

**TEXAS TRANSPORTATION COMMISSION**

TRAVIS County

**MINUTE ORDER**

Page 1 of 2

AUSTIN District

Near the City of Austin, Travis County, on SH 130, a designated controlled-access highway, the State of Texas acquired certain land for the Central Texas Turnpike System (CTTS) for highway purposes with a complete denial of access to the abutting remainder property per Transportation Code, §203.034(a).

Texas Essential Housing Public Facility Corporation, a Texas public facility corporation, the current owner of the abutting remainder property, has requested a designated access to and from the SH 130 southbound exit ramp to Parmer Lane for proposed emergency ingress and egress at one location along the property line at the access point described in Exhibit A (access).

Under Section 713 of the Indenture of Trust, dated as of July 15, 2002, between the Texas Transportation Commission and The Bank of New York Mellon Trust Company, National Association, as Trustee (successor in interest to JP Morgan Trust Company as successor to Bank One, National Association), as supplemented and amended (CTTS Indenture of Trust), which secures the Commission's toll revenue obligations issued for the CTTS, in order to sell any CTTS real estate with a value in excess of \$1 million, the commission must determine that the property is no longer used or useful in the operation of the CTTS or in the generation of revenues.

Texas Essential Housing Public Facility Corporation has committed to purchase the access for \$1,535,000.

Transportation Code, §201.103, empowers the Texas Transportation Commission (commission) to plan and make policies for the location, construction, and maintenance of a comprehensive system of state highways and public roads.

Transportation Code, §203.002 authorizes the commission to layout, construct, maintain, and operate a modern state highway system, with an emphasis on the construction of controlled-access highways.

Transportation Code, §203.031 authorizes the commission to designate locations on a controlled-access highway at which access to or from the highway is permitted and to determine the type and extent of access permitted at each location.

Transportation Code, Chapter 202, Subchapter B, authorizes the commission to recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

The commission finds that the new access will not compromise the mobility, safety, or operation of the existing state highway facility.

The commission further finds, in accordance with the standard established by Transportation Code, §202.021(j), that \$1,535,000 is a fair and reasonable value of the state's right, title, and interest in the access.

IT IS THEREFORE ORDERED by the commission that the portion of the designated access, described in Exhibit A, is no longer needed for a state highway purpose and, specifically, is no longer used or useful in the operation of the CTTS or in the generation of revenues, and it may be sold in accordance with Section 713 of the CTTS Indenture of Trust. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument granting the access described in Exhibit A to Texas Essential Housing Public Facility Corporation, a Texas public facility corporation, for \$1,535,000.

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TRAVIS County

MINUTE ORDER

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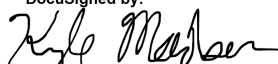
AUSTIN District

IT IS FURTHER ORDERED by the commission that all proceeds from the sale of the access to the Texas Essential Housing Public Facility Corporation shall be deposited and used in accordance with the terms of the CTTS Indenture of Trust, and the executive director of the Texas Department of Transportation (department) or the executive director’s designee, the Chief Financial Officer of the department, and the Director, Project Finance, Debt and Strategic Contracts Division of the department, are authorized to perform all actions necessary to comply with the terms of the CTTS Indenture of Trust in the management of the sales proceeds.

IT IS FURTHER ORDERED by the commission that Minute Order 116287, dated July 12, 2022, is rescinded and replaced by this order.

Submitted and reviewed by:

Recommended by:

DocuSigned by:   
BDEF0413AC9E4EC...  
Director, Right of Way Division

DocuSigned by:   
0E1B35AE191749E...  
Executive Director

116442 February 23, 2023

Minute Number      Date Passed



FIELD NOTES FOR  
CONTROL OF ACCESS

TWO LINES BEING, THE EASTERLY BOUNDARY LINES OF TRACT ONE, A CALLED 25.919 ACRE TRACT OF LAND, CONVEYED TO 8020 PARMER RHD, LLC, BY INSTRUMENT RECORDED IN DOCUMENT NUMBER 2021256553 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE EASTERLY BOUNDARY LINE OF A CALLED 2.7551 ACRE TRACT OF LAND AND A CALLED 10.3341 ACRE TRACT OF LAND CONVEYED TO TEXAS ESSENTIAL HOUSING PUBLIC FACILITY CORPORATION, BY INSTRUMENT RECORDED IN DOCUMENT NO. 2022081440 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF SH 130, HAVING A VARIABLE WIDTH RIGHT-OF-WAY, SAID RIGHT-OF-WAY BEING DEDICATED BY DOCUMENT NOS. 2004048996, 200409134 AND 2004024559 OF SAID OFFICIAL PUBLIC RECORDS. SAID LINES BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

**LINE "A"**

**BEGINNING** at the northeast corner of said 25.919-acre tract, same being 243.13 feet right of Engineer's Centerline Station 1374+60.57, for the northern end of Line "A" and **POINT OF BEGINNING** hereof;

**THENCE** with the west right of way line of said SH 130 the following six (6) courses and distances:

1. **S 27°48'40" W** for a distance of **846.34 feet** to an angle point in the easterly boundary line of said 25.919-acre tract, said point being 240.96 feet right of Engineer's Centerline Station 1383+06.76,
2. **S 72°29'36" W** for a distance of **100.64 feet** to a  $\frac{3}{4}$ " iron pipe found on a point being in the easterly boundary of said 25.919-acre tract, said point being 311.55' right of Engineer's Centerline Station 1383+78.50,
3. **S 27°29'46" W** for a distance of **806.76 feet** to a point in the east boundary line of said 25.919-acre tract, said point being 305.05' right of Engineer's Centerline Station 1391+85.02,
4. **S 27°28'42" W** for a distance of **138.85 feet** to a point being a southeast corner of said 25.919-acre tract, same being the northeast corner of said 2.7551-acre tract,
5. **S 27°28'55" W** for a distance of **229.45 feet** to a point being the northernmost southeast corner of said 2.7551-acre tract, same being the northeast corner of said 10.3341-acre tract,
6. **S 27°28'55" W** for a distance of **94.36 feet** to a point in the east boundary line of said 10.3341-acre tract, said point being 306.76' right of Engineer's Centerline Station 1396+47.84, said point also being the northern end of a 38 Linear Feet of Access Relief and the **END OF LINE "A"**.

Control of Access  
Job No. 51209-00  
Page 2 of 2

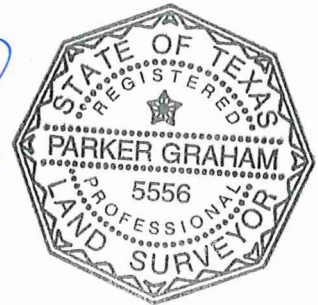
**LINE "B"**

**BEGINNING** at a point in the east boundary line of said 10.3341-acre tract, said point being 306.54 feet right of Engineer's Centerline Station 1396+88.74, said point being the southern end of said 38 Linear Feet of Access Relief for the northern end of Line "B" and **POINT OF BEGINNING** hereof;

**THENCE** with the west right-of-way line of said SH 130, same being the east boundary line of said 10.3341-acre tract, **S 27°28'42" W** for a distance of **614.43 feet** to an iron rod with cap stamped "4Ward" found on a point being the southeast corner of said 10.3341-acre tract, said point being 295.70' right of Engineer's Centerline Station 1403+02.80 and the **END OF LINE "B"**.

Said Control of Access lines  
being described in accordance with an exhibit prepared under Job No. 51209-00 by Pape-Dawson Engineer's, Inc.

PREPARED BY: Pape-Dawson Engineer's, Inc.  
DATE: May 25, 2022  
JOB No.: 51209-00  
DOC.ID.: H:\Survey\CIVIL\51209-00\Exhibits\WORD\FN51209-00 Control Access.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01



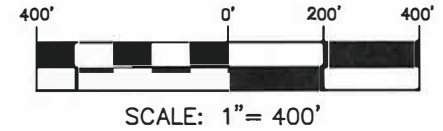
**NOTES:**

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A DESCRIPTION PREPARED UNDER JOB NO. 51209-00 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

**LEGEND:**

- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- CONTROL OF ACCESS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°48'40"W	846.34'
L2	S72°29'36"W	100.64'
L3	S27°29'46"W	806.76'
L4	S27°28'42"W	138.85'
L5	S27°28'37"W	229.45'
L6	S27°28'55"W	94.36'
L7	S27°28'42"W	614.43'



EAST PARMER LANE  
(R.O.W. WIDTH VARIES)

TEXAS ESSENTIAL HOUSING  
PUBLIC FACILITY CORPORATION  
CALLED 2.7551 ACRES  
DOCUMENT NO. 2022081440  
(O.P.R.)

TEXAS ESSENTIAL HOUSING  
PUBLIC FACILITY CORPORATION  
CALLED 10.3341 ACRES  
DOCUMENT NO. 2022081440  
(O.P.R.)

8020 PARMER RHD, LLC  
CALLED 25.919 ACRES  
DOCUMENT NO. 2021256553  
(O.P.R.)

FD. I.R.(4WARD)  
STA. 1403+02.80  
295.70' RT.

STATE OF TEXAS  
CALLED 8.936 ACRES  
DOCUMENT NO. 2004024559  
(O.P.R.)

41' LINEAR FEET  
OF ACCESS  
RELEASE

STATE OF TEXAS  
CALLED 10.418 ACRES  
DOCUMENT NO. 200409134  
(O.P.R.)

STATE OF TEXAS  
CALLED 9.126 ACRES  
DOCUMENT NO. 2004048996  
(O.P.R.)

POINT OF BEGINNING  
LINE "A"  
STA. 1374+60.57  
243.13' RT.

1405+00

1400+00

1395+00

1390+00

1385+00

1380+00

1375+00

1370+

TEXAS 130 TOLL ROAD  
(R.O.W. WIDTH VARIES)

*Parker J. Graham*



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028901

MAY 25, 2022

SHEET 1 OF 1  
JOB No.: 51209-00