

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

**RESOLUTION NO. 16-045**

**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

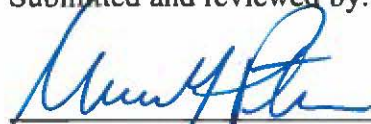
BE IT FURTHER RESOLVED that the Executive Director is authorized and directed to negotiate an agreement to acquire the Property and all leasehold interests in the Property by agreement, subject to approval of the agreement and acquisition price by the Board of Directors; and

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:

  
\_\_\_\_\_  
Geoffrey S. Petrov, General Counsel

Approved:

  
\_\_\_\_\_  
Ray A. Willkerson  
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

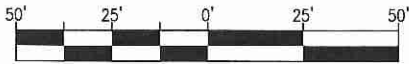
FIELD NOTES REVIEWED

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

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

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





GRAPHIC SCALE

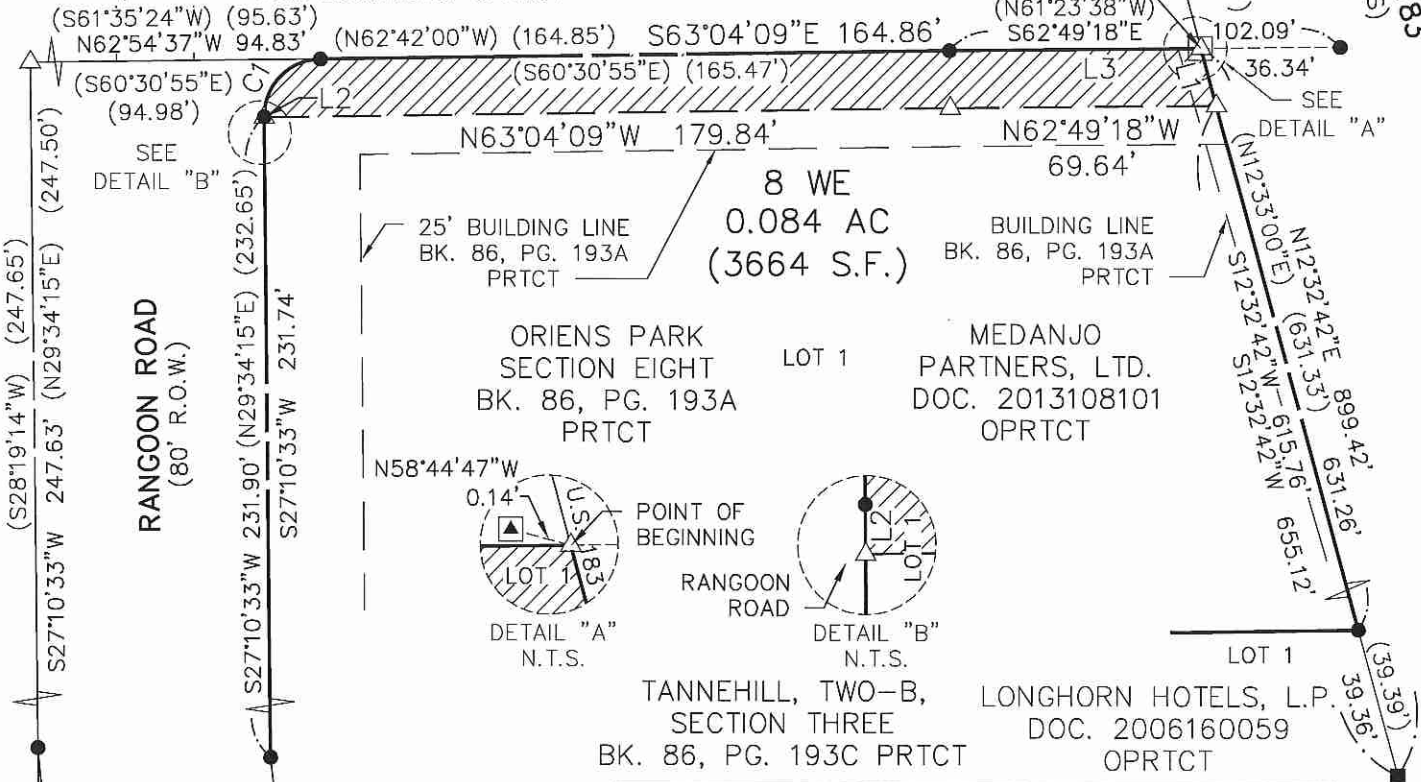
J.C. TANNEHILL  
SURVEY NO. 29  
ABSTRACT No. 22

CITY OF AUSTIN  
DOC. 2002178092  
OPRTCT

POINT OF BEGINNING  
N=10081197.53  
E=3139120.82  
(GRID COORDINATES)

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

AFFIDAVIT OF DECLARATION OF A  
PARKLAND USE AGREEMENT LOCATION  
DOC. 2006198137 OPRTCT



SEE  
DETAIL "B"

SEE  
DETAIL "A"

25' BUILDING LINE  
BK. 86, PG. 193A  
PRTCT

BUILDING LINE  
BK. 86, PG. 193A  
PRTCT

ORIENTS PARK  
SECTION EIGHT  
BK. 86, PG. 193A  
PRTCT

MEDANJO  
PARTNERS, LTD.  
DOC. 2013108101  
OPRTCT

TANNEHILL, TWO-B,  
SECTION THREE  
BK. 86, PG. 193C PRTCT

LONGHORN HOTELS, L.P.  
DOC. 2006160059  
OPRTCT



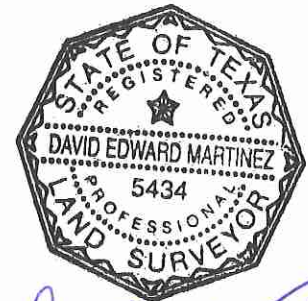
THIS SKETCH ACCOMPANIES A METES AND  
BOUNDS DESCRIPTION OF EQUAL DATE.

LEGEND:

- 1/2" IRON ROD FOUND
- △ CALCULATED POINT
- Mon TxDOT TYPE I MONUMENT FOUND
- ▲ TxDOT TYPE III 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
- ////// AREA OF EASEMENT

| CURVE TABLE |                    |                          |                   |                              |                   |
|-------------|--------------------|--------------------------|-------------------|------------------------------|-------------------|
| CURVE       | RADIUS             | DELTA                    | ARC               | BEARING                      | CHORD             |
| C1          | 15.00'<br>(15.00') | 89°25'20"<br>(89°54'49") | 23.41'<br>(23.54) | N72°15'56"E<br>(N47°31'40"E) | 21.11'<br>(21.20) |

| LINE TABLE |                                |        |
|------------|--------------------------------|--------|
| LINE       | BEARING                        | LENGTH |
| L1         | S12° 32' 42"W                  | 15.50' |
| L2         | N27° 10' 33"E                  | 0.16'  |
| L3         | S62° 49' 18"E<br>(S60°28'31"E) | 65.75' |



*David E. Martinez*  
04/19/16

RECORD DATA REFERENCE:  
INDEPENDENCE TITLE COMPANY  
11215 S. I. H. 35, SUITE 102  
AUSTIN, TEXAS 78747  
GF No. 1604502-P22



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: 19 APR 2016  
JOB NO.: 65601  
FILE: 8\_WE.dwg

3  
3 OF 3

Exhibit "A"



Parcel E08 – Approximately 3,664 Square Feet.