

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

RESOLUTION NO.17-017

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS
BY AGREEMENT OR CONDEMNATION OF CERTAIN PROPERTY IN
TRAVIS COUNTY FOR THE 183 SOUTH / BERGSTROM EXPRESSWAY
PROJECT (PARCEL 118)**

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, the public convenience and necessity require acquisition of fee simple title and access control rights in and to that certain parcel of land which is described by metes and bounds in Exhibit A to this Resolution (the "Property"), owned by the City of Austin (the "Owner"), located at the Northeast corner of US183 South and Bolm Road, Austin, in Travis County, Texas 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

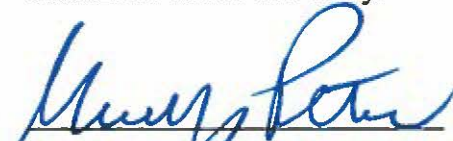
BE IT FURTHER RESOLVED that the Executive Director is authorized and directed to negotiate an agreement to acquire the Property and all leasehold interests in the Property by agreement, subject to approval of the agreement and acquisition price by the Board of Directors; and

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 29th day of March, 2017.

Submitted and reviewed by:


Geoff Petrov, General Counsel

Approved:



Ray A. Wilkerson
Chairman, Board of Directors

Exhibit A

EXHIBIT _____

County: Travis
Highway: US 183
Limits: From: East of US 29 To: SH 71
RCSJ: 0151-09-037
Station: 444+54.81 to 465+14.33

DESCRIPTION FOR PARCEL 118

DESCRIPTION OF A 0.688 ACRE (29,966 SQ. FT.) PARCEL OF LAND LOCATED IN THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 67.10 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO THE CITY OF AUSTIN AND RECORDED IN DOCUMENT NO. 2013117685 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.). SAID 0.688 ACRE (29,966 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Texas Department of Transportation (TxDOT) Type I concrete monument found 213.37 feet left of Engineer's Centerline Station (E.C.S.) 465+63.04, being on the existing east right-of-way line of U.S. Highway 183 (variable width right-of-way) as conveyed to the State of Texas in Document No. 2001153258 of the O.P.R.T.C.TX., also being a point on the west line of said 67.10 acre tract;

THENCE N 27°47'38" E, with the existing east right-of-way line of said U.S. Highway 183, same being the west line of said 67.10 acre tract, a distance of 52.19 feet to a 5/8-inch iron rod with TxDOT aluminum cap set 207.35 feet left of E.C.S. 465+14.33**, being on the proposed east right-of-way line of said U.S. Highway 183 for the **POINT OF BEGINNING** and the most southerly corner of the parcel described herein;

THENCE, with the existing east right-of-way line of said U.S. Highway 183, same being the west line of said 67.10 acre tract, the following two (2) courses and distances numbered 1 and 2:

- 1) N 27°47'38" E, passing at a distance of 345.62 feet a 1/2-inch iron rod found with cap stamped "C.O.A." for the beginning of an existing Access Denial Line (A.D.L.), continuing with the existing A.D.L., passing at a distance of 932.53 feet a 1/2-inch iron rod with cap stamped "C.O.A." for the end of an existing A.D.L., passing at a distance of 1,131.83 feet to a 1/2-inch iron rod with cap stamped "C.O.A." for the beginning of an existing A.D.L., with the existing A.D.L., passing at a distance of 1,536.01 feet, a TxDOT Type II concrete monument found, passing at a distance of 1,801.83 feet, a 1/2-inch iron rod with cap stamped "C.O.A." for the end of an existing A.D.L., departing existing A.D.L., passing at a distance of 1923.86 feet, a TxDOT Type II concrete monument found and continuing a total distance of 2,046.83 feet to a TxDOT Type II concrete monument found, and
- 2) N 27°42'36" E, a distance of 35.25 feet to a TxDOT Type II concrete monument found at the northwest corner of the parcel described herein, same being in the common line of the existing east right-of-way line of said U.S. Highway 183 and the existing south right-of-way line of Smith Road (no record information found);
- 3) **THENCE** S 64°59'09" E, with the existing south right-of-way line of said Smith Road, same being the north line of said 67.10 acre tract, a distance of 10.01 feet to a 5/8-inch iron rod with TxDOT aluminum cap set 197.50 feet left of E.C.S. 444+54.81**, same being the beginning of the proposed east right-of-way line of said U.S. Highway 183;

EXHIBIT _____

County: Travis
Highway: US 183
Limits: From: East of US 29 To: SH 71
RCSJ: 0151-09-037
Station: 444+54.81 to 465+14.33

DESCRIPTION FOR PARCEL 118

4) **THENCE** S 27°46'58" W, departing the south right-of-way line of said Smith Road, and with the proposed east right-of-way line of said U.S. Highway 183, over and across said 67.10 acre tract, passing at a distance of 20.00 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "A.D.L." set 197.38 feet left of E.C.S. 444+74.64** same being the beginning of the proposed Access Denial line of said U.S. Highway 183, and continuing for a total distance of 280.75 feet to a 5/8-inch iron rod with TxDOT aluminum cap set 197.01 feet left of E.C.S. 447+34.20**, for the end of the proposed Access Denial line, same being the beginning of the transfer of Access Denial line;

THENCE, with the proposed east right-of-way and the transfer of Access Denial line of said U.S. Highway 183, over and across said 67.10 acre tract, the following three (3) courses and distances numbered 5 through 7:

- 5) S 27°47'38" W, a distance of 356.73 feet to a 5/8-inch iron rod with TxDOT aluminum cap set 197.01 feet left of E.C.S. 450+90.92**,
- 6) S 27°47'45" W, a distance of 67.38 feet to a 5/8-inch iron rod with TxDOT aluminum cap set 197.01 feet left of E.C.S. 451+58.30**, and
- 7) S 26°05'48" W, a distance of 245.99 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "A.D.L." set 204.29 feet left of E.C.S. 454+04.18**, for the end of the transfer of Access Denial line;

THENCE, continuing with the proposed east right-of-way line of said U.S. Highway 183, over and across said 67.10 acre tract, the following two (2) courses and distances numbered 8 through 9:

- 8) S 26°05'48" W, a distance of 93.45 feet to a 5/8-inch iron rod with TxDOT aluminum cap set 207.06 feet left of E.C.S. 454+97.59**, and
- 9) S 27°47'38" W, a distance of 105.89 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "A.D.L." set 207.06 feet left of E.C.S. 456+03.49, for the beginning of the transfer of Access Denial line;

THENCE, continuing with the proposed east right-of-way and the transfer of Access Denial line of said U.S. Highway 183, over and across said 67.10 acre tract, the following two (2) courses and distances numbered 10 through 11:

- 10) S 27°47'38" W, a distance of 544.45 feet to a 5/8-inch iron rod with TxDOT aluminum cap set 207.06 feet left of E.C.S. 461+47.93**, same being the beginning of a curve to the right, and
- 11) Southwesterly, with said curve to the right, having an arc distance of 42.64 feet, through a central angle of 00°50'31", having a radius of 2,901.79 feet, and a chord that bears S 28°12'54" W, a distance of 42.64 feet to a 5/8-inch iron rod with TxDOT aluminum cap stamped "A.D.L." set 206.88 feet left of E.C.S. 461+88.77, for the end of the transfer of Access Denial line;

EXHIBIT _____

County: Travis
Highway: US 183
Limits: From: East of US 29 To: SH 71
RCSJ: 0151-09-037
Station: 444+54.81 to 465+14.33

DESCRIPTION FOR PARCEL 118

THENCE, continuing with the proposed east right-of-way line of said U.S. Highway 183, over and across said 67.10 acre tract, the following two (2) courses and distances numbered 12 through 13:

- 12) Southwesterly, continuing with said curve to the right, having an arc distance of 159.94 feet, through a central angle of 03°09'29", having a radius of 2,901.79 feet, and a chord that bears S 30°12'54" W, a distance of 159.92 feet to a 5/8-inch iron rod with TxDOT aluminum cap set 205.19 feet left of E.C.S. 463+39.23**, and
- 13) S 31°47'38" W, a distance of 186.12 feet to the **POINT OF BEGINNING** and containing 0.688 acres (29,966 sq. ft.) of land more or less.

**This monument may be replaced by a TxDOT Type II right-of-way upon the completion of the highway construction project under the supervision of a RPLS either employed or retained by TxDOT.

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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83(NonHARN). All distances shown hereon are adjusted to surface multiplying the grid coordinates by a surface adjustment factor of 1.00011.

THE STATE OF TEXAS
COUNTY OF TRAVIS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

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 22nd of September, 2016 A.D.

SURVEYING AND MAPPING, LLC
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78704
Texas Firm Registration Number 10064300

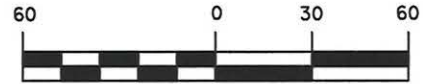


William Reed Herring
Registered Professional Land Surveyor
No. 6355 - State of Texas

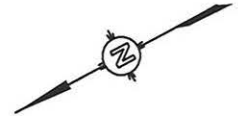


CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	00° 50' 31" RT	2,901.79'	42.64'	42.64'	S28° 12' 54" W
C2	03° 09' 29" RT	2,901.79'	159.94'	159.92'	S30° 12' 54" W

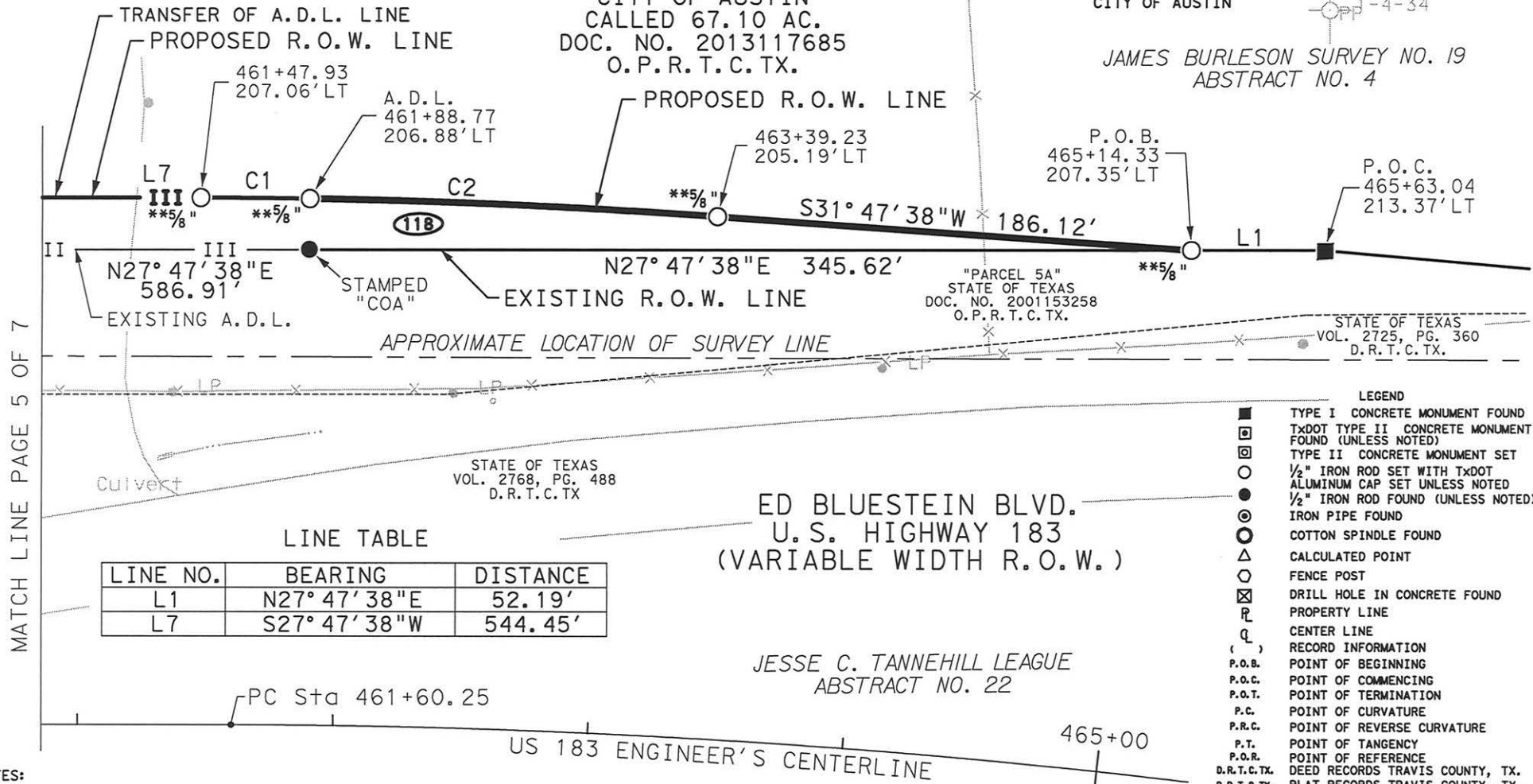


GRAPHIC SCALE
SCALE: 1" = 60'
TRAVIS COUNTY, TEXAS
CITY OF AUSTIN



CITY OF AUSTIN
CALLED 67.10 AC.
DOC. NO. 2013117685
O.P.R.T.C. TX.

JAMES BURLESON SURVEY NO. 19
ABSTRACT NO. 4



MATCH LINE PAGE 5 OF 7

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N27° 47' 38" E	52.19'
L7	S27° 47' 38" W	544.45'

ED BLUESTEIN BLVD.
U.S. HIGHWAY 183
(VARIABLE WIDTH R.O.W.)

JESSE C. TANNEHILL LEAGUE
ABSTRACT NO. 22

- LEGEND
- TYPE I CONCRETE MONUMENT FOUND
 - 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
 - ℙ 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.]

NOTES:

- THIS SURVEY WAS PERFORMED 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.
- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (NONHARN), ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.
- IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY DIGITAL FILES.
- ALL VOLUME NUMBERS REFER TO THE DEED RECORDS OF TRAVIS COUNTY, TEXAS UNLESS OTHERWISE NOTED.
- ACCESS IS PROHIBITED ACROSS THE "ACCESS DENIAL LINE" TO THE TRANSPORTATION FACILITY FROM THE ADJACENT PROPERTY.

** THIS MONUMENT MAY BE REPLACED BY A TXDOT TYPE II RIGHT-OF-WAY UPON THE COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A RPLS EITHER EMPLOYED OR RETAINED BY TXDOT.

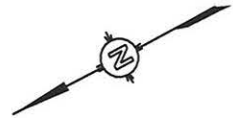
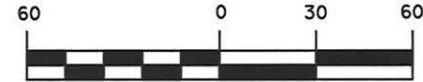
9/22/2016
PAGE 4 OF 7



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 118
0.688 AC. (29,964 SQ. FT.)
RCSJ NO. 151-09-039

JAMES BURLESON SURVEY NO. 19
ABSTRACT NO. 4



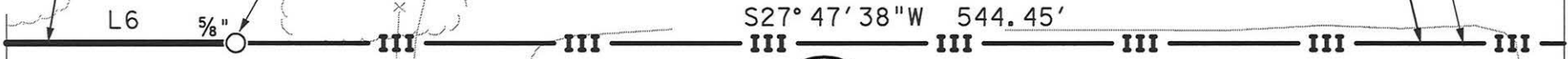
GRAPHIC SCALE
SCALE: 1" = 60'
TRAVIS COUNTY, TEXAS
CITY OF AUSTIN

CITY OF AUSTIN
CALLED 67.10 AC.
DOC. NO. 2013117685
O.P.R.T.C.TX.

PROPOSED
R.O.W. LINE

A.D.L.
456+03.49
207.06' LT

TRANSFER OF A.D.L. LINE
PROPOSED R.O.W. LINE



"PARCEL 5A"
STATE OF TEXAS
DOC. NO. 2001153258
O.P.R.T.C.TX.

EXISTING ACCESS
DENIAL LINE

APPROXIMATE LOCATION OF SURVEY LINE

ED BLUESTEIN BLVD.
U.S. HIGHWAY 183
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS
VOL. 2768, PG. 488
D.R.T.C.TX

LINE TABLE

LINE NO.	BEARING	DISTANCE
L6	S27° 47' 38"W	105.89'

JESSE C. TANNEHILL LEAGUE
ABSTRACT NO. 22

US 183 ENGINEER'S CENTERLINE

460+00

MATCH LINE PAGE 6 OF 7

MATCH LINE PAGE 4 OF 7

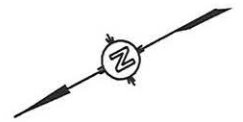
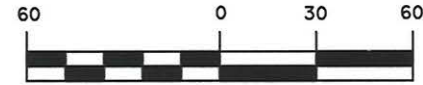
9/22/2016
PAGE 5 OF 7



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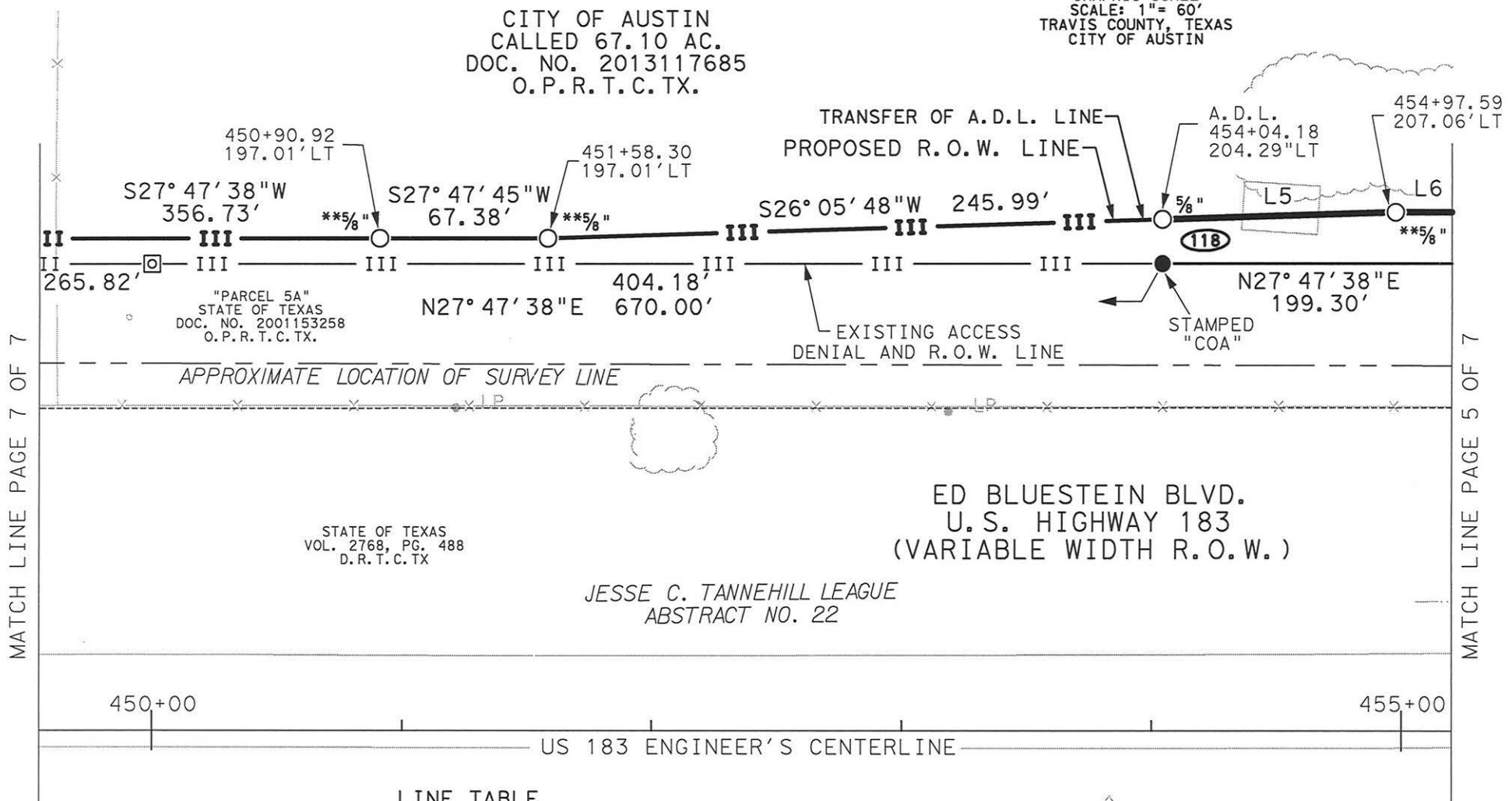
RIGHT-OF-WAY SKETCH SHOWING
PARCEL 118
0.688 AC. (29,964 SQ. FT.)
RCSJ NO. 151-09-039

JAMES BURLESON SURVEY NO. 19
 ABSTRACT NO. 4



GRAPHIC SCALE
 SCALE: 1" = 60'
 TRAVIS COUNTY, TEXAS
 CITY OF AUSTIN

CITY OF AUSTIN
 CALLED 67.10 AC.
 DOC. NO. 2013117685
 O. P. R. T. C. TX.



MATCH LINE PAGE 7 OF 7

MATCH LINE PAGE 5 OF 7

LINE TABLE

LINE NO.	BEARING	DISTANCE
L5	S26° 05' 48" W	93.45'
L6	S27° 47' 38" W	105.89'

9/22/2016
 PAGE 6 OF 7

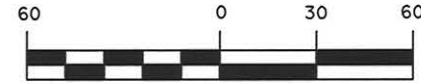


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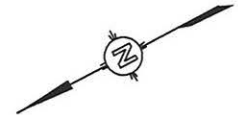
RIGHT-OF-WAY SKETCH SHOWING
 PARCEL 118
 0.688 AC. (29,964 SQ. FT.)
 RCSJ NO. 151-09-039

LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	N27° 42' 36" E	35.25'
L3	S64° 59' 09" E	10.01'
L4	S27° 46' 58" W	20.00'



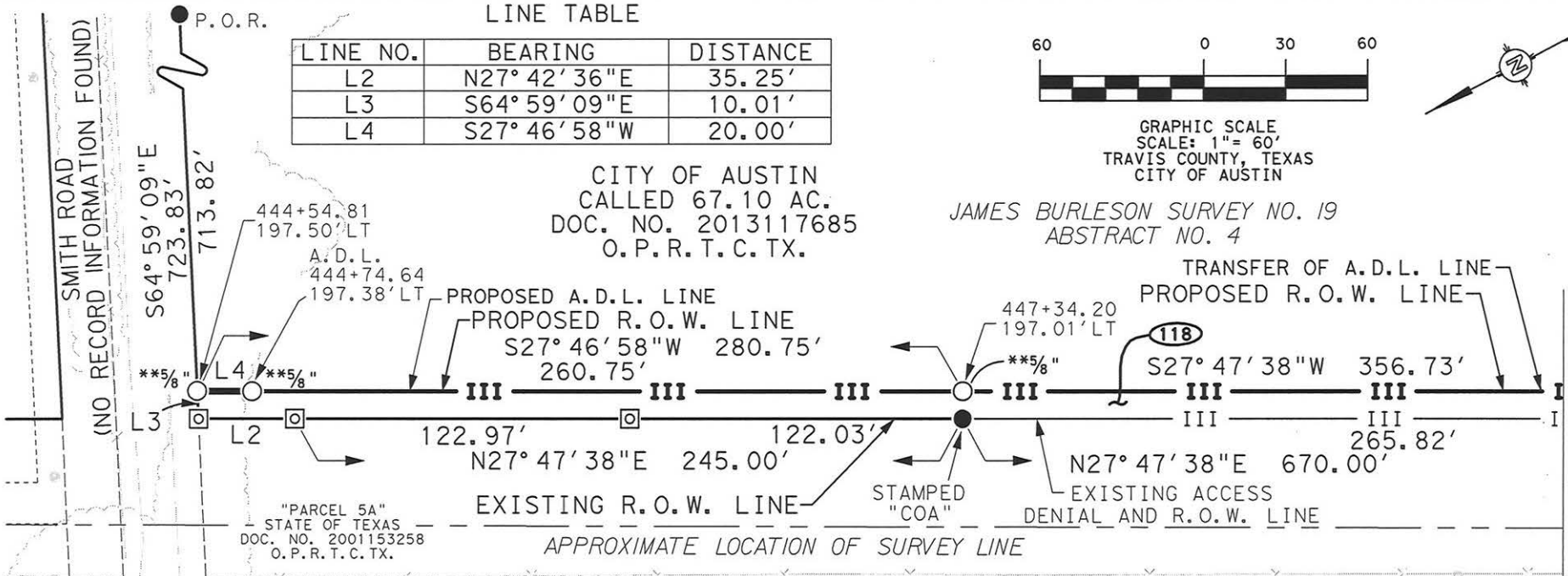
GRAPHIC SCALE
SCALE: 1" = 60'
TRAVIS COUNTY, TEXAS
CITY OF AUSTIN



CITY OF AUSTIN
CALLED 67.10 AC.
DOC. NO. 2013117685
O. P. R. T. C. TX.

JAMES BURLESON SURVEY NO. 19
ABSTRACT NO. 4

TRANSFER OF A. D. L. LINE
PROPOSED R. O. W. LINE



STATE OF TEXAS
VOL. 2768, PG. 488
D. R. T. C. TX

ED BLUESTEIN BLVD.
U. S. HIGHWAY 183
(VARIABLE WIDTH R. O. W.)

JESSE C. TANNEHILL LEAGUE
ABSTRACT NO. 22



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.

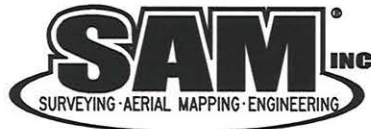
William Reed Herring

9/22/2016

DATE

9/22/2016
PAGE 7 OF 7

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

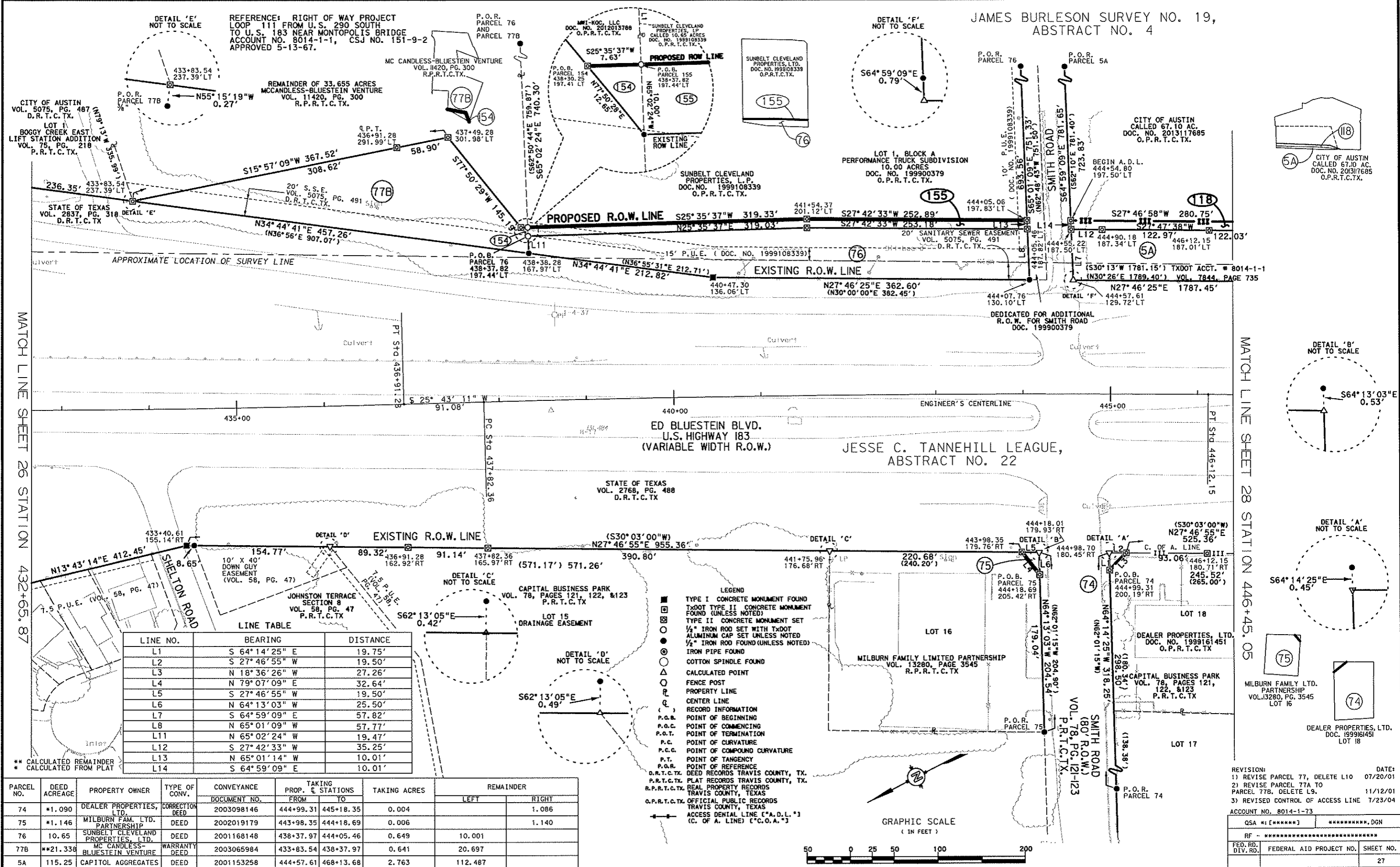


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RIGHT-OF-WAY SKETCH SHOWING
PARCEL 118
0.688 AC. (29,964 SQ. FT.)
RCSJ NO. 151-09-039

MATCH LINE PAGE 6 OF 7

REFERENCE: RIGHT OF WAY PROJECT
LOOP 111 FROM U.S. 290 SOUTH
TO U.S. 183 NEAR MONTOPOLIS BRIDGE
ACCOUNT NO. 8014-1-1, CSJ NO. 151-9-2
APPROVED 5-13-67.

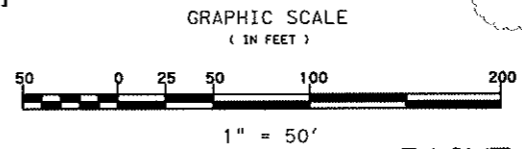


LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 64° 14' 25" E	19.75'
L2	S 27° 46' 55" W	19.50'
L3	N 18° 36' 26" W	27.26'
L4	N 79° 07' 09" E	32.64'
L5	S 27° 46' 55" W	19.50'
L6	N 64° 13' 03" W	25.50'
L7	S 64° 59' 09" E	57.82'
L8	N 65° 01' 09" W	57.77'
L11	N 65° 02' 24" W	19.47'
L12	S 27° 42' 33" W	35.25'
L13	N 65° 01' 14" W	10.01'
L14	S 64° 59' 09" E	10.01'

- LEGEND
- TYPE I CONCRETE MONUMENT FOUND
 - 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
 - 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.C.C. POINT OF COMPOUND 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."]

PARCEL NO.	DEED ACREAGE	PROPERTY OWNER	TYPE OF CONV.	CONVEYANCE DOCUMENT NO.	TAKING PROP. & STATIONS		TAKING ACRES	REMAINDER	
					FROM	TO		LEFT	RIGHT
74	*1.090	DEALER PROPERTIES, LTD.	CORRECTION DEED	2003098146	444+99.31	445+18.35	0.004		1.086
75	*1.146	MILBURN FAM. LTD. PARTNERSHIP	DEED	2002019179	443+98.35	444+18.69	0.006		1.140
76	10.65	SUNBELT CLEVELAND PROPERTIES, L.P.	DEED	2001168148	438+37.97	444+05.46	0.649	10.001	
77B	**21.338	MC CANDLESS-BLUESTEIN VENTURE	WARRANTY DEED	2003065984	433+83.54	438+37.97	0.641	20.697	
5A	115.25	CAPITOL AGGREGATES	DEED	2001153258	444+57.61	468+13.68	2.763	112.487	
154	0.245	MHI-KOC, LLC LOT 1, BLOCK A			438+30.25	438+37.82	0.001	0.244	
155	10.00	SUNBELT CLEVELAND PROPERTIES, L.P.			438+37.82	444+05.06	0.13	9.87	
118	67.10	CITY OF AUSTIN			444+54.81	465+14.33	0.69	66.41	



RIGHT OF WAY
WIDENING PROJECT



4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax (512) 326-3029
Texas Real Estate License No. 00286800

REVISION:

1) REVISE PARCEL 77, DELETE L10	07/20/01
2) REVISE PARCEL 77A TO PARCEL 77B, DELETE L9.	11/12/01
3) REVISED CONTROL OF ACCESS LINE	7/23/04

ACCOUNT NO. 8014-1-13

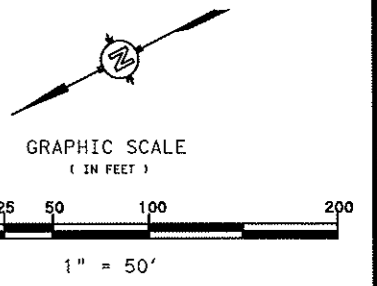
QSA # [*****]	*****.DGN		
RF - *****			
FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.	
		27	
STATE	DIST.	COUNTY	
TEXAS	AUSTIN	TRAVIS	
CONT.	SECT.	JOB	HIGHWAY NO.
0151	09	039	U.S. 183

- LEGEND
- TYPE I CONCRETE MONUMENT FOUND
 - TYPE II CONCRETE MONUMENT FOUND (UNLESS NOTED)
 - TYPE III 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
 - 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.C.C. POINT OF COMPOUND 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 (C.A.D.L.) (C. OF A. I) (P.C.O.A.)

REFERENCE: RIGHT OF WAY PROJECT LOOP 111 FROM U.S. 290 SOUTH TO U.S. 183 NEAR MONTOPOLIS BRIDGE ACCTOUNT NO. 8014-1-1, CSJ NO. 151-9-2 APPROVED 5-13-67.

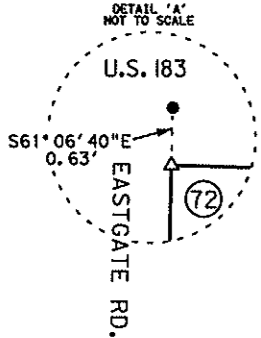
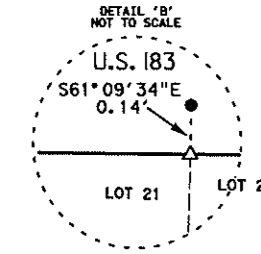
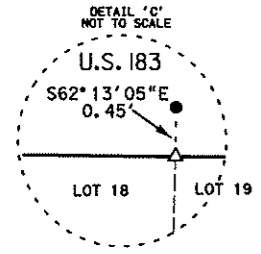
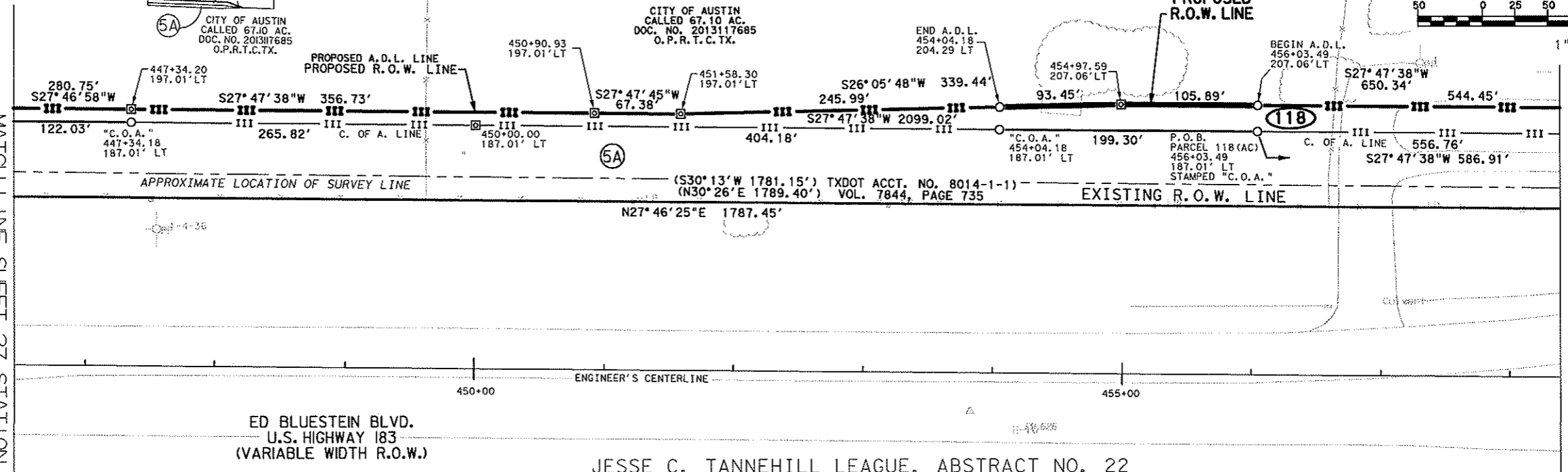
NOTE: SEE COVER SHEET FOR R.O.W. MAPSHEET NOTES

JAMES BURLESON SURVEY NO. 19 ABSTRACT NO. 4



MATCH LINE SHEET 27 STATION 446+45.05

MATCH LINE SHEET 29 STATION 458+50



LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S 61° 06' 40" E	36.00'
L2	S 28° 50' 26" W	24.50'
L3	N 26° 53' 21" W	43.56'
L4	N 79° 25' 18" E	29.13'
L5	S 28° 50' 26" W	18.50'
L6	N 61° 08' 55" W	22.50'
L7	S 28° 50' 26" W	46.27'
L8	S 28° 50' 26" W	37.39'

REVISION: 2) ADDED PARCELS 118AC & 119AC 8/24/06
1) REVISED CONTROL OF ACCESS LINE ADDED COA PINS ON PARCEL 5A 7/23/04

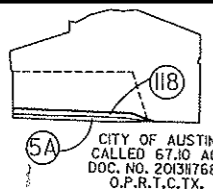
* CALCULATED FROM PLAT

PARCEL NO.	DEED ACREAGE	PROPERTY OWNER	TYPE OF CONV.	CONVEYANCE DOCUMENT NO.	TAKING PROP. STATIONS		TAKING ACRES	REMAINDER	
					FROM	TO		LEFT	RIGHT
5A	115.25	CAPITOL AGGREGATES, LTD.	DEED	2001153258	444+57.61	468+13.66	2.762	112.487	XX
72	8.079	YTSI PARTNERS, L.P.	DEED	2002028361	455+73.76	455+98.95	0.010		8.069
73	*2.203	C VAN R, INC.	DEED	2002019126	454+75.87	454+93.95	0.005		2.198
119 (AC)	8.079	YTSI PARTNERS, L.P.			455+98.95	461+35.39			
144 (AC)	*1.41	WCH PROPERTIES, LTD.			451+60.84	452+07.11			

RIGHT OF WAY WIDENING PROJECT

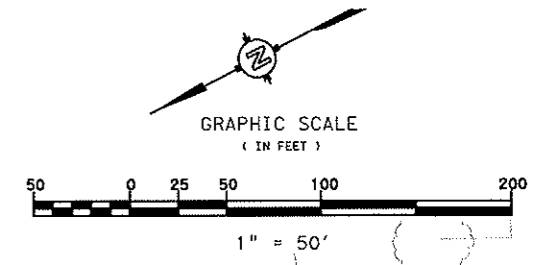
ACCOUNT NO. 8014-1-73

QSA #:	[*****]	*****, DGN	
RF -	*****		
FED. RD. DIV. RD.	FEDERAL AID PROJECT NO.	SHEET NO.	
		28	
STATE	DIST.	COUNTY	
TEXAS	AUSTIN	TRAVIS	
CONT.	SECT.	JOB	HIGHWAY NO.
0151	09	039	U.S. 183

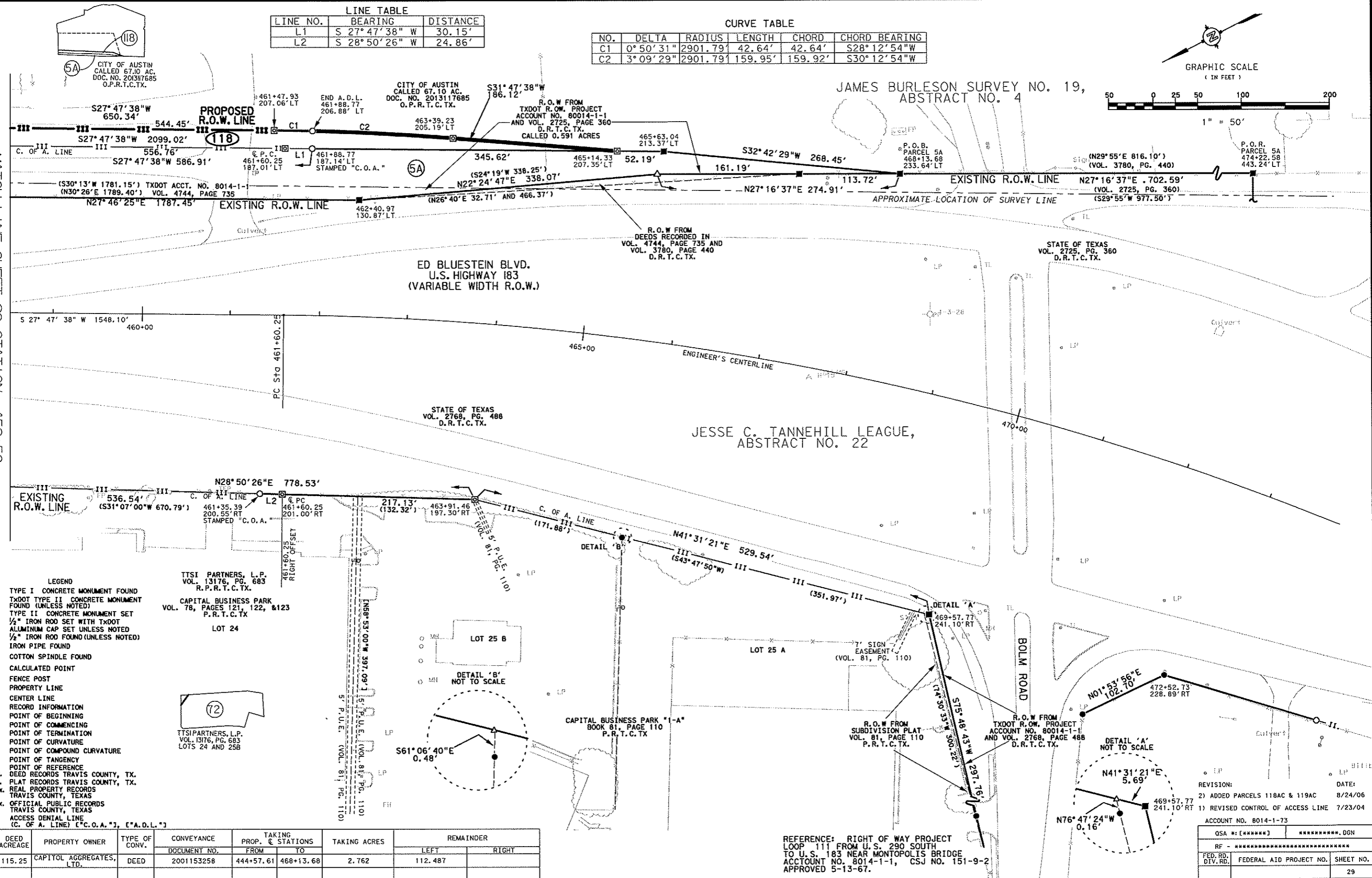


LINE NO.	BEARING	DISTANCE
L1	S 27° 47' 38" W	30.15'
L2	S 28° 50' 26" W	24.86'

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	0° 50' 31"	2901.79'	42.64'	42.64'	S28° 12' 54" W
C2	3° 09' 29"	2901.79'	159.95'	159.92'	S30° 12' 54" W



MATCH LINE SHEET 28 STATION 458+50



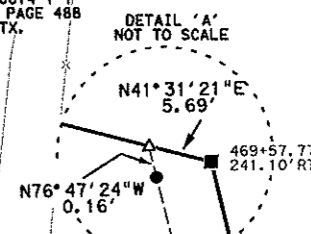
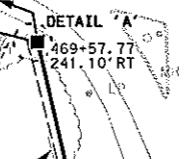
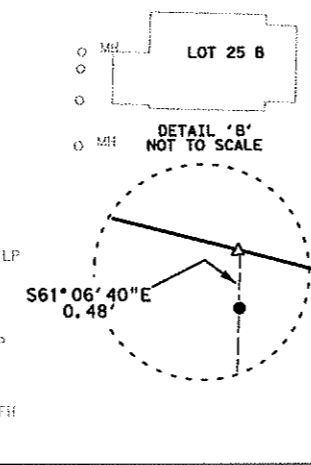
- LEGEND**
- TYPE I CONCRETE MONUMENT FOUND
 - TXDOT TYPE II CONCRETE MONUMENT FOUND (UNLESS NOTED)
 - ⊠ TYPE II CONCRETE MONUMENT SET
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 - ACCESS DENIAL LINE (C. OF A. LINE) ["C.O.A."], ["A.D.L."]

TTSI PARTNERS, L.P.
VOL. 13176, PG. 683
R.P.R.T.C.TX.

CAPITAL BUSINESS PARK
VOL. 78, PAGES 121, 122, & 123
P.R.T.C.TX.

LOT 24

TTSI PARTNERS, L.P.
VOL. 13176, PG. 683
LOTS 24 AND 25B



PARCEL NO.	DEED ACREAGE	PROPERTY OWNER	TYPE OF CONV.	CONVEYANCE DOCUMENT NO.	TAKING PROP. & STATIONS		TAKING ACRES	REMAINDER	
					FROM	TO		LEFT	RIGHT
5A	115.25	CAPITOL AGGREGATES, LTD.	DEED	2001153258	444+57.61	468+13.68	2.762	112.487	

REFERENCE: RIGHT OF WAY PROJECT LOOP 111 FROM U.S. 290 SOUTH TO U.S. 183 NEAR MONTOPOLIS BRIDGE, ACCOUNT NO. 8014-1-1, CSJ NO. 151-9-2 APPROVED 5-13-67.

REVISION:	DATE:	
2) ADDED PARCELS 118AC & 119AC	8/24/06	
1) REVISED CONTROL OF ACCESS LINE	7/23/04	
ACCOUNT NO. 8014-1-73		
OSHA # [*****] ***** DGN		
RF - *****		
FED. RD. DIV. RD.	FEDERAL AID PROJECT NO.	SHEET NO.
		29
STATE	DIST.	COUNTY
TEXAS	AUSTIN	TRAVIS
CONT. SECT.	JOB	HIGHWAY NO.
0151	09	039 U.S. 183

SAM INC.
SURVEYING AERIAL MAPPING ENGINEERING

4901 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
www.sam-engineering.com

NOTE: SEE COVER SHEET FOR R.O.W. MAPSHEET NOTES

RIGHT OF WAY WIDENING PROJECT