

# Sheets & Crossfield, P.C.

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

Phone 512-255-8877 • fax 512-255-8986

November 6, 2012

Judge Dan A. Gattis  
Williamson County, Texas  
710 Main Street, Suite 101  
Georgetown, Texas 78626

Re: CTRMA—183A control of access modification  
Parcel 75AC

Dear Judge Gattis:

Please allow this letter to set out my understanding regarding our agreement for the acquisition and release of access rights to a portion of the property owned by Williamson County, Texas ("County") and located at the Northeast corner of Hwy 183A old New Hope Road for the Central Texas Regional Mobility Authority (CTRMA).

The County has agreed to an assignment of the revised access rights required to be released for this project due to the final ramp locations. The form of the access rights release document will be as shown in Exhibit "A" attached hereto. In return, CTRMA will vacate the denial of access rights in the area along the frontage of the County property which is no longer required for the project due to the modified location of the ramp facilities. The form of the access rights return document will be as shown in Exhibit "B" attached hereto.

If this meets with your understanding please execute this letter where indicated and return it to me, and we will have this signed by the executive director and processed for completion as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,



Don Childs  
Sheets & Crossfield, P.C.

AGREED:

WILLIAMSON COUNTY, TEXAS

By: 

Dan A. Gattis, County Judge

Date: 11-27-2012

CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY

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

Mike Heiligenstein  
Executive Director

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

**EXHIBIT "A" TO LETTER AGREEMENT**

**RELEASE AND RELINQUISHMENT OF ACCESS RIGHTS**  
**HIGHWAY 183A**

**THE STATE OF TEXAS**

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**COUNTY OF WILLIAMSON**

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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WHEREAS**, the Central Texas Regional Mobility Authority (CTRMA) has been authorized under the Texas Transportation Code to purchase land and such other property rights deemed necessary and convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway, CTRMA or turnpike project, and including the acquisition of such other property rights deemed necessary for the purposes of operating a designated state highway, CTRMA or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects; and

**WHEREAS**, the undersigned are the owners of that certain tract, piece and parcel of land known and described in Exhibit "A" which is attached hereto and incorporated herein for any and all purposes; and

**WHEREAS**, said land which is described in said Exhibit "A" being adjacent to and abutting upon an existing public way known and designated as Highway 183A ("Highway"); and

**WHEREAS**, it has been deemed necessary by the Central Texas Regional Mobility Authority to secure a release and relinquishment of a portion of the owners' abutter's rights of ingress and egress and the right of direct access to and from the said tract described in said Exhibit "A" to said Highway;

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

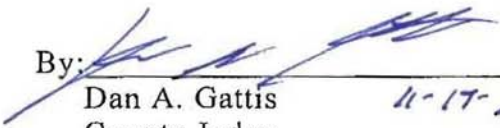
That, WILLIAMSON COUNTY, TEXAS, hereinafter referred to as **Owners**, whether one or more, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Central Texas Regional Mobility Authority, the receipt of which is hereby acknowledged, have waived, released and relinquished and by these presents do waive, release and relinquish forever unto the Central Texas Regional Mobility Authority and the State of Texas all of **Owners'** abutter's rights which have accrued or might

otherwise accrue to **Owners**, their heirs, successors and assigns, including rights of ingress and egress and the right of direct access to and from the said tract of land to said Highway along the right of way line(s) of said highway between those points, as more specifically described in Exhibit "B" attached hereto and incorporated herein for any and all purposes (Parcel 75AC).

**IN WITNESS WHEREOF**, this instrument is executed on this the \_\_\_\_ day of \_\_\_\_\_, 2012.

**GRANTOR:**

WILLIAMSON COUNTY, TEXAS

By:   
Dan A. Gattis  
County Judge

11-17-2012

**ACKNOWLEDGMENT**

STATE OF TEXAS

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§

COUNTY OF WILLIAMSON

§

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2012 by Dan A. Gattis, Williamson County Judge, in the capacity and for the purposes and consideration recited therein.

\_\_\_\_\_  
Notary Public, State of Texas

**PREPARED IN THE OFFICE OF:**

Sheets & Crossfield, P.C.  
309 East Main  
Round Rock, Texas

**GRANTEE'S ADDRESS:**

Central Texas Regional Mobility Authority  
301 Congress Avenue, Suite 650  
Austin, Texas 78701

**AFTER RECORDING RETURN TO:**

Sheets & Crossfield, P.C.  
309 East Main St.  
Round Rock, Texas 78664

# **EXHIBIT "A"**

Being that certain 2.568 acre tract of land described in a Deed Without Warranty from Central Texas Regional Mobility Authority to Williamson County, Texas, of record in Document No.2008012731, Official Records of Williamson County, Texas.

EXHIBIT B

**County:** Williamson  
**Parcel No.:** 75AC  
**Highway:** Highway 183A  
**Limits:** From: The South Fork of the San Gabriel River  
To: Avery Ranch Boulevard

**DESCRIPTION FOR PARCEL 75AC**

BEING A LINEAR DESCRIPTION FOR PROPOSED DENIAL OF ACCESS ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF HIGHWAY 183A IN THE S.J. DOVER SURVEY, ABSTRACT NO. 168 IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE WEST LINE OF A CALLED 20.719 ACRE REMAINDER TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO WILLIAMSON COUNTY, AS RECORDED IN DOCUMENT NO. 2004045480 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID DENIAL OF ACCESS, AS SHOWN ON AN ACCOMPANYING SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a ½-inch iron rod found for the southeast corner of said 20.719 acre remainder tract, said point being in the existing west right-of-way line of County Road 185 (no record information found);

- 1) **THENCE** N 20°29'43" W, with the common line of said 20.719 acre remainder tract and said County Road 185, a distance of 1,102.94 feet to a ½-inch iron rod set in the existing east right-of-way line of Highway 183A, as conveyed to Williamson County, Texas in said Document No. 2004045480;
- 2) **THENCE**, with the curving existing east right-of-way line of Highway 183A, being a curve to the right, an arc distance of 279.27 feet, through a central angle of 02°47'34", having a radius of 5,729.59 feet, and a chord that bears S 11°26'12" E, a distance of 279.24 feet to a brass disk stamped "CTRNA 177" set in concrete;
- 3) **THENCE** S 10°02'43" E, continuing along the said existing east right-of-way line of Highway 183A, a distance of 12.61 feet to calculated point for the beginning of a proposed "Denial of Access Line";

- 4) **THENCE** S 10°02'43" E, with the said existing east right-of-way line of Highway 183A, a distance of 312.53 feet to a calculated point for the **POINT OF TERMINATION** of said proposed "Denial of Access Line" from which a brass disk stamped "CTRMA 175" set in concrete bears S 10°02'43" E, a distance of 29.29 feet.

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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.00012.

Access is prohibited across this "Denial of Access Line" to the transportation facility from the adjacent property.

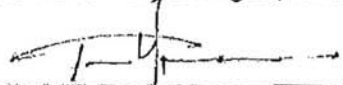
THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Thomas J. Yocom, 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 17<sup>th</sup> day of August, 2012 A.D.

SURVEYING AND MAPPING, Inc.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735

  
Thomas J. Yocom  
Registered Professional Land Surveyor  
No. 6303-State of Texas



LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- CTRMA BRASS DISK SET IN CONCRETE
- 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/ SAM, INC. CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- △ 60 D NAIL SET UNLESS NOTED
- △ 60 D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
- △ FENCE POST
- △ PROPERTY LINE
- △ CENTER LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT 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
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- ACCESS DENIAL LINE

PI Sta 556+53.44  
I = 22° 53' 28.67" (RT)  
D = 2° 00' 00.00"  
A = 1,144.56'  
T = 580.02'  
R = 2,864.79'  
PC Sta 550+73.42  
PT Sta 562+17.98



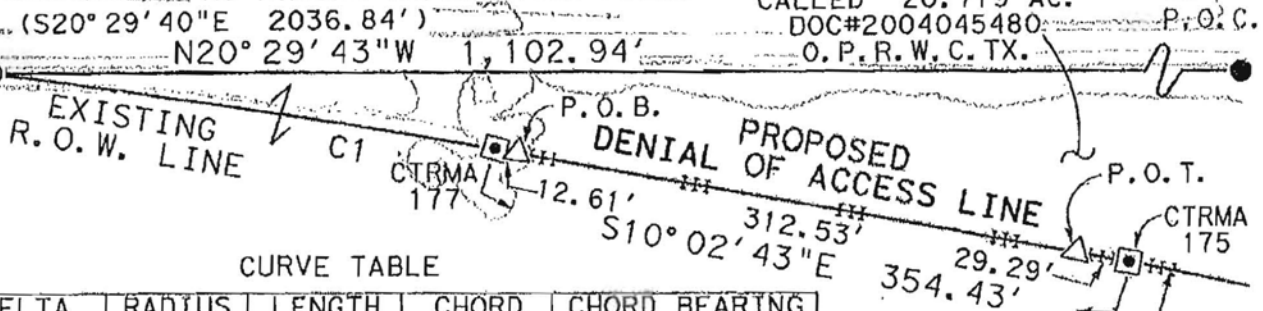
GRAPHIC SCALE  
1" = 100'

WILLIAMSON COUNTY, TEXAS

S.J. DOVER SURVEY  
ABSTRACT NO. 168

75AC

WILLIAMSON COUNTY  
CALLED 20.719 AC.  
DOC#2004045480  
O.P.R.W.C.TX.



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	02° 47' 34"	5729.59'	279.27'	279.24'	S11° 26' 12" E
C2	00° 50' 52"	3064.79'	45.35'	45.35'	S09° 37' 17" E

WILLIAMSON COUNTY, TEXAS  
CALLED 20.719 AC.  
DOC#2004045480  
O.P.R.W.C.TX.

EXISTING  
DENIAL OF ACCESS LINE

NOTES:

- RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH AND MAY NOT INCLUDE ALL EASEMENTS OR INSTRUMENTS PERTAINING TO THE PARCELS SHOWN HEREON.
- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES AND COORDINATES ARE ADJUSTED TO SURFACE USING THE PROJECT SURFACE ADJUSTMENT FACTOR OF 1.00012.
- ACCESS IS PROHIBITED ACROSS THE DENIAL OF ACCESS LINE TO THE TRANSPORTATION FACILITY FROM THE ADJOINING PROPERTY.
- PLANIMETRICS SHOWN HEREON ARE FROM AERIAL MAPPING PERFORMED BY SAM, INC. IN FEBRUARY 2004.

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.

THOMAS J. YOCOM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6303, STATE OF TEXAS

8-17-12  
DATE

HIGHWAY 183A ENGINEER'S  
CENTERLINE



PAGE 3 OF 3  
REF. FIELD NOTE NO. 8084R



4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029

CONTROL OF ACCESS SKETCH  
SHOWING PROPERTY OF  
WILLIAMSON COUNTY  
PARCEL 75AC

## EXHIBIT "B" TO LETTER AGREEMENT

**REDESIGNATION AND VACATION OF ACCESS RIGHTS DENIAL**  
**HIGHWAY 183A**

**THE STATE OF TEXAS**

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**COUNTY OF WILLIAMSON**

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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**WHEREAS**, the Central Texas Regional Mobility Authority (CTRMA) has been authorized under the Texas Transportation Code to acquire and manage land and such other property rights deemed necessary and convenient to a state highway or turnpike project, or to accomplish any other purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or CTRMA roadway project, and including the acquisition and management of such other property rights deemed necessary for the purposes of operating a designated state highway, CTRMA or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled access facilities, as well as facilitating the construction, maintenance and operation of designated controlled access highways and turnpike projects; and

**WHEREAS**, Williamson County, Texas and/or the CTRMA previously acquired certain land for the construction, maintenance and operation of a controlled access highway known as Hwy 183A ("Highway"), and with those grants or acquisitions also denied access to and from the abutting proposed highway facility at certain specific locations along the remaining common right of way boundary line.

**WHEREAS**, Williamson County, Texas ("Owner") is the owner of certain property described in Exhibit "A" and abutting the Hwy 183A right of way where access to and from the highway facility is denied at certain locations along the common right of way boundary line; and

**WHEREAS**, the Central Texas Regional Mobility Authority has determined that it desires to modify or redesignate, permit and return certain access points and the owner's rights of ingress and egress along certain locations of the common right of way boundary line to said Highway pursuant to V.T.C.A. Transportation Code, Chapter 203 and in accordance with the agreement of the parties;

**NOW, THEREFORE**, the CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY, for and in consideration of the agreements between the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby states as follows:



## **EXHIBIT "A"**

Being that certain 2.568 acre tract of land described in a Deed Without Warranty from Central Texas Regional Mobility Authority to Williamson County, Texas, of record in Document No.2008012731, Official Records of Williamson County, Texas.

EXHIBIT B

**County:** Williamson  
**Parcel No.:** 75AC  
**Highway:** Highway 183A  
**Limits:** From: The South Fork of the San Gabriel River  
To: Avery Ranch Boulevard

**VACATING A PORTION OF PARCEL 75AC**

BEING A LINEAR DESCRIPTION FOR VACATING DENIAL OF ACCESS ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF HIGHWAY 183A IN THE S.J. DOVER SURVEY, ABSTRACT NO. 168 IN WILLIAMSON COUNTY, TEXAS, SAME BEING THE WEST LINE OF A CALLED 20.719 ACRE REMAINDER TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO WILLIAMSON COUNTY, AS RECORDED IN DOCUMENT NO. 2004045480 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID DENIAL OF ACCESS, AS SHOWN ON AN ACCOMPANYING SKETCH PREPARED BY SAM, INC. FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a ½-inch iron rod found for the southeast corner of said 20.719 acre remainder tract, said point also being at the intersection of the existing west right-of-way line of County Road 185 (no record information found) and the existing north right-of-way line of County Road 181 (no record information found);

- 1) **THENCE** S 68°50'11" W, with the common line of said 20.719 acre remainder tract and said County Road 181, a distance of 238.31 feet to a calculated point in the existing east right-of-way line of Highway 183A, as conveyed to Williamson County, Texas in said Document No. 2004045480;
- 2) **THENCE**, with the curving existing east right-of-way line of Highway 183A, being a curve to the left, an arc distance of 208.26 feet, through a central angle of 03°53'36", having a radius of 3,064.79 feet, and a chord that bears N 02°39'33" W, a distance of 208.22 feet to a calculated point for the **POINT OF BEGINNING** of a vacating "Denial of Access Line";

- 3) **THENCE**, with the curving existing east right-of-way line of Highway 183A, being a curve to the left, an arc distance of 245.61 feet, through a central angle of  $04^{\circ}35'30''$ , having a radius of 3,064.79 feet, and a chord that bears  $N 06^{\circ}54'06'' W$ , a distance of 245.54 feet to a calculated point for the **POINT OF TERMINATION** of a vacating "Denial of Access Line" from which a brass disk stamped "CTRMA 175" set in concrete bears with the curving existing east right-of-way line of Highway 183A, being a curve to the left, an arc distance of 45.35 feet, through a central angle of  $00^{\circ}50'52''$ , having a radius of 3,064.79 feet, and a chord that bears  $N 09^{\circ}37'17'' W$ , a distance of 45.35 feet.

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

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.00012.

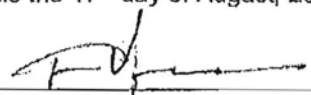
THE STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Thomas J. Yocom, 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 17<sup>th</sup> day of August, 2012 A.D.

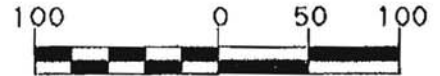
SURVEYING AND MAPPING, Inc.  
4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735

  
Thomas J. Yocom  
Registered Professional Land Surveyor  
No. 6303-State of Texas



# LEGEND

- TYPE I CONCRETE MONUMENT FOUND
- CTRMA BRASS DISK SET IN CONCRETE
- ⊙ 1/2" PIPE FOUND UNLESS NOTED
- 1/2" IRON ROD SET W/ SAM, INC.
- CAP UNLESS NOTED
- 1/2" IRON ROD FOUND UNLESS NOTED
- ▲ 60 D NAIL SET UNLESS NOTED
- ▲ 60 D NAIL FOUND UNLESS NOTED
- △ CALCULATED POINT
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- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
- DISTANCE NOT TO SCALE
- DEED LINE (COMMON OWNERSHIP)
- - - ACCESS DENIAL LINE



GRAPHIC SCALE

1" = 100'

WILLIAMSON COUNTY, TEXAS

## CURVE TABLE

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C2	04° 35' 30"	3064.79'	245.61'	245.54'	N06° 54' 06"W
C3	00° 50' 52"	3064.79'	45.35'	45.35'	N09° 37' 17"W

S.J. DOVER SURVEY  
ABSTRACT NO.168

CO. RD. 185  
(VARIABLE WIDTH R.O.W.)  
NO RECORD INFORMATION FOUND

P.O.C.

EAST NEW HOPE DRIVE  
(CO. RD. 181)  
EXISTING R.O.W. LINE  
(NO RECORD INFORMATION FOUND)  
S68° 50' 11" W 238.31'

75AC

WILLIAMSON COUNTY,  
CALLED 20.719 AC.  
DOC#2004045480  
O.P.R.W.C.TX.

EXISTING  
DENIAL OF ACCESS  
LINE  
CTRMA 175  
P.O.R. C3  
P.O.T. C2  
VACATING  
DENIAL OF ACCESS LINE  
C1  
P.O.B.

EXISTING  
R.O.W. LINE

WILLIAMSON COUNTY, TEXAS  
CALLED 20.719 AC.  
DOC#2004045480  
O.P.R.W.C.TX.

PI Sta 556+53.44  
I= 22° 53' 28.67" (RT)  
D= 2° 00' 00.00" (RT)  
A= 1,144.56'  
T= 580.02'  
R= 2,864.79'  
PC Sta 550+73.42  
PT Sta 562+17.98

PC Sta 550+73.42

HIGHWAY 183A ENGINEER'S  
CENTERLINE

### NOTES:

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8-17-12

DATE

THOMAS J. YOCOM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6303, STATE OF TEXAS

FILE:01\pwworking\sam\pwp\lot\berry\dms03135\Porcel#75V.dgn

PAGE 3 OF 3  
REF. FIELD NOTE NO. 12221

**SAM** INC.  
SURVEYING • AERIAL MAPPING • ENGINEERING

4801 Southwest Parkway  
Parkway Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029

CONTROL OF ACCESS SKETCH  
SHOWING PROPERTY OF  
WILLIAMSON COUNTY  
PARCEL 75AC