



CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

Regular Meeting of the Board of Directors

9:00 a.m.

Wednesday, June 24, 2020

Lowell H. Lebermann, Jr., Board Room
3300 N. IH-35, Suite 300
Austin, Texas 78705

*A live video stream of this meeting may be viewed on the internet at
www.mobilityauthority.com*

SPECIAL NOTE TO MEMBERS OF THE PUBLIC: Pursuant to the March 16, 2020 proclamation issued by Governor Abbott, this meeting will be held by videoconference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of COVID-19. Some Board Members may be present in the Lebermann Board Room while others may attend the meeting via videoconferencing. In order to maintain safe social distancing, members of the public will not be permitted to attend in person. Instead, we ask that you view the Board Meeting online via the live stream link on our website. Members of the public that wish to join the videoconference to provide comments during the Board Meeting must register at least 30 minutes prior to the scheduled start time by contacting the Central Texas Regional Mobility Authority at (844) 287-6220.

AGENDA

No action on the following:

1. Welcome and opportunity for public comment – See **Notes** at the end of this agenda.

Consent Agenda

See **Notes** at the end of this agenda.

2. Approve the minutes from the May 27, 2020 Regular Board Meeting.

3. Prohibit the operation of certain vehicles on Mobility Authority toll facilities pursuant to the Habitual Violator Program.

Regular Items

Items to discuss, consider, and take appropriate action.

4. Accept the financial statements through May 2020.
5. Discuss and consider adoption of the FY 2021 Operating Budget.

Briefings and Reports

Items for briefing and discussion only. No action will be taken by the Board.

6. Executive Director Board Report.
 - A. Effect of COVID-19 on agency operations
 - B. Update on projects under construction
 - C. Update on projects under development

Executive Session

Under Chapter 551 of the Texas Government Code, the Board may recess into a closed meeting (an executive session) to deliberate any item on this agenda if the Chairman announces the item will be deliberated in executive session and identifies the section or sections of Chapter 551 that authorize meeting in executive session. A final action, decision, or vote on a matter deliberated in executive session will be made only after the Board reconvenes in an open meeting.

The Board may deliberate the following items in executive session if announced by the Chairman:

7. Discuss the acquisition of one or more parcels or interests in real property needed for the 183A Phase III Project and related issues, including consideration of the use of eminent domain to condemn property, pursuant to §551.072 (Deliberation Regarding Real Property) and §551.071 (Consultation with Attorney).
8. Discuss legal issues related to claims by or against the Mobility Authority; pending or contemplated litigation and any related settlement offers; or other matters as authorized by §551.071 (Consultation with Attorney).
9. Discuss legal issues relating to procurement and financing of Mobility Authority transportation projects, as authorized by §551.071 (Consultation with Attorney).

10. Discuss personnel matters as authorized by §551.074 (Personnel Matters).

Reconvene in Open Session.

Regular Items

Items to discuss, consider, and take appropriate action.

11. **Consideration of the use of eminent domain to condemn property:** Declare a public necessity to acquire the following described parcels of land, or interests therein, for the 183A Phase III Project; and with respect to each such parcel or interest therein, authorize any of the following actions: (i) acquisition through negotiation or by the use of eminent domain to condemn the parcel or interest therein; (ii) execution of a contract to purchase, and (ii) execution of a possession and use agreement:
 - A. Parcel 1 of the 183A Phase III an easement taking of 14.820 acres of real estate, **owned by Kang Lee, Yuh-Jaan Wey & Zennie Lien-Fang Wey**; and located at Highway 183/CR 258, Liberty Hill, Williamson County, Texas.
 - B. Parcel 3 of the 183A Phase III an easement taking of 3.646 acres, from 12.5 acres of real estate, **owned by Klatt Properties, a Texas Limited Partnership**; and located at 100 CR 258, Liberty Hill, Williamson County, Texas.
 - C. Parcel 4 of the 183A Phase III an easement taking of 0.1638 acres, from 8.7 acres of real estate, **owned Leander Developers 4 LTD**; and located at 450 N Highway 183, Liberty Hill, Williamson County, Texas.
12. Adjourn Meeting.

Notes

Opportunity for Public Comment. At the beginning of the meeting, the Board provides a period of up to one hour for public comment on any matter subject to the Mobility Authority's jurisdiction. Each speaker is allowed a maximum of three minutes. A person who wishes to address the Board must register in advance and provide the speaker's name, address, phone number and email, as well as the agenda item number and whether you wish to speak during the public comment period or during the agenda item. If a speaker's topic is not listed on this agenda, the Board may not deliberate the speaker's topic or question the speaker during the open comment period, but may direct staff to investigate the matter or propose that an item be placed on a subsequent agenda for deliberation and possible action by the Board. The Board may not deliberate or act on an item that is not listed on this agenda.

Consent Agenda. The Consent Agenda includes routine or recurring items for Board action with a single vote. The Chairman or any Board Member may defer action on a Consent Agenda item for discussion and consideration by the Board with the other Regular Items.

Public Comment on Agenda Items. A member of the public may offer comments on a specific agenda item in open session if he or she signs the speaker registration sheet for that item before the Board takes up consideration of the item. The Chairman may limit the amount of time allowed for each speaker. Public comment unrelated to a specific agenda item must be offered during the open comment period.

*Mobility Authority Board Meeting Agenda
Wednesday, June 24, 2020*

Meeting Procedures. The order and numbering of agenda items is for ease of reference only. After the meeting is convened, the Chairman may rearrange the order in which agenda items are considered, and the Board may consider items on the agenda in any order or at any time during the meeting.

Persons with disabilities. If you plan to attend this meeting and may need auxiliary aids or services, such as an interpreter for those who are deaf or hearing impaired, or if you are a reader of large print or Braille, please contact Laura Bohl at (512) 996-9778 at least two days before the meeting so that appropriate arrangements can be made.

Español. Si desea recibir asistencia gratuita para traducir esta información, llame al (512) 996-9778.

Participation by Telephone Conference Call. One or more members of the Board of Directors may participate in this meeting through a telephone conference call, as authorized by Sec. 370.262, Texas Transportation Code (*see below*). Under that law, each part of the telephone conference call meeting law must be open to the public, shall be audible to the public at the meeting location, and will be tape-recorded. On conclusion of the meeting, the tape recording of the meeting will be made available to the public.

Sec. 370.262. MEETINGS BY TELEPHONE CONFERENCE CALL.

(a) Chapter 551, Government Code, does not prohibit any open or closed meeting of the board, a committee of the board, or the staff, or any combination of the board or staff, from being held by telephone conference call. The board may hold an open or closed meeting by telephone conference call subject to the requirements of Sections 551.125(c)-(f), Government Code, but is not subject to the requirements of Subsection (b) of that section.

(b) A telephone conference call meeting is subject to the notice requirements applicable to other meetings.

(c) Notice of a telephone conference call meeting that by law must be open to the public must specify the location of the meeting. The location must be a conference room of the authority or other facility in a county of the authority that is accessible to the public.

(d) Each part of the telephone conference call meeting that by law must be open to the public shall be audible to the public at the location specified in the notice and shall be tape-recorded or documented by written minutes. On conclusion of the meeting, the tape recording or the written minutes of the meeting shall be made available to the public.

Sec. 551.125. OTHER GOVERNMENTAL BODY. (a) Except as otherwise provided by this subchapter, this chapter does not prohibit a governmental body from holding an open or closed meeting by telephone conference call.

~~(b) A meeting held by telephone conference call may be held only if:~~

~~(1) an emergency or public necessity exists within the meaning of Section 551.045 of this chapter; and~~

~~(2) the convening at one location of a quorum of the governmental body is difficult or impossible; or~~

~~(3) the meeting is held by an advisory board.~~

(c) The telephone conference call meeting is subject to the notice requirements applicable to other meetings.

(d) The notice of the telephone conference call meeting must specify as the location of the meeting the location where meetings of the governmental body are usually held.

(e) Each part of the telephone conference call meeting that is required to be open to the public shall be audible to the public at the location specified in the notice of the meeting as the location of the meeting and shall be tape-recorded. The tape recording shall be made available to the public.

(f) The location designated in the notice as the location of the meeting shall provide two-way communication during the entire telephone conference call meeting and the identification of each party to the telephone conference shall be clearly stated prior to speaking.

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CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

June 24, 2020
AGENDA ITEM #1

Welcome and opportunity for
public comment

Welcome and opportunity for public comment.

Board Action Required: No



CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

June 24, 2020
AGENDA ITEM #2

Approve the minutes from the
May 27, 2020 Regular Board Meeting

Strategic Plan Relevance:	Regional Mobility
Department:	Legal
Contact:	Geoffrey Petrov, General Counsel
Associated Costs:	N/A
Funding Source:	N/A
Action Requested:	Consider and act on motion to approve minutes

Summary:

Approve the attached draft minutes for the May 27, 2020 Regular Board Meeting.

Backup provided: Draft minutes, May 27, 2020 Regular Board Meeting

MINUTES

Regular Meeting of the Board of

Directors of the

CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY

Wednesday, May 27, 2020

9:00 a.m.

This was a video conference meeting. Notice of the meeting was posted May 22, 2020 online on the website of the Mobility Authority and in the Mobility Authority's office lobby at 3300 N. Interstate 35, #300, Austin, Texas 78705-1849. Chairman Jenkins was present at the Lebermann Board room and on the video conference meeting were Board Members David Singleton, David Armbrust, Mark Ayotte, John Langmore and Mike Doss. Vice Chair Nikelle Meade joined the video conference meeting following Item No. 7.

An archived copy of the live-streamed audio of this meeting is available at:

<https://mobilityauthority.swagit.com/play/05272020-566>

1. Welcome and opportunity for public comment.

After noting that a quorum of the Board was present, Chairman Jenkins called the meeting to order at 9:03 a.m. and had each Board Member who attended via video conference state their name for the record and confirm that they could both hear and be heard by all other attendees that were present in-person or live streaming.

Consent Agenda

2. Approve the minutes from the April 29, 2020 Regular Board Meeting.
3. Prohibit the operation of certain vehicles on mobility Authority toll facilities pursuant to the Habitual Violator Program.

ADOPTED AS: RESOLUTION NO. 20-028

4. Approve Amendment No. 3 to the Central United States Interoperability Hub Agreement.

ADOPTED AS: RESOLUTION NO. 20-029

5. Approve Work Authorization No. 19 with Kapsch TrafficComm USA Inc. for intelligent transportation system technology enhancements on 45SW and the MoPac Express Lanes.

ADOPTED AS: RESOLUTION NO. 20-030

MOTION: Approve Item Nos. 2 thru 5
RESULT: Approved 6-0;
MOTION: Mike Doss
SECONDED BY: John Langmore
AYE: Armbrust, Ayotte, Doss, Jenkins, Langmore, Singleton
NAY: None.

Regular Items

6. Accept the financial statements through April 2020.

Presentation by Bill Chapman, Chief Financial Officer and Mary Temple, Controller.

MOTION: Accept the financial statements through April 2020
RESULT: Approved 6-0;
MOTION: David Armbrust
SECONDED BY: David Singleton
AYE: Armbrust, Ayotte, Doss, Jenkins, Langmore, Singleton
NAY: None.

ADOPTED AS: RESOLUTION NO. 20-031

7. Discuss and consider approving a cost of living adjustment for Mobility Authority retirees.

Presentation by Bill Chapman, Chief Financial Officer.

MOTION: Approve a cost of living adjustment for Mobility Authority retirees
RESULT: Approved 6-0;
MOTION: Mark Ayotte
SECONDED BY: Mike Doss
AYE: Armbrust, Ayotte, Doss, Jenkins, Langmore, Singleton
NAY: None.

ADOPTED AS: RESOLUTION NO. 20-032

Note: At 9:27 a.m. Vice Chair Meade joined the video conference meeting.

8. Discuss and consider approving an interlocal agreement with the Texas Department of Transportation for routine maintenance services on Texas Department of Transportation right-of-way adjacent to Mobility Authority facilities.

Presentation by Justin Word, P.E., Director of Engineering.

MOTION: Approve an interlocal agreement with the Texas Department of Transportation for routine maintenance services on Texas Department of Transportation right-of-way adjacent to Mobility Authority facilities

RESULT: Approved 7-0;

MOTION: John Langmore

SECONDED BY: David Singleton

AYE: Armbrust, Ayotte, Doss, Jenkins, Langmore, Meade, Singleton

NAY: None.

ADOPTED AS: RESOLUTION NO. 20-033

9. Discuss and consider approving an Advance Funding Agreement with the Texas Department of Transportation for the Barton Skyway Ramp Relief Project.

Presentation by Justin Word, Director of Engineering.

MOTION: Approve an Advance Funding Agreement with the Texas Department of Transportation for the Barton Skyway Ramp Relief Project

RESULT: Approved 7-0;

MOTION: Mike Doss

SECONDED BY: Nikelle Meade

AYE: Armbrust, Ayotte, Doss, Jenkins, Langmore, Meade, Singleton

NAY: None.

ADOPTED AS: RESOLUTION NO. 20-034

Briefings and Reports

10. Preliminary FY 2021 budget and process.

Presentation by Mary Temple, Controller and Bill Chapman, Chief Financial Officer.

11. Executive Director Board Report:

A. Effect of COVID-19 on the agency operations

Presentation by Mike Heiligenstein, Executive Director.

Executive Session Pursuant to Government Code, Chapter 551

Chairman Jenkins announced in open session at 10:16 a.m. that the Board would recess the meeting and reconvene in Executive Session to deliberate the following items:

- 12.** Discuss legal issues related to claims by or against the Mobility Authority; pending or contemplated litigation and any related settlement offers; or other matters as authorized by §551.071 (Consultation with Attorney).
- 13.** Discuss legal issues relating to procurement and financing of Mobility Authority transportation projects, as authorized by §551.071 (Consultation with Attorney).
- 14.** Discuss personnel matters as authorized by §551.074 (Personnel Matters).

After completing the executive session, the Board reconvened in open meeting at 11:13 a.m.

Regular Items

Chairman Jenkins declared the meeting adjourned at 11:14 a.m.

- 15.** Adjourn.



CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

June 24, 2020
AGENDA ITEM #3

Prohibit the operation of certain vehicles on
Mobility Authority toll facilities pursuant to
the Habitual Violator Program

Strategic Plan Relevance:	Regional Mobility
Department:	Operations
Contact:	Tracie Brown, Director of Operations
Associated Costs:	Not applicable
Funding Source:	Not applicable
Action Requested:	Consider and act on draft resolution

Summary:

Background: The Mobility Authority's habitual violator process prescribes two notices before habitual violator remedies go into effect. A pre-determination letter is sent 60 days before any remedies are enforced advising the customer again of their outstanding balance and providing an opportunity for resolution. Assuming no resolution, a *Notice of Determination* is mailed notifying the customer they've been determined to be a habitual violator and advising of the consequences. The customer is also informed of their right to appeal the decision and the process by which to do so.

If the customer does not contact the Authority to appeal the habitual violator determination or resolve their outstanding balance, a block is placed on the related vehicle's registration preventing renewal. The block remains in effect until all tolls and fees have been paid, a payment plan has been arranged with the Mobility Authority or the customer is determined to no longer be a habitual violator.

Current Action: State law states that persons deemed to be habitual violators may also be prohibited from use of the Mobility Authority's toll facilities by order of the Board of Directors. Habitual violator customers operating a vehicle in violation of a ban are subject to a Class C misdemeanor with a fine up to \$500. A second or subsequent occurrence may result in impoundment of the vehicle. Similar to registration blocks, vehicle bans remain in effect until all outstanding amounts owed to the Authority have been resolved or the customer is no longer deemed a habitual violator.

Action Requested/Staff Recommendation: Staff affirms that all required steps have been followed and proper notice previously provided to customers determined to be habitual violators. To date, these customers have not appealed this determination or resolved their outstanding balances.

Therefore, staff recommends that the Board of Directors approve the order prohibiting certain vehicles from use of the Authority's toll facilities. Following the Board's approval of this order, a Notice of Prohibition will be mailed by first class mail advising of the ban, consequences if the ban is violated and how the customer may resolve their outstanding balance.

Financing: Not applicable

Backup Provided: Draft Resolution
Habitual Violator Vehicle Ban FAQs

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

RESOLUTION NO. 20-0XX

**PROHIBITING THE OPERATION OF CERTAIN MOTOR VEHICLES
ON MOBILITY AUTHORITY TOLL FACILITIES PURSUANT TO
THE HABITUAL VIOLATOR PROGRAM**

WHEREAS, Transportation Code, Chapter 372, Subchapter C, authorizes toll project entities, including the Central Texas Regional Mobility Authority (Mobility Authority), to exercise various remedies against certain motorists with unpaid toll violations; and

WHEREAS, Transportation Code §372.106 provides that a “habitual violator” is a registered owner of a vehicle who a toll project entity determines:

(1) was issued at least two written notices of nonpayment that contained:

(A) in the aggregate, 100 or more events of nonpayment within a period of one year, not including events of nonpayment for which: (i) the registered owner has provided to the toll project entity information establishing that the vehicle was subject to a lease at the time of nonpayment, as provided by applicable toll project entity law; or (ii) a defense of theft at the time of the nonpayment has been established as provided by applicable toll project entity law; and

(B) a warning that the failure to pay the amounts specified in the notices may result in the toll project entity’s exercise of habitual violator remedies; and

(2) has not paid in full the total amount due for tolls and administrative fees under those notices; and

WHEREAS, the Mobility Authority previously determined that the individuals listed in Exhibit A are habitual violators, and these determinations are now considered final in accordance with Transportation Code, Chapter 372, Subchapter C; and

WHEREAS, Transportation Code §372.109 provides that a final determination that a person is a habitual violator remains in effect until (1) the total amount due for the person’s tolls and administrative fees is paid; or (2) the toll project entity, in its sole discretion, determines that the amount has been otherwise addressed; and

WHEREAS, Transportation Code §372.110 provides that a toll project entity, by order of its governing body, may prohibit the operation of a motor vehicle on a toll project of the entity if:

(1) the registered owner of the vehicle has been finally determined to be a habitual violator; and

(2) the toll project entity has provided notice of the prohibition order to the registered owner; and

WHEREAS, the Executive Director recommends that the Board prohibit the operation of the motor vehicles listed in Exhibit A on the Mobility Authority's toll roads, including (1) 183A Toll; (2) 290 Toll; (3) 71 Toll; (4) MoPac Express Lanes; (5) 45 SW Toll; and (6) 183S Toll.

NOW THEREFORE, BE IT RESOLVED that the motor vehicles listed in Exhibit A are prohibited from operation on the Mobility Authority's toll roads, effective June 24, 2020; and

BE IT FURTHER RESOLVED that the Mobility Authority shall provide notice of this resolution to the individuals listed in Exhibit A, as required by Transportation Code §372.110; and

BE IT IS FURTHER RESOLVED that the prohibition shall remain in effect for the motor vehicles listed in Exhibit A until the respective habitual violator determinations are terminated, as provided by Transportation Code §372.110.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 24th day of June 2020.

Submitted and reviewed by:

Approved:

Geoffrey Petrov, General Counsel

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

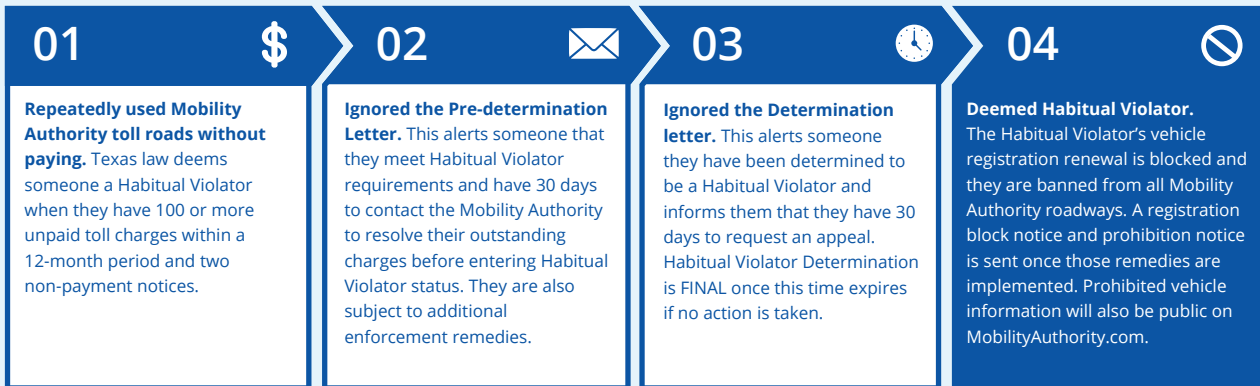
Exhibit A

LIST OF PROHIBITED VEHICLES

(To be provided at the Board Meeting)



Habitual Violator Process



Who is a Habitual Violator?

A Habitual Violator is defined in Section 372.106(a) of the Texas Transportation Code as (A) one who was issued at least two written notices of nonpayment that contained in aggregate 100 or more events of nonpayment within a period of one year and, (B) was issued a warning that failure to pay the amounts specified in the notices may result in the toll project entity's exercise of Habitual Violator remedies.

What enforcement remedies is the Mobility Authority implementing for Habitual Violators?

To encourage equitable payment by all customers, legislation allows for enforcement remedies up to and including vehicle registration renewal blocks, prohibiting Habitual Violator's vehicles on Mobility Authority roadways, on-road enforcement of the vehicle ban, as well as posting names to the agency website of those Habitual Violators with banned vehicles. The Mobility Authority will be implementing these remedies beginning November 2019.

How will I know I'm a Habitual Violator subject to enforcement remedies?

Habitual Violators are provided due process protections prior to any enforcement action.

- A registered vehicle owner who the Mobility Authority determines meets the Habitual Violator status is sent a letter advising them that Habitual Violator remedies may be implemented if the customer's outstanding balance is not resolved. This letter is not required by law but is sent as a courtesy to reflect the Mobility Authority's commitment to the customer.
- A registered vehicle owner who the Mobility Authority determines to be a Habitual Violator receives written notice of that determination and an opportunity for a justice of the peace hearing to challenge their Habitual Violator status.
- Habitual Violator Determination is FINAL if no action is taken, prompt in the Mobility Authority to send a Vehicle Registration Block Notice and/or a Vehicle Ban Notice. These notices urge the Habitual Violator yet again to resolve their toll debt with the Mobility Authority.
- Sufficient time is provided to respond to all notifications.



How can I resolve my Habitual Violator status and settle my toll bill balance?

You can pay outstanding tolls and administrative fees with cash, money order or credit card (a payment plan may be available) by: calling the Mobility Authority Customer Service Center at 512-410-0562, online at www.paymobilitybill.com, or in person at our walk-up center.

Why is the Mobility Authority pursuing enforcement remedies?

The vehicle registration block and other toll enforcement actions are intended to encourage tollway drivers to pay for services rendered to ensure fairness to the overwhelming majority of drivers who pay for the service, maintenance and safety of the toll roads.

How will a person be notified that he or she is subject to enforcement remedies?

A notification letter announcing that a person has met the criteria of Habitual Violator is sent to the address in the Texas Department of Motor Vehicles (TTC 372.106) database, allowing 30 days to contact to dispute their determination as a Habitual Violator or address the account balance before remedies are applied. If the Habitual Violator does not make arrangements with the Mobility Authority during this period, they will be subject to all enforcement remedies. Additionally, notification of a registration renewal block is mailed.

Can someone dispute a toll bill?

Yes. You may contact the Mobility Authority to review all outstanding tolls and fees, correct any errors and arrange for payment to clear your status as a Habitual Violator and the block on your registration. Habitual Violators are also given an opportunity to request an administrative hearing with a justice of the peace.

How will I know or be notified that I am subject to a vehicle ban?

Habitual violators subject to vehicle ban will receive notification that they have been banned, including when the ban will take effect and instructions for how to remove their status as a Habitual Violator.

Can I dispute my toll bill that subjects me to the vehicle ban?

Yes. You may contact the Mobility Authority to review all outstanding tolls and administrative fees, correct any errors and arrange for payment to clear your status as a Habitual Violator and remove the vehicle ban.

What happens if I am banned, but get caught driving on a Mobility Authority toll road?

A person commits an offense when operating a vehicle in violation of the ban and is subject to a Class C misdemeanor with a fine up to \$500. A second or subsequent occurrence of driving on the tollway in violation of a ban may result in impoundment of the vehicle.

How will the Mobility Authority know if I'm still driving (after being banned)?

Mobility Authority roads are equipped with technology that recognizes vehicle and license plates on our prohibited list. Individuals operating a prohibited vehicle on Mobility Authority roads will be reported to nearby law enforcement patrolling Mobility Authority roads.



CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

June 24, 2020
AGENDA ITEM #4

Accept the financial statements
through May 2020

Strategic Plan Relevance: Regional Mobility
Department: Finance
Contact: Bill Chapman, Chief Financial Officer
Associated Costs: N/A
Funding Source: N/A
Action Requested: Consider and act on draft resolution

Summary:

Presentation and acceptance of the monthly financial statements through May 2020.

Backup provided: Draft Resolution
Draft financial statements through May 2020

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

RESOLUTION NO. 20-0XX

ACCEPTING THE FINANCIAL STATEMENTS THROUGH MAY 2020

WHEREAS, the Central Texas Regional Mobility Authority (Mobility Authority) is empowered to procure such goods and services as it deems necessary to assist with its operations and to study and develop potential transportation projects, and is responsible to insure accurate financial records are maintained using sound and acceptable financial practices; and

WHEREAS, close scrutiny of the Mobility Authority's expenditures for goods and services, including those related to project development, as well as close scrutiny of the Mobility Authority's financial condition and records is the responsibility of the Board and its designees through procedures the Board may implement from time to time; and

WHEREAS, the Board has adopted policies and procedures intended to provide strong fiscal oversight and which authorize the Executive Director, working with the Mobility Authority's Chief Financial Officer, to review invoices, approve disbursements, and prepare and maintain accurate financial records and reports;

WHEREAS, the Executive Director, working with the Chief Financial Officer, has reviewed and authorized the disbursements necessary for the month of May 2020, and has caused financial statements to be prepared and attached to this resolution as Exhibit A; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors accepts the financial statements through May 2020, attached hereto as Exhibit A.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 24th day of June 2020.

Submitted and reviewed by:

Approved:

Geoffrey Petrov, General Counsel

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

Exhibit A

Central Texas Regional Mobility Authority
Income Statement
For the Period Ending May 31, 2020

	Budget			
	Amount FY	Actual Year to	Percent of	Actual Prior
	2020	Date	Budget	Year to Date
REVENUE				
Operating Revenue				
Toll Revenue - Tags	97,816,954	78,240,619	79.99%	74,095,793
Video Tolls	24,963,459	21,631,045	86.65%	17,487,588
Fee Revenue	7,589,784	9,758,629	128.58%	5,206,446
Total Operating Revenue	130,370,198	109,630,292	84.09%	96,789,827
Other Revenue				
Interest Income	4,000,000	5,257,483	131.44%	4,760,203
Grant Revenue	5,541,945	1,895,743	34.21%	4,837,102
Misc Revenue	2,000	4,111	205.57%	37,200
Gain/Loss on Sale of Asset	-	11,117	-	4,348
Total Other Revenue	9,543,945	7,168,454	75.11%	9,638,852
TOTAL REVENUE	\$139,914,143	\$116,798,747	83.48%	106,428,679
EXPENSES				
Salaries and Benefits				
Salary Expense-Regular	4,469,989	3,742,648	83.73%	3,641,095
Salary Reserve	80,000	-	-	-
TCDRS	632,057	518,585	82.05%	452,087
FICA	204,345	170,271	83.33%	154,589
FICA MED	67,769	54,577	80.53%	49,056
Health Insurance Expense	510,761	395,482	77.43%	351,639
Life Insurance Expense	8,034	7,134	88.80%	6,616
Auto Allowance Expense	10,200	8,925	87.50%	8,925
Other Benefits	122,131	115,841	94.85%	154,970
Unemployment Taxes	2,823	4,573	161.97%	543
Total Salaries and Benefits	6,108,109	5,018,036	82.15%	4,819,520

Central Texas Regional Mobility Authority
Income Statement
For the Period Ending May 31, 2020

	Budget Amount FY 2020	Actual Year to Date	Percent of Budget	Actual Prior Year to Date
Administrative				
Administrative and Office Expenses				
Accounting	10,000	7,839	78.39%	7,762
Auditing	125,000	117,661	94.13%	74,571
Human Resources	40,000	28,920	72.30%	34,679
IT Services	307,700	159,843	51.95%	111,058
Internet	450	215	47.81%	4,961
Software Licenses	123,100	55,458	45.05%	48,609
Cell Phones	23,891	19,369	81.07%	15,592
Local Telephone Service	120,000	89,756	74.80%	7,721
Overnight Delivery Services	550	53	9.68%	93
Local Delivery Services	725	25	3.39%	87
Copy Machine	14,735	13,992	94.96%	14,730
Repair & Maintenance-General	14,200	6,206	43.70%	5,226
Community Meeting/ Events	12,000	-	-	-
Meeting Expense	14,850	13,542	91.19%	8,568
Toll Tag Expense	4,150	2,050	49.40%	2,496
Parking / Local Ride Share	2,800	1,507	53.80%	1,464
Mileage Reimbursement	8,300	2,311	27.84%	3,052
Insurance Expense	256,200	289,603	113.04%	173,225
Rent Expense	720,000	410,236	56.98%	509,776
Building Parking	27,000	15,446	57.21%	3,225
Legal Services	500,000	364,608	72.92%	234,836
Total Administrative and Office Expenses	2,325,651	1,598,640	68.74%	1,261,729
Office Supplies				
Books & Publications	5,000	1,653	33.07%	4,183
Office Supplies	17,000	5,828	34.28%	10,216
Misc Office Equipment	10,250	3,610	35.22%	12,302
Computer Supplies	169,400	92,189	54.42%	45,873
Copy Supplies	3,000	1,573	52.44%	1,557
Other Reports-Printing	8,000	-	-	3,627
Office Supplies-Printed	5,250	3,422	65.18%	3,163
Misc Materials & Supplies	750	-	-	-
Postage Expense	850	396	46.63%	382
Total Office Supplies	219,500	108,672	49.51%	81,302

Central Texas Regional Mobility Authority
Income Statement
For the Period Ending May 31, 2020

	Budget Amount FY 2020	Actual Year to Date	Percent of Budget	Actual Prior Year to Date
Communications and Public Relations				
Graphic Design Services	60,000	-	-	60,524
Website Maintenance	105,000	27,062	25.77%	36,771
Research Services	770,000	92,253	11.98%	(56,385)
Communications and Marketing	300,500	237,765	79.12%	383,122
Advertising Expense	755,000	487,580	64.58%	876,372
Direct Mail	10,000	-	-	31,663
Video Production	150,000	31,288	20.86%	98,879
Photography	10,000	777	7.77%	5,789
Radio	50,000	3,480	6.96%	77,896
Other Public Relations	140,000	3,918	2.80%	73,693
Promotional Items	20,000	8,875	44.37%	6,470
Annual Report printing	6,500	-	-	4,430
Direct Mail Printing	30,000	-	-	4,261
Other Communication Expenses	56,204	34,948	62.18%	10,312
Total Communications and Public Relations	2,463,204	927,947	37.67%	1,613,797
Employee Development				
Subscriptions	4,725	1,460	30.91%	1,321
Agency Memberships	65,000	52,418	80.64%	42,485
Continuing Education	11,000	1,409	12.81%	385
Professional Development	31,500	9,165	29.10%	11,686
Other Licenses	800	731	91.37%	283
Seminars and Conferences	45,855	24,361	53.13%	24,170
Travel	130,810	83,832	64.09%	83,958
Total Employee Development	289,690	173,376	59.85%	164,288
Financing and Banking Fees				
Trustee Fees	52,000	53,763	103.39%	42,738
Bank Fee Expense	6,500	1,477	22.73%	2,409
Continuing Disclosure	15,000	3,634	24.23%	3,500
Arbitrage Rebate Calculation	10,000	10,225	102.25%	8,395
Rating Agency Expense	30,000	104,000	346.67%	16,000
Total Financing and Banking Fees	113,500	173,099	152.51%	73,042
Total Administrative	5,411,545	2,981,734	55.10%	3,194,157

Central Texas Regional Mobility Authority
Income Statement
For the Period Ending May 31, 2020

	Budget			
	Amount FY	Actual Year to	Percent of	Actual Prior
	2020	Date	Budget	Year to Date
Operations and Maintenance				
Operations and Maintenance Consulting				
GEC-Trust Indenture Support	294,000	305,583	103.94%	158,015
GEC-Financial Planning Support	285,000	201,612	70.74%	74,538
GEC-Toll Ops Support	1,498,223	737,642	49.23%	180,423
GEC-Roadway Ops Support	1,404,000	882,390	62.85%	524,812
GEC-Technology Support	1,028,000	690,371	67.16%	544,842
GEC-Public Information Support	325,000	274,217	84.37%	9,876
GEC-General Support	2,221,000	1,528,949	68.84%	1,103,337
General System Consultant	1,318,627	906,046	68.71%	368,850
Traffic Modeling	150,000	-	-	109,764
Traffic and Revenue Consultant	300,000	222,116	74.04%	162,442
Total Operations and Maintenance Consulting	8,823,850	5,748,925	65.15%	3,236,899
Roadway Operations and Maintenance				
Roadway Maintenance	4,400,000	3,164,009	71.91%	2,289,503
Signal & Illumination Maint	-	52,326	-	-
Maintenance Supplies-Roadway	237,000	16,735	7.06%	18,976
Tools & Equipment Expense	1,500	852	56.81%	498
Gasoline	21,600	11,373	52.65%	13,448
Repair & Maintenance-Vehicles	4,000	7,101	177.51%	4,355
Electricity - Roadways	250,000	168,115	67.25%	138,317
Total Roadway Operations and Maintenance	4,914,100	3,420,511	69.61%	2,465,097
Toll Processing and Collection Expense				
Image Processing	3,392,460	1,489,496	43.91%	1,310,839
Tag Collection Fees	7,283,817	5,108,899	70.14%	5,012,654
Court Enforcement Costs	50,001	-	-	7,875
DMV Lookup Fees	999	221	22.08%	874
Total Processing and Collection Expense	10,727,277	6,598,615	61.51%	6,332,242

Central Texas Regional Mobility Authority
Income Statement
For the Period Ending May 31, 2020

	Budget Amount FY 2020	Actual Year to Date	Percent of Budget	Actual Prior Year to Date
Toll Operations Expense				
Generator Fuel	2,500	2,736	109.44%	1,228
Fire and Burglar Alarm	599	370	61.79%	370
Refuse	1,500	1,583	105.50%	1,218
Telecommunications	-	-	-	50,758
Water - Irrigation	10,000	3,909	39.09%	3,390
Electricity	2,500	400	15.99%	1,058
ETC spare parts expense	25,000	8,272	33.09%	5,573
Repair & Maintenance Toll Equip	150,000	48,308	32.21%	-
Law Enforcement	274,998	23,955	8.71%	184,663
ETC Maintenance Contract	4,524,237	2,315,404	51.18%	1,493,468
ETC Toll Management Center System Operation	402,587	-	-	-
ETC Development	2,361,999	443,556	18.78%	682,468
ETC Testing	252,999	111,076	43.90%	52,536
Total Toll Operations Expense	8,008,919	2,959,568	36.95%	2,476,730
Total Operations and Maintenance	32,474,146	18,727,620	57.67%	14,510,968
Other Expenses				
Special Projects and Contingencies				
HERO	150,000	135,510	90.34%	123,191
Special Projects	400,001	142,358	35.59%	61,931
71 Express Net Revenue Payment	4,500,000	3,364,737	74.77%	3,362,688
Customer Relations	-	-	-	465,504
Technology Initiatives	525,000	350,162	66.70%	168,043
Other Contractual Svcs	150,000	154,000	102.67%	183,048
Contingency	400,000	10,000	2.50%	-
Total Special Projects and Contingencies	6,125,001	4,156,766	67.87%	4,364,404

Central Texas Regional Mobility Authority
Income Statement
For the Period Ending May 31, 2020

	Budget Amount FY 2020	Actual Year to Date	Percent of Budget	Actual Prior Year to Date
Non Cash Expenses				
Amortization Expense	771,625	884,178	114.59%	404,818
Amort Expense - Refund Savings	1,050,000	962,470	91.66%	956,523
Dep Exp - Furniture & Fixtures	2,620	2,396	91.45%	2,396
Dep Expense - Equipment	16,000	44,690	279.31%	14,666
Dep Expense - Autos & Trucks	40,500	30,621	75.61%	26,002
Dep Expense - Buildng & Toll Fac	176,800	162,019	91.64%	151,708
Dep Expense - Highways & Bridges	38,568,000	30,329,565	78.64%	23,040,470
Dep Expense - Toll Equipment	3,670,250	3,315,634	90.34%	2,463,939
Dep Expense - Signs	326,200	760,036	233.00%	301,659
Dep Expense - Land Improvements	884,935	884,934	100.00%	811,190
Depreciation Expense - Computers	9,600	87,025	906.51%	9,234
Total Non Cash Expenses	45,516,530	37,463,568	82.31%	28,182,605
Total Other Expenses	51,641,531	41,620,334	80.59%	32,547,009
Non Operating Expenses				
Bond Issuance Expense	250,000	1,382,281	552.91%	2,462,776
Loan Fee Expense	75,000	27,000	36.00%	47,619
Interest Expense	43,741,254	35,096,142	80.24%	31,377,645
Community Initiatives	325,000	144,366	44.42%	63,942
Total Non Operating Expenses	44,391,254	36,649,789	82.56%	33,951,981
TOTAL EXPENSES	\$140,026,585	\$104,997,513	74.98%	\$89,023,635
Net Income	(\$112,442)	\$11,801,234		17,405,044

Central Texas Regional Mobility Authority
Balance Sheet
as of May 31, 2020

	as of 05/31/2020		as of 05/31/2019	
ASSETS				
Current Assets				
Cash				
Regions Operating Account	\$ 508,746		\$ 121,957	
Cash in TexStar	239,940		233,727	
Regions Payroll Account	162,653		128,172	
Restricted Cash				
Goldman Sachs FSGF 465	148,550,427		266,923,742	
Restricted Cash - TexSTAR	308,533,977		143,068,941	
Overpayments account	719,480		423,211	
Total Cash and Cash Equivalents		<u>458,715,223</u>		<u>410,899,750</u>
Accounts Receivable				
Accounts Receivable	2,770,089		1,141,083	
Due From Other Agencies	62,731		49,203	
Due From TTA	755,419		360,451	
Due From NTTA	634,509		771,857	
Due From HCTRA	790,436		1,045,021	
Due From TxDOT	2,961,231		1,009,268	
Interest Receivable	184,596		584,076	
Total Receivables		<u>8,159,012</u>		<u>4,960,959</u>
Short Term Investments				
Treasuries	9,855,135		89,504,409	
Agencies	10,144,865		69,794,409	
Total Short Term Investments		<u>20,000,000</u>		<u>159,298,818</u>
Total Current Assets		<u>486,874,235</u>		<u>575,159,527</u>
Total Construction in Progress		606,874,014		755,680,744
Fixed Assets (Net of Depreciation and Amortization)				
Computers	495,301		20,899	
Computer Software	3,454,137		624,474	
Furniture and Fixtures	7,623		10,237	
Equipment	4,832		4,706	
Autos and Trucks	77,016		71,768	
Buildings and Toll Facilities	4,785,243		4,961,991	
Highways and Bridges	1,196,385,159		874,745,896	
Toll Equipment	23,178,067		16,238,549	
Signs	13,113,869		10,390,765	
Land Improvements	8,042,881		8,927,815	
Right of way	88,149,606		88,149,606	
Leasehold Improvements	140,842		122,862	
Total Fixed Assets		<u>1,337,834,578</u>		<u>1,004,269,568</u>
Other Assets				
Intangible Assets-Net	101,279,570		102,509,539	
2005 Bond Insurance Costs	3,878,733		4,092,241	
Prepaid Insurance	292,108		215,706	
Deferred Outflows (pension related)	866,997		290,396	
Pension Asset	177,226		826,397	
Total Other Assets		<u>106,494,634</u>		<u>107,934,279</u>
Total Assets		<u><u>\$ 2,538,077,461</u></u>		<u><u>\$ 2,443,044,118</u></u>

Central Texas Regional Mobility Authority
Balance Sheet
as of May 31, 2020

	as of 05/31/2020	as of 05/31/2019
LIABILITIES		
Current Liabilities		
Accounts Payable	\$ 13,319,144	\$ 13,478
Construction Payable	23,191,803	927,356
Overpayments	722,663	426,272
Interest Payable	24,848,662	23,073,292
TCDRS Payable	69,941	63,512
Due to other Agencies	14,701	4,089,439
Due to TTA	336,289	1,115,281
Due to NTTA	42,175	173,958
Due to HCTRA	56,857	160,786
Due to Other Entities	1,817,010	880,190
71E TxDOT Obligation - ST	643,193	1,072,587
Total Current Liabilities	65,062,439	31,996,150
Long Term Liabilities		
Compensated Absences	543,329	541,425
Deferred Inflows (pension related)	206,675	278,184
Long Term Payables	750,004	819,609
Bonds Payable		
Senior Lien Revenue Bonds:		
Senior Lien Revenue Bonds 2010	75,003,133	76,853,457
Senior Lien Revenue Bonds 2011	17,363,465	16,321,716
Senior Refunding Bonds 2013	133,195,000	136,405,000
Senior Lien Revenue Bonds 2015	298,790,000	298,790,000
Senior Lien Put Bnd 2015	68,785,000	68,785,000
Senior Lien Refunding Revenue Bonds 2016	356,785,000	358,030,000
Senior Lien Revenue Bonds 2018	44,345,000	44,345,000
Senior Lien Revenue Bonds 2020A	50,265,000	-
Sn Lien Rev Bnd Prem/Disc 2013	4,625,802	6,450,208
Sn Lien Revenue Bnd Prem 2015	18,484,048	19,680,552
Sn Lien Put Bnd Prem 2015	154,825	2,018,129
Senior lien premium 2016 revenue bonds	43,436,776	47,737,406
Sn Lien Revenue Bond Premium 2018	3,705,152	3,971,725
Senior Lien Revenue Bond Premium 2020A	11,672,814	-
Total Senior Lien Revenue Bonds	1,126,611,015	1,079,388,193
Sub Lien Revenue Bonds:		
Sub Lien Refunding Bonds 2013	95,945,000	98,295,000
Sub Lien Refunding Bonds 2016	73,490,000	73,905,000
Subordinated Lien BANs 2018	46,020,000	46,020,000
Sub Refunding 2013 Prem/Disc	994,603	1,428,042
Sub Refunding 2016 Prem/Disc	7,522,987	8,369,155
Sub Lien BANs 2018 Premium	837,794	1,366,927
Total Sub Lien Revenue Bonds	224,810,385	229,384,124
Other Obligations		
TIFIA Note 2015	296,275,227	229,149,598
TIFIA Note 2019	51,164	50,000
SIB Loan 2015	34,256,908	32,926,872
State Highway Fund Loan 2015	34,276,938	32,926,902
State 45SW Loan	-	55,000,000
71E TxDOT Obligation - LT	60,728,211	62,332,058
Regions 2017 MoPAC Note	24,990,900	24,990,900
Total Other Obligations	450,579,347	437,376,329
Total Long Term Liabilities	1,802,750,750	1,746,968,256
Total Liabilities	1,867,813,189	1,778,964,406

Central Texas Regional Mobility Authority
Balance Sheet
as of May 31, 2020

	as of 05/31/2020	as of 05/31/2019
	NET ASSETS	
Contributed Capital	121,462,104	121,202,391
Net Assets Beginning	540,049,259	527,520,601
Current Year Operations	8,752,909	15,356,719
Total Net Assets	<u>670,264,272</u>	<u>664,079,712</u>
Total Liabilities and Net Assets	<u>\$ 2,538,077,461</u>	<u>\$ 2,443,044,118</u>

Central Texas Regional Mobility Authority
Statement of Cash Flow - Unaudited
as of May 31, 2020

Cash flows from operating activities:

Receipts from toll revenues	\$ 111,041,385
Receipts from interest income	2,829,207
Payments to vendors	(36,808,143)
Payments to employees	(5,052,280)
Net cash flows provided by (used in) operating activities	72,010,169

Cash flows from capital and related financing activities:

Proceeds from notes payable	56,079,609
Interest payments	(58,390,056)
Acquisitions of construction in progress	(160,565,377)
Net cash flows provided by (used in) capital and related financing activities	(162,875,824)

Cash flows from investing activities:

Purchase of investments	(274,797,554)
Proceeds from sale or maturity of investments	249,231,841
Net cash flows provided by (used in) investing activities	(25,349,046)
Net increase (decrease) in cash and cash equivalents	(116,214,702)
Cash and cash equivalents at beginning of period	241,560,543
Cash and cash equivalents at end of period	\$ 125,345,841

Reconciliation of change in net assets to net cash provided by operating activities:

Operating income	\$ 42,906,759
Adjustments to reconcile change in net assets to net cash provided by operating activities:	
Depreciation and amortization	36,501,098
Changes in assets and liabilities:	
(Increase) decrease in prepaid expenses and other assets	(91,940)
(Decrease) increase in accounts payable	(2,338,537)
Increase (decrease) in accrued expenses	(4,967,211)
Total adjustments	29,103,410
Net cash flows provided by (used in) operating activities	\$ 72,010,169

Reconciliation of cash and cash equivalents:

Unrestricted cash and cash equivalents	\$ 1,390,879
Restricted cash and cash equivalents	123,954,962
Total	\$ 125,345,841

INVESTMENTS by FUND

		Balance May 31, 2020		
Renewal & Replacement Fund				
TexSTAR	402,926.71		TexSTAR	308,773,917.49
Goldman Sachs	15,104.07		Goldman Sachs	124,871,799.57
Agencies/ Treasuries		418,030.78	Agencies & Treasury Notes	20,000,000.00
Grant Fund				\$ 453,645,717.06
TexSTAR	4,450,331.13			
Goldman Sachs	5,623,105.64			
Agencies/ Treasuries	-	10,073,436.77		
Senior Debt Service Reserve Fund				
TexSTAR	66,519,108.09			
Goldman Sachs	17,649,742.14			
Agencies/ Treasuries	-	84,168,850.23		
2010 Senior Lien DSF				
Goldman Sachs	60,599.68	60,599.68		
2011 Debt Service Acct				
Goldman Sachs	788,763.27	788,763.27		
2013 Sr Debt Service Acct				
Goldman Sachs	4,350,147.46	4,350,147.46		
2013 Sub Debt Service Account				
Goldman Sachs	3,026,500.25	3,026,500.25		
2015 Sr Capitalized Interest				
Goldman Sachs	-	17,786,250.63		
TexSTAR	17,786,250.63			
2015 State Highway Fund DSA				
Goldman Sachs	343,691.85	343,691.85		
2015 SIB DSA				
Goldman Sachs	343,691.85	343,691.85		
2015B Debt Service Account				
Goldman Sachs	1,779,560.63	1,779,560.63		
2016 Sr Lien Rev Refunding Debt Service Account				
Goldman Sachs	11,044,722.13	11,044,722.13		
2016 Sub Lien Rev Refunding Debt Service Account				
Goldman Sachs	1,569,988.18	1,569,988.18		
2016 Sub Lien Rev Refunding DSR				
Goldman Sachs	6,988,572.26			
Agencies/ Treasuries	-	6,988,572.26		
Operating Fund				
TexSTAR	239,940.26			
TexSTAR-Trustee	2,072,486.71			
Goldman Sachs	185,735.04	2,498,162.01		
Revenue Fund				
Goldman Sachs	3,264,099.01	3,264,099.01		
General Fund				
TexSTAR	56,115,721.19			
Goldman Sachs	7,291,401.76	83,407,122.95		
Agencies/ Treasuries	20,000,000.00			
2013 Sub Debt Service Reserve Fund				
TexSTAR	5,278,595.41			
Goldman Sachs	3,647,067.96	8,925,663.37		
71E Revenue Fund				
Goldman Sachs	12,011,785.99	12,011,785.99		
MoPac Revenue Fund				
Goldman Sachs	23,306.10	23,306.10		
MoPac General Fund				
Goldman Sachs	15,339,956.79	15,339,956.79		
MoPac Operating Fund				
Goldman Sachs	1,886,565.77	1,886,565.77		
MoPac Loan Repayment Fund				
Goldman Sachs	42,006.46	42,006.46		
2015B Project Account				
Goldman Sachs	15,965,000.39			
Agencies/ Treasuries	-			
TexSTAR	26,324,630.07	42,289,630.46		
2015 TIFIA Project Account				
Goldman Sachs	1,831,228.54			
TexSTAR	88,341,202.52			
Agencies/ Treasuries	-	90,172,431.06		
2011 Sr Financial Assistance Fund				
Goldman Sachs	0.00	12,271,378.98		
TexSTAR	12,271,378.98			
2018 Sr Lien Project Cap I				
Goldman Sachs	5,737,157.39	5,737,157.39		
2018 Sr Lien Project Account				
Goldman Sachs	123,352.80			
TexSTAR	28,971,345.79	29,094,698.59		
2018 Sub Debt Service Account				
Goldman Sachs	775,709.82	775,709.82		
2019 TIFIA Sub Lien Project Account				
Goldman Sachs	50,939.55	50,939.55		
2020A Senior Lien Debt Service Acct				
Goldman Sachs	832,638.82	832,638.82		
2020 SH 45SW Project Account				
Goldman Sachs	2,279,657.97	2,279,657.97		
		<u>\$ 453,645,717.06</u>		

CTRMA INVESTMENT REPORT

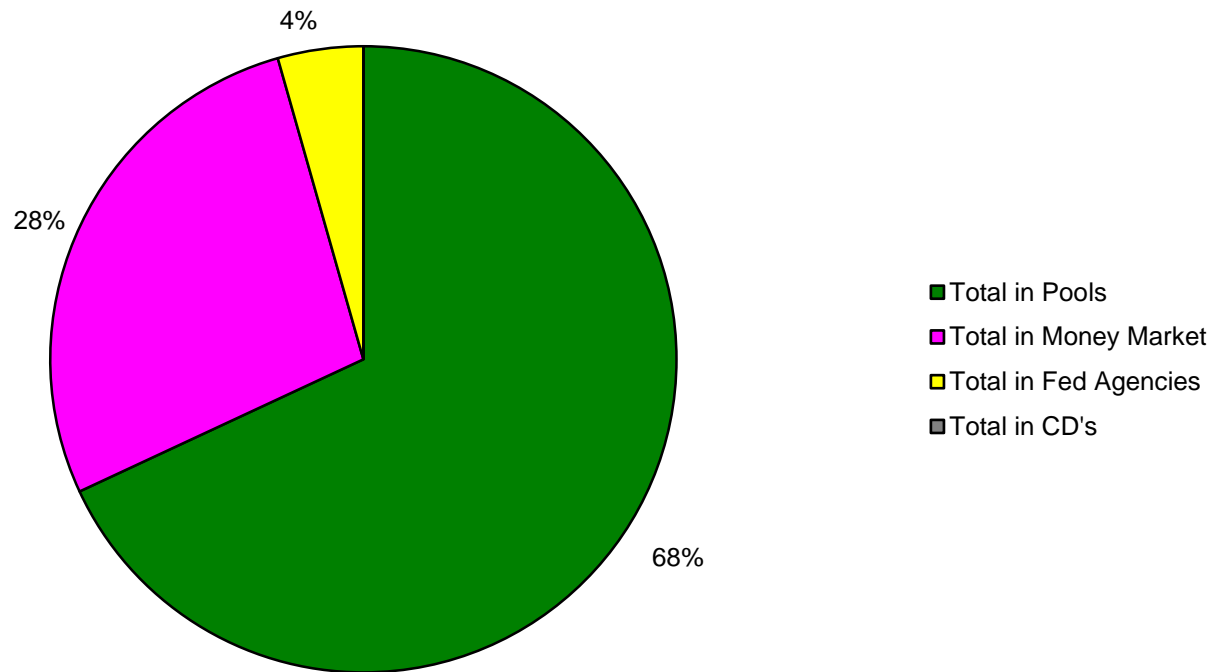
Month Ending 5/31/2020						
Balance 5/1/2020	Additions	Discount Amortization	Accrued Interest	Withdrawals	Balance 5/31/2020	Rate May
Amount in Trustee TexStar						
2011 Sr Lien Financial Assist Fund			2,546.22		12,271,378.98	0.2444%
2013 Sub Lien Debt Service Reserve			1,095.28		5,278,595.41	0.2444%
General Fund			11,643.62		56,115,721.19	0.2444%
Trustee Operating Fund	3,000,000.00		467.14	3,000,000.00	2,072,486.71	0.2444%
Renewal and Replacement			83.61		402,926.71	0.2444%
Grant Fund			923.43		4,450,331.13	0.2444%
Senior Lien Debt Service Reserve Fund			13,802.24		66,519,108.09	0.2444%
2015A Sr Ln Project Cap Interest			3,690.53		17,786,250.63	0.2444%
2015B Sr Ln Project			5,462.18		26,324,630.07	0.2444%
2015C TIFIA Project			18,330.14		88,341,202.52	0.2444%
2018 Sr Lien Project Account			6,060.50	347,000.00	28,971,345.79	0.2444%
308,816,872.34	3,000,000.00		64,104.89	3,347,000.00	308,533,977.23	
Amount in TexStar Operating Fund						
239,890.48	3,000,000.00		49.78	3,000,000.00	239,940.26	0.2444%
Goldman Sachs						
Operating Fund	3,033,953.74		32.08	3,001,444.54	185,735.04	0.1910%
2020 SH 45SW Project Account			547.65	4,970.83	2,279,657.97	0.1910%
2020A Senior Lien Debt Service Acct	277,504.69		99.31		832,638.82	0.1910%
2015B Project Account			3,800.33		15,965,000.39	0.1910%
2015C TIFIA Project Account			4,256.55	7,748,175.16	1,831,228.54	0.1910%
2011 Sr Financial Assistance Fund			0.00		0.00	0.1910%
2010 Senior DSF			14.43		60,599.68	0.1910%
2011 Senior Lien Debt Service Acct			187.76		788,763.27	0.1910%
2013 Senior Lien Debt Service Acct	864,285.37		727.51		4,350,147.46	0.1910%
2013 Sub Debt Service Reserve Fund			868.15		3,647,067.96	0.1910%
2013 Subordinate Debt Service Acct	605,199.10		504.76		3,026,500.25	0.1910%
2015 Sub Lien SIB DSA	343,691.85		0.00		343,691.85	0.1910%
2015 Sub Lien SHF DSA	343,691.85		0.00		343,691.85	0.1910%
2015B Debt Service Acct	353,072.04		297.79		1,779,560.63	0.1910%
2016 Sr Lien Rev Refunding Debt Service Account	1,906,419.90		1,949.71		11,044,722.13	0.1910%
2016 Sub Lien Rev Refunding Debt Service Account	312,220.82		262.46		1,569,988.18	0.1910%
2016 Sub Lien Rev Refunding DSR			1,663.57		6,988,572.26	0.1910%
2018 Sr Lien Project Cap I			1,365.65		5,737,157.39	0.1910%
2018 Sr Lien Project Account	347,000.00		187.86	709,522.21	123,352.80	0.1910%
2018 Sub Debt Service Account	145,574.33		132.77		775,709.82	0.1910%
2019 TIFIA Sub Lien Project Account			12.13		50,939.55	0.1910%
Grant Fund			1,338.53		5,623,105.64	0.1910%
Renewal and Replacement			3.60		15,104.07	0.1910%
Revenue Fund	10,712,731.65		1,012.78	9,129,734.85	3,264,099.01	0.1910%
General Fund	1,201,032.74		2,629.42	5,206,808.69	7,291,401.76	0.1910%
Senior Lien Debt Service Reserve Fund			4,201.37		17,649,742.14	0.1910%
71E Revenue Fund	454,322.09		2,647.35	70,912.02	12,011,785.99	0.1910%
MoPac Revenue Fund	205,366.85		339.74	1,075,151.08	23,306.10	0.1910%
MoPac General Fund	875,151.08		3,222.64	123,714.89	15,339,956.79	0.1910%
MoPac Operating Fund	283,439.00		399.91	240,144.96	1,886,565.77	0.1910%
MoPac Loan Repayment Fund	42,005.07		1.39	49,994.11	42,006.46	0.1910%
129,893,003.54	22,306,662.17	0.00	32,707.20	27,360,573.34	124,871,799.57	
Amount in Fed Agencies and Treasuries						
Amortized Principal						
20,000,000.00		0.00		0.00	20,000,000.00	
20,000,000.00		0.00		0.00	20,000,000.00	
Certificates of Deposit						
Total in Pools	6,000,000.00		64,154.67	6,347,000.00	308,773,917.49	
Total in GS FSGF	22,306,662.17		32,707.20	27,360,573.34	124,871,799.57	
Total in Fed Agencies and Treasuries		0.00		0.00	20,000,000.00	
Total Invested	28,306,662.17	0.00	96,861.87	33,707,573.34	453,645,717.06	

All Investments in the portfolio are in compliance with the CTRMA's Investment policy and the relevant provisions of the Public Funds Investment Act Chapter 2256.023

William Chapman, CFO
 Mary Temple, Controller

5/31/2020

Allocation of Funds



Amount of Investments As of May 31, 2020

Agency	CUSIP #	COST	Book Value	Market Value	Yield to Maturity	Purchased	Matures	FUND
Farmer Mac	31422BDL1	20,000,000.00	20,000,000.00	20,165,016.00	2.5995%	3/11/2019	9/25/2020	General Fund
		<u>20,000,000.00</u>	<u>20,000,000.00</u>	<u>20,165,016.00</u>				

Agency	CUSIP #	COST	Cumulative Amortization	5/31/2020			Interest Income		
				Book Value	Maturity Value		Accrued Interest	Amortization	Interest Earned
Farmer Mac	31422BDL1	20,000,000.00	-	20,000,000.00	20,000,000.00		43,333.33	-	43,333.33
		<u>20,000,000.00</u>	<u>-</u>	<u>20,000,000.00</u>	<u>20,000,000.00</u>		<u>43,333.33</u>	<u>-</u>	<u>43,333.33</u>

ESCROW FUNDS

Travis County Escrow Fund - Elroy Road

	<u>Balance</u>		<u>Accrued</u>		<u>Balance</u>
	<u>5/1/2020</u>	<u>Additions</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>5/31/2020</u>
Goldman Sachs	22,469,948.38		5,435.09	1,697,445.50	20,777,937.97

Travis County Escrow Fund - Ross Road

	<u>Balance</u>		<u>Accrued</u>		<u>Balance</u>
	<u>5/1/2020</u>	<u>Additions</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>5/31/2020</u>
Goldman Sachs	335,758.90		101.55	51,198.83	284,661.62

Berstrom Expressway 183S Escrow Account

	<u>Balance</u>		<u>Accrued</u>		<u>Balance</u>
	<u>5/1/2020</u>	<u>Additions</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>5/31/2020</u>
Goldman Sachs	206,301.48		49.12		206,350.60

Travis County Escrow Fund - Old San Antonio Road

	<u>Balance</u>		<u>Accrued</u>		<u>Balance</u>
	<u>5/1/2020</u>	<u>Additions</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>5/31/2020</u>
Goldman Sachs	-	435,512.00	-	-	435,512.00

Travis County Escrow Fund - Old Lockhart Road

	<u>Balance</u>		<u>Accrued</u>		<u>Balance</u>
	<u>5/1/2020</u>	<u>Additions</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>5/31/2020</u>
Goldman Sachs	-	435,512.00	-	-	435,512.00

Travis County Escrow Fund - County Line Road

	<u>Balance</u>		<u>Accrued</u>		<u>Balance</u>
	<u>5/1/2020</u>	<u>Additions</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>5/31/2020</u>
Goldman Sachs	-	785,400.00	-	-	785,400.00

Travis County Escrow Fund - South Pleasant Valley Road

	<u>Balance</u>		<u>Accrued</u>		<u>Balance</u>
	<u>5/1/2020</u>	<u>Additions</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>5/31/2020</u>
Goldman Sachs	-	408,000.00	-	-	408,000.00

Travis County Escrow Fund - Thaxton Road

	<u>Balance</u>		<u>Accrued</u>		<u>Balance</u>
	<u>5/1/2020</u>	<u>Additions</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>5/31/2020</u>
Goldman Sachs	-	255,000.00	-	-	255,000.00

Travis County Escrow Fund - Pearce Lane Road

	<u>Balance</u>		<u>Accrued</u>		<u>Balance</u>
	<u>5/1/2020</u>	<u>Additions</u>	<u>Interest</u>	<u>Withdrawals</u>	<u>5/31/2020</u>
Goldman Sachs	-	90,253.00	-	-	90,253.00



183 South Design-Build Project
Contingency Status
 May 31, 2020



Original Construction Contract Value: \$581,545,700

Total Project Contingency	\$47,860,000
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Obligations	CO#1 City of Austin ILA Adjustment	(\$2,779,934)
	CO#2 Addition of Coping to Soil Nail Walls	\$742,385
	CO#4 Greenroads Implementation	\$362,280
	CO#6 51st Street Parking Trailhead	\$477,583
	CO#9 Patton Interchange Revisions	\$3,488,230
	CO#17 Boggy Creek Turnaround	\$2,365,876
	Others Less than \$300,000 (14)	\$1,437,603
	CO#21 Wall 125 Differing Site Condition - Part A	\$1,263,577
	CO#10 City of Austin Utility (\$1,010,000 - no cost to RMA)	\$0
	Executed Change Orders	\$7,357,600
Change Orders Under Negotiation	\$5,980,000	
Potential Contractual Obligations	\$18,920,000	

(-) Total Obligations	\$32,257,600
------------------------------	---------------------

Remaining Project Contingency	\$15,602,400
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290E Ph. III
Contingency Status
 May 31, 2020



Original Construction Contract Value: \$71,236,424

Total Mobility Authority Contingency	\$10,633,758
Total TxDOT Project Contingency	\$15,292,524

Obligations	Others Less than \$300,000 (8)	\$152,949
	Executed Change Orders	\$152,949
	Change Orders Under Negotiation	\$274,000
	Potential Contractual Obligations	\$1,860,000

(-) Total Obligations	\$2,286,949
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Remaining Mobility Authority Contingency	\$8,402,569
Remaining TxDOT Contingency	\$15,236,961



TexSTAR
MONTHLY
NEWSLETTER
MAY 2020



PERFORMANCE

As of May 31, 2020

Current Invested Balance	\$9,711,678,322.09
Weighted Average Maturity (1)	29 Days
Weighted Average Maturity(2)	103 Days
Net Asset Value	1.000320
Total Number of Participants	924
Management Fee on Invested Balance	0.06%*
Interest Distributed	\$2,470,313.74
Management Fee Collected	\$486,325.75
% of Portfolio Invested Beyond 1 Year	6.60%
Standard & Poor's Current Rating	AAAm

Rates reflect historical information and are not an indication of future performance.

May Averages

Average Invested Balance	\$9,569,398,760.50
Average Monthly Yield, on a simple basis	0.2444%
Average Weighted Maturity (1)*	29 Days
Average Weighted Life (2)*	103 Days

Definition of Weighted Average Maturity (1) & (2)

(1) This weighted average maturity calculation uses the SEC Rule 2a-7 definition for stated maturity for any floating rate instrument held in the portfolio to determine the weighted average maturity for the pool. This Rule specifies that a variable rate instruction to be paid in 397 calendar days or less shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate.

(2) This weighted average maturity calculation uses the final maturity of any floating rate instruments held in the portfolio to calculate the weighted average maturity for the pool.

NEW PARTICIPANTS

We would like to welcome the following entity who joined the TexSTAR program in May:

* Kaufman County Fresh Water Supply District No. 1-C

HOLIDAY REMINDER

In observance of **Independence Day, TexSTAR will be closed on Friday, July 3, 2020**. All ACH transactions initiated on Thursday, July 2nd will settle on Monday, July 6th. Notification of any early transaction deadlines on the business day preceding this holiday will be sent by email to the primary contact on file for all TexSTAR participants. Please plan accordingly for your liquidity needs.

ECONOMIC COMMENTARY

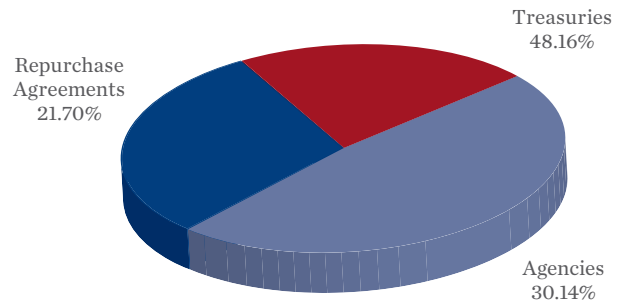
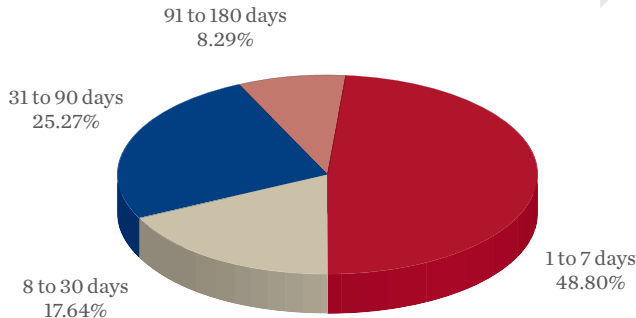
Market review

The impact of the COVID-19 pandemic continued to dominate markets in May, with an increasing focus on how countries would begin to relax their lockdown measures and how this would affect the economy. Markets continued to normalize and credit spreads tightened given the Federal Reserve's \$3 trillion balance sheet expansion, the flattening of the COVID-19 contagion curve and optimism about growing momentum to reopen economies. However, intensifying tensions between the U.S. and China have increased geopolitical uncertainty just as concerns over the health crisis have begun to recede. The U.S. unemployment rate for April reached 14.7%, the highest level in post-war history. With around 10 million additional people claiming unemployment insurance over the last month, the unemployment rate will continue to worsen in the next jobs report on June 5th. With stay-at-home orders in the U.S. having started around the end of March and activity still not back to full capacity, the expectation is for second quarter GDP to be considerably worse than in the first quarter. Almost all states have relaxed their lockdown orders to some degree despite the fact that several states are still experiencing an acceleration in new daily infections. As U.S. states begin to increasingly relax their stay-at-home orders, we will need to monitor the infection rate. After the U.S. Federal Reserve (Fed) reacted quickly last month by increasing its balance sheet purchases, it made no meaningful adjustments to policy at its May meeting. Fed Chair Powell did push back on using negative rates as he does not believe they are good for the economy and have shown mixed evidence of success particularly given some of the downside effects on the banking sector.

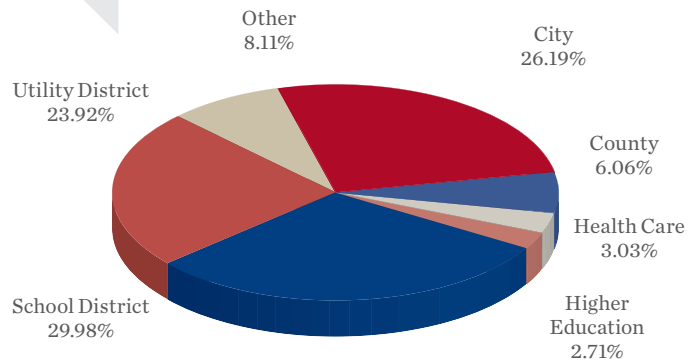
(continued page 4)

INFORMATION AT A GLANCE

PORTFOLIO BY TYPE OF INVESTMENT AS OF MAY 31, 2020



DISTRIBUTION OF PARTICIPANTS BY TYPE AS OF MAY 31, 2020



HISTORICAL PROGRAM INFORMATION

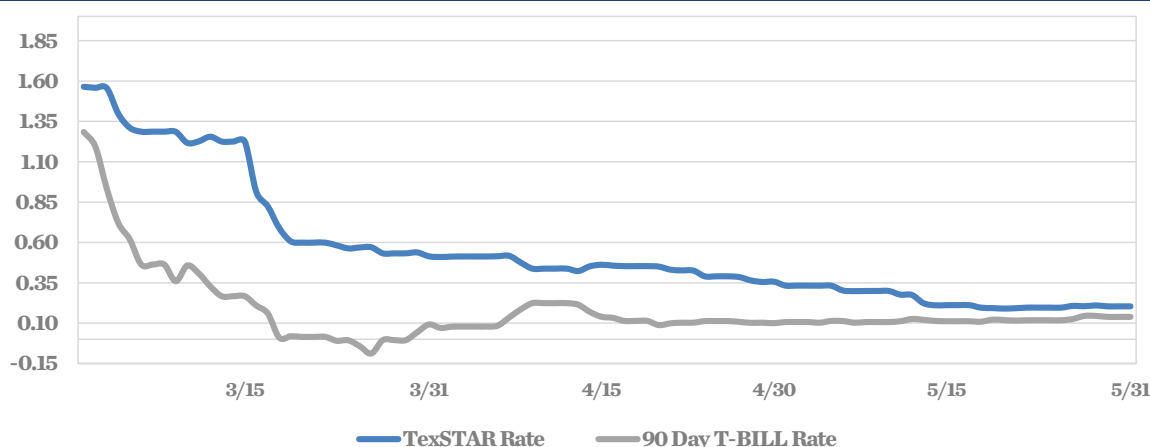
MONTH	AVERAGE RATE	BOOK VALUE	MARKET VALUE	NET ASSET VALUE	WAM (1)*	WAM (2)*	NUMBER OF PARTICIPANTS
May 20	0.2444%	\$9,711,678,322.09	\$9,714,791,961.71	1.000320	29	103	924
Apr 20	0.4447%	9,402,508,666.82	9,406,011,209.34	1.000372	27	111	923
Mar 20	0.9570%	8,656,111,186.51	8,662,045,828.91	1.000685	27	108	922
Feb 20	1.5641%	9,669,676,298.74	9,671,875,580.06	1.000213	32	84	921
Jan 20	1.5514%	9,728,196,391.64	9,728,681,551.87	1.000027	33	96	920
Dec 19	1.5643%	8,550,355,101.35	8,550,086,726.49	0.999959	36	110	918
Nov 19	1.6177%	8,004,510,359.61	8,003,923,189.55	0.999918	30	109	917
Oct 19	1.8510%	8,148,867,422.02	8,148,521,034.89	0.999957	24	109	915
Sep 19	2.1065%	7,801,760,097.32	7,801,464,171.79	0.999962	22	113	912
Aug 19	2.1258%	8,162,241,291.21	8,162,120,700.72	0.999955	22	104	909
Jul 19	2.3883%	8,182,604,967.44	8,182,476,436.15	0.999984	13	92	908
Jun 19	2.3790%	8,072,061,682.23	8,072,222,027.73	1.000019	19	103	906

PORTFOLIO ASSET SUMMARY AS OF MAY 31, 2020

	BOOK VALUE	MARKET VALUE
Uninvested Balance	\$ 152,893.29	\$ 152,893.29
Accrual of Interest Income	3,426,150.82	3,426,150.82
Interest and Management Fees Payable	(2,509,149.53)	(2,509,149.53)
Payable for Investment Purchased	0.00	0.00
Repurchase Agreement	2,107,527,999.91	2,107,527,999.91
Government Securities	7,603,080,427.60	7,606,194,067.22
TOTAL	\$ 9,711,678,322.09	\$ 9,714,791,961.71

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by J.P. Morgan Chase & Co. and the assets are safekept in a separate custodial account at the Federal Reserve Bank in the name of TexSTAR. The only source of payment to the Participants are the assets of TexSTAR. There is no secondary source of payment for the pool such as insurance or guarantee. Should you require a copy of the portfolio, please contact TexSTAR Participant Services.

TEXSTAR VERSUS 90-DAY TREASURY BILL



This material is for information purposes only. This information does not represent an offer to buy or sell a security. The above rate information is obtained from sources that are believed to be reliable; however, its accuracy or completeness may be subject to change. The TexSTAR management fee may be waived in full or in part at the discretion of the TexSTAR co-administrators and the TexSTAR rate for the period shown reflects waiver of fees. This table represents historical investment performance/return to the customer, net of fees, and is not an indication of future performance. An investment in the security is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the issuer seeks to preserve the value of an investment of \$1.00 per share, it is possible to lose money by investing in the security. Information about these and other program details are in the fund's Information Statement which should be read carefully before investing. The yield on the 90-Day Treasury Bill ("T-Bill Yield") is shown for comparative purposes only. When comparing the investment returns of the TexSTAR pool to the T-Bill Yield, you should know that the TexSTAR pool consists of allocations of specific diversified securities as detailed in the respective Information Statements. The T-Bill Yield is taken from Bloomberg Finance L.P. and represents the daily closing yield on the then current 90-Day T-Bill. The TexSTAR yield is calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940 as promulgated from time to time by the federal Securities and Exchange Commission.

DAILY SUMMARY FOR MAY 2020

DATE	MNY MKT FUND EQUIV. [SEC Std.]	DAILY ALLOCATION FACTOR	INVESTED BALANCE	MARKET VALUE PER SHARE	WAM DAYS (1)*	WAL DAYS (2)*
5/1/2020	0.3327%	0.000009115	\$9,438,225,034.99	1.000350	25	102
5/2/2020	0.3327%	0.000009115	\$9,438,225,034.99	1.000350	25	102
5/3/2020	0.3327%	0.000009115	\$9,438,225,034.99	1.000350	25	102
5/4/2020	0.3322%	0.000009102	\$9,434,057,030.22	1.000340	25	101
5/5/2020	0.3318%	0.000009091	\$9,506,472,035.11	1.000338	25	102
5/6/2020	0.3024%	0.000008285	\$9,505,054,122.45	1.000325	24	102
5/7/2020	0.2985%	0.000008178	\$9,537,518,927.24	1.000325	26	100
5/8/2020	0.2994%	0.000008204	\$9,588,999,764.70	1.000294	26	97
5/9/2020	0.2994%	0.000008204	\$9,588,999,764.70	1.000294	26	97
5/10/2020	0.2994%	0.000008204	\$9,588,999,764.70	1.000294	26	97
5/11/2020	0.2767%	0.000007582	\$9,624,641,531.13	1.000291	25	96
5/12/2020	0.2748%	0.000007528	\$9,609,051,452.76	1.000287	28	105
5/13/2020	0.2239%	0.000006133	\$9,572,473,203.02	1.000286	28	105
5/14/2020	0.2107%	0.000005773	\$9,528,954,191.44	1.000289	29	104
5/15/2020	0.2116%	0.000005797	\$9,563,407,358.86	1.000335	29	101
5/16/2020	0.2116%	0.000005797	\$9,563,407,358.86	1.000335	29	101
5/17/2020	0.2116%	0.000005797	\$9,563,407,358.86	1.000335	29	101
5/18/2020	0.1961%	0.000005373	\$9,584,181,023.60	1.000410	29	100
5/19/2020	0.1935%	0.000005302	\$9,597,987,231.20	1.000399	31	102
5/20/2020	0.1905%	0.000005220	\$9,557,049,181.30	1.000404	33	104
5/21/2020	0.1925%	0.000005274	\$9,544,742,451.65	1.000402	36	109
5/22/2020	0.1964%	0.000005381	\$9,594,167,455.44	1.000374	33	105
5/23/2020	0.1964%	0.000005381	\$9,594,167,455.44	1.000374	33	105
5/24/2020	0.1964%	0.000005381	\$9,594,167,455.44	1.000374	33	105
5/25/2020	0.1964%	0.000005381	\$9,594,167,455.44	1.000374	33	105
5/26/2020	0.2071%	0.000005673	\$9,565,982,858.38	1.000364	32	108
5/27/2020	0.2050%	0.000005617	\$9,598,626,585.38	1.000352	32	107
5/28/2020	0.2099%	0.000005751	\$9,600,968,487.04	1.000344	31	107
5/29/2020	0.2042%	0.000005594	\$9,711,678,322.09	1.000320	29	103
5/30/2020	0.2042%	0.000005594	\$9,711,678,322.09	1.000320	29	103
5/31/2020	0.2042%	0.000005594	\$9,711,678,322.09	1.000320	29	103
Average	0.2444%	0.000006695	\$9,569,398,760.50		29	103



(continued from page 1)

Short term markets have recovered significantly and funding stress has eased. Libor rates have materially declined as risk aversion has cooled and money has flowed back into prime money market funds. The 3 Month Libor – Fed Funds spread, which is an indicator of market functionality, suggests normality is returning to the market. The spread at May month-end stands at 32 bps, which is well off the March highs of 138 bps and very near its 5 year average. Meanwhile net U.S. Treasury bill issuance has increased given the enormous aid package provided by the U.S. Government. The U.S. 3-month Treasury bill yield rose 4 bps to end the month at 0.14%, while the 12-month Treasury bill yield was unchanged at 0.17%.

Outlook

With the Fed moving quickly and decisively, and the U.S. government providing significant aid and support to businesses and consumers, what followed over April and early May was a commitment of fiscal support at a speed and scale never before seen in peacetime, matched by an extension of Fed intervention in asset markets unimaginable just a few weeks earlier. Two months on, much progress has been made and the current outlook differs profoundly from the views we held in late March. Countries around the world are reopening their economies, high frequency data show signs of bottoming, earnings forecasts have been cut sharply to align with the economic outlook, and policy support is widespread and comprehensive. Above all, this crisis has unfolded faster than any previous crisis, and while the economic contraction is likely to be deep, the recession may well be relatively short-lived. The disruption from COVID-19 is easing at the margin and the economic outlook is improving. The trajectory of growth is likely to be positive, coming from the currently low base level in activity. Indeed, we believe that the economy has already passed through the trough of an admittedly very steep recession. However, market participants continue to debate the slope and shape of the recovery to come. We believe that the road to recovery will be long and challenging. Inflation will remain low, and unemployment will be unacceptably high, possibly peaking at 20% before declining to somewhere in the teens by year end. This is an unfolding reality that policy makers (public and private) must accept and begin to deal with.

This information is an excerpt from an economic report dated May 2020 provided to TexSTAR by JP Morgan Asset Management, Inc., the investment manager of the TexSTAR pool.

TEXSTAR BOARD MEMBERS

William Chapman	Central Texas Regional Mobility Authority	Governing Board President
Nell Lange	City of Frisco	Governing Board Vice President
Eric Cannon	City of Allen	Governing Board Treasurer
David Medanich	Hilltop Securities	Governing Board Secretary
Jennifer Novak	J.P. Morgan Asset Management	Governing Board Asst. Sec./Treas
Monte Mercer	North Central TX Council of Government	Advisory Board
Becky Brooks	City of Grand Prairie	Advisory Board
Nicole Conley	Austin ISD	Advisory Board
David Pate	Richardson ISD	Advisory Board
James Mauldin	DFW Airport/Non-Participant	Advisory Board
Sandra Newby	Tarrant Regional Water Dist/Non-Participant	Advisory Board
Ron Whitehead	Qualified Non-Participant	Advisory Board

The material provided to TexSTAR from J.P. Morgan Asset Management, Inc., the investment manager of the TexSTAR pool, is for informational and educational purposes only, as of the date of writing and may change at any time based on market or other conditions and may not come to pass. While we believe the information presented is reliable, we cannot guarantee its accuracy. HilltopSecurities is a wholly owned subsidiary of Hilltop Holdings, Inc. (NYSE: HTH) located at 1201 Elm Street, Suite 3500, Dallas, Texas 75270, (214) 859-1800. Member NYSE/FINRA/SIPC. Past performance is no guarantee of future results. Investment Management Services are offered through J.P. Morgan Asset Management Inc. and/or its affiliates. Marketing and Enrollment duties are offered through HilltopSecurities and/or its affiliates. HilltopSecurities and J.P. Morgan Asset Management Inc. are separate entities.





CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

June 24, 2020
AGENDA ITEM #5

Discuss and consider adoption of the FY 2021
Operating Budget

Strategic Plan Relevance: Regional Mobility
Department: Finance
Contact: Bill Chapman, Chief Financial Officer
Mary Temple, Controller
Associated Costs: N/A
Funding Source: N/A
Action Requested: Consider and act on draft resolution

Project Description/Background -

Staff submitted a Preliminary FY 2021 Operating Budget to the Board on April 29, 2020. Staff refined several line item expenses and submitted those changes to the Board on May 27, 2020. There have been no changes to the proposed FY 2021 Operating Budget since the May 27th revision.

Action Requested/Staff Recommendation - Staff recommends approval of the FY 2021 Operating Budget

Backup Provided: Draft Resolution
FY 2021 Proposed Operating Budget to be provided at Board Meeting

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

RESOLUTION NO. 20-0XX

APPROVING THE BUDGET FOR FISCAL YEAR 2021

WHEREAS, the Central Texas Regional Mobility Authority (“CTRMA”) was created pursuant to the request of Travis and Williamson Counties and in accordance with provisions of the Transportation Code and the petition and approval process established in 43 Tex. Admin. Code § 26.01, *et. seq.* (the “RMA Rules”); and

WHEREAS, prudent management and fiscal oversight are overriding objectives of the CTRMA Board of Directors; and

WHEREAS, during the course of the year, CTRMA intends to issue one or more series of revenue bonds for the development of additional projects and to issue refunding bonds as market opportunities arise; and

WHEREAS, it is necessary and desirable to develop and adopt a budget for CTRMA operations for each fiscal year; and

WHEREAS, the Executive Director and staff have developed and recommend that the Board of Directors approve the budget for fiscal year 2020-2021 (“FY 2021”) attached as Exhibit A.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors approves the FY 2021 Budget attached as Exhibit A; and

BE IT FURTHER RESOLVED that the FY 2021 Budget may be amended from time-to-time by approval of the Board of Directors; and

BE IT FURTHER RESOLVED that the Executive Director, or his designee, is hereby authorized to issue letter agreements committing funds from the Engineering, Operations, and Maintenance Budgets for non-project related general engineering services, provided such commitments do not exceed the amounts set forth in the FY 2021 Budget; and

BE IT FURTHER RESOLVED that the Executive Director is directed to provide a copy of this resolution with the attached FY 2021 Budget to Commissioners Courts for Williamson and Travis Counties; and

BE IT FURTHER RESOLVED that, by copy of this resolution, CTRMA hereby provides notice to the Commissioners Courts of Travis County, Texas and Williamson County, Texas of contemplated revenue bond issuances as required by Section 370.261, Texas Transportation Code.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 24th day of June 2020.

Submitted and reviewed by:

Approved:

Geoffrey Petrov, General Counsel

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

Exhibit A

(FY 2021 operating Budget be provided at the Board Meeting)



CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

June 24, 2020
AGENDA ITEM #6

Executive Director Board Report

Strategic Plan Relevance: Regional Mobility
Department: Executive
Contact: Mike Heiligenstein, Executive Director
Associated Costs: N/A
Funding Source: N/A
Action Requested: Briefing and Board Discussion Only

Executive Director Board Report:

- A. Effect of COVID-19 on agency operations
- B. Update on projects under construction
- C. Update on projects under development

Backup Provided: Presentation



CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

June 24, 2020
AGENDA ITEM #7

Executive Session

Executive Session:

Discuss the acquisition of one or more parcels or interests in real property needed for the 183A Phase III Project and related issues, including consideration of the use of eminent domain to condemn property, pursuant to §551.072 (Deliberation Regarding Real Property) and §551.071 (Consultation with Attorney).



CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

June 24, 2020
AGENDA ITEM #8

Executive Session

Executive Session:

Discuss legal issues related to claims by or against the Mobility Authority; pending or contemplated litigation and any related settlement offers; or other matters as authorized by §551.071 (Consultation with Attorney).



CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

June 24, 2020
AGENDA ITEM #9

Executive Session

Executive Session:

Discuss legal issues relating to procurement and financing of Mobility Authority transportation projects, as authorized by §551.071 (Consultation with Attorney).



CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

June 24, 2020
AGENDA ITEM #10

Executive Session

Executive Session:

Discuss personnel matters as authorized by §551.074 (Personnel Matters).



CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

June 24, 2020
AGENDA ITEM #11

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 24th 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 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

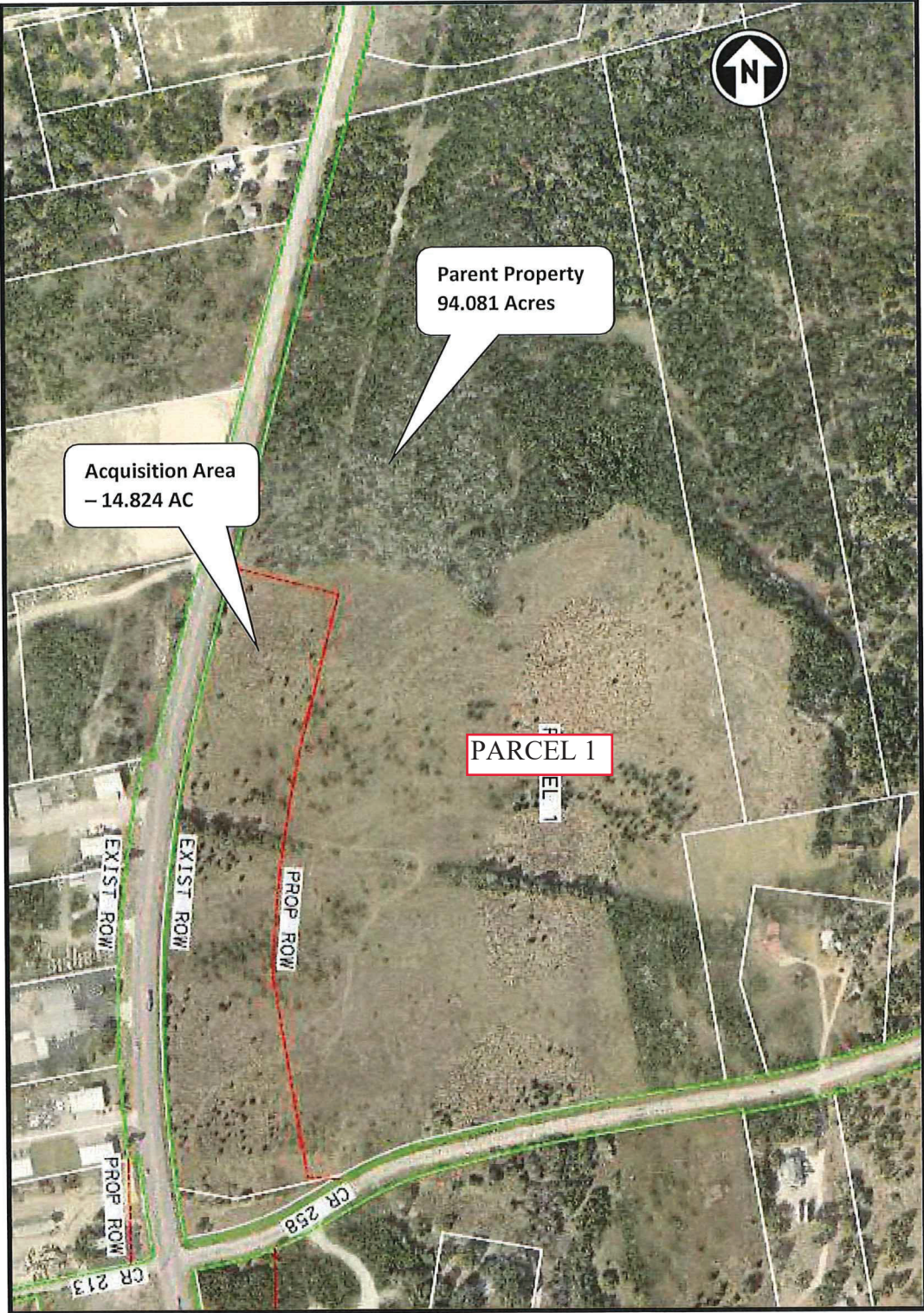


EXHIBIT A

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 $24^{\circ}46'03''$, radius is **3,769.48 feet**, an arc distance of **1,629.45 feet**, the chord of which bears $N07^{\circ}42'15''W$ **1,616.79 feet** to a TxDOT Type I monument found; and
- 5) $N04^{\circ}40'03''E$ **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 $N04^{\circ}40'30''E$ 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, $S85^{\circ}05'06''E$ **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) $S04^{\circ}40'19''W$ **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 $12^{\circ}43'54''$, radius is **3,449.71 feet**, an arc distance of **766.56 feet**, the chord of which bears $S01^{\circ}41'38''E$ **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) $S19^{\circ}11'56''E$ **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) $N85^{\circ}33'50''E$ **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 §**

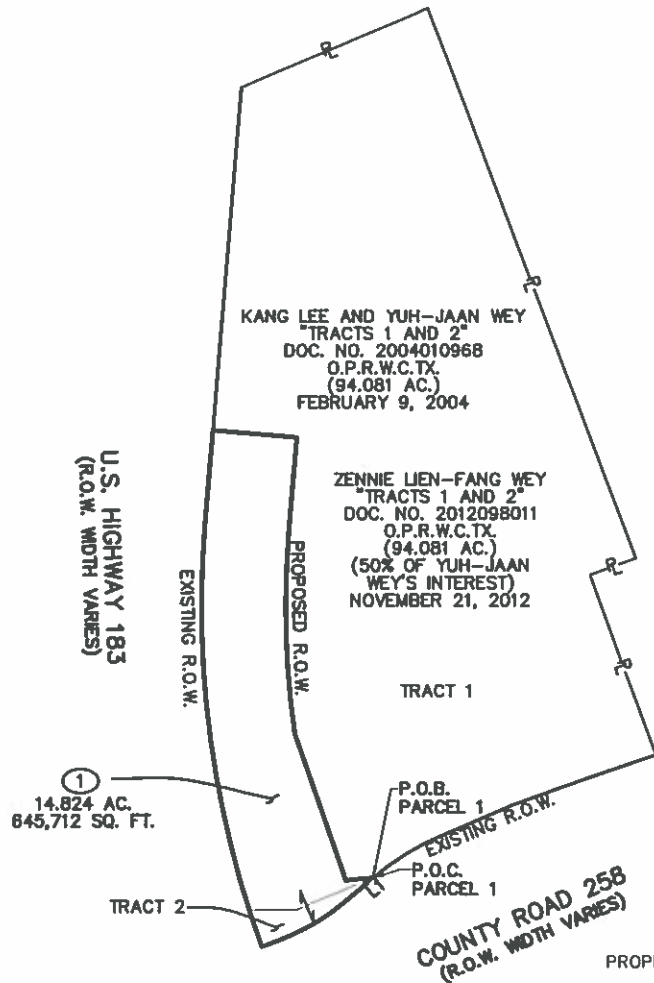
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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

TRACT 1

TRACT 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S50°07'22"W	0.50'

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:

- 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.
- 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.
- ABSTRACTING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
- FIELD SURVEYING WAS PERFORMED FROM JUNE 2019 THROUGH JULY 2019.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE ABUTTING REMAINDER PROPERTY.
- ** 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.

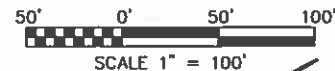


McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

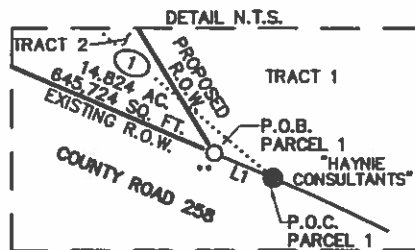
PARCEL PLAT SHOWING
PARCEL 1
US HWY 183
WILLIAMSON COUNTY, TEXAS
R.O.W. C.S.J.: 0914-05-192

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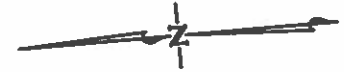
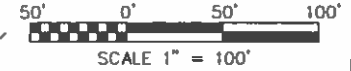
**PARCEL PLAT SHOWING
PARCEL 1
US HWY 183
WILLIAMSON COUNTY, TEXAS
R.O.W. C.S.J.: 0914-05-192**

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
- 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

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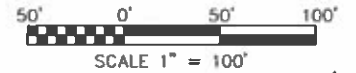
PARCEL PLAT SHOWING
 PARCEL 1
 US HWY 183
 WILLIAMSON COUNTY, TEXAS
 R.O.W. C.S.J.: 0914-05-192

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
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 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
- 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
- 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

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 24th 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 3



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 §

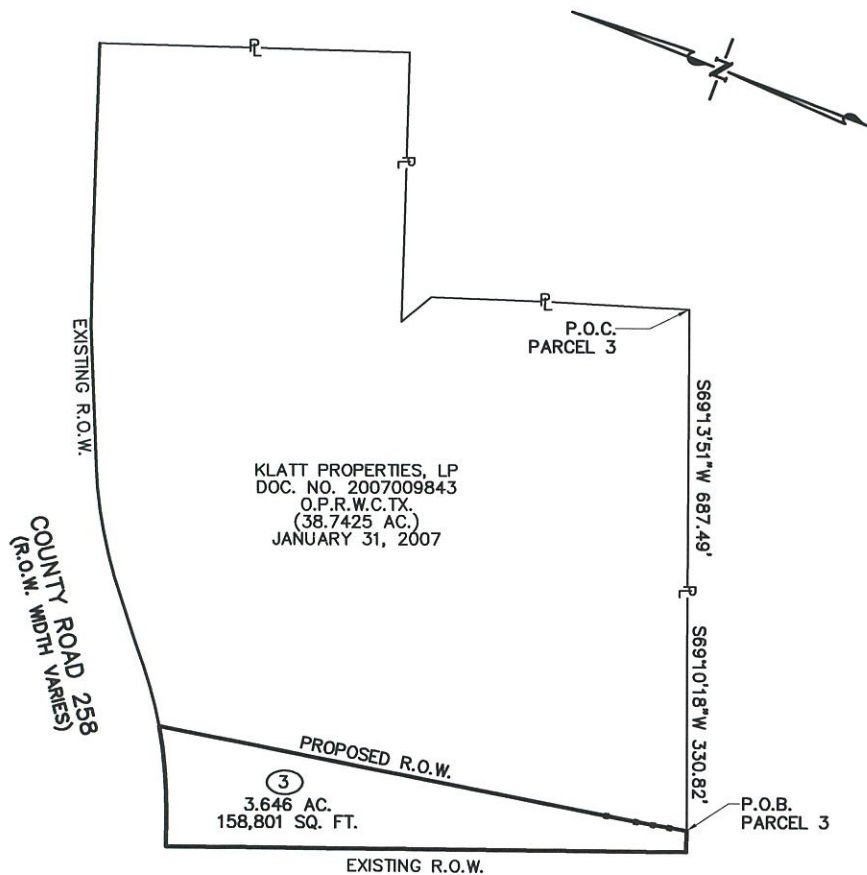
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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



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.

PROPERTY INSET
N.T.S.




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

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

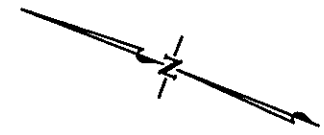
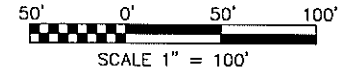
DATE

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

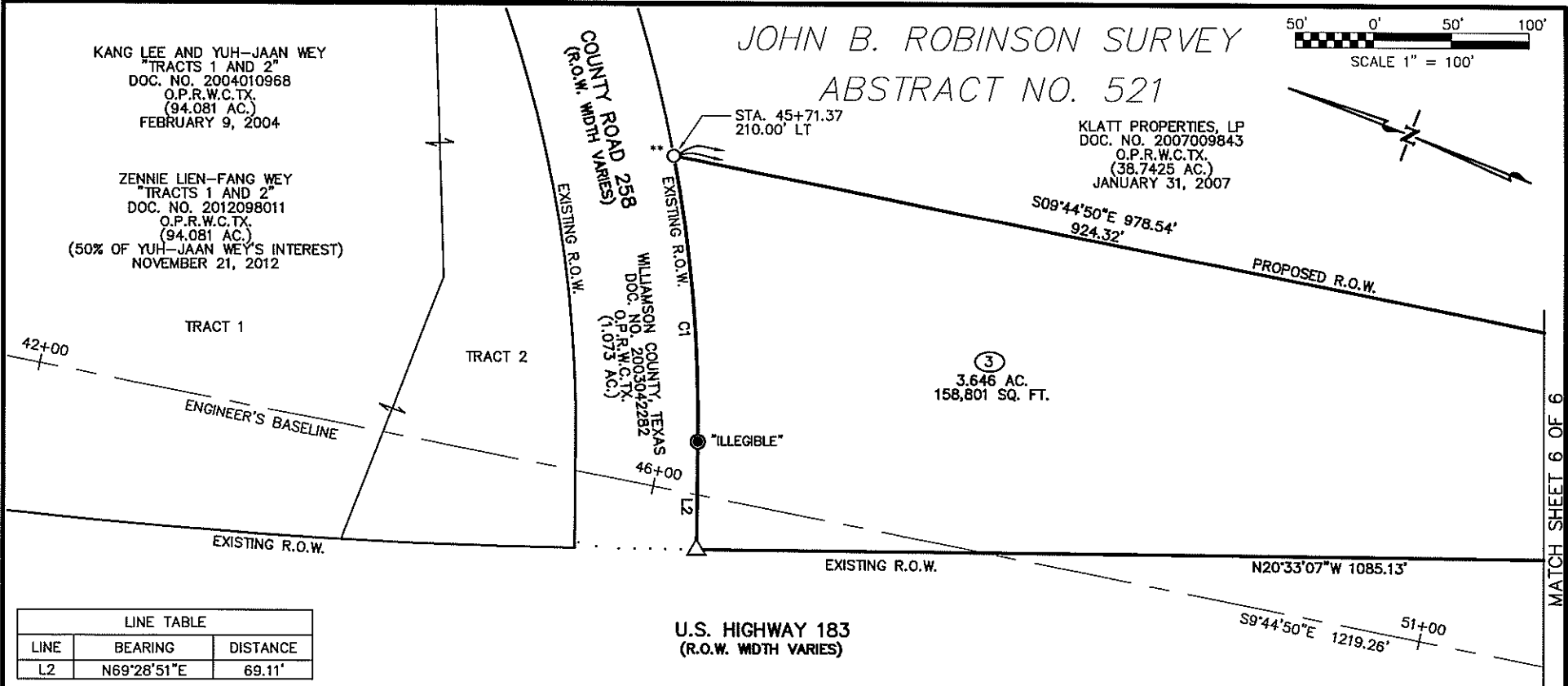
KANG LEE AND YUH-JAAN WEY
 "TRACTS 1 AND 2"
 DOC. NO. 2004010968
 O.P.R.W.C.TX.
 (94.081 AC.)
 FEBRUARY 9, 2004

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'

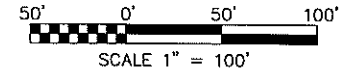
- LEGEND
- | | |
|--|--|
| ■ FOUND TxDOT TYPE I MONUMENT, CONCRETE POST | — — ACCESS DENIAL LINE (ADL) |
| ● FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE | —∨— DISTANCE NOT TO SCALE |
| ⊙ FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED) | ③ PARCEL NUMBER FOR R.O.W. ACQUISITION |
| ● FOUND IRON ROD (1/2" 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



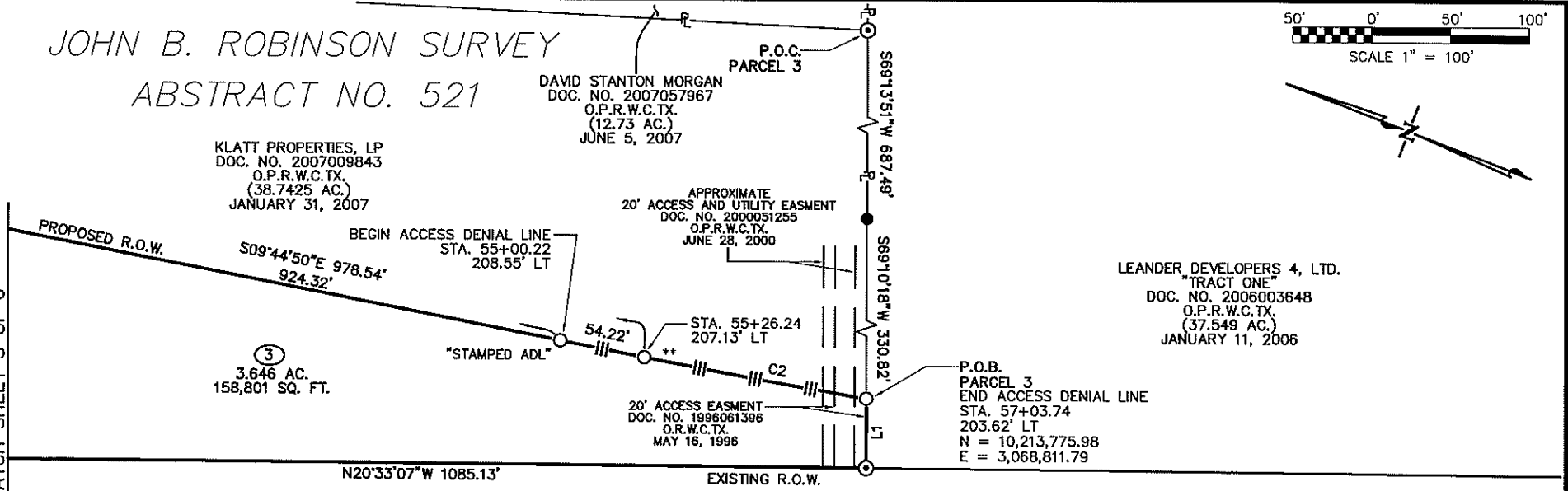
KLATT PROPERTIES, LP
DOC. NO. 2007009843
O.P.R.W.C.TX.
(38.7425 AC.)
JANUARY 31, 2007

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



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 24th 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



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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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

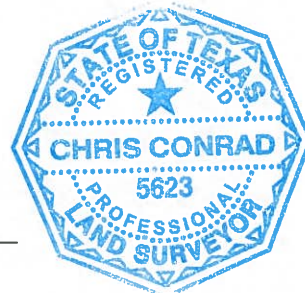
A parcel plat of even date was prepared in conjunction with this property description.

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

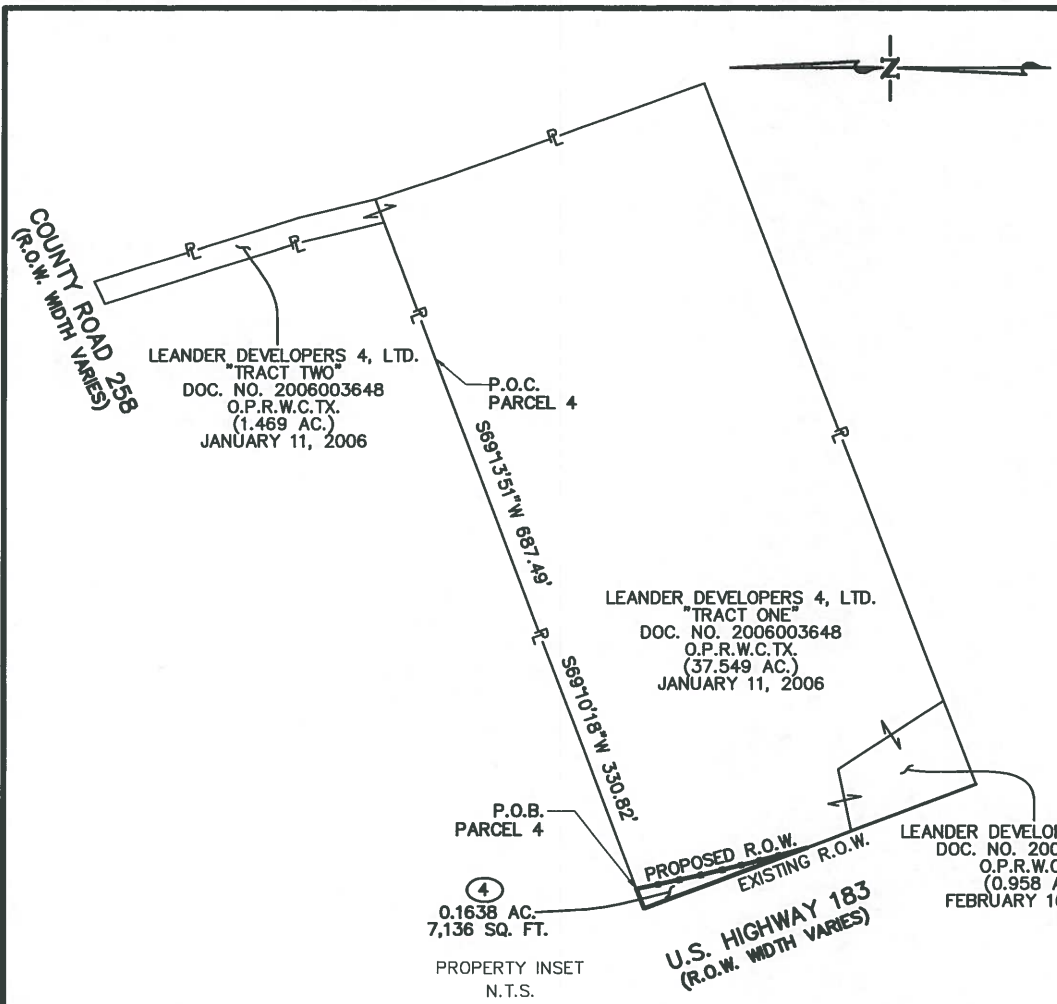
That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

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

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.

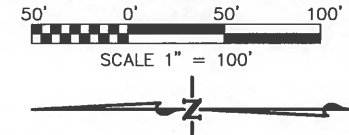


CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE 09/20/2019

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

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

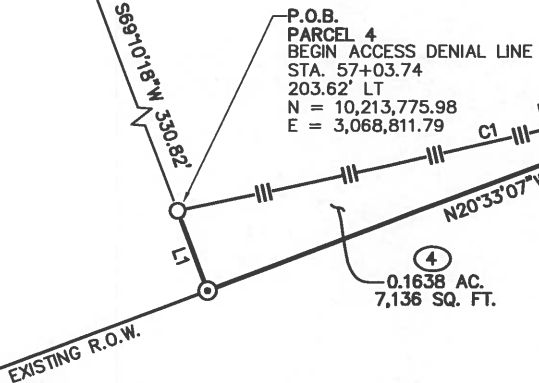
JOHN B. ROBINSON SURVEY ABSTRACT NO. 521



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



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	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'



CENTRAL TEXAS REGIONAL
MOBILITY AUTHORITY

June 24, 2020
AGENDA ITEM #12

Adjourn Board Meeting

Strategic Plan Relevance:	Regional Mobility/Economic Vitality/ Sustainability
Department:	Executive
Contact:	Mike Heiligenstein, Executive Director
Associated Costs:	N/A
Funding Source:	N/A
Action Requested:	Discussion only

Summary:

Adjourn Board Meeting.