

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

RESOLUTION NO. 19-062

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY
AGREEMENT OR CONDEMNATION OF CERTAIN PROPERTY IN TRAVIS
COUNTY FOR THE 183 SOUTH / BERGSTROM EXPRESSWAY PROJECT
(PARCEL 127E)**

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 drainage easement, as that drainage easement is described by metes and bounds in Exhibit 1 to this Resolution (the “Property”), owned by Church of Christ at East Side (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 Court appointed Special Commissioners who convened a hearing and entered an Award; and


WHERE as the landowner filed objections to the Award; and

WHEREAS, the landowner has made an offer of settlement for consideration that is reasonable, feasible, and practical in all respects, 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 \$700,000.00.

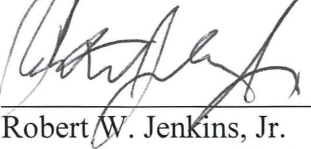
Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 30th day of October 2019.

Submitted and reviewed by:



Geoffrey Petrov, General Counsel

Approved:



Robert W. Jenkins, Jr.
Chairman, Board of Directors

EXHIBIT _____

County: Travis
Highway: U.S. 183
Limits: From: East of US 290 To: SH 71
RCSJ: 0151-09-039
Station: 350+70.30 to 354+51.50

**PARCEL 127(E)
DRAINAGE EASEMENT DESCRIPTION**

DESCRIPTION OF A 3.052 ACRE (132,928 SQ. FT.) PARCEL OF LAND LOCATED IN THE JESSE C. TANNEHILL LEAGUE, ABSTRACT NO. 22, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING PART OF A CALLED 26.828 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO THE CHURCH OF CHRIST AT EASTSIDE, RECORDED IN DOCUMENT NO. 2011065761 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 3.052 ACRE (132,928 SQ. FT.) TRACT TO BE USED AS A DRAINAGE EASEMENT, AS SHOWN ON THE ACCOMPANYING 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 249.08 feet right of Engineer's Centerline Station (E.C.S.) 345+62.56, being on the existing west right-of-way line of U.S. Highway 183 (variable width right-of-way) as conveyed to the State of Texas and recorded in Volume 2845, Page 245 of the D.R.T.C.TX., and being in the east line of said 26.828 acre tract;

THENCE, S 11°32'08" W, with the existing west right-of-way line of said U.S. Highway 183 and the east line of said 26.828 acre tract, a distance of 507.77 feet to a ½-inch iron rod with a TxDOT aluminum cap set 243.06 feet right of E.C.S. 350+70.30 for the **POINT OF BEGINNING**, said point being the northeast corner of the parcel described herein;

1) **THENCE** S 11°32'08" W, continuing with the existing west right-of-way line of said U.S. Highway 183 and the east line of said 26.828 acre tract, a distance of 381.23 feet to a ½-inch iron rod with a TxDOT aluminum cap set 238.54 feet right of E.C.S. 354+51.50, said point being the southeast corner of the parcel described herein, from which a TxDOT Type I concrete monument found 237.22 feet right of E.C.S. 355+62.92 bears, S 11°32'08" W, a distance of 111.43 feet;

THENCE, departing the existing west right-of-way line of said U.S. Highway 183 and through the interior of said 26.828 acre tract, the following ten (10) courses and distances numbered 2-11:

- 2) N 76°51'36" W, a distance of 81.14 feet to a ½-inch iron rod with a TxDOT aluminum cap set 319.67 feet right of E.C.S. 354+50.19,
- 3) N 24°25'06" W, a distance of 187.05 feet to a ½-inch iron rod with a TxDOT aluminum cap set 431.28 feet right of E.C.S. 353+00.09,
- 4) N 54°25'28" W, a distance of 301.12 feet to a ½-inch iron rod with a TxDOT aluminum cap set 707.72 feet right of E.C.S. 351+80.69,
- 5) N 17°23'35" E, a distance of 95.07 feet to a ½-inch iron rod with a TxDOT aluminum cap set 699.14 feet right of E.C.S. 350+86.01,
- 6) N 46°43'09" W, a distance of 155.01 feet to a ½-inch iron rod with a TxDOT aluminum cap set 831.92 feet right of E.C.S. 350+06.02,

EXHIBIT _____

County: Travis
Highway: U.S. 183
Limits: From: East of US 290 To: SH 71
RCSJ: 0151-09-039
Station: 350+70.30 to 354+51.50

**PARCEL 127(E)
DRAINAGE EASEMENT DESCRIPTION**

- 7) N 33°03'37" E, a distance of 7.67 feet to a ½-inch iron rod with a TxDOT aluminum cap set 829.19 feet right of E.C.S. 349+98.85,
- 8) S 60°05'14" E, a distance of 210.26 feet to a ½-inch iron rod with a TxDOT aluminum cap set 628.88 feet right of E.C.S. 350+62.77,
- 9) N 56°44'46" E, a distance of 103.42 feet to a ½-inch iron rod with a TxDOT aluminum cap set 556.35 feet right of E.C.S. 349+89.04,
- 10) S 65°52'40" E, a distance of 214.49 feet to a ½-inch iron rod with a TxDOT aluminum cap set 346.48 feet right of E.C.S. 350+33.30, and
- 11) S 58°06'00" E, a distance of 109.84 feet to the **POINT OF BEGINNING**, and containing 3.052 acre (132,928 sq. ft.) of land more or less.

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

All bearings are based on the Texas Coordinate System, Central Zone, NAD 83(93).

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

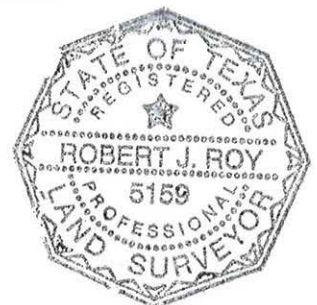
That I, Robert J. Roy a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

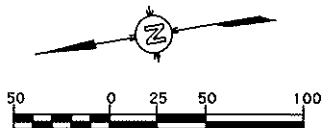
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 02nd day of July, 2015 A.D.

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



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





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

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

STATE OF TEXAS
VOL. 2845, PG. 245
D. R. T. C. TX.

EXISTING R.O.W. LINE S11° 32' 08" W 507.77'

S11° 32' 08" W 381.23'

P. O. C.
345+62.56
249.08' RT

(S13° 57' 50" W 999.98')

P. O. B.
350+70.30
243.06' RT

JESSE C. TANNEHILL LEAGUE,
ABSTRACT NO. 22

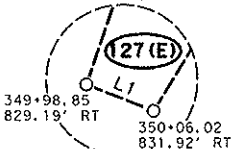
CHURCH OF CHRIST
AT EASTSIDE
CALLED 26.828 ACRES
DOC. NO. 2011065761
O. P. R. T. C. TX.

127 (E)
3.052 AC.

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
- 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.]

DETAIL "A"



NOT TO SCALE

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N33° 03' 37" E	7.67'

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(93) HARN, 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.
- THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

7/2/2015
PAGE 3 OF 4



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

DRAINAGE EASEMENT SKETCH
SHOWING PARCEL 127 (E)
3.052 AC. (132,928 SQ. FT.)
RCSJ NO. 0151-09-039

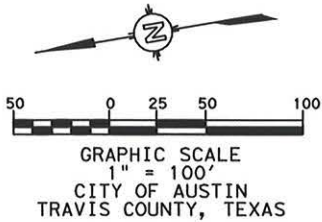
MATCH LINE PAGE 4

355+00

ENGINEER'S CENTERLINE S12°12'54"W 2,290.69'

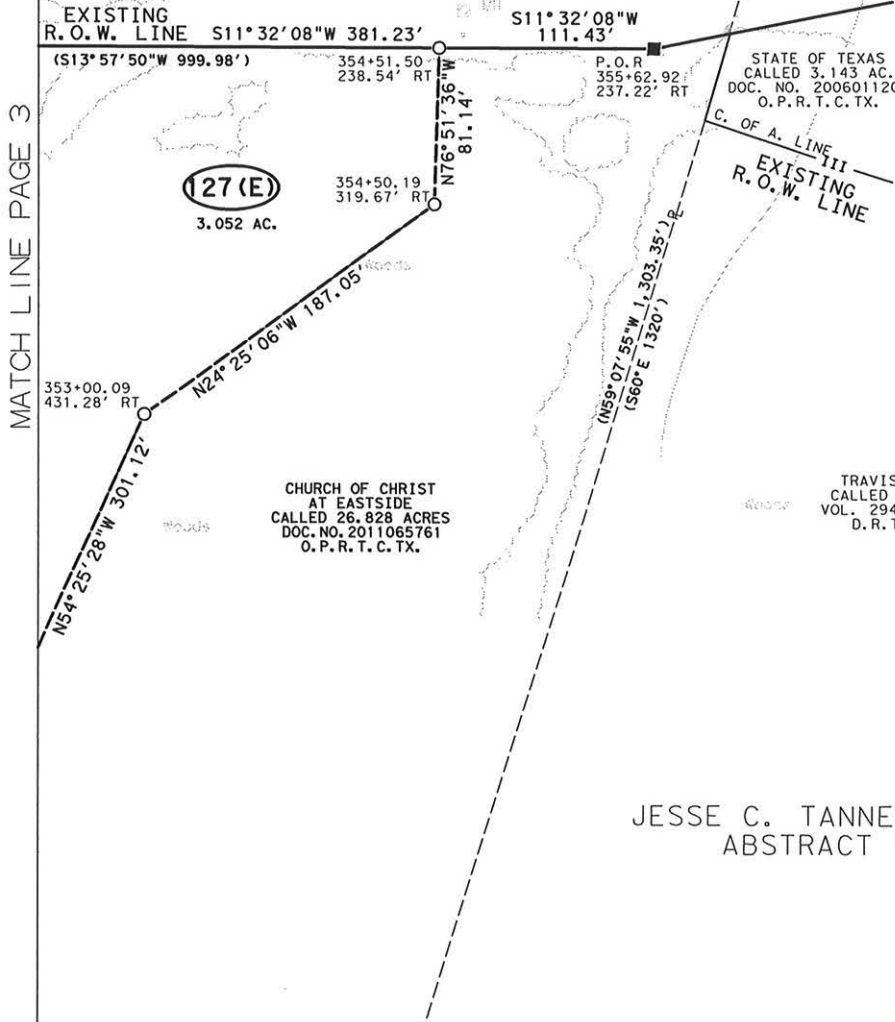
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ED BLUESTEIN BLVD.
U. S. HIGHWAY 183
(VARIABLE WIDTH R. O. W.)

STATE OF TEXAS
VOL. 2845, PG. 245
D. R. T. C. TX.



127(E)
3.052 AC.

CHURCH OF CHRIST
AT EASTSIDE
CALLED 26.828 ACRES
DOC. NO. 2011065761
O. P. R. T. C. TX.

STATE OF TEXAS
CALLED 3.143 AC.
DOC. NO. 2006011204
O. P. R. T. C. TX.

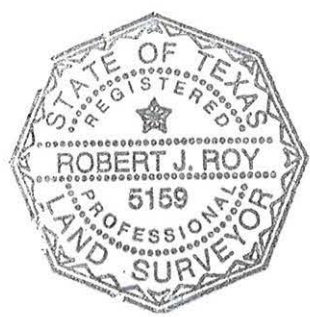
TRAVIS COUNTY
CALLED 11 ACRES
VOL. 294, PG. 350
D. R. T. C. TX.

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.

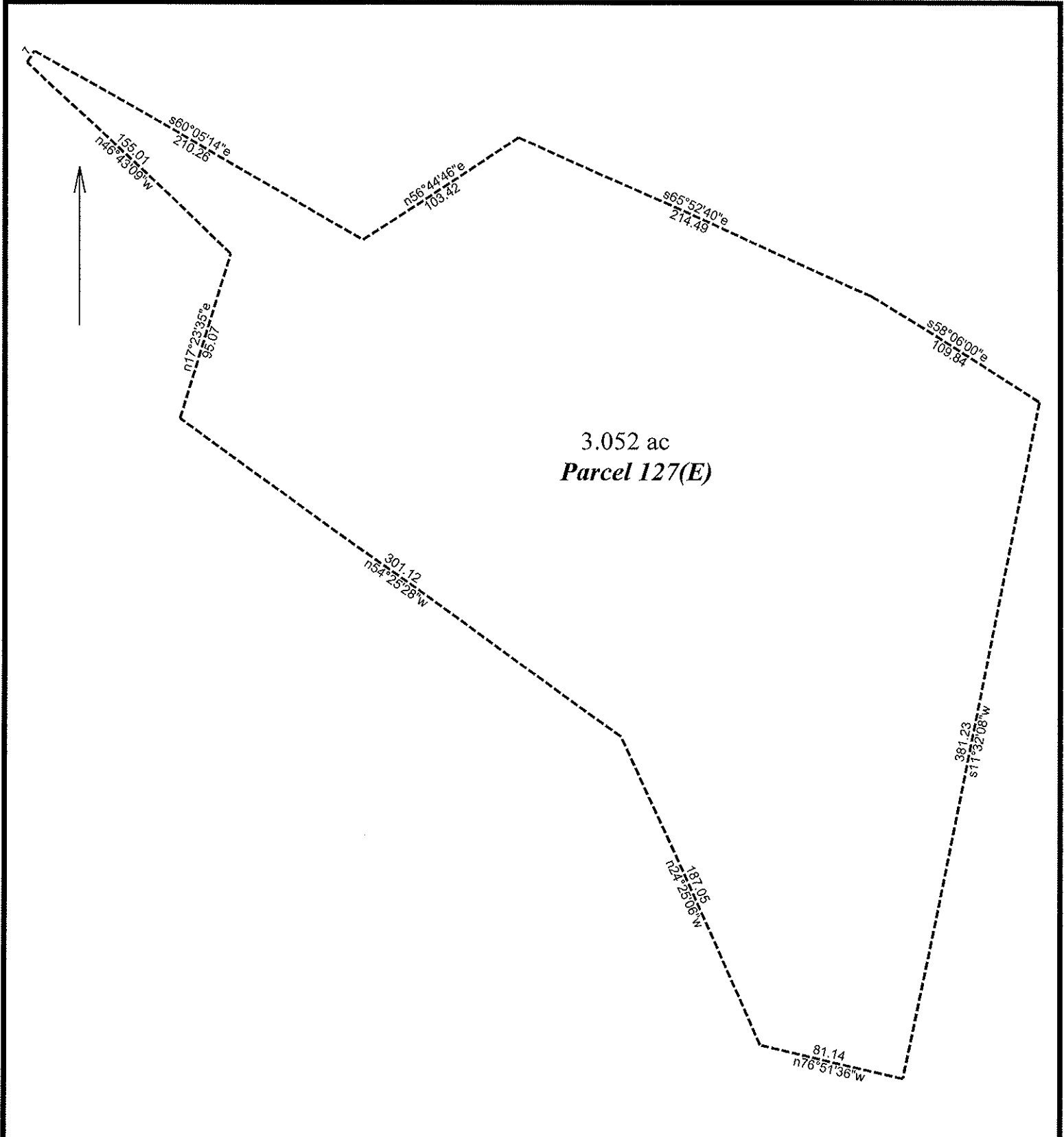
ROBERT J. ROY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5159, STATE OF TEXAS

7/02/15
DATE



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

DRAINAGE EASEMENT SKETCH
SHOWING PARCEL 127(E)
3.052 AC. (132,928 SQ. FT.)
RCSJ NO. 0151-09-039



3.052 ac
Parcel 127(E)

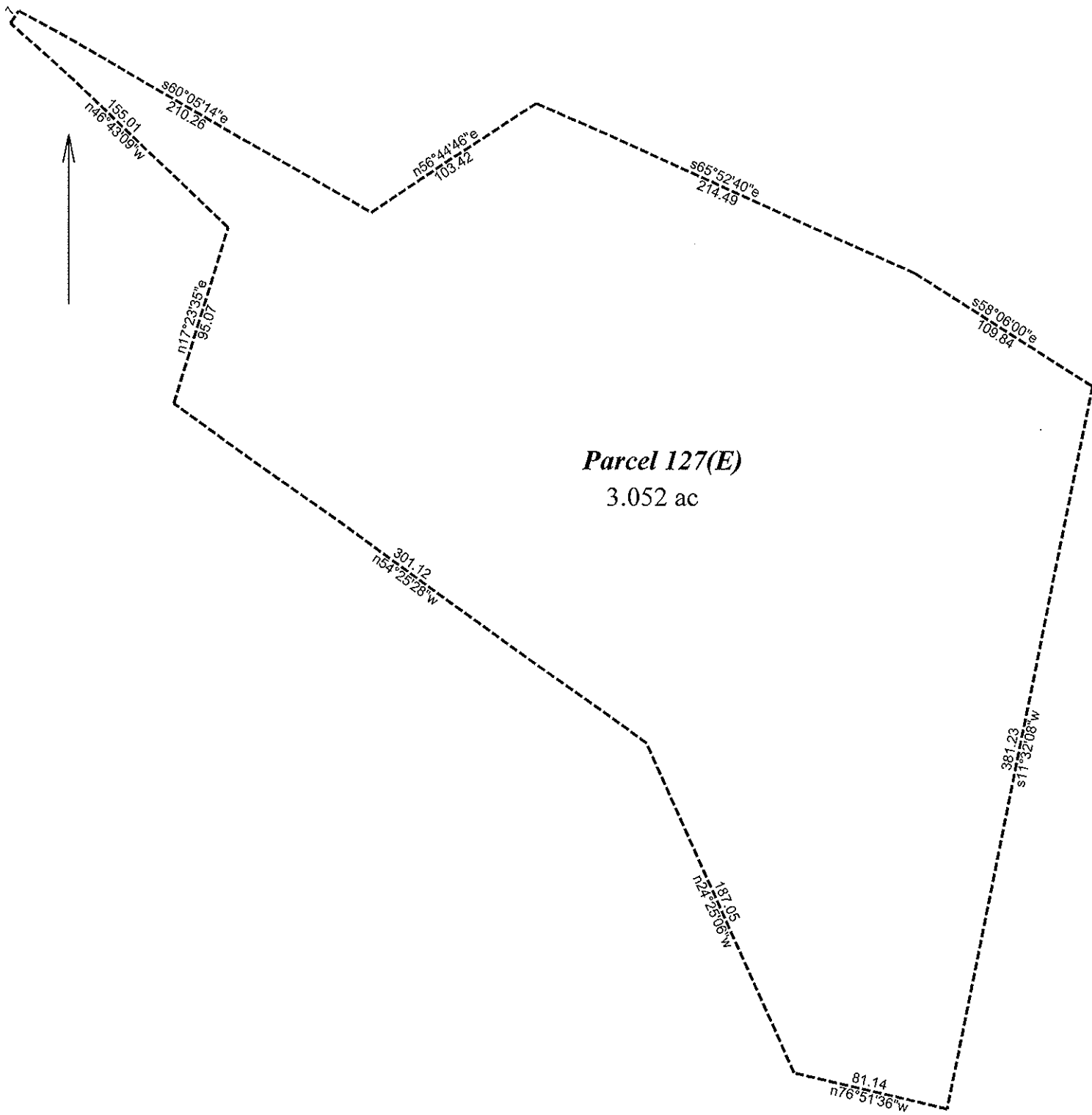
6/25/2015

Scale: 1 inch= 73 feet

File: Parcel 127E_R2 FN.ndp

Tract 1: 3.0516 Acres (132928 Sq. Feet), Closure: n67.0132w 0.01 ft. (1/221827), Perimeter=1846 ft.

- | | |
|---------------------|---------------------|
| 01 s11.3208w 381.23 | 10 s65.5240e 214.49 |
| 02 n76.5136w 81.14 | 11 s58.0600e 109.84 |
| 03 n24.2506w 187.05 | |
| 04 n54.2528w 301.12 | |
| 05 n17.2335e 95.07 | |
| 06 n46.4309w 155.01 | |
| 07 n33.0337e 7.67 | |
| 08 s60.0514e 210.26 | |
| 09 n56.4446e 103.42 | |



Parcel 127(E)

3.052 ac

6/25/2015

Scale: 1 inch= 73 feet

File: Parcel 127E_R2 sk.ndp

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- 01 s11.3208w 381.23
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- 06 n46.4309w 155.01
- 07 n33.0337e 7.67
- 08 s60.0514e 210.26
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