



CENTRAL TEXAS REGIONAL  
**MOBILITY AUTHORITY**

June 24, 2020  
**AGENDA ITEM #11**

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Consideration of the use of eminent domain to  
condemn property for the 183A Phase III  
Project

Strategic Plan Relevance: Regional Mobility  
Department: Engineering  
Contact: Justin Word, P.E., Director of Engineering / Geoff Petrov,  
General Counsel  
Associated Costs: N/A  
Funding Source: N/A  
Action Requested: Consider and act on draft resolution

Summary:

The Mobility Authority must acquire certain parcels, utility easements and/or related property interests ("Property") from real estate that abuts or is near the existing 183A Phase III Project right-of-way.

Each owner of An identified parcel or property interest has received an official written offer to purchase the Property for an amount determined by an independent, professional appraiser. The Mobility Authority or its agent is required to pay no less than the offer made for the Property.

If, for any reason, a negotiation to acquire a parcel reaches an impasse, having this authorization to file a condemnation suit will minimize the risk of a possible delay and additional costs.

The parcel(s) for your consideration and action at this meeting are:

- A. Parcel 1 of the 183A Phase III Project, a taking of 14.824 acres, from 94.081 acres of real estate, **owned by Kang Lee, Yuh-Jaan Wey, and Zennie Lien-Fang Wey**; and located at Hwy 183/CR258, Liberty Hill, Williamson County, Texas.
- B. Parcel 3 of the 183A Phase III Project, a taking of 3.646 acres, from 38.7425 acres of real estate, **owned by Klatt Properties LP, a Texas limited partnership**; and located at 100 CR258, Liberty Hill, Williamson County, Texas.
- C. Parcel 4 of the 183A Phase III Project, a taking of 0.1638 acres, from 37.549 acres of real estate, **owned by Leander Developers 4 LTD, a Texas limited liability company**; and located at 450 N Hwy 183, Liberty Hill, Williamson County, Texas.

Backup provided: Draft resolutions  
Surveys, appraisals, and aerial imagery for Parcels 1, 3 and 4

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

**RESOLUTION NO. 20-0XX**

**AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY AGREEMENT OR  
CONDEMNATION OF CERTAIN PROPERTY IN WILLIAMSON COUNTY FOR  
THE 183A PHASE III PROJECT  
(Parcel 1)**

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 fee simple title in and to 14.824 acres of property located in Williamson County, Texas, more particularly described by metes and bounds in Exhibit A to this Resolution (the “Property”), owned by Kang Lee, Yuh-Jaan Way, and Zennie Lien-Fang Wey (the “Owner”), located at NEC of Hwy 183/CR 258, Liberty Hill, Texas, 78642, for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of the US 183A Phase III Project (the “Project”), as a part of the improvements to the Project; and

WHEREAS, an independent, certified professional appraisal report of the Property to be acquired, and any damages to the remaining property of Owner, 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, 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 after completion of all of the requirements for a bona fide offer as required by the Texas Property Code, 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 24<sup>th</sup> day of June 2020.

Submitted and reviewed by:

Approved:

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Geoff Petrov, General Counsel

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

**Exhibit A**

**Description of Parcel 1**



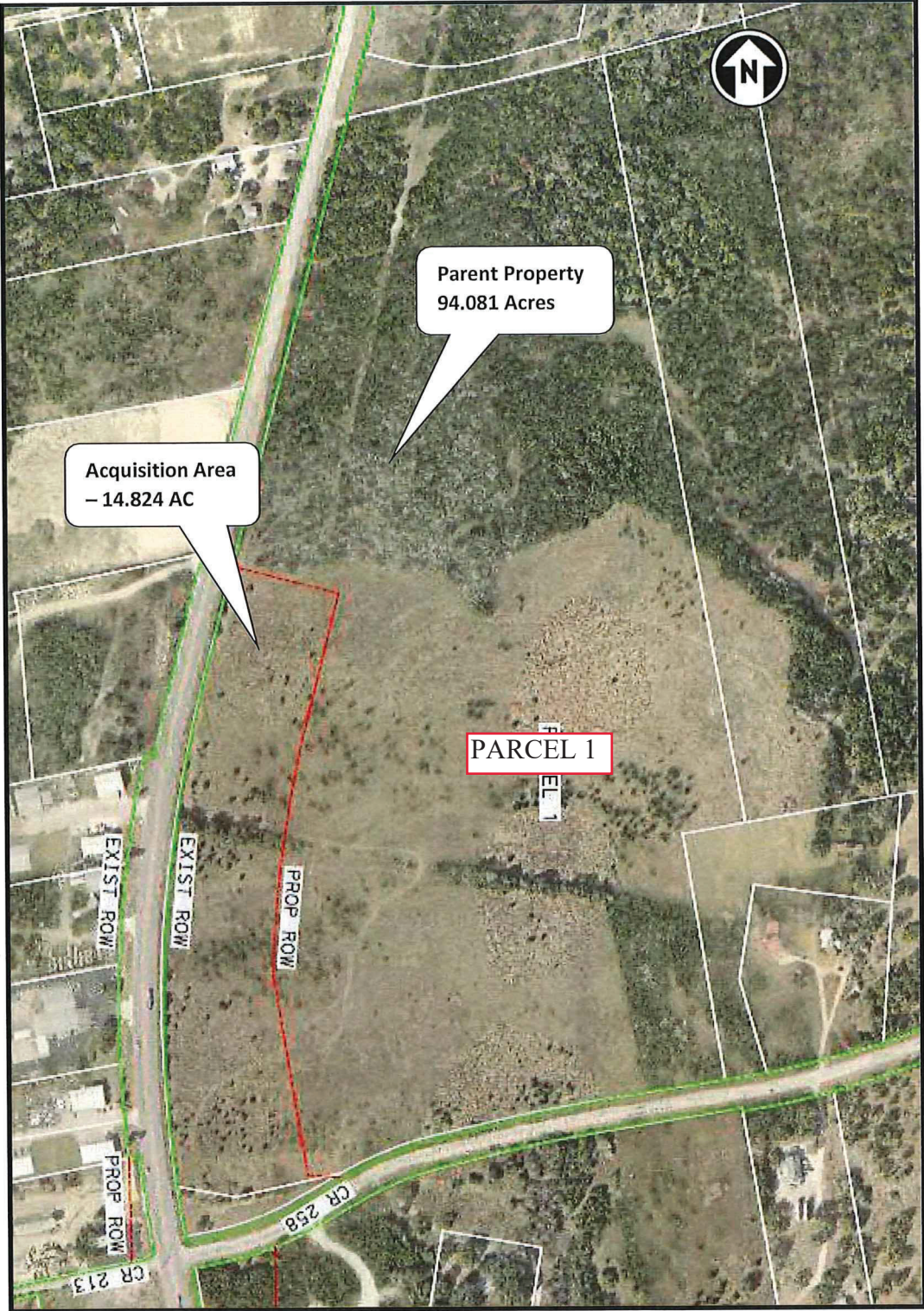
183A Ph. 3  
 Web Print: 06/16/2020

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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SUBJECT PROPERTY



## EXHIBIT A

County: Williamson  
Highway: U.S. Highway 183  
Project Limits: From County Road 258/213 to Hero Way  
ROW CSJ: 0914-05-192

Page 1 of 7  
September 3, 2019

### PROPERTY DESCRIPTION FOR PARCEL 1

Description of 14.824 acres (645,712 square feet) of land out of the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas, same being a portion of that tract of land described as 94.081 acres (Tracts 1 and 2) conveyed to Kang Lee and Yuh-Jaan Wey by deed, as recorded in Document No. 2004010968, Official Public Records, Williamson County, Texas, and to Zenni Lien-Fang Wey (50% of Yuh-Jaan Wey's Interest) by deed, as recorded in Document No. 2012098011, Official Public Records, Williamson County, Texas; said 14.824 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with "HAYNIE CONSULTANTS" cap found in the south line of said 94.081 acre Lee et al tract and the existing north right-of-way line of County Road 258 (varying width), being at the west corner of a 1.061 acre tract conveyed to Williamson County, Texas by deed, as recorded in Document No. 2003092381, Official Public Records, Williamson County, Texas;

THENCE, with the south line of said 94.081 acre Lee et al tract and the existing north right-of-way line of County Road 258, S50°07'22"W 0.50 feet to a 5/8" iron rod with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap set\*\* in the proposed east right-of-way line of U.S. Highway 183, 412.79 feet left of Engineer's Baseline Station 43+71.73, and being the southeast corner of this parcel, for the POINT OF BEGINNING having coordinates of N=10,215,111.86, E=3,068,785.91;

THENCE, with the south line of this parcel, continuing with the south line of said 94.081 acre Lee et al tract and the existing north right-of-way line of County Road 258, the following three (3) courses, numbered 1 through 3:

- 1) S50°07'22"W 149.70 feet to a 1/2" iron rod found;
- 2) with a curve to the right, whose intersection angle is 19°23'37", radius is 838.06 feet, an arc distance of 283.67 feet, the chord of which bears S59°46'52"W 282.32 feet to a 1/2" iron rod found; and
- 3) S69°28'31"W 68.86 feet to a point at the southwest corner of this parcel and said 94.081 acre Lee et al tract, being in the existing east right-of-way line of U.S. Highway 183 (varying width);

## EXHIBIT A

County: Williamson  
Highway: U.S. Highway 183  
Project Limits: From County Road 258/213 to Hero Way  
ROW CSJ: 0914-05-192

Page 2 of 7  
September 3, 2019

### PROPERTY DESCRIPTION FOR PARCEL 1

THENCE, with the west line of this parcel and said 94.081 acre Lee et al tract and the existing east right-of-way line of U.S. Highway 183, the following two (2) courses, numbered 4 and 5:

- 4) with a curve to the right, whose intersection angle is **24°46'03"**, radius is **3,769.48 feet**, an arc distance of **1,629.45 feet**, the chord of which bears **N07°42'15"W 1,616.79 feet** to a TxDOT Type I monument found; and
- 5) **N04°40'03"E 368.28 feet** to a 5/8" iron rod with TxDOT aluminum cap set\*\* in the proposed east right-of-way line of U.S. Highway 183, at the northwest corner of this parcel, 113.75 feet right of Engineer's Baseline Station 25+95.21, from which a TxDOT Type I monument found bears **N04°40'30"E 456.27 feet**;
- 6) THENCE, with the north line of this parcel and the proposed east right-of-way line of U.S. Highway 183, crossing said 94.081 acre Lee et al tract, **S85°05'06"E 320.17 feet** to a 5/8" iron rod with TxDOT aluminum cap set\*\* at the northeast corner of this parcel, 206.42 feet left of Engineer's Baseline Station 25+96.57;

THENCE, with the east line of this parcel, continuing with the proposed east right-of-way line of U.S. Highway 183, crossing said 94.081 acre Lee et al tract, the following four (4) courses, numbered 7 through 10:

- 7) **S04°40'19"W 367.78 feet** to a 5/8" iron rod with TxDOT aluminum cap set\*\*, 201.46 feet left of Engineer's Baseline Station 29+73.06;
- 8) with a curve to the left, whose intersection angle is **12°43'54"**, radius is **3,449.71 feet**, an arc distance of **766.56 feet**, the chord of which bears **S01°41'38"E 764.98 feet** to 5/8" iron rod with TxDOT aluminum cap set\*\*, 199.39 feet left of Engineer's Baseline Station 37+67.10;
- 9) **S19°11'56"E 589.30 feet** to a 5/8" iron rod with TxDOT aluminum cap set\*\*, 308.27 feet left of Engineer's Baseline Station 43+62.02;
- 10) **N85°33'50"E 104.98 feet** to the POINT OF BEGINNING and containing 14.824 acres, or 645,712 square feet within these metes and bounds, more or less.



**EXHIBIT A**

County: Williamson  
Highway: U.S. Highway 183  
Project Limits: From County Road 258/213 to Hero Way  
ROW CSJ: 0914-05-192

Page 3 of 7  
September 3, 2019

**PROPERTY DESCRIPTION FOR PARCEL 1**

All bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (1983) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

**\*\*The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.**

Access is permitted to the highway facility from the remainder of the abutting property.

A parcel plat of even date was prepared in conjunction with this property description.

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

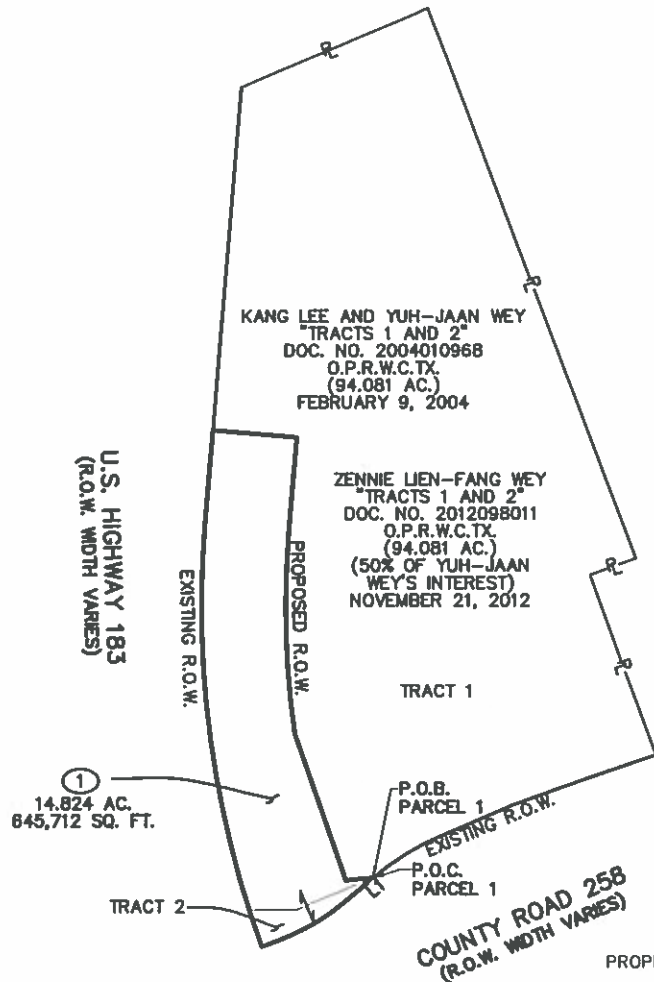
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 3rd day of September, 2019 A.D.

**SURVEYED BY:**  
**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591  
TBPLS Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623  
RTG-19-041-US 183A/Descriptions/Parcel 1  
Issued 09/03/19



KANG LEE AND YUH-JAAN WEY  
TRACTS 1 AND 2  
DOC. NO. 2004010968  
O.P.R.W.C.TX.  
(94.081 AC.)  
FEBRUARY 9, 2004

ZENNIE LIEN-FANG WEY  
TRACTS 1 AND 2  
DOC. NO. 2012098011  
O.P.R.W.C.TX.  
(94.081 AC.)  
(50% OF YUH-JAAN WEY'S INTEREST)  
NOVEMBER 21, 2012

①  
14.824 AC.  
645,712 SQ. FT.

PROPERTY INSET  
N.T.S.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

09/03/2019

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623      DATE



**NOTES:**

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993) HARN. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.
2. PROPOSED ENGINEER'S BASELINE PROVIDED BY RTG AS OF JUNE 16, 2019 MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
3. ABSTRACTING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
4. FIELD SURVEYING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
6. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.
7. \*\* THE MONUMENTS DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

**REVISIONS:**

RECORD	ACQUISITION	REMAINING RT
94.081 AC. 4,098,168 SQ.FT.	14.824 AC. 645,712 SQ. FT.	79.257 AC. 3,452,456 SQ. FT.

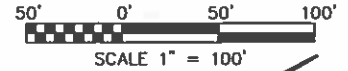


McGRAY & McGRAY  
LAND SURVEYORS, INC.  
TBPLS FIRM # 10095500  
3301 HANCOCK DRIVE #6  
AUSTIN, TEXAS 78731  
(512) 451-8591

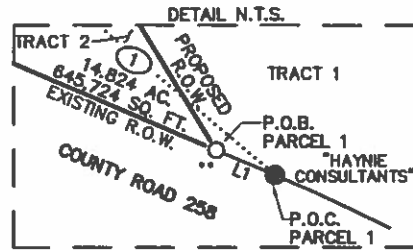
PARCEL PLAT SHOWING  
PARCEL 1  
US HWY 183  
WILLIAMSON COUNTY, TEXAS  
R.O.W. C.S.J.: 0914-05-192

DATE: SEPTEMBER, 2019

SCALE: N.T.S.



# JOHN B. ROBINSON SURVEY ABSTRACT NO. 521



ZENNE LIEN-FANG WEY  
"TRACTS 1 AND 2"  
DOC. NO. 2012098011  
O.P.R.W.C.TX.  
(94.081 AC.)  
(50% OF YUH-JAAN WEY'S INTEREST)  
NOVEMBER 21, 2012

KANG LEE AND YUH-JAAN WEY  
"TRACTS 1 AND 2"  
DOC. NO. 2004010968  
O.P.R.W.C.TX.  
(94.081 AC.)  
FEBRUARY 9, 2004

TRACT 1

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	283.67'	838.06'	19°23'37"	143.20'	S59°46'52"W	282.32'
C2	1629.45'	3769.48'	24°46'03"	827.65'	N07°42'15"W	1616.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S50°07'22"W	0.50'
L2	S69°28'31"W	68.86'
L3	N85°33'50"E	104.98'

KLATT PROPERTIES, LP  
DOC. NO. 2007009843  
O.P.R.W.C.TX.  
(38.7425 AC.)  
JANUARY 31, 2007

WILLIAMSON COUNTY, TEXAS  
DOC. NO. 2003042282  
O.P.R.W.C.TX.  
(8578 SQ. FT.)

WILLIAMSON COUNTY, TEXAS  
DOC. NO. 2003042282  
O.P.R.W.C.TX.  
(1.073 AC.)

P.O.B.  
PARCEL 1  
STA. 43+71.73  
412.79' LT  
N = 10,215,111.86  
E = 3,068,785.91

WILLIAMSON COUNTY, TEXAS  
DOC. NO. 2003092381  
O.P.R.W.C.TX.  
(1.061 AC.)

**LEGEND**

- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
- ⊙ FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND W/ TxDOT ALUMINUM CAP
- 5/8" IRON ROD SET W/ TxDOT ALUMINUM CAP
- △ SURVEY PRIMARY CONTROL POINT
- (XXX) RECORD INFORMATION
- |— PROPERTY LINE (OWNERSHIP DIVISION)
- +— DEED LINE (OWNERSHIP IN COMMON)

- |— DISTANCE NOT TO SCALE
- ① PARCEL NUMBER FOR R.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS

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TBPLS FIRM # 10095500  
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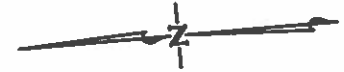
**PARCEL PLAT SHOWING  
PARCEL 1  
US HWY 183  
WILLIAMSON COUNTY, TEXAS  
R.O.W. C.S.J.: 0914-05-192**

DATE: SEPTEMBER, 2019      SCALE: 1"=100'

KANG LEE AND YUH-JAAN WEY  
 TRACTS 1 AND 2  
 DOC. NO. 2004010968  
 O.P.R.W.C.TX.  
 (94.081 AC.)  
 FEBRUARY 9, 2004

ZENNIE LIEN-FANG WEY  
 TRACTS 1 AND 2  
 DOC. NO. 2012098011  
 O.P.R.W.C.TX.  
 (94.081 AC.)  
 (50% OF YUH-JAAN WEY'S INTEREST)  
 NOVEMBER 21, 2012  
 STA. 37+67.10  
 199.39' LT

JOHN B. ROBINSON SURVEY  
 ABSTRACT NO. 521



MATCH SHEET 7 OF 7

TRACT 1  
 PROPOSED R.O.W. C3

ENGINEER'S BASELINE US183 CURVE DATA  
 PI NORTHING = 10,215,966.46  
 PI EASTING = 3,068,220.27  
 PI STATION = 34+41.19  
 DELTA = 14° 25' 08" (LT)  
 DEGREE OF CURVE = 1° 01' 23"  
 TANGENT = 708.39'  
 LENGTH = 1,409.29'  
 RADIUS = 5,600.00'  
 CHORD BEARING = S 2° 32' 15" E  
 CHORD = 1,405.58'  
 PC STATION = 27+32.80  
 PT STATION = 41+42.09

①  
 14.824 AC.  
 645,712 SQ. FT.

MATCH SHEET 5 OF 7

PT: 41+42.09

43+50  
 S09°44'50"E 1219.26'

35+00

ENGINEER'S BASELINE

EXISTING R.O.W.

U.S. HIGHWAY 183  
 (R.O.W. WIDTH VARIES)

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C2	1629.45'	3769.48'	24°46'03"	827.65'	N07°42'15"W	1616.79'
C3	766.56'	3449.71'	12°43'54"	384.87'	S01°41'38"E	764.98'

- LEGEND**
- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
  - ⊙ FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE
  - FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
  - FOUND IRON ROD (1/2" UNLESS NOTED)
  - ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
  - △ CALCULATED POINT, NOT SET
  - ▲ MAG NAIL FOUND
  - 1/2" IRON ROD FOUND W/ TxDOT ALUMINUM CAP
  - 5/8" IRON ROD SET W/ TxDOT ALUMINUM CAP
  - △ SURVEY PRIMARY CONTROL POINT
  - (XXX) RECORD INFORMATION
  - R— PROPERTY LINE (OWNERSHIP DIVISION)
  - |— DEED LINE (OWNERSHIP IN COMMON)

- |— DISTANCE NOT TO SCALE
- ① PARCEL NUMBER FOR R.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
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- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
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PARCEL PLAT SHOWING  
 PARCEL 1  
 US HWY 183  
 WILLIAMSON COUNTY, TEXAS  
 R.O.W. C.S.J.: 0914-05-192

DATE: SEPTEMBER, 2019

SCALE: 1"=100'

KANG LEE AND YUH-JAAN WEY  
 "TRACTS 1 AND 2"  
 DOC. NO. 2004010868  
 O.P.R.W.C.TX.  
 (94.081 AC.)  
 FEBRUARY 9, 2004

ZENNIE LIEN-FANG WEY  
 "TRACTS 1 AND 2"  
 DOC. NO. 2012098011  
 O.P.R.W.C.TX.  
 (94.081 AC.)  
 (50% OF YUH-JAAN WEY'S INTEREST)  
 NOVEMBER 21, 2012



TRACT 1

STA. 25+96.57  
 206.42' LT

STA. 29+73.06  
 201.46' LT

S04°40'19"W 367.78' PROPOSED R.O.W.

TRACT 1

JOHN B. ROBINSON SURVEY  
 ABSTRACT NO. 521

ENGINEER'S BASELINE US183 CURVE DATA  
 PI NORTHING = 10,215,966.46  
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 PI STATION = 34+41.19  
 DELTA = 14° 25' 08" (LT)  
 DEGREE OF CURVE = 1° 01' 23"  
 TANGENT = 708.39'  
 LENGTH = 1,409.29'  
 RADIUS = 5,600.00'  
 CHORD BEARING = S 2° 32' 15" E  
 CHORD = 1,405.58'  
 PC STATION = 27+32.80  
 PT STATION = 41+42.09

①  
 14.824 AC.  
 845,712 SQ. FT.

25+00

N04°40'19"E 732.80'

PC: 27+32.80

ENGINEER'S BASELINE

34+00

STA. 25+95.21  
 113.75' RT

N04°40'03"E 456.27'

N04°40'03"E 388.28'

EXISTING R.O.W.

C2

U.S. HIGHWAY 183  
 (R.O.W. WIDTH VARIES)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C2	1629.45'	3769.48'	24°46'03"	827.65'	N07°42'15"W	1616.79'
C3	766.56'	3449.71'	12°43'54"	384.87'	S01°41'38"E	764.98'

LEGEND

- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
- FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- ▲ MAG NAIL FOUND
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- R.O.W. RIGHT-OF-WAY
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- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS



McGRAY & McGRAY  
 LAND SURVEYORS, INC.  
 TBPLS FIRM # 10095500  
 3301 HANCOCK DRIVE #6  
 AUSTIN, TEXAS 78731  
 (512) 451-8591

PARCEL PLAT SHOWING  
 PARCEL 1  
 US HWY 183  
 WILLIAMSON COUNTY, TEXAS  
 R.O.W. C.S.J.: 0914-05-192

DATE: SEPTEMBER, 2019

SCALE: 1"=100'

MATCH SHEET 6 OF 7

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

**RESOLUTION NO. 20-0XX**

**AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY AGREEMENT OR  
CONDEMNATION OF CERTAIN PROPERTY IN WILLIAMSON COUNTY FOR  
THE 183A PHASE III PROJECT  
(Parcel 3)**

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 fee simple title in and to 3.646 acres of property located in Williamson County, Texas, more particularly described by metes and bounds in Exhibit A to this Resolution (the “Property”), owned by KLATT PROPERTIES, LP (the “Owner”), located at 100 CR 258, Liberty Hill, Texas, 78642, for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of the US 183A Phase III Project (the “Project”), as a part of the improvements to the Project; and

WHEREAS, an independent, certified professional appraisal report of the Property to be acquired, and any damages to the remaining property of Owner, 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, 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 after completion of all of the requirements for a bona fide offer as required by the Texas Property Code, 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 24<sup>th</sup> day of June 2020.

Submitted and reviewed by:

Approved:

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Geoff Petrov, General Counsel

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

**Exhibit A**

**Description of Parcel 3**





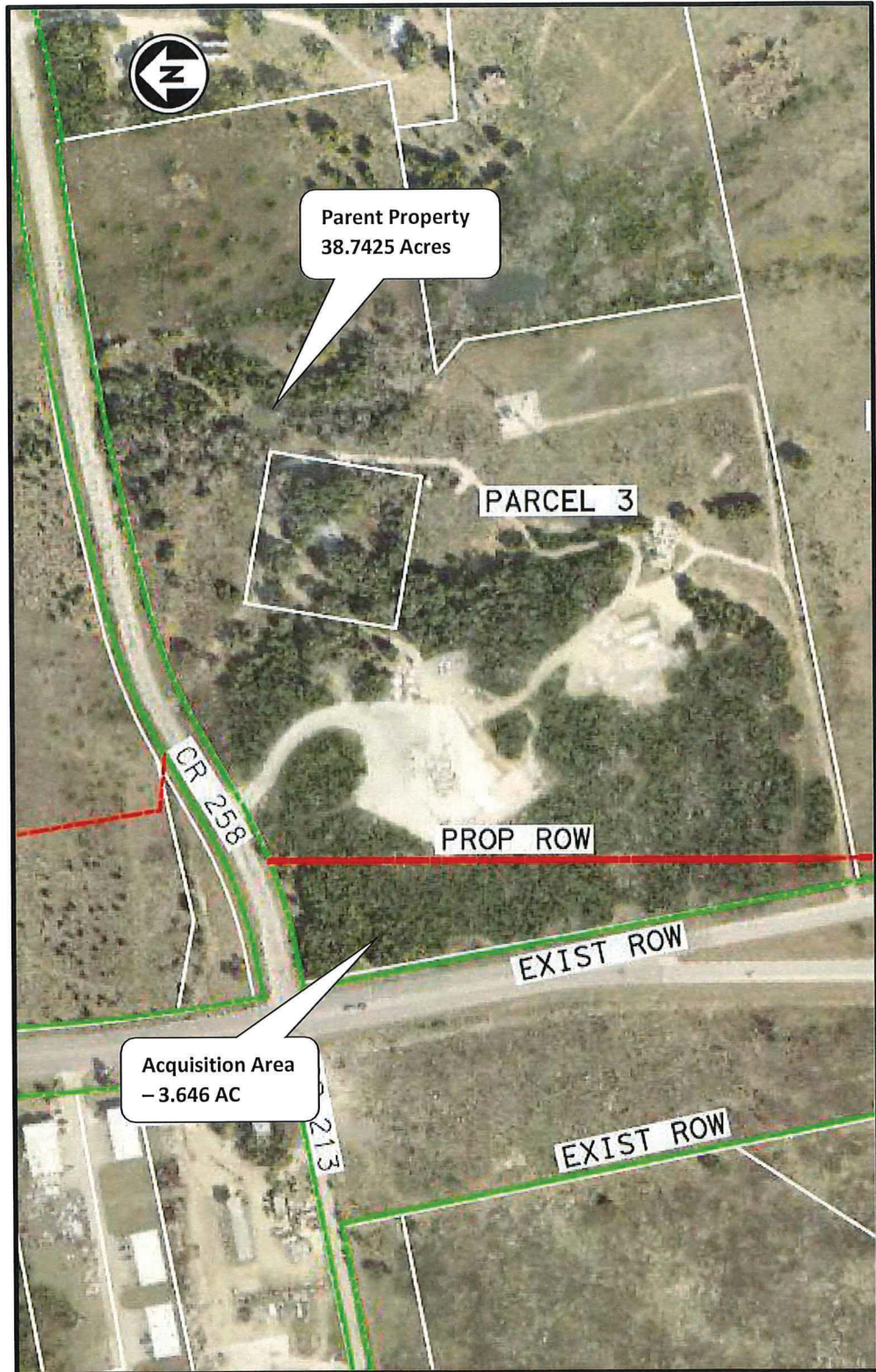
183A Ph. 3  
 Web Print: 06/16/2020

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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SUBJECT PROPERTY



## EXHIBIT A

County: Williamson  
Highway: U.S. Highway 183  
Project Limits: From County Road 258/213 to Hero Way  
ROW CSJ: 0914-05-192

Page 1 of 6  
February 14, 2020

### PROPERTY DESCRIPTION FOR PARCEL 3

Description of 3.646 acres (158,801 square feet) of land out of the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas, same being a portion of that tract of land described as 38.7425 acres conveyed to Klatt Properties, LP by deed, as recorded in Document No. 2007009843, Official Public Records, Williamson County, Texas; said 3.646 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron pipe found at the southeast corner of said 38.7425 acre Klatt Properties tract and the southwest corner of that tract described as 12.73 acres conveyed to David Stanton Morgan by deed, as recorded in Document No. 2007057967, Official Public Records, Williamson County, Texas, being in the north line of that tract described as 37.549 acres (Tract One) conveyed to Leander Developers 4, LTD. by deed, as recorded in Document No. 2006003648, Official Public Records, Williamson County, Texas;

THENCE, with the south line of said 38.7425 acre Klatt Properties tract and the north line of said 37.549 acre Leander Developers 4 tract, S69°13'51"W 687.49 feet to a 1/2" iron rod found at an angle point;

THENCE, continuing with the south line of said 38.7425 acre Klatt Properties tract and the north line of said 37.549 acre Leander Developers 4 tract, S69°10'18"W 330.82 feet to a 5/8" iron rod with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap set\*\* in the proposed east right-of-way line of U.S. Highway 183 at the end of an Access Denial Line, 203.62 feet left of Engineer's Baseline Station 57+03.74, at the northeast corner of this parcel, for the POINT OF BEGINNING having coordinates of N=10,213,775.98 E=3,068,811.79;

1) THENCE, with the south line of this parcel and continuing with the south line of said 38.7425 acre Klatt Properties tract and the north line of said Leander Developers 4 tract, **S69°10'18"W 44.03 feet** to a 1/2" iron pipe found at the southwest corner of this parcel and said 38.7425 acre Klatt Properties tract and the northwest corner of said 37.549 acre Leander Developers 4 tract, being in the existing east right-of-way line of U.S. Highway 183 (varying width);

## EXHIBIT A

County: Williamson  
Highway: U.S. Highway 183  
Project Limits: From County Road 258/213 to Hero Way  
ROW CSJ: 0914-05-192

Page 2 of 6  
February 14, 2020

### PROPERTY DESCRIPTION FOR PARCEL 3

2) THENCE, with the west line of this parcel and said 38.7425 acre Klatt Properties tract and the existing east right-of-way line of U.S. Highway 183, **N20°33'07"W 1,085.13 feet** to a point at the northwest corner of this parcel and said 38.7425 acre Klatt Properties tract and the southwest corner of that tract described as 1.073 acres conveyed to the Williamson County, Texas by deed, as recorded in Document No. 2003042282, Official Public Records, Williamson County, Texas, being in the existing south right-of-way line of County Road 258;

THENCE, with the north line of this parcel and said Klatt Properties tract, the south line of said 1.073 acre Williamson County tract and the existing south right-of-way line of County Road 258, the following two (2) courses, numbered 3 and 4:

- 3) **N69°28'51"E 69.11 feet** to a 1/2" iron rod with cap (illegible) found; and
- 4) with a curve to the left, whose intersection angle is **11°29'30"**, radius is **918.07 feet**, an arc distance of **184.13 feet**, the chord of which bears **N64°08'58"E 183.83 feet** to a 5/8" iron rod with TxDOT aluminum cap set\*\* in the proposed east right-of-way line of U.S. Highway 183, at the northeast corner of this parcel, 210.00 feet left of Engineer's Baseline Station 45+71.37;

THENCE, with the east line of this parcel and the proposed east right-of-way line of U.S. Highway 183, crossing said 38.7425 acre Klatt Properties tract, the following two (2) courses, numbered 5 and 6:

- 5) **S09°44'50"E**, passing at 924.32 feet a 5/8" iron rod with TxDOT aluminum cap stamped "ADL" set\*\* at the beginning of an Access Denial Line, continuing an additional 54.22 feet along this Access Denial Line, for total distance of **978.54 feet** to a 5/8" iron rod with TxDOT aluminum cap set\*\*, 207.13 feet left of Engineer's Baseline Station 55+26.24; and
- 6) along this Access Denial Line, with a curve to the left, whose intersection angle is **01°42'17"**, radius is **4,800.00 feet**, an arc distance of **142.82 feet**, the chord of which bears **S10°35'59"E 142.82 feet** to the POINT OF BEGINNING and containing 3.646 acres, or 158,8010 square feet within these metes and bounds, more or less.

**EXHIBIT A**

County: Williamson  
Highway: U.S. Highway 183  
Project Limits: From County Road 258/213 to Hero Way  
ROW CSJ: 0914-05-192

Page 3 of 6  
February 14, 2020

**PROPERTY DESCRIPTION FOR PARCEL 3**

All bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (1983) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

\*\*The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is prohibited across the Access Denial Line to the highway facility from the remainder of the abutting property.

A parcel plat of even date was prepared in conjunction with this property description.

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

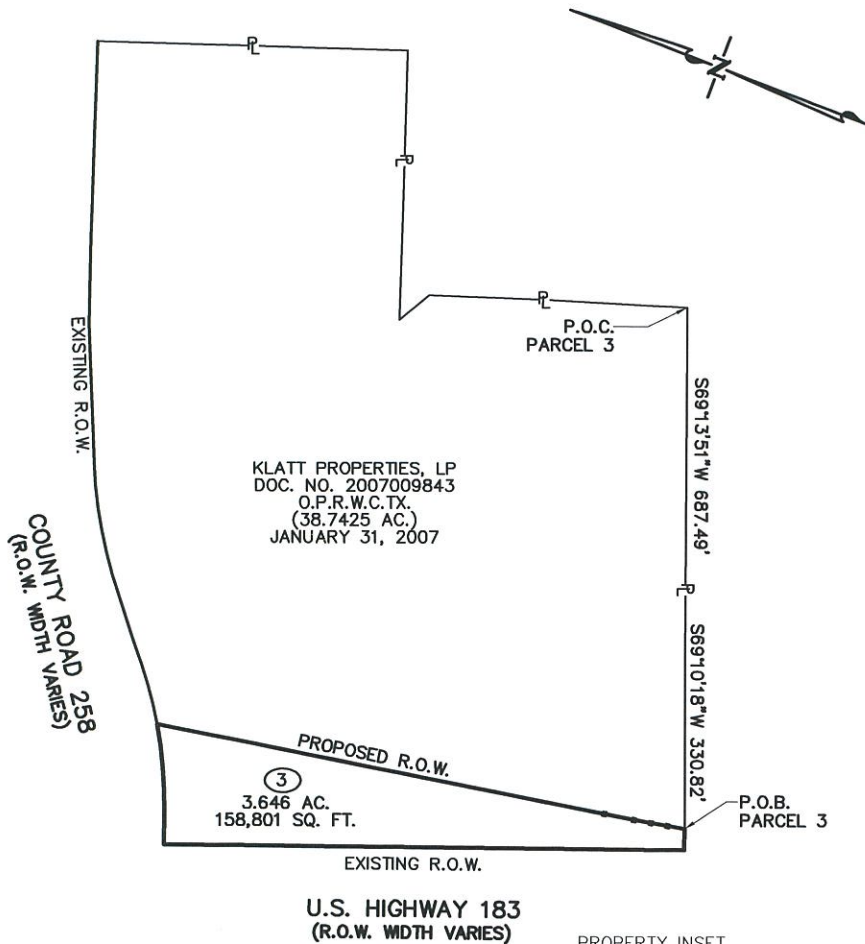
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 14th day of February, 2020 A.D.

SURVEYED BY:  
**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591  
TBPELS Survey Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623  
RTG~19-041~US 183A/Description/Parcel3  
Issued 08/23/19  
Revised: 10/23/2019; 02/14/2020



KLATT PROPERTIES, LP  
 DOC. NO. 2007009843  
 O.P.R.W.C.TX.  
 (38.7425 AC.)  
 JANUARY 31, 2007

3  
 3.646 AC.  
 158,801 SQ. FT.

U.S. HIGHWAY 183  
 (R.O.W. WIDTH VARIES)

PROPERTY INSET  
 N.T.S.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

2/14/2020

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

DATE



**NOTES:**

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993) HARN. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.
2. PROPOSED ENGINEER'S BASELINE PROVIDED BY RTG AS OF JUNE 16, 2019 MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
3. ABSTRACTING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
4. FIELD SURVEYING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
6. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.
7. \*\* THE MONUMENTS DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

**REVISIONS:**

- 10/23/2019-SHEET 6 OF 6, CHANGED CURVE LABEL TAG FROM C1 TO C2.
- 2/14/2020-SHEET 6 OF 6, ADDED ACCESS EASEMENT

RECORD	ACQUISITION	REMAINING RT
38.7425 AC. 1,687,623 SQ.FT.	3.646 AC. 158,801 SQ.FT.	35.0965 AC. 1,528,822 SQ. FT.



McGRAY & McGRAY  
 LAND SURVEYORS, INC.  
 TBPELS SURVEY FIRM # 10095500  
 3301 HANCOCK DRIVE #6  
 AUSTIN, TEXAS 78731  
 (512) 451-8591

PARCEL PLAT SHOWING  
 PARCEL 3  
 US HWY 183  
 WILLIAMSON COUNTY, TEXAS  
 R.O.W. C.S.J.: 0914-05-192

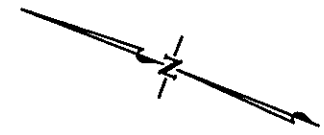
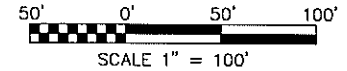
DATE: FEBRUARY 14, 2020

SCALE: N.T.S.

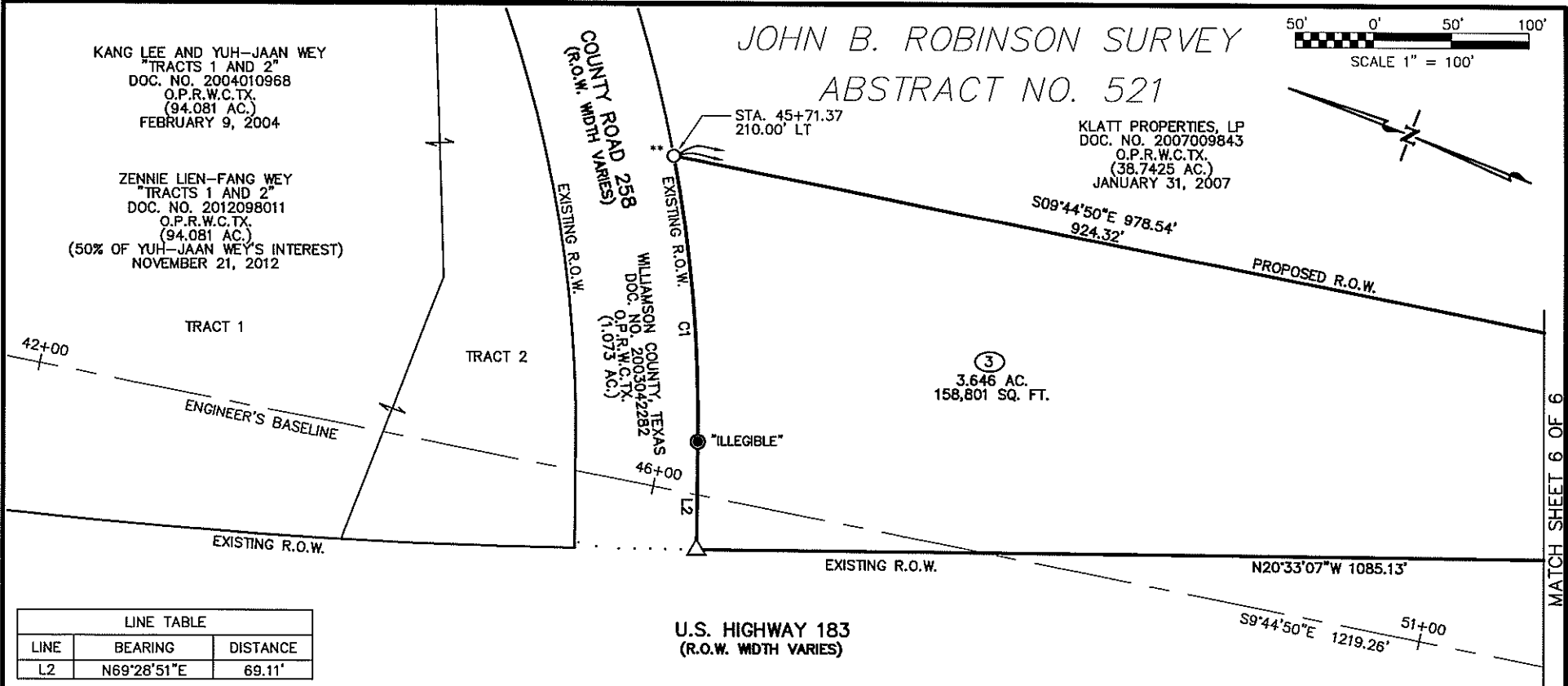
KANG LEE AND YUH-JAAN WEY  
 "TRACTS 1 AND 2"  
 DOC. NO. 2004010968  
 O.P.R.W.C.TX.  
 (94.081 AC.)  
 FEBRUARY 9, 2004

ZENNIE LIEN-FANG WEY  
 "TRACTS 1 AND 2"  
 DOC. NO. 2012098011  
 O.P.R.W.C.TX.  
 (94.081 AC.)  
 (50% OF YUH-JAAN WEY'S INTEREST)  
 NOVEMBER 21, 2012

JOHN B. ROBINSON SURVEY  
 ABSTRACT NO. 521



KLATT PROPERTIES, LP  
 DOC. NO. 2007009843  
 O.P.R.W.C.TX.  
 (38.7425 AC.)  
 JANUARY 31, 2007



MATCH SHEET 6 OF 6

LINE TABLE		
LINE	BEARING	DISTANCE
L2	N69°28'51"E	69.11'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	184.13'	918.07'	11°29'30"	92.38'	N64°08'58"E	183.83'

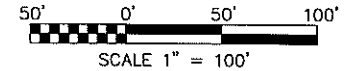
- LEGEND
- |  |  |
|--|--|
| ■ FOUND TXDOT TYPE I MONUMENT, CONCRETE POST     | —  — ACCESS DENIAL LINE (ADL)                                  |
| ● FOUND TXDOT TYPE II MONUMENT, DISC IN CONCRETE | —v— DISTANCE NOT TO SCALE                                      |
| ⊙ FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)    | ③ PARCEL NUMBER FOR R.O.W. ACQUISITION                         |
| ● FOUND IRON ROD (1/2" UNLESS NOTED)             | R.O.W. RIGHT-OF-WAY  |
| ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)       | P.O.B. POINT OF BEGINNING                                      |
| △ CALCULATED POINT, NOT SET                      | P.O.C. POINT OF COMMENCEMENT                                   |
| ▲ MAG NAIL FOUND                                 | N.T.S. NOT TO SCALE  |
| ○ 1/2" IRON ROD FOUND W/ TXDOT ALUMINUM CAP      | P.U.E. PUBLIC UTILITY EASEMENT                                 |
| ○ 5/8" IRON ROD SET W/ TXDOT ALUMINUM CAP        | D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS              |
| △ SURVEY PRIMARY CONTROL POINT                   | O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS          |
| (xxx) RECORD INFORMATION                         | O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS |
| —P— PROPERTY LINE (OWNERSHIP DIVISION)           | P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS              |
| —+— DEED LINE (OWNERSHIP IN COMMON)              |  |

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
 TBPELS SURVEY FIRM # 10095500  
 3301 HANCOCK DRIVE #6  
 AUSTIN, TEXAS 78731  
 (512) 451-8591

**PARCEL PLAT SHOWING**  
**PARCEL 3**  
**US HWY 183**  
**WILLIAMSON COUNTY, TEXAS**  
**R.O.W. C.S.J.: 0914-05-192**

DATE: FEBRUARY 14, 2020      SCALE: 1"=100'

JOHN B. ROBINSON SURVEY  
ABSTRACT NO. 521



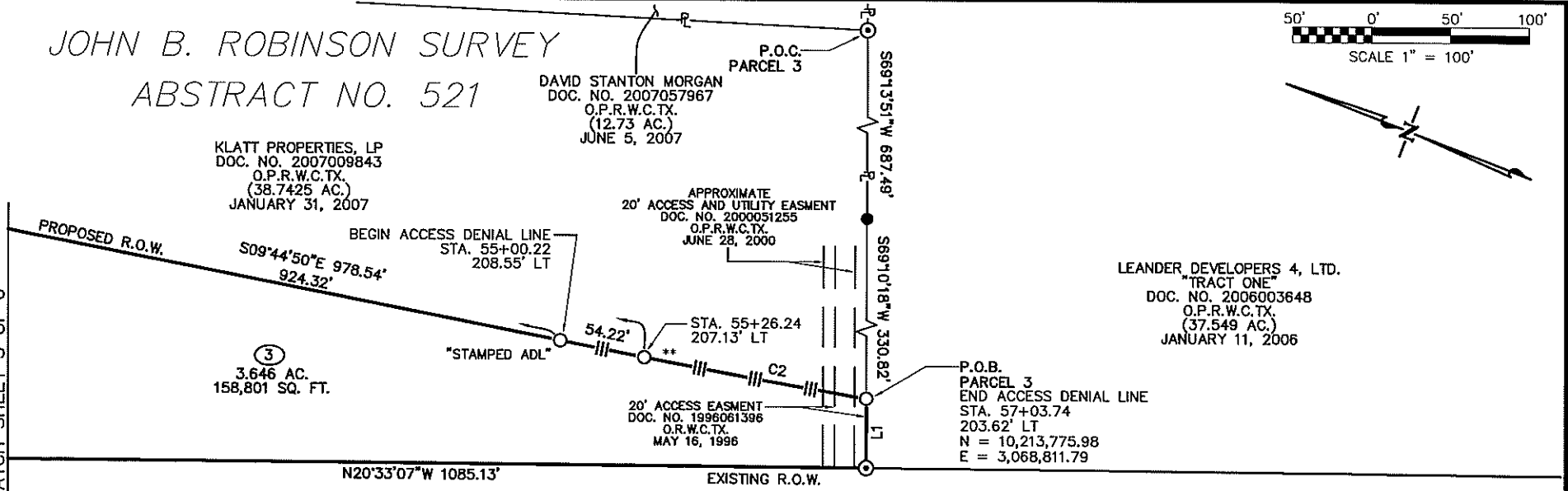
KLATT PROPERTIES, LP  
DOC. NO. 2007009843  
O.P.R.W.C.TX.  
(38.7425 AC.)  
JANUARY 31, 2007

DAVID STANTON MORGAN  
DOC. NO. 2007057967  
O.P.R.W.C.TX.  
(12.73 AC.)  
JUNE 5, 2007

APPROXIMATE  
20' ACCESS AND UTILITY EASEMENT  
DOC. NO. 2000051255  
O.P.R.W.C.TX.  
JUNE 28, 2000

LEANDER DEVELOPERS 4, LTD.  
"TRACT ONE"  
DOC. NO. 2006003648  
O.P.R.W.C.TX.  
(37.549 AC.)  
JANUARY 11, 2006

MATCH SHEET 5 OF 6



N20°33'07"W 1085.13'

EXISTING R.O.W.

U.S. HIGHWAY 183  
(R.O.W. WIDTH VARIES)

ENGINEER'S BASELINE US183 CURVE DATA  
PI NORTHING = 10,213,442.81  
PI EASTING = 3,068,653.78  
PI STATION = 59+94.32  
DELTA = 11° 17' 47" (LT)  
DEGREE OF CURVE = 0° 53' 43"  
TANGENT = 632.96'  
LENGTH = 1,261.82'  
RADIUS = 6,400.00'  
CHORD BEARING = S 15° 23' 43" E  
CHORD = 1,259.78'  
PC STATION = 53+61.35  
PT STATION = 66+23.18

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S69°10'18"W	44.03'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C2	142.82'	4800.00'	01°42'17"	71.42'	S10°35'59"E	142.82'

**LEGEND**

- FOUND TXDOT TYPE I MONUMENT, CONCRETE POST
- FOUND TXDOT TYPE II MONUMENT, DISC IN CONCRETE
- ⊙ FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND W/ TXDOT ALUMINUM CAP
- 5/8" IRON ROD SET W/ TXDOT ALUMINUM CAP
- △ SURVEY PRIMARY CONTROL POINT
- (xxx) RECORD INFORMATION
- P— PROPERTY LINE (OWNERSHIP DIVISION)
- +— DEED LINE (OWNERSHIP IN COMMON)
- ||— ACCESS DENIAL LINE (ADL)
- v— DISTANCE NOT TO SCALE
- ③ PARCEL NUMBER FOR R.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
TBPELS SURVEY FIRM # 10095500  
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PARCEL PLAT SHOWING  
PARCEL 3  
US HWY 183  
WILLIAMSON COUNTY, TEXAS  
R.O.W. C.S.J.: 0914-05-192



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

**RESOLUTION NO. 20-0XX**

**AUTHORIZING ACQUISITION OF PROPERTY RIGHTS BY AGREEMENT OR  
CONDEMNATION OF CERTAIN PROPERTY IN WILLIAMSON COUNTY FOR  
THE 183A PHASE III PROJECT  
(Parcel 4)**

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 fee simple title in and to 0.1638 acre of property located in Williamson County, Texas, more particularly described by metes and bounds in Exhibit A to this Resolution (the “Property”), owned by LEANDER DEVELOPERS 4, LTD. (the “Owner”), located at 450 N. Hwy 183, Liberty Hill, Texas, 78642, for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of the US 183A Phase III Project (the “Project”), as a part of the improvements to the Project; and

WHEREAS, an independent, certified professional appraisal report of the Property to be acquired, and any damages to the remaining property of Owner, 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, 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 after completion of all of the requirements for a bona fide offer as required by the Texas Property Code, 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 24<sup>th</sup> day of June 2020.

Submitted and reviewed by:

Approved:

---

Geoff Petrov, General Counsel

---

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

**Exhibit A**

**Description of Parcel 4**



is not detrimental to the subject's future Highest and Best Use. As such, it is concluded that the Highest and Best Use of the remainder after the proposed acquisition is the same as that of the whole property.

Please see the following image for an aerial of the subject property which shows the outline of the part to be acquired in red.



## EXHIBIT A

County: Williamson  
Highway: U.S. Highway 183  
Project Limits: From County Road 258/213 to Hero Way  
ROW CSJ: 0914-05-192

Page 1 of 5  
September 20, 2019

### PROPERTY DESCRIPTION FOR PARCEL 4

Description of 0.1638 of one acre (7,136 square feet) of land out of the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas, same being a portion of that tract of land described as 37.549 acres (Tract One) conveyed to Leander Developers 4, LTD. by deed, as recorded in Document No. 2006003648, Official Public Records, Williamson County, Texas; said 0.1638 of one acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron pipe found in the north line of said 37.549 acre Leander Developers 4 tract, being at the southwest corner of that tract described as 12.73 acres conveyed to David Stanton Morgan by deed, as recorded in Document No. 2007057967, Official Public Records, Williamson County, Texas, and the southeast corner of that tract described as 38.7425 acres conveyed to Klatt Properties, LP by deed, as recorded in Document No. 2006003648, Official Public Records, Williamson County, Texas;

THENCE, with the north line of said 37.549 acre Leander Developers 4 tract and the south line of said 38.7425 acre Klatt Properties tract, S69°13'51"W 687.49 feet to a 1/2" iron rod found at an angle point;

THENCE, continuing with the north line of said 37.549 acre Leander Developers 4 tract and the south line of said 38.7425 acre Klatt Properties tract, S69°10'18"W 330.82 feet to a 5/8" iron rod with TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap set\*\* in the proposed east right-of-way line of U.S. Highway 183 at the beginning of an Access Denial Line, 203.62 feet left of Engineer's Baseline Station 57+03.74, at the northeast corner of this parcel, for the POINT OF BEGINNING having coordinates of N=10,213,775.98 E=3,068,811.79;

- 1) THENCE, with the east line of this parcel and the proposed east right-of-way line of U.S. Highway 183, along this Access Denial Line, crossing said 37.549 acre Leander Developers 4 tract, with a curve to the left, whose intersection angle is **04°21'53"**, radius is **4,800.00 feet**, an arc distance of **365.67 feet**, the chord of which bears **S13°38'04"E 365.58 feet** to a 5/8" iron rod with TxDOT aluminum cap stamped "ADL set\*\* at the end of this Access Denial Line, at the south corner of this parcel, being in the west line of said 37.549 acre Leander Developers 4 tract and the existing east right-of-way line of U.S. Highway 183 (varying width), 197.73 feet left of Engineer's Baseline Station 60+81.15;

## EXHIBIT A

County: Williamson  
Highway: U.S. Highway 183  
Project Limits: From County Road 258/213 to Hero Way  
ROW CSJ: 0914-05-192

Page 2 of 5  
September 20, 2019

### PROPERTY DESCRIPTION FOR PARCEL 4

- 2) THENCE, with the west line of this parcel and said 37.549 acre Leander Developers 4 tract and the existing east right-of-way line of U.S. Highway 183, **N20°33'07"W 362.70 feet** to a 1/2" iron pipe found at the northwest corner of this parcel and said 37.549 acre Leander Developers 4 tract and the southwest corner of said 38.7425 acre Klatt Properties tract;
- 3) THENCE, with the north line of this parcel and said 37.549 acre Leander Developers tract and the south line of said 38.7425 acre Klatt Properties tract, **N69°10'18"E 44.03 feet** to the POINT OF BEGINNING and containing 0.1638 of one acre, or 7,136 square feet within these metes and bounds, more or less.;

All bearings are based on the Texas Coordinate System, Central Zone, North American Datum of 1983 (1983) HARN. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00012.

\*\*The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of this high construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access is prohibited across the Access Denial Line to the highway facility from the abutting property.

**EXHIBIT A**

County: Williamson  
Highway: U.S. Highway 183  
Project Limits: From County Road 258/213 to Hero Way  
ROW CSJ: 0914-05-192

Page 3 of 5  
September 20, 2019

**PROPERTY DESCRIPTION FOR PARCEL 4**

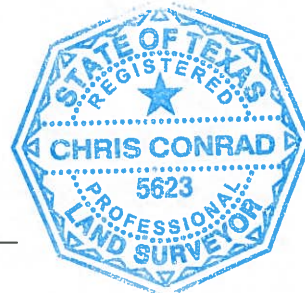
A parcel plat of even date was prepared in conjunction with this property description.

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

That I, Chris Conrad, 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.

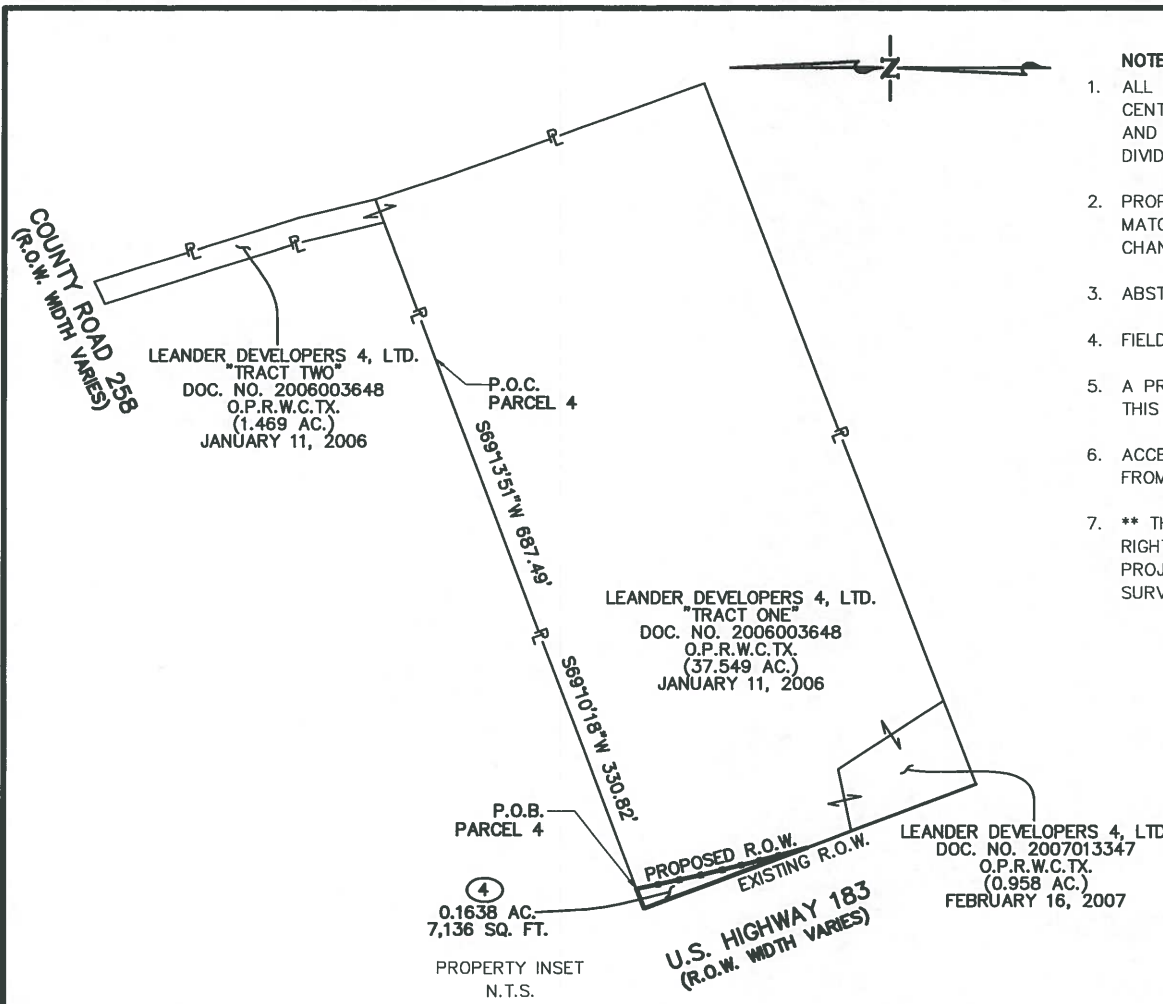
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 20th day of September, 2019 A.D.

**SURVEYED BY:**  
**McGRAY & McGRAY LAND SURVEYORS, INC.**  
3301 Hancock Dr., Ste. 6 Austin, TX 78731 (512) 451-8591  
TBPLS Firm# 10095500



Chris Conrad, Reg. Professional Land Surveyor No. 5623  
RTGF~19-041~US 183A/Descriptions/Parcel 4  
Issued 08/23/19





**NOTES:**

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (1993) HARN. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00012.
2. PROPOSED ENGINEER'S BASELINE PROVIDED BY RTG AS OF JUNE 16, 2019 MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
3. ABSTRACTING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
4. FIELD SURVEYING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
5. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
6. ACCESS IS PROHIBITED ACROSS THE ACCESS DENIAL LINE TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.
7. \*\* THE MONUMENTS DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.

**REVISIONS:**

RECORD	ACQUISITION	REMAINING LT
39.976 AC. 1,741,355 SQ.FT.	0.1638 AC. 7,136 SQ.FT.	39.8122 AC. 1,734,219 SQ. FT.

**McGRAY & McGRAY**  
**LAND SURVEYORS, INC.**  
 TBPLS FIRM # 10095500  
 3301 HANCOCK DRIVE #6  
 AUSTIN, TEXAS 78731  
 (512) 451-8591

PARCEL PLAT SHOWING  
 PARCEL 4  
 US HWY 183  
 WILLIAMSON COUNTY, TEXAS  
 R.O.W. C.S.J.: 0914-05-192

DATE: SEPTEMBER 20, 2019      SCALE: N.T.S.

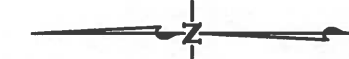
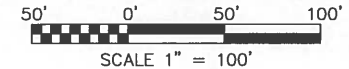
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623      DATE 09/20/2019

DAVID STANTON MORGAN  
 DOC. NO. 2007057967  
 O.P.R.W.C.TX.  
 (12.73 AC.)  
 JUNE 5, 2007

# JOHN B. ROBINSON SURVEY ABSTRACT NO. 521



LEANDER DEVELOPERS 4, LTD.  
 DOC. NO. 2007013347  
 O.P.R.W.C.TX.  
 (0.958 AC.)  
 FEBRUARY 16, 2007

LEANDER DEVELOPERS 4, LTD.  
 "TRACT ONE"  
 DOC. NO. 2006003648  
 O.P.R.W.C.TX.  
 (37.549 AC.)  
 JANUARY 11, 2006

KLATT PROPERTIES, LP  
 DOC. NO. 2007009843  
 O.P.R.W.C.TX.  
 (38.7425 AC.)  
 JANUARY 31, 2007

P.O.B.  
 PARCEL 4  
 BEGIN ACCESS DENIAL LINE  
 STA. 57+03.74  
 203.62' LT  
 N = 10,213,775.98  
 E = 3,068,811.79

END ACCESS DENIAL LINE  
 STA. 60+81.15  
 197.73' LT

ENGINEER'S BASELINE US183 CURVE DATA  
 PI NORTHING = 10,213,442.81  
 PI EASTING = 3,068,653.78  
 PI STATION = 59+94.32  
 DELTA = 11° 17' 47" (LT)  
 DEGREE OF CURVE = 0° 53' 43"  
 TANGENT = 632.96'  
 LENGTH = 1,261.82'  
 RADIUS = 6,400.00'  
 CHORD BEARING = S 15° 23' 43" E  
 CHORD = 1,259.78'  
 PC STATION = 53+61.35  
 PT STATION = 66+23.18

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N69°10'18"E	44.03'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	365.67'	4800.00'	04°21'53"	182.92'	S13°38'04"E	365.58'
C2	21.49'	4800.00'	0°15'23"	10.75'	S15°41'19"E	21.49'
C3	344.18'	4800.00'	04°06'30"	172.16'	S13°30'23"E	344.10'

- LEGEND**
- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
  - ◼ FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE
  - FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
  - FOUND IRON ROD (1/2" UNLESS NOTED)
  - ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
  - △ CALCULATED POINT, NOT SET
  - ▲ MAG NAIL FOUND
  - 1/2" IRON ROD FOUND W/ TxDOT ALUMINUM CAP
  - 5/8" IRON ROD SET W/ TxDOT ALUMINUM CAP
  - △ SURVEY PRIMARY CONTROL POINT
  - (XXX) RECORD INFORMATION
  - |— PROPERTY LINE (OWNERSHIP DIVISION)
  - |— DEED LINE (OWNERSHIP IN COMMON)

- ||— ACCESS DENIAL LINE (ADL)
- |— DISTANCE NOT TO SCALE
- ④ PARCEL NUMBER FOR R.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.TX. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS WILLIAMSON COUNTY, TEXAS

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PARCEL PLAT SHOWING  
 PARCEL 4  
 US HWY 183  
 WILLIAMSON COUNTY, TEXAS  
 R.O.W. C.S.J.: 0914-05-192

DATE: SEPTEMBER 20, 2019 | SCALE: 1"=100'