



**CENTRAL TEXAS
Regional Mobility Authority**

AGENDA ITEM #7 SUMMARY

Authorize release of a 0.1484 acre portion of a Mobility Authority drainage easement located within City of Cedar Park right-of-way for its BMC Drive Project.

Strategic Plan Relevance: Regional Mobility

Department: Engineering

Associated Costs: N/A

Funding Source: N/A

Board Action Required: Yes

Description of Matter: On June 7, 2007, Foxworth-Galbraith Lumber Company conveyed a 4.72237 acre drainage easement that abuts the eastern boundary of the 183A right-of-way, north of Brushy Creek.

The City of Cedar Park intends to build a road (BMC Drive) to access the northbound lanes of Brushy Creek Loop. The road will include portions of the drainage easement, and will require relocation of a segment of the 183A shared use path. Construction of BMC Drive is at the sole cost of the City, and will include infrastructure to convey storm water draining from Brushy Creek Loop into the adjoining Mobility Authority drainage pond. The City has requested a release by the Mobility Authority of a 0.1484 acre portion of the drainage easement within the right-of-way for BMC Drive, and the Executive Director recommends authorization of that release.

Reference documentation:

Draft Resolution

Contact for further information:

Wesley M. Burford, P.E., Director of Engineering

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

RESOLUTION NO. 13-___

**AUTHORIZE RELEASE OF A 0.1484 ACRE PORTION OF A MOBILITY
AUTHORITY DRAINAGE EASEMENT LOCATED WITHIN CITY OF CEDAR PARK
RIGHT-OF-WAY FOR ITS BMC DRIVE PROJECT.**

WHEREAS, in connection with the development of the 183A Expressway, Fox-Galbraith Lumber Company conveyed a drainage easement for Highway 183A, recorded in the Official Public Records for Williamson County, Texas, as Document Number 2007090677 (the "Drainage Easement"); and

WHEREAS, in connection with construction its proposed BMC Drive Project, the City of Cedar Park has requested release by the Mobility Authority of 0.1484 acres of the Drainage Easement, as the area is more fully described in Exhibit 1 (the "Release Area"); and

WHEREAS, the Mobility Authority staff has determined the Mobility Authority has no current or anticipated need to retain the Release Area for use as a drainage easement when the City of Cedar Park will convey storm water drainage through its improvements to BMC Drive; and

WHEREAS, the Board has determined it is in the interests of the Mobility Authority to release the Release Area from the Drainage Easement.

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to negotiate and execute for the Mobility Authority all documents needed to release the Release Area from the Drainage Easement for the nominal consideration of \$10.00.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 26th day of June, 2013.

Submitted and reviewed by:

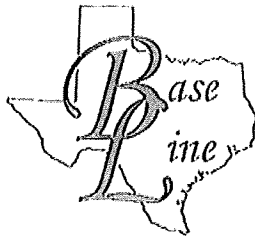
Approved:

Andrew Martin
General Counsel for the Central
Texas Regional Mobility Authority

Ray A. Wilkerson
Chairman, Board of Directors
Resolution Number 13-___
Date Passed 6/26/13

EXHIBIT 1 TO RESOLUTION 13-
DESCRIPTION OF RELEASED AREA

[on the following 5 pages]



Land Surveyors, Inc.

8333 Cross Park Drive
Austin, Texas 78754
Office: 512.374.9722
Fax: 512.873-9743

METES AND BOUNDS DESCRIPTION

BEING 0.1484 OF ONE ACRE (6,464 SQUARE FEET) OF LAND OUT OF THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A 4.7237 ACRE DRAINAGE EASEMENT GRANTED TO THE CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2007090677 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID DRAINAGE EASEMENT BEING A PORTION OF LOT 1, F-G SUBDIVISION NUMBER ONE, A SUBDIVISION OF RECORD IN CABINET S, SLIDES 55-57 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOCUMENT NUMBER 2000002954 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar found with plastic cap which reads "BASELINE INC." for the southwest corner of the remainder of Lot 2, Block A, BMC Lumber Subdivision Number One, a subdivision of record in Cabinet CC, Slides 42-46 of the Plat Records of Williamson County, Texas and Document Number 2006056600 of the Official Public Records of Williamson County, Texas, the northwest corner Lot 1, Block A, BMC Lumber Subdivision Number Three; a subdivision of record in Document Number 2011012473 of the Official Public Records of Williamson County, Texas, and being in the east line of a 3.0925 acre tract of land conveyed to The State of Texas by instrument of record in Document Number 2007022516 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar found with plastic cap which reads "BASELINE INC." in the west line of said 3.0925 acre tract, the east line of said Lot 1, F-G Subdivision Number One and also being the former southwest corner of said Lot 2, Block A, BMC Lumber Subdivision Number One, bears South 68°34'20" West (record - South 68°34'20" West) a distance of 99.58 feet;

THENCE, along the west line of the remainder of Lot 2, Block A, BMC Lumber Subdivision Number One and the east line of the 3.0925 acre tract, along a non-tangential curve to the left having a radius of 3416.66 feet (record - 3416.66 feet), an arc length of 336.19 feet, a delta angle of 05°38'16", and having a chord which bears North 36°16'11" West a distance of 336.05 feet to a 1/2" rebar found with plastic cap which reads "BASELINE INC." for the northeast corner of the 3.0925 acre tract, same being an angle point in the west line of the remainder of Lot 2, Block A, BMC Lumber Subdivision Number One;

THENCE South 70°53'02" West (record - South 69°47'19" West), along the west line of the remainder of Lot 2, Block A, BMC Lumber Subdivision Number One and the north line of the 3.0925 acre tract, a distance of 14.95 feet (record - 15.02 feet) to a 1/2" rebar found with plastic cap which reads "BASELINE INC." for the northwest corner of the 3.0925 acre tract, same being an angle point in the west line of the remainder of Lot 2, Block A, BMC Lumber Subdivision Number One and the east line of said Lot 1, F-G Subdivision Number One, and also being the northeast corner of said 4.7237 acre drainage easement for the POINT OF BEGINNING; from which a 1/2" rebar found with plastic cap which reads "BASELINE, INC.", for the northwest corner of the remainder of Lot 2, Block A, BMC Lumber Subdivision Number One, the southwest corner of Lot 1, Block A, BMC Lumber Subdivision Number One, and being in the east line of Lot 1, F-G

Subdivision Number One, bears North 21°33'38" West (record - North 21°38'34" West) a distance of 147.46 feet;

THENCE crossing through Lot 1, F-G Subdivision Number One and said 4.7237 acre Drainage Easement the following two (2) courses:

1. South 62°50'24" West a distance of 230.80 feet to a calculated point for a point of curvature;
2. Along a tangential curve to the left, having a radius of 25.00 feet, a length of 42.75 feet, a delta angle of 97°57'55" and a chord which bears South 13°51'27" West a distance of 37.73 feet to a calculated point for a point of cusp in the west line of Lot 1, F-G Subdivision Number One, the west line of the 4.7237 acre Drainage Easement and being in the east right-of-way line of Brushy Creek Loop (R.O.W. varies);

THENCE along the west line of Lot 1, F-G Subdivision Number One, the west line of the 4.7237 acre Drainage Easement and said east right-of-way line of Brushy Creek Loop, being a non-tangential curve to the left, having a radius of 3146.66 feet (record - 3146.66 feet), a length of 167.47 feet, a delta angle of 3°02'58" and having a chord, which bears North 41°07'48" West a distance of 167.45 feet to a calculated point for a point of cusp;

THENCE crossing through Lot 1, F-G Subdivision Number One and the 4.7237 acre Drainage Easement along a non-tangential curve to the left, having a radius of 60.00 feet, a length of 54.49 feet, a delta angle of 52°02'18" and having a chord, which bears South 70°35'56" East a distance of 52.64 feet to a calculated point in the northerly line of the 4.7237 acre Drainage Easement;

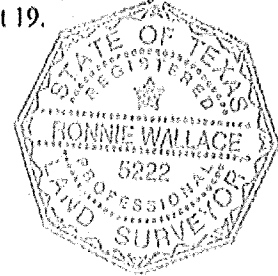
THENCE continue through Lot 1, F-G Subdivision Number One along the northerly line of the 4.7237 acre Drainage Easement, being a non-tangential curve to the right, lying 25.00 feet east of (as measured perpendicularly) and parallel with the west line of Lot 1, F-G Subdivision Number One, the west line of the 4.7237 Acre Drainage Easement and the east right-of-way line of Brushy Creek Loop, having a radius of 3171.66 feet (record: 3171.66 feet), a length of 68.22 feet, a delta angle of 68.22 feet and having a chord, which bears South 41°11'53" East a distance of 68.22 feet to a calculated point;

THENCE North 69°47'09" East (record - North 69°47'19" East) continuing through Lot 1, F-G Subdivision Number One, along the northerly line of the 4.7237 acre Drainage Easement a distance of 245.04 feet to the POINT OF BEGINNING.

This parcel contains 0.1484 of one acre (6,464 square feet) of land, more or less, out of the Samuel Damon Survey, Abstract No. 170, in Williamson County, Texas.

Bearing Basis: Texas State Plane Coordinates, Texas Central Zone, NAD 83/93 HARN; converted from Latitude and Longitude cited for the City of Cedar Park Benchmark Monument 19.

Ronnie Wallace *16 April 2013*
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222

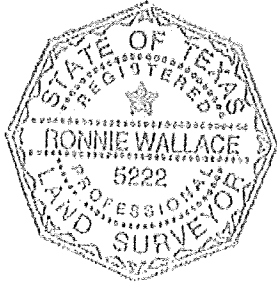


File: S:\Projects\BMC Lumber\Docs\Field Notes\Drainage Esmt Vacate VERS 2_fn.doc
Drawing: S:\Projects\BMC Lumber\Dwg\Drainage Esmt Vacate VERS 2.dwg

LEGEND

- 1/2" REBAR FOUND WITH PLASTIC CAP WHICH READS "BASELINE INC"
- 1/2" REBAR SET WITH PLASTIC CAP WHICH READS "BASELINE INC"
- △ CALCULATED POINT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION-DOC. NO. 2006056600, O.P.R.W.C.T.
- { } RECORD INFORMATION-DOC. NO. 2007090677, O.P.R.W.C.T.
- [] RECORD INFORMATION-DOC. NO. 2007022516, O.P.R.W.C.T.
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

MATCHLINE SHEET 5
SHEET 4



STATE OF TEXAS
3.0925 AC.
DOC. NO. 2007022516
O.P.R.W.C.T.

Ron Wallace
4.16.13

LOT 1
F-G SUBDIVISION
NUMBER ONE
CAB. S, SL. 55-57
P.R.W.C.T.
DOC. NO. 2000002954
O.P.R.W.C.T.

4.7237 AC.
DRAINAGE EASEMENT
CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY
DOC. NO. 2007090677
O.P.R.W.C.T.

POINT OF
COMMENCING

(S68°34'20"W)
S68°34'20"W
99.58'

STATE OF TEXAS
3.0925 AC.
DOC. NO. 2007022516
O.P.R.W.C.T.

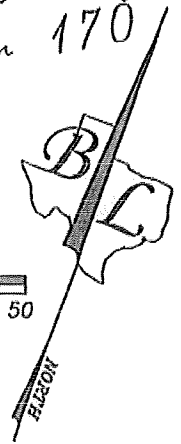
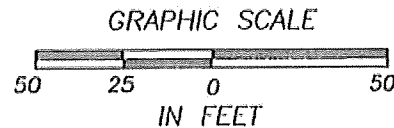
BLOCK A
REMAINDER OF LOT 2
BMC LUMBER SUBDIVISION NUMBER ONE
CAB. CC, SL. 42-46
P.R.W.C.T.
DOC. NO. 2006056600
O.P.R.W.C.T.

LOT 1
BLOCK A
BMC LUMBER SUBDIVISION
NUMBER THREE
DOC. NO. 2011012473
O.P.R.W.C.T.

Samuel Damon Survey
Abstract Number 170

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	3416.66'	336.19'	5'38"16"	N36°16'11"W	336.05'
[C1]	3416.66'				
C2	25.00'	42.75'	97°57'55"	S13°51'27"W	37.73'
C3	3146.66'	167.47'	3'02"58"	N41°07'48"W	167.45'
{C3}	3146.66'				
C4	60.00'	54.49'	52°02'18"	S70°35'56"E	52.64'
C5	3171.66'	68.22'	1°13'57"	S41°11'53"E	68.22'
{C5}	3171.66'				

BEARING BASIS: TEXAS STATE PLANE COORDINATES, TEXAS CENTRAL ZONE, NAD 83/93 HARN; CONVERTED FROM LATITUDE AND LONGITUDE CITED FOR THE CITY OF CEDAR PARK BENCHMARK MONUMENT 19.



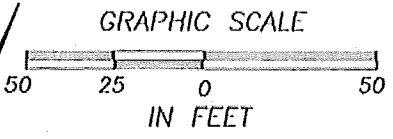
SKETCH TO ACCOMPANY FIELD NOTES OF 0.1404 OF ONE ACRE (0.464 SQUARE FEET) OF LAND OUT OF THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A 4.7237 ACRE DRAINAGE EASEMENT GRANTED TO THE CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2007090677 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID DRAINAGE EASEMENT BEING A PORTION OF LOT 1, F-G SUBDIVISION NUMBER ONE, A SUBDIVISION OF RECORD IN CABINET S, SLIDES 55-57 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DOC. NO. 2000002954 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BASELINE LAND SURVEYORS, INC.

PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austin.tx.com

File: Projects\BMC Lumber\Draw\Drainage Esmt Vacate VERS 2.dwg	Snapshot:
Job No.:	Scale (Hor.): 1"=50'
Date: 07/16/13	Scale (Vert.):
Checked By: JSL	Drawn By: RLW

SHEET
01 of 05



*Samuel Damon Survey
Abstract Number 170*

LOT 1
BLOCK A
18.00 AC.
BMC LUMBER SUBDIVISION
NUMBER ONE
CAB. CC, SL. 42-46
P.R.W.C.T.
DOC. NO. 2006056600
O.P.R.W.C.T.

BLOCK A
REMAINDER OF LOT 2
BMC LUMBER SUBDIVISION
NUMBER ONE
CAB. CC, SL. 42-46
P.R.W.C.T.
DOC. NO. 2006056600
O.P.R.W.C.T.

LOT 1
F-G SUBDIVISION NUMBER ONE
CAB. S, SL. 55-57 P.R.W.C.T.
DOC. NO. 2000002954 O.P.R.W.C.T.

4.7237 AC.
DRAINAGE EASEMENT
CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY
DOC. NO. 2007090677
O.P.R.W.C.T.

0.1484 ACRE

{N69°47'19"E}
N69°47'09"E 245.04'

S62°50'24"W 230.80'

4.7237 AC.
DRAINAGE EASEMENT
CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY
DOC. NO. 2007090677
O.P.R.W.C.T.

S70°53'02"W
14.95'
[S69°47'19"W]
[15.02']

LOT 1
F-G SUBDIVISION NUMBER ONE
CAB. S, SL. 55-57 P.R.W.C.T.
DOC. NO. 2000002954 O.P.R.W.C.T.

MATCHLINE SHEET 5
SHEET 4

BRUSHY CREEK LOOP
(R.O.W. VARIES)
RIGHT-OF-WAY

POINT OF BEGINNING

(N21°38'34"W)
N21°35'38"W

147.46'

[c1]

STATE OF TEXAS
3.0925 AC.
DOC. NO. 2007022516
O.P.R.W.C.T.

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PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN, TEXAS 78754
OFFICE: 512.374.9722 FAX: 512.873.9743
ron-baseline@austlnr.com

File: [Projects\BMC Lumber\Draw\Drainage Esmt Vocale VERS 2.dwg]	
Job No.	Snapshot:
Scale (Hor.): 1"=50'	Scale (Vert.):
Date: 01/16/13	Checked By: JSL
	Drawn By: RLW

SHEET
05 of 05