

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

**RESOLUTION NO. 25-005**

**AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE  
AN AGREEMENT TO ACQUIRE CERTAIN PROPERTY IN  
TRAVIS COUNTY FOR THE 183 SOUTH / BERGSTROM EXPRESSWAY PROJECT  
(PARCEL 129E)**

WHEREAS, pursuant to and under the authority of Subchapter E, Chapter 370, Texas Transportation Code and other applicable law, the Central Texas Regional Mobility Authority ("Mobility Authority") hereby finds and determines that to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways and the roadways of the State of Texas, public convenience and necessity requires acquisition of a drainage easement, as that drainage easement is described by metes and bounds in Exhibit A to this Resolution (the "Property"), owned by RIC (Austin) LLC (the "Owner"), located adjacent to the US Hwy 183S in Travis County, for the construction, reconstruction, maintaining, widening, straightening, lengthening, and operating of the US 183 South / Bergstrom Expressway Project (the "Project"), as a part of the improvements to the Project; and

WHEREAS, an independent, professional appraisal report of the Property has been submitted to the Mobility Authority, and an amount has been established to be just compensation for the property rights to be acquired; and

WHEREAS, the Court appointed Special Commissioners who convened a hearing and entered an Award (the "Commissioners' Award"); and

WHEREAS the landowner filed objections to the Award; and

WHEREAS, the Mobility Authority has already paid consideration of \$610,000 for the right of possession of the Property, pursuant to a Possession and Use Agreement and in satisfaction of the Commissioners' Award; and


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

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors that the Executive Director is specifically authorized to negotiate and execute, if possible, an agreement to acquire the Property for total consideration of \$2,050,000.00, with a credit of \$610,000 already paid pursuant to a Possession and Use Agreement and the Commissioners' Award, and with said Settlement Amount

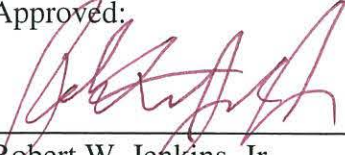
and total consideration inclusive of any applicable pre-judgment and post-judgment interest.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 29th day of January 2025.

Submitted and reviewed by:

  
\_\_\_\_\_  
James M. Bass  
Executive Director

Approved:

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

**Exhibit A**

EXHIBIT \_\_\_\_\_

County: Travis  
Highway: U.S. 183  
Limits: From: East of US 290 To: SH 71  
RCSJ: 0151-09-039  
Station: 391+92.38 to 393+89.31

**PARCEL 129(E)  
DRAINAGE EASEMENT DESCRIPTION**

DESCRIPTION OF A 3.874 ACRE (168,750 SQ. FT.) PARCEL OF LAND LOCATED IN THE JESSE C. TANNEHILL LEAGUE, ABSTRACT NO. 22 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING PART OF LOT 1A-B, MOTOROLA, INC. ED BLUESTEIN FACILITY, AS DESCRIBED IN DOCUMENT NO. 200900045 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS (O.R.T.C.TX.), BEING DESCRIBED IN A DEED TO MFBD ED BLUESTEIN, LLC, RECORDED IN DOCUMENT NO. 2012132395 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 3.874 ACRE (168,752 SQ. FT.) TO BE USED AS A DRAINAGE EASEMENT, AS SHOWN ON THE ACCOMPANYING SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½-inch iron rod with a Texas Department of Transportation (TxDOT) aluminum cap set 203.54 feet left of Engineer's Centerline Station (E.C.S.) 391+92.38, being in the existing east right-of-way line of U.S. Highway 183 as conveyed to the State of Texas and recorded in Volume 2876, Page 93 of the Deed Records of Travis County, Texas (D.R.T.C.TX.), and being in the west line of said Lot 1A-B, said ½-inch iron rod with a TxDOT aluminum cap set being the northwest corner of the parcel described herein, from which a TxDOT Type I monument found 188.87 feet left of E.C.S. 384+96.30 in the existing east right-of-way line of said U.S. Highway 183 bears the following two (2) courses and distances lettered A-B:

- A) N 11°29'43" E, a distance of 136.18 feet to a ½-inch iron rod found, and
- B) N 09°45'17" E, a distance of 566.02 feet;

**THENCE**, departing the existing east right-of-way line of said U.S. Highway 183, through the interior of said Lot 1A-B, the following ten (10) courses and distances numbered 1-10:

- 1) S 82°53'18" E, a distance of 339.19 feet to a ½-inch iron rod with a TxDOT aluminum cap set 541.43 feet left of E.C.S. 391+63.24,
- 2) N 12°38'27" W, a distance of 298.23 feet to a ½-inch iron rod with a TxDOT aluminum cap set 418.26 feet left of E.C.S. 388+97.18,
- 3) S 83°09'39" E, a distance of 225.83 feet to a ½-inch iron rod with a TxDOT aluminum cap set 643.38 feet left of E.C.S. 388+79.63,
- 4) S 13°56'36" E, a distance of 148.75 feet to a ½-inch iron rod with a TxDOT aluminum cap set 707.38 feet left of E.C.S. 390+10.08,
- 5) S 03°30'47" E, a distance of 70.95 feet to a ½-inch iron rod with a TxDOT aluminum cap set 726.10 feet left of E.C.S. 390+76.45,
- 6) S 20°39'04" W, a distance of 69.28 feet to a ½-inch iron rod with a TxDOT aluminum cap set 715.62 feet left of E.C.S. 391+42.85,

EXHIBIT \_\_\_\_\_

County: Travis  
Highway: U.S. 183  
Limits: From: East of US 290 To: SH 71  
RCSJ: 0151-09-039  
Station: 391+92.38 to 393+89.31

**PARCEL 129(E)  
DRAINAGE EASEMENT DESCRIPTION**

- 7) S 42°08'36" W, a distance of 344.73 feet to a ½-inch iron rod with a TxDOT aluminum cap set 544.57 feet left of E.C.S. 394+34.17,
  - 8) S 57°13'50" W, a distance of 83.13 feet to a ½-inch iron rod with a TxDOT aluminum cap set 486.41 feet left of E.C.S. 394+92.26,
  - 9) N 30°36'08" W, a distance of 122.83 feet to a ½-inch iron rod with a TxDOT aluminum cap set 402.02 feet left of E.C.S. 394+04.70, and
  - 10) N 72°46'11" W, a distance of 195.96 feet to a ½-inch iron rod with a TxDOT aluminum cap set 206.68 feet left of E.C.S. 393+89.31, being in said existing east right-of-way line of said U.S. Highway 183, said ½-inch iron rod with a TxDOT aluminum cap set being the southwest corner of the parcel described herein, from which a TxDOT Type I monument found bears, S 11°29'43" W, with the existing east right-of-way line of said U.S. Highway 183, a distance of 64.58 feet;
- 11) **THENCE**, N 11°29'43" E, with the existing east right-of-way line of said U.S. Highway 183, being the west line of said Lot 1A-B, a distance of 198.71 feet to the **POINT OF BEGINNING**, and containing 3.874 acres (168,750 sq. ft.) of land more or less.

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

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

THE STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:


COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 31<sup>st</sup> day of December 2014 A.D.

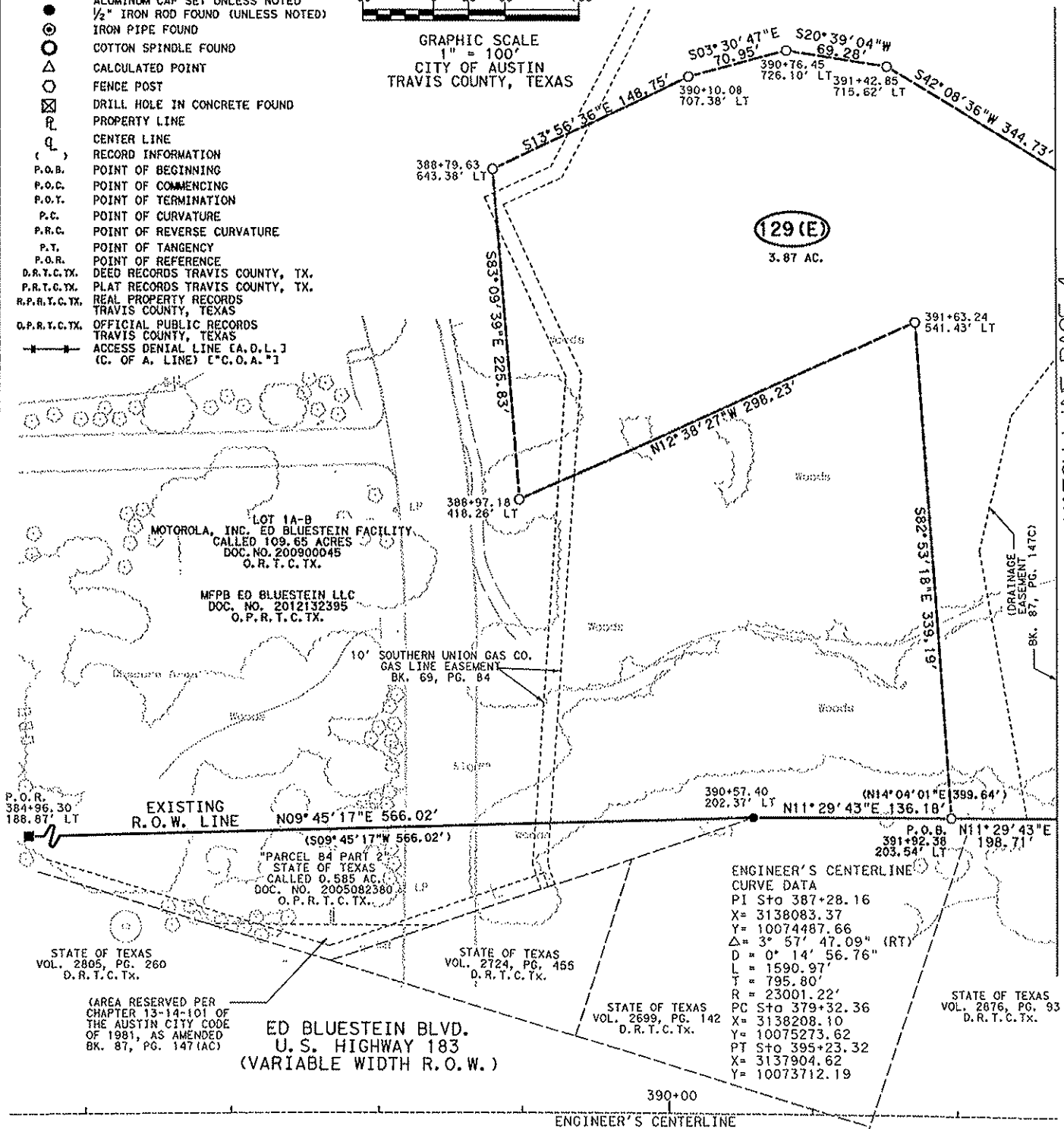
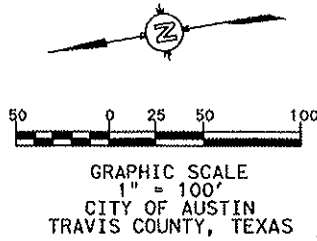
SURVEYING AND MAPPING, INC.  
4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax.: (512) 326-3029  
Texas Firm Registration No. 10064300



  
William Reed Herring  
Registered Professional Land Surveyor  
No. 6355 - State of Texas

JESSE C. TANNEHILL LEAGUE,  
ABSTRACT NO. 22

- LEGEND**
- TYPE I CONCRETE MONUMENT FOUND
  - TYPE II CONCRETE MONUMENT FOUND (UNLESS NOTED)
  - TYPE II CONCRETE MONUMENT SET
  - 1/2" IRON ROD SET WITH TXDOT ALUMINUM CAP SET UNLESS NOTED
  - 1/2" IRON ROD FOUND (UNLESS NOTED)
  - IRON PIPE FOUND
  - COTTON SPINDLE FOUND
  - △ CALCULATED POINT
  - FENCE POST
  - ⊗ DRILL HOLE IN CONCRETE FOUND
  - PROPERTY LINE
  - CENTER LINE
  - (L) RECORD INFORMATION
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCING
  - P.O.T. POINT OF TERMINATION
  - P.C. POINT OF CURVATURE
  - P.R.C. POINT OF REVERSE CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.R. POINT OF REFERENCE
  - D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TX.
  - P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TX.
  - R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
  - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
  - ACCESS DENIAL LINE (A.D.L.) (C. OF A. LINE) C.C.O.A. #1



**NOTES:**

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. RECORD INFORMATION ON THIS DRAWING IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THIS PROPERTY.
2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(93) HARN, ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00011.
3. IMPROVEMENTS SHOWN HEREON ARE BASED UPON TXDOT AERIAL SURVEY DIGITAL FILES.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

12/31/2014  
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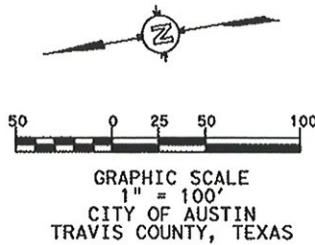


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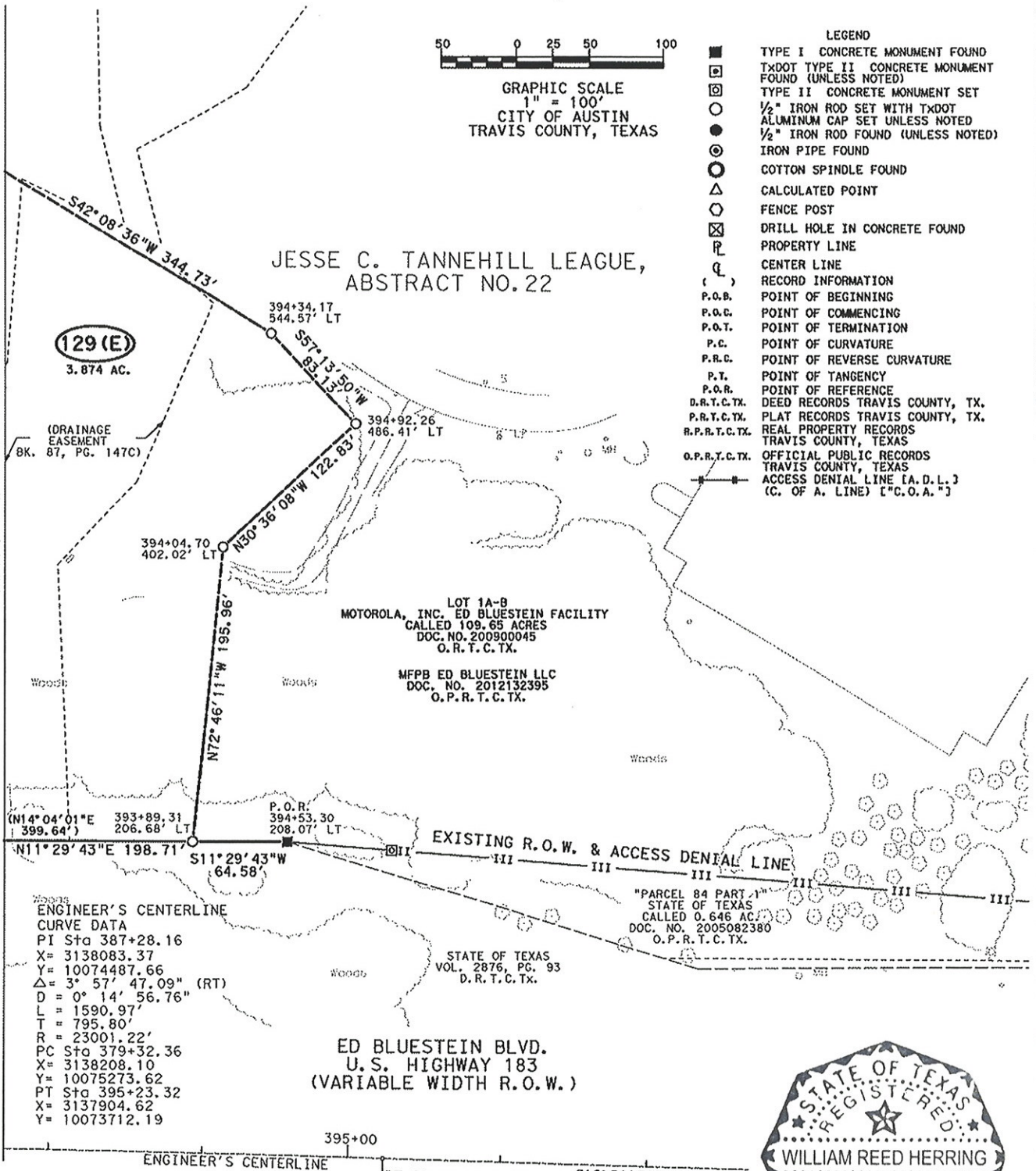
DRAINAGE EASEMENT SKETCH  
SHOWING PARCEL 129(E)  
3.874 AC. (168,750 SQ. FT.)  
RCSJ NO. 0151-09-039



MATCH LINE PAGE 3



- LEGEND**
- TYPE I CONCRETE MONUMENT FOUND
  - TYPE II CONCRETE MONUMENT FOUND (UNLESS NOTED)
  - TYPE II CONCRETE MONUMENT SET
  - 1/2" IRON ROD SET WITH TXDOT ALUMINUM CAP SET UNLESS NOTED
  - 1/2" IRON ROD FOUND (UNLESS NOTED)
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  - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
  - ACCESS DENIAL LINE [A.D.L.] (C. OF A. LINE) ["C.O.A."]



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

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

12/31/2014  
DATE



12/31/2014  
PAGE 4 OF 4



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