



CENTRAL TEXAS  
Regional Mobility Authority

March 29, 2017  
AGENDA ITEM #19

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Consideration of the use of eminent domain to  
condemn property for the 183 South Project

Strategic Plan Relevance: Regional Mobility  
Department: Engineering / Law  
Contact: Justin Word P.E., Director of Engineering / Geoff Petrov, General Counsel  
Associated Costs: Not Applicable  
Funding Source: Not Applicable  
Action Requested: Consider and act on draft resolution(s)

Summary:

The Mobility Authority must acquire utility easements, related property interests, or both (“Property”) from real estate that abuts or is near the existing 183 South Project right-of-way.

Each owner of a parcel or property interest identified 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 parcels for your consideration and action at this meeting are:

- A. Parcel E13B of the 183 South (Bergstrom Expressway) Project, a 0.044 acre parcel of real estate, **owned by New Century Investment, LLC and Morning Star Projects, LLC**, and located at 6000 FM 969 in Austin, TX 78724.
- B. Parcel 118 of the 183 South (Bergstrom Expressway) Project, a 0.688 acre parcel of land, **owned by the City of Austin**, located at the Southeast corner of Ed Bluestein Blvd (U.S. Highway 183) and Smith Road, Austin, TX 78721.

Backup provided: Draft Resolutions; Parcel Surveys; Easement Maps

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

**RESOLUTION NO. 17-0XX**

**RESOLUTION AUTHORIZING ACQUISITION OF PROPERTY RIGHTS  
BY AGREEMENT OR CONDEMNATION OF CERTAIN PROPERTY IN  
TRAVIS COUNTY FOR THE 183 SOUTH / BERGSTROM EXPRESSWAY  
PROJECT (PARCEL E13B)**

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 a utility easement, as that utility easement is described by metes and bounds in Exhibit A to this Resolution (the “Property”), owned by New Century Investment, LLC and Morning Star Projects, LLC (the “Owner”), located adjacent to the US Hwy 183S at 6000 FM 969, 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 29<sup>th</sup> day of March, 2017.

Submitted and reviewed by:

Approved:

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Geoff Petrov, General Counsel

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Ray A. Wilkerson  
Chairman, Board of Directors

**Exhibit A**

## Field Notes for Parcel 13B WE

BEING 0.044 OF ONE ACRE (1927 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JESSE C. TANNEHILL SURVEY No. 29, ABSTRACT No. 22 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT C, R.F. BEARDEN SUBDIVISION, RECORDED IN BOOK 85, PAGE 184C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO MORNING STAR PROJECT, LLC BY GENERAL WARRANTY DEED EXECUTED ON NOVEMBER 20, 2009, FILED FOR RECORD ON DECEMBER 7, 2009 AND RECORDED IN DOCUMENT 2009201195 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.044 OF ONE ACRE (1927 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Beginning at a calculated point in the interior of said Lot C, same being in a southeasterly line of the 1.272 acre tract conveyed to Braker-Park LP by deed recorded in Document 2015161780 of the Official Public Records of Travis County, Texas and in a northerly line of the Water and Wastewater Easement recorded in Volume 10061, Page 369 of the Real Property Records of Travis County, Texas, for the Point of Beginning and a southwesterly corner of the herein described tract of land having grid coordinate (Texas State Plane, Central Zone, NAD 83(HARN) U.S. Feet, Surface Adjustment Factor of 1.00011) values of N=10077745.99 and E=3139087.26, from which TxDOT Type I Monument found at a corner in the easterly right-of-way line of U.S. Highway 183 (known locally as Ed Bluestein Boulevard-ROW Varies) and in the northerly right-of-way line of F.M. 969 (ROW varies), same being in a southerly line of said Lot C bears South 21°57'54" West, a distance of 20.00 feet to a 1/2 inch iron rod found at a southeasterly corner of said Braker-Park LP tract and North 68°02'45" West, a distance of 84.13 feet;

1. THENCE, North 21°57'54" East, a distance of 17.00 feet, with a southeasterly line of said Braker-Park LP tract, to a calculated point for a northwesterly corner of the herein described tract of land, from which a 1/2 inch iron rod found at a westerly corner of said Lot C and at a southeasterly corner of Lot B, of said R. F. Bearden Subdivision, same being a northwesterly corner of said Braker-Park LP tract bears North 21°57'54" East, a distance of 16.87 feet, North 52°00'54" East, a distance of 113.20 feet, North 37°40'49" West, a distance of 275.40 feet and South 51°57'52" West, a distance of 126.37 feet;


2. THENCE, South 68°02'45" East, a distance of 138.23 feet, leaving a southeasterly line of said Braker-Park LP tract, to a calculated point for a northeasterly corner of the herein described tract of land;

3. THENCE, South 21°57'15" West, a distance of 3.31 feet, to a calculated point in a northerly line of said Water and Wastewater Easement, for a southeasterly corner of the herein described tract of land;

4. THENCE, North 80°33'18" West, a distance of 63.18 feet, with a northerly line of said Water and Wastewater Easement, to a calculated point for a corner;

5. THENCE, North 68°02'45" West, a distance of 76.55 feet, to the Point of Beginning and containing an area of 0.044 of one acre (1927 s.f.) of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

  
\_\_\_\_\_  
David Edward Martinez  
Registered Professional Land Surveyor 5434

02/18/16  
Date



MWM DesignGroup  
305 East Huntland Drive, Suite 200  
Austin, Texas, 78752 (512) 453-0767  
TBPLS Firm Registration No. 10065600

Bearing Basis: The bearings described herein are Texas State Plane, Central Zone, NAD 83(Harn), U.S. Feet. For surface coordinates multiply grid coordinates by the Surface Adjustment Factor of 1.00011. The reference points for this project are MWM control point 112, a cotton spindle in the centerline of sidewalk on the east side of Springdale Road approximately 85' east of Rockhurst Lane, having surface coordinate values of N=10088638.55, E=3138681.05 and MWM control point 141, a cotton gin spindle on the south side of Smith Road, approximately 920 feet east of U. S. Highway 183 centerline, at the 90 degree bend, having surface coordinate values of N= 10068786.90, E= 3136881.27, having a grid bearing of South 05°10'49" West and a surface distance of 19,933.07 feet.

TCAD No.: 0213280710  
City Grid: N24

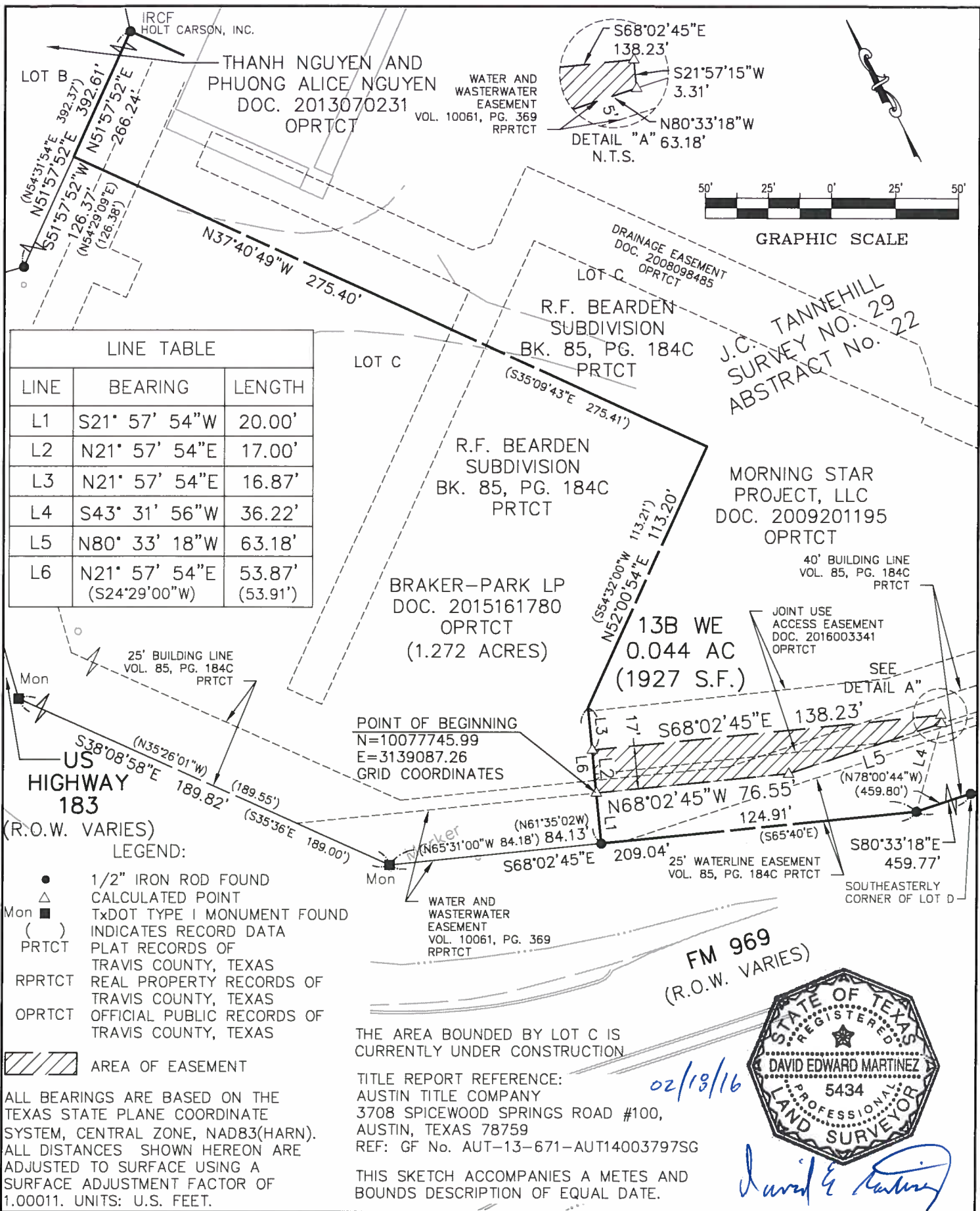
**FIELD NOTES REVIEWED**

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

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

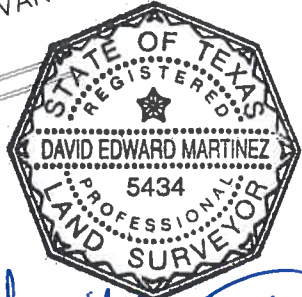
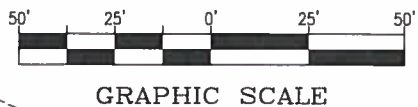
Signed: \_\_\_\_\_

**Austin Water Utility**



LINE TABLE

LINE	BEARING	LENGTH
L1	S21° 57' 54"W	20.00'
L2	N21° 57' 54"E	17.00'
L3	N21° 57' 54"E	16.87'
L4	S43° 31' 56"W	36.22'
L5	N80° 33' 18"W	63.18'
L6	N21° 57' 54"E (S24°29'00"W)	53.87' (53.91')



**mwm**  
Design Group

305 East Huntland Drive  
Suite 200  
Austin, Texas 78752  
p: 512.453.0767  
f: 512.453.1734

TBAE 1452  
TBPE F-1416  
TBPLS 10065600

**SKETCH TO ACCOMPANY  
FIELD NOTES**

TRAVIS COUNTY, TEXAS

DATE: 18 FEB 16  
JOB NO: 658-01  
FILE: 13B\_WE.dwg

**3**  
3 OF 3

Exhibit "A"



Parcel E13B – Approximately 1,927 Square Feet (0.044 Ac).



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

**RESOLUTION NO.17-0XX**

**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 29<sup>th</sup> day of March 2017.

Submitted and reviewed by:

Approved:

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Geoff Petrov, General Counsel

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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


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§  
§

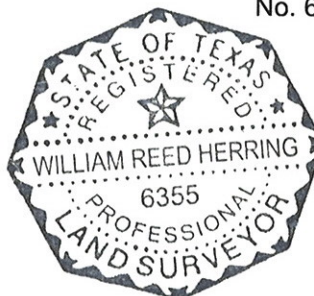
KNOW ALL MEN BY THESE PRESENTS:

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 22<sup>nd</sup> 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

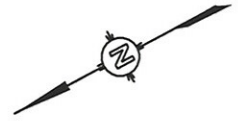


CURVE TABLE

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

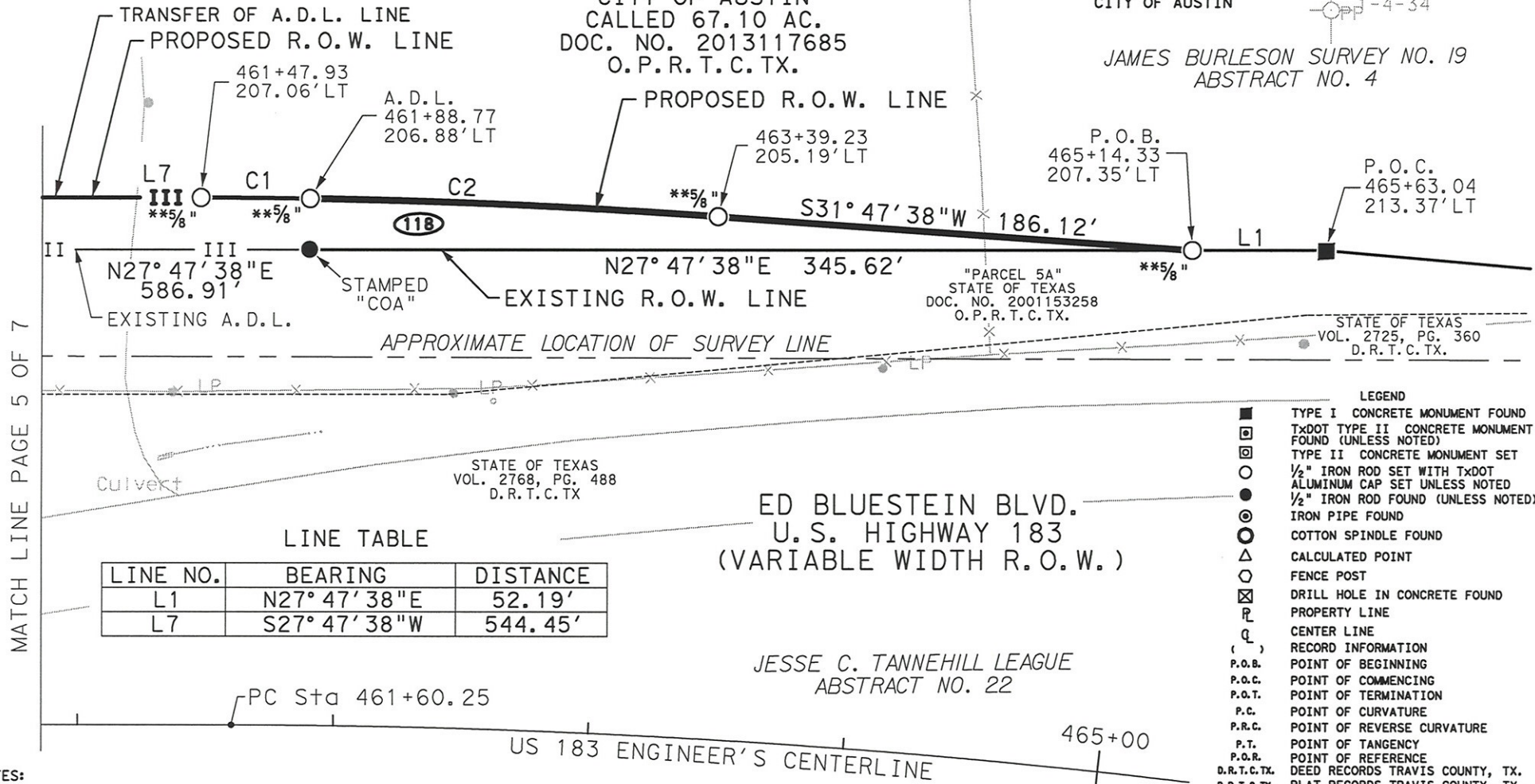


GRAPHIC SCALE  
SCALE: 1" = 60'  
TRAVIS COUNTY, TEXAS  
CITY OF AUSTIN



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
  - TXDOT 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.

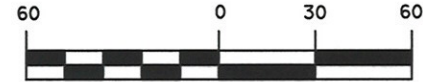
9/22/2016  
PAGE 4 OF 7



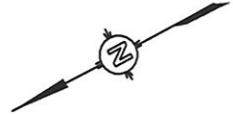
4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

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

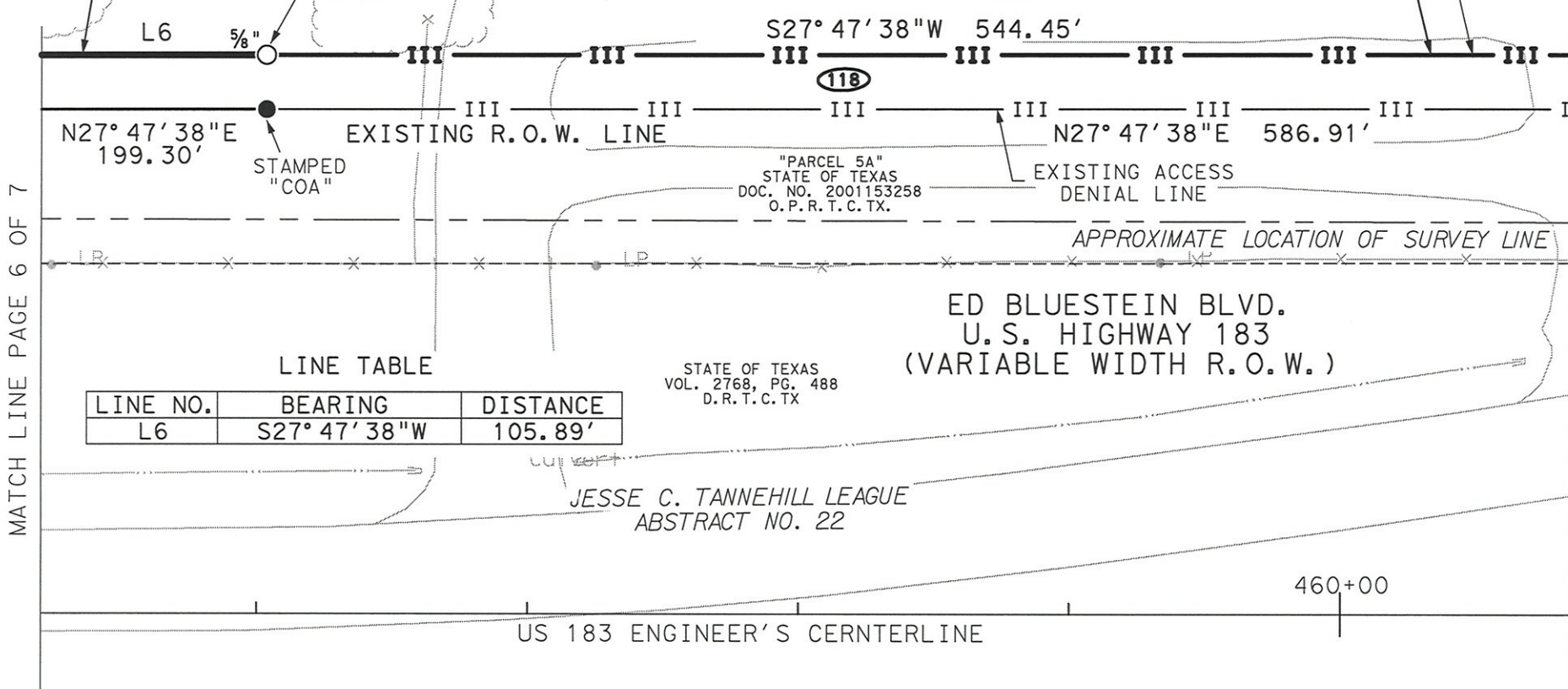


CITY OF AUSTIN  
CALLED 67.10 AC.  
DOC. NO. 2013117685  
O.P.R.T.C.TX.

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



MATCH LINE PAGE 6 OF 7

MATCH LINE PAGE 4 OF 7

LINE TABLE

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

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

US 183 ENGINEER'S CENTERLINE

460+00

9/22/2016  
PAGE 5 OF 7



4801 Southwest Parkway  
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Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10084300

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

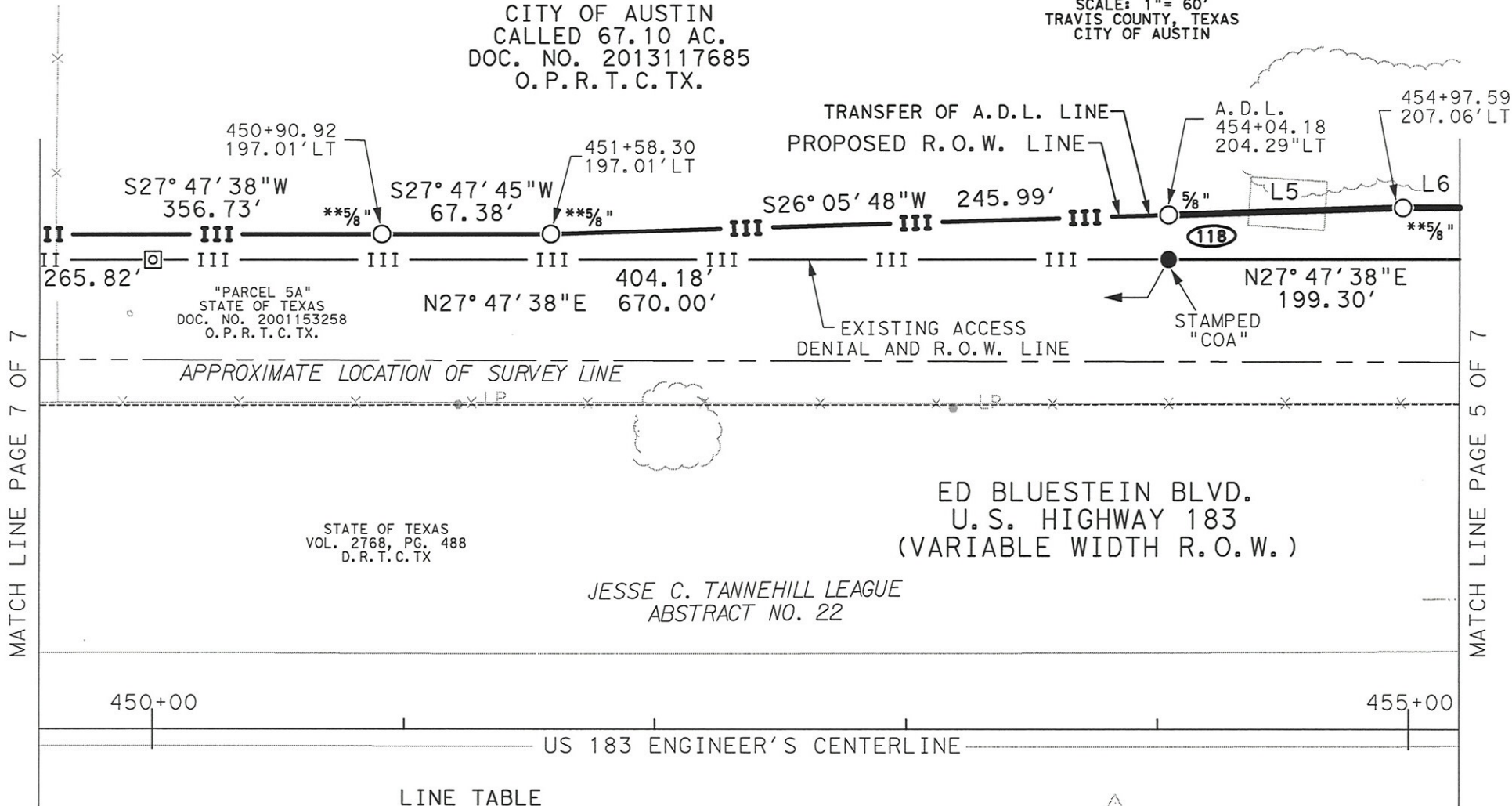


JAMES BURLESON SURVEY NO. 19  
ABSTRACT NO. 4



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

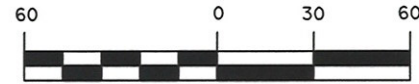


4801 Southwest Parkway  
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(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10084300

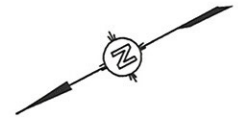
RIGHT-OF-WAY SKETCH SHOWING  
PARCEL 118  
0.688 AC. (29,964 SQ. FT.)  
RCSJ NO. 151-09-039

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'



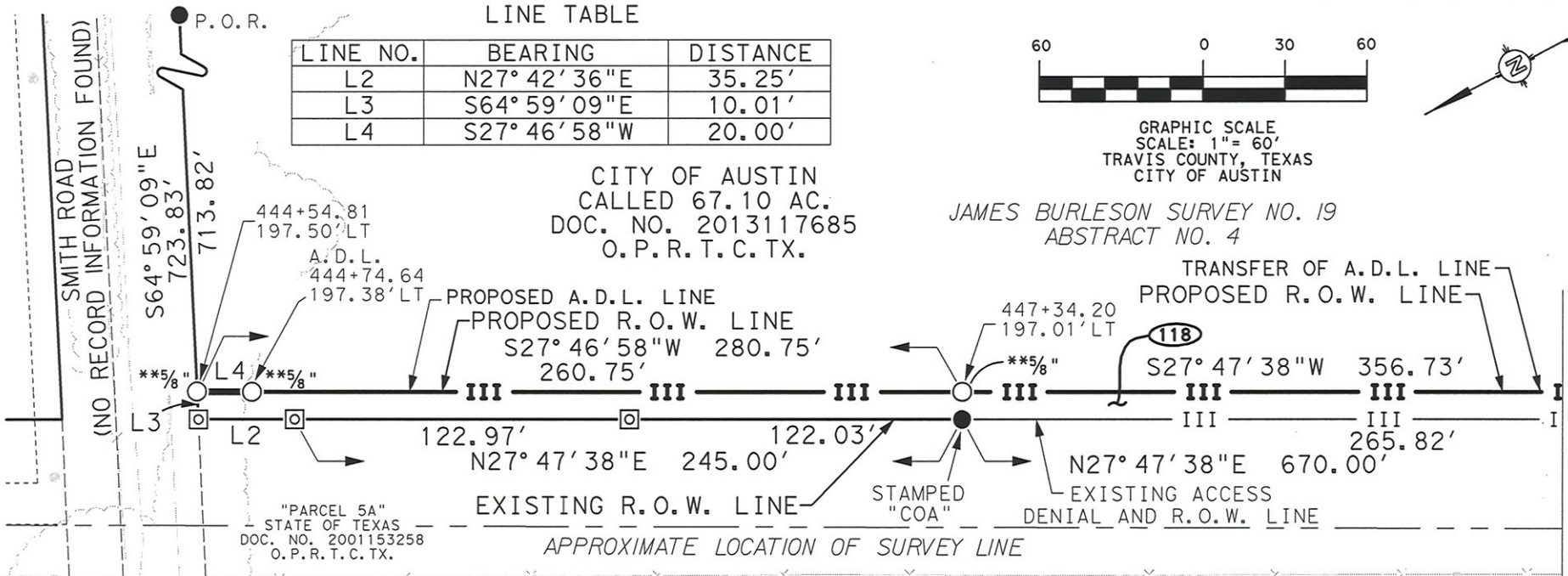
GRAPHIC SCALE  
SCALE: 1" = 60'  
TRAVIS COUNTY, TEXAS  
CITY OF AUSTIN



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.

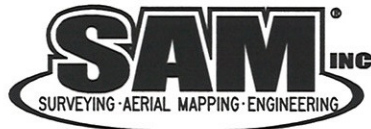
*William Reed Herring*

9/22/2016

DATE

9/22/2016  
PAGE 7 OF 7

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



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

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.

CITY OF AUSTIN  
VOL. 5075, PG. 487  
D.R.T.C.TX.

STATE OF TEXAS  
VOL. 2837, PG. 318  
D.R.T.C.TX.

REMAINDER OF 33.655 ACRES  
MCCANDLESS-BLUESTEIN VENTURE  
VOL. 11420, PG. 300  
R.P.R.T.C.TX.

MC CANDLESS-BLUESTEIN VENTURE  
VOL. 11420, PG. 300  
R.P.R.T.C.TX.

MHI-KOC, LLC  
DOC. NO. 2012013788  
O.P.R.T.C.TX.

SUNBELT CLEVELAND  
PROPERTIES, L.P.  
DOC. NO. 1999108339  
O.P.R.T.C.TX.

DETAIL 'F'  
NOT TO SCALE

P.O.R.  
PARCEL 76

P.O.R.  
PARCEL 5A

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

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

LOT 1, BLOCK A  
PERFORMANCE TRUCK SUBDIVISION  
10.00 ACRES  
DOC. NO. 199900379  
O.P.R.T.C.TX.

BEGIN A.D.L.  
444+54.80  
197.50' LT

PROPOSED R.O.W. LINE

EXISTING R.O.W. LINE

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

JESSE C. TANNEHILL LEAGUE,  
ABSTRACT NO. 22

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

MATCH LINE SHEET 26 STATION 432+65.87

MATCH LINE SHEET 28 STATION 446+45.05

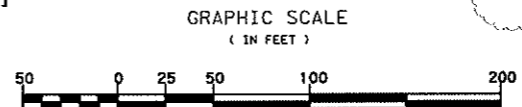
LINE TABLE

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'

\*\* CALCULATED REMAINDER  
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
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			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	

- LEGEND
- TYPE I CONCRETE MONUMENT FOUND
  - TXDOT 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.O.A. LINE")



RIGHT OF WAY  
WIDENING PROJECT



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

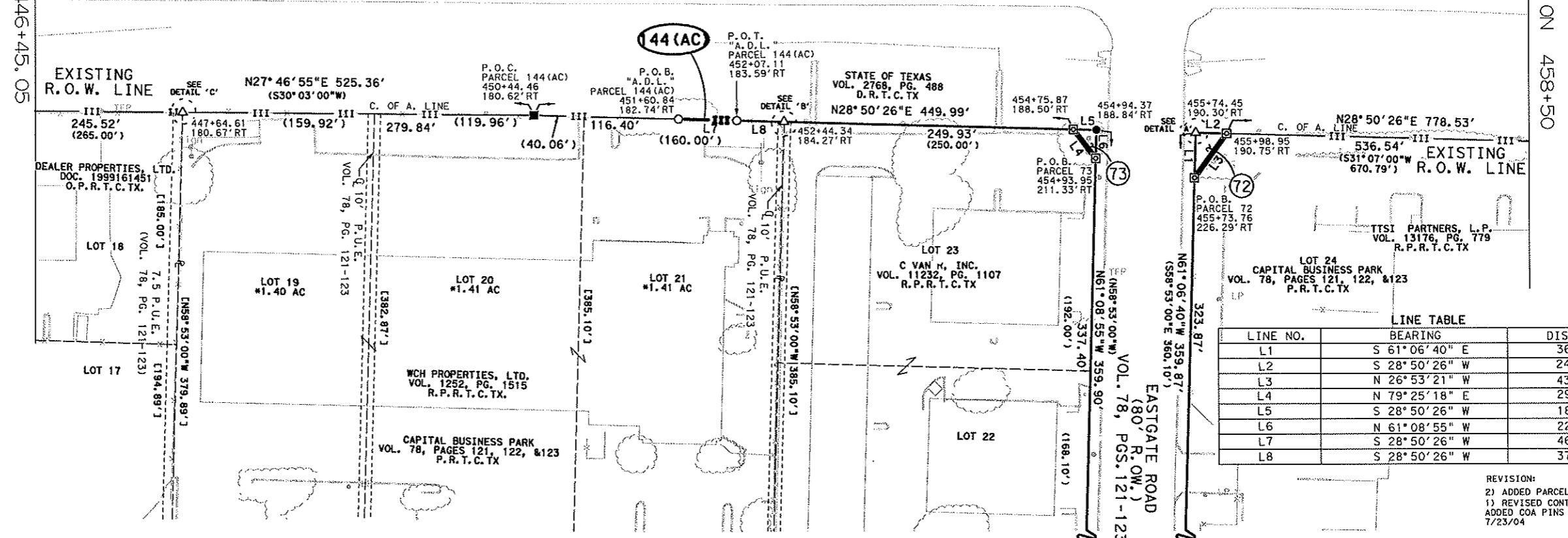
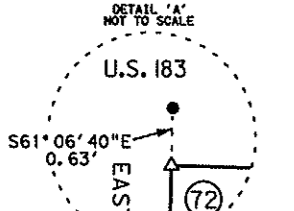
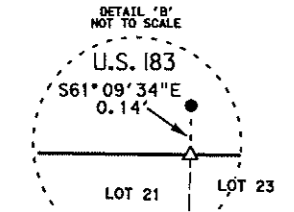
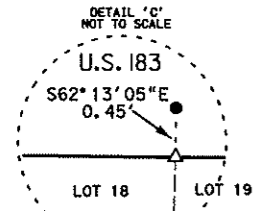
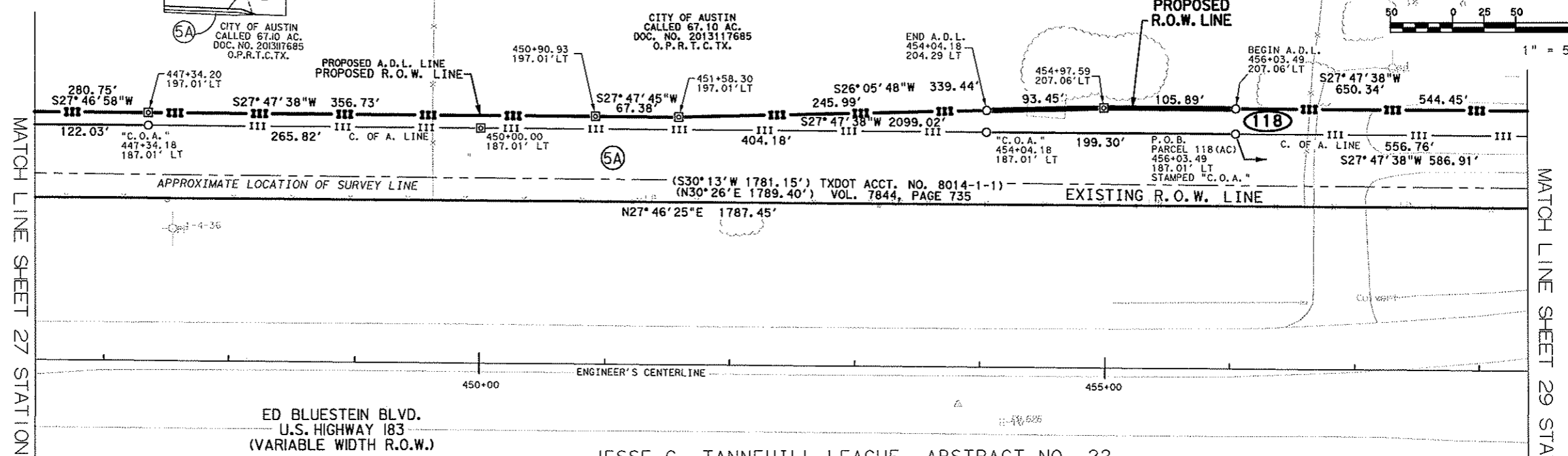
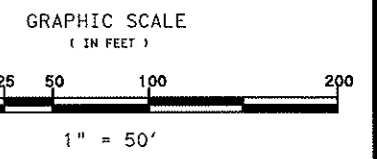
QSA #	*****	*****.DGN
RF -	*****	*****
FED. RD. DIV. RD.	FEDERAL AID PROJECT NO.	SHEET NO.
		27
STATE	DIST.	COUNTY
TEXAS	AUSTIN	TRAVIS
CONT.	SECT.	JOB
0151	09	039
		U.S. 183

- LEGEND
- TYPE I CONCRETE MONUMENT FOUND
  - DOT 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 (C.A.D.L.) (C. OF A. I TRF) (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



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'

\* CALCULATED FROM PLAT

PARCEL NO.	DEED ACREAGE	PROPERTY OWNER	TYPE OF CONV.	CONVEYANCE DOCUMENT NO.	TAKING PROP. C 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			

**SAM INC.**  
SURVEYING-AERIAL MAPPING-ENGINEERING  
4601 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax (512) 326-3029  
Texas State Registration No. 1000-000

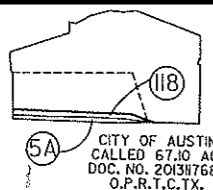
RIGHT OF WAY WIDENING PROJECT

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

DATE:  
8/24/06

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

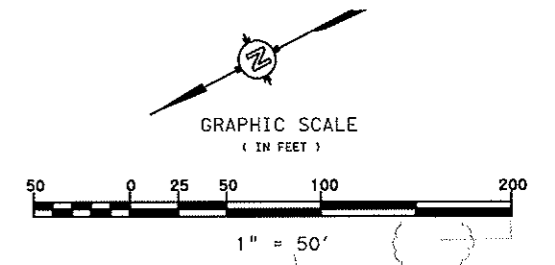


**LINE TABLE**

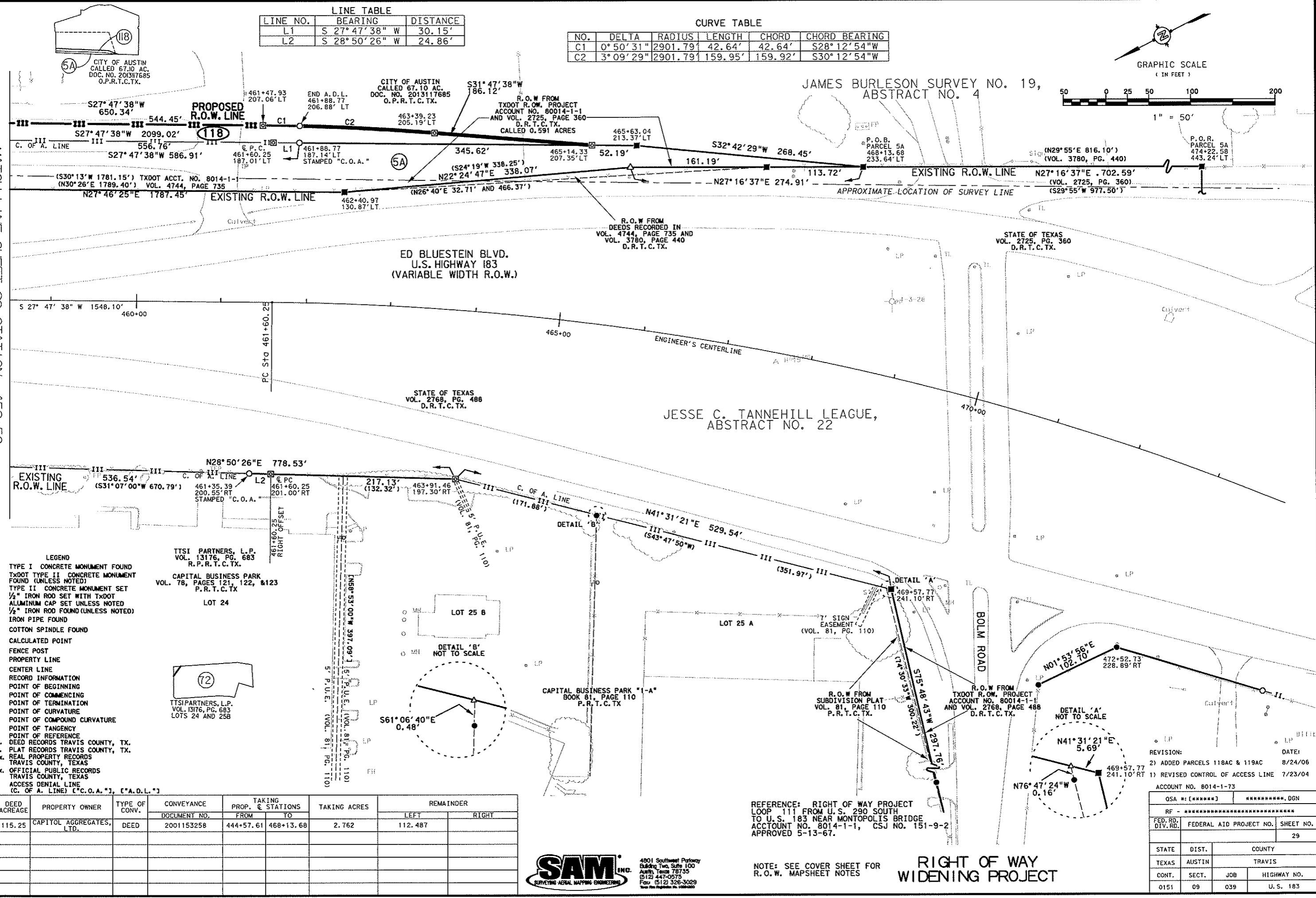
LINE NO.	BEARING	DISTANCE
L1	S 27° 47' 38" W	30.15'
L2	S 28° 50' 26" W	24.86'

**CURVE TABLE**

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



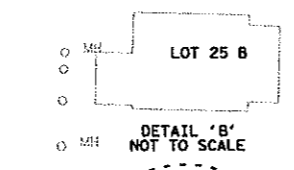
- LEGEND**
- TYPE I CONCRETE MONUMENT FOUND
  - TXDOT TYPE II CONCRETE MONUMENT FOUND (UNLESS NOTED)
  - ⊠ TYPE II CONCRETE MONUMENT SET
  - 1/2" IRON ROD SET WITH TXDOT ALUMINUM CAP SET (UNLESS NOTED)
  - 1/2" IRON ROD FOUND (UNLESS NOTED)
  - IRON PIPE FOUND
  - COTTON SPINDLE FOUND
  - CALCULATED 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
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  - 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. 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

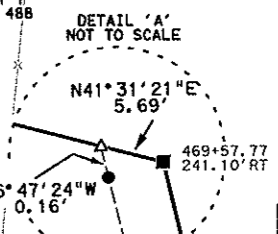
TTSI PARTNERS, L.P.  
VOL. 13176, PG. 683  
LOTS 24 AND 25B



CAPITAL BUSINESS PARK "A"  
BOOK 81, PAGE 110  
P.R.T.C.TX.

R.O.W FROM SUBDIVISION PLAT VOL. 81, PAGE 110 P.R.T.C.TX.

R.O.W FROM TXDOT R.O.W. PROJECT ACCOUNT NO. 80014-1-1 AND VOL. 2768, PAGE 488 D.R.T.C.TX.



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

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

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Austin, Texas 78735  
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Fax: (512) 326-3029  
www.sam-inc.com

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

**RIGHT OF WAY WIDENING PROJECT**