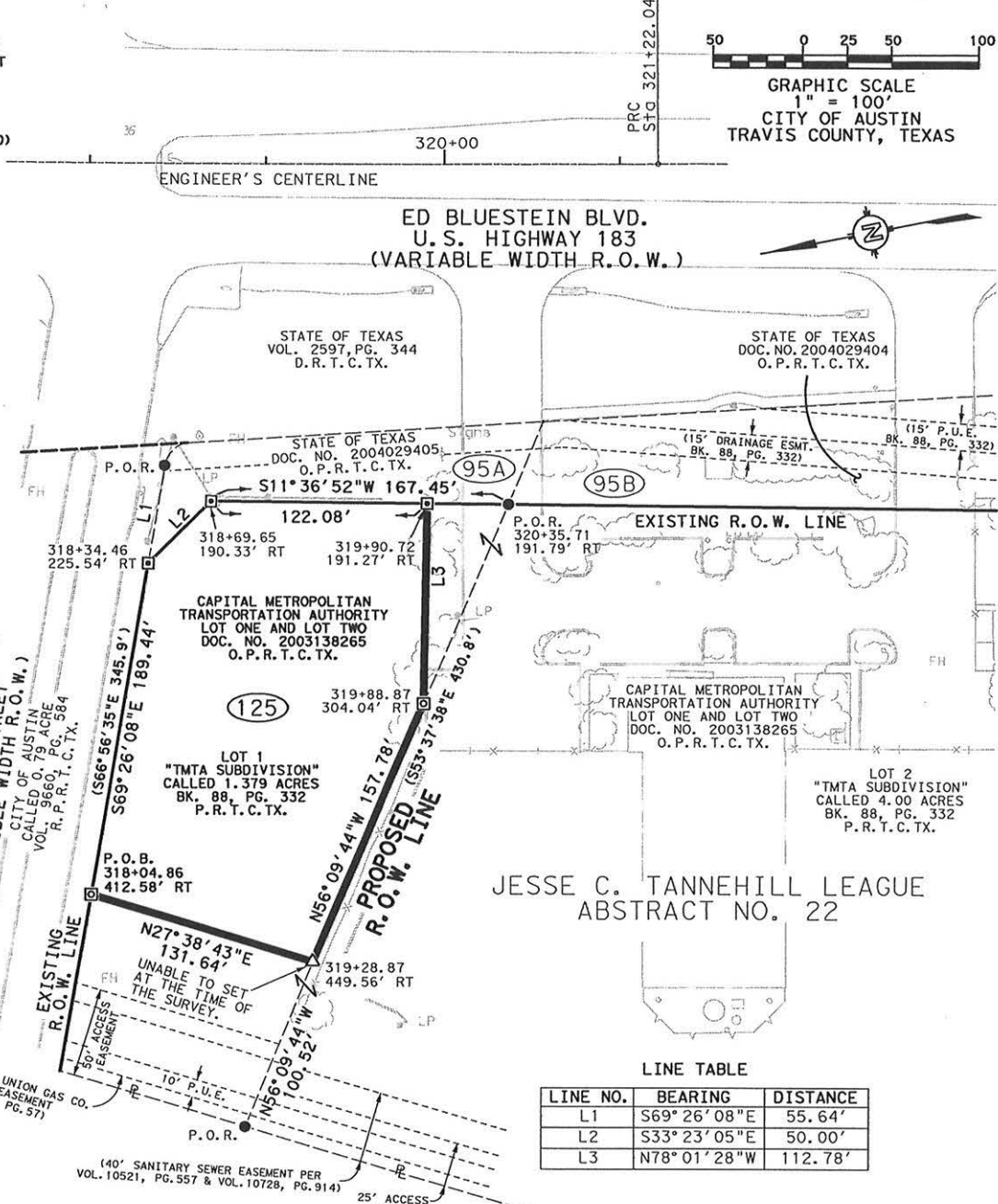


LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- TxDOT TYPE II CONCRETE MONUMENT FOUND (UNLESS NOTED)
- TYPE II CONCRETE MONUMENT SET
- 1/2" IRON ROD SET WITH TxDOT ALUMINUM CAP SET UNLESS NOTED
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON PIPE FOUND
- COTTON SPINDLE FOUND
- △ CALCULATED POINT
- FENCE POST
- ⊗ DRILL HOLE IN CONCRETE FOUND
- PROPERTY LINE
- CENTER LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.T. POINT OF TERMINATION
- P.C. POINT OF CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- P.T. POINT OF TANGENCY
- P.O.R. POINT OF REFERENCE
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TX.
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TX.
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- ACCESS DENIAL LINE (A.D.L.) (C. OF A. LINE) ["C.O.A."]



GRAPHIC SCALE
1" = 100'
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS



ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 331+84.36
X= 3139174.52
Y= 10079921.78
Δ = 1°31'17.64" (RT)
D = 0°04'17.83"
L = 2124.52'
T = 1062.32'
R = 80000.50'
PC Sta 321+22.04
PT Sta 342+46.56

JESSE C. TANNEHILL LEAGUE
ABSTRACT NO. 22

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S69°26'08"E	55.64'
L2	S33°23'05"E	50.00'
L3	N78°01'28"W	112.78'

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83(93) HARN, TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00011.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TxDOT AERIAL SURVEY DIGITAL FILES.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

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.

William Reed Herring

6/23/2015
DATE

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



1/23/2015
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4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PARCEL 125
0.853 AC. (37,153 SQ. FT.)
RCSJ NO. 0151-09-039