

Texas Department of Transportation

125 EAST 11TH STREET | AUSTIN, TEXAS 78701-2483 | (512) 463-8700 | WWW.TXDOT.GOV

July 30, 2014

RE: Offer to Sell State-Owned Property
Texas Department of Transportation
+/- 75.1 acres
Bull Creek Road and N 45th St.
Austin, Texas 787..

Certified Mail – Return Receipt Requested

Mark A. Ott
City Manager
City of Austin, Texas
P.O. Box 1088
Austin, Texas 78767

Dear Mr. Ott:

The Austin District of the Texas Department of Transportation (TxDOT) has determined that the above described property at Bull Creek Rd. and N. 45th St. in Austin, Texas is no longer needed for state highway purposes. A copy of an aerial map identifying the approximate property boundaries, a location map and a survey are enclosed. In accordance with Transportation Code, Section 202.021, governmental entities with the authority to condemn real property have a priority right to purchase the property.

The purchase price for this property is \$28,500,000. In addition to the purchase price, payment of appraisal and survey costs incurred by TxDOT in the amount of \$36,500 and any other additional costs of sale are required if you purchase the property. This offer and any subsequent agreement or obligation to sell the entire 75.1 acre tract will be contingent on the release of any and all rights and interests of the Texas State Cemetery Committee in the property.

If your governmental entity is interested in purchasing the property on these terms, please advise us in an official writing desired within 30 days of receiving this letter to:

Mr. Jess Berglund
Real Estate Management and Development Division
Texas Department of Transportation
125 E. 11th Street
5th Floor
Austin, Texas 78701

If our office does not receive a response within thirty (30) days after your receipt of this letter, we will

assume that your governmental entity does not wish to exercise its purchase option on the property and TxDOT will consider the priority to be waived.

If you should have any questions concerning this matter, please contact Jess Berglund at 402-306-0418.

Sincerely,

A handwritten signature in black ink, appearing to read 'Roland Tilden', with a long horizontal flourish extending to the right.

Roland Tilden,
Director
Real Estate Management and Development Division

c: Linda Fields, TxDOT Right of Way Division Headquarters
Greg Malatek, District Engineer, Austin District

EXHIBIT A

STATE OF TEXAS I

COUNTY OF TRAVIS I

A Metes and Bounds Description of a 75.79 acre tract of land situated in the George W. Spear Survey, League No. 7, Abstract No. 697, Travis County, Texas, and being a part of that certain 100 acre tract as conveyed to S. Ross, Governor of the State of Texas and his successors in office for the use and benefit of the State of Texas, as recorded in Volume 76, Page 225, of the Deed Records of Travis County, Texas and said 75.79 acre tract of land being more particularly described by metes and bounds as follows:

Beginning at a Brass Cap in concrete monument, found marking the northwest corner of Lot No. 1, Block No. 6 of the Ridgelea Subdivision. Said monument being in the easterly right-of-way of Bull Creek Road, for the most southerly corner of this tract. Said monument marked "No. 1 1970 EL. 625.69;"

Thence in a northerly direction with said easterly right-of-way of Bull Creek Road the following three (3) courses:

- 1) North 22° 26' 02" West 2035.22 feet to a Brass Cap in concrete monument found for a corner of this tract. Said monument being mark "No. 2 1970 EL. 664.17", and being at the beginning of a curve to the right, having a Radius of 199.11 feet, Delta of 50° 31', and a Radial Bearing in of North 67° 33' 58" East;
- 2) Thence with said curve to the right 175.55 feet, cord bearing of N 02° 49' 28" E. 169.92 feet, to a 1" galvanized iron pipe set for a corner of this tract;
- 3) North 27° 56' 08" East 1055.89 feet

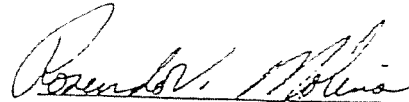
to a point of intersection with a southerly right-of-way of West 45th Street, for the most westerly corner of Lot No. 34, Block No. 8 of Shoal Village Section No. 2, for the most northerly northwest corner of this tract from which a Brass Cap in concrete monument found marked "RM4 1970 EL. 668.51" bears N. 28° 01' E. 1.00 feet;

Thence in a southeasterly direction with the southerly boundary line of Block No. 8 of Shoal Village Section No. 2, South 60° 43' 37" East 956.52 feet to an angle point for the southeast corner of Shoal Village Section No. 3 and for the southwest corner of Section No. 5 of Shoal Village for a corner of this tract, from which a Brass Cap in concrete monument marked "RM 5 1970 EL. 634.07" bears S. 29° 16' W. 2.00 feet;

REAL PROPERTY RECORDS

10806 0455


Thence continuing with said westerly boundary line of Block No. 6 of the Ridgelea Subdivision South 29° 29' 34" West 369.85 feet to the place of beginning.


Rosendo V. Molina
L.S.L.S. - R.P.S. No. 2095

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me; and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

OCT 28 1988




COUNTY CLERK
TRAVIS COUNTY, TEXAS

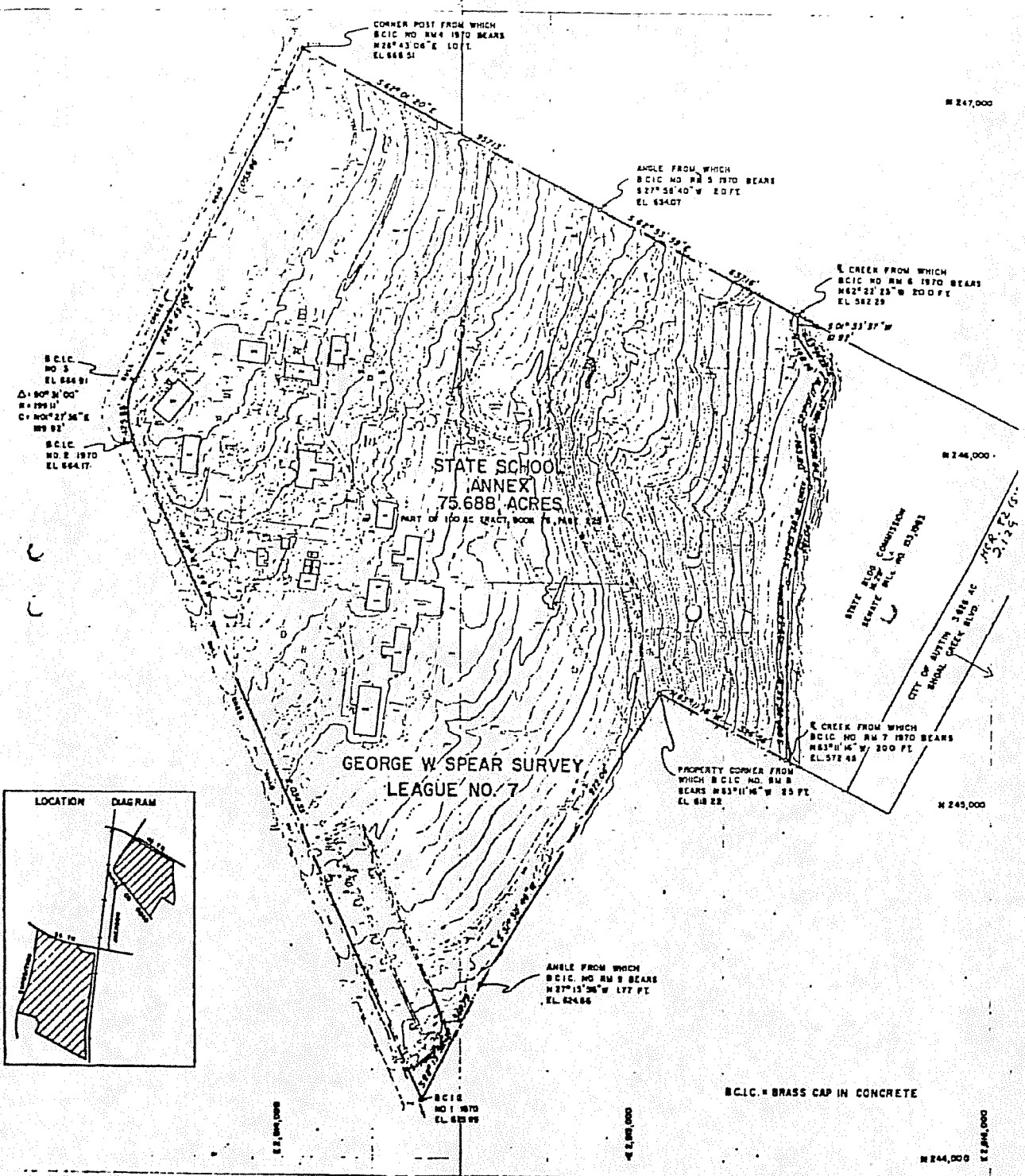
FILED
1988 OCT 28 PM 3:14
DANA DE BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Rtn: William GALBRADE

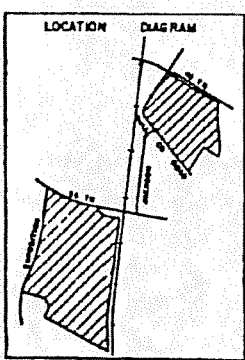
Dist. Eng.

DRAWN 15426 NEAS REAL PROPERTY RECORDS

Austin, TX 78761-5426 10806 0457



B.C.I.C. NO. 3
 EL. 654.91
 $\Delta = 90^{\circ} 31' 00''$
 $R = 199.11'$
 $C = N0^{\circ} 27' 36'' E$
 $199.92'$
 B.C.I.C. NO. 5 1970
 EL. 654.17



PROPERTY CORNER FROM WHICH B.C.I.C. NO. RM 8 BEARS N83°11'16\"/>

ANGLE FROM WHICH B.C.I.C. NO. RM 5 BEARS N27°15'26\"/>

B.C.I.C. = BRASS CAP IN CONCRETE

N 247,000

N 248,000

N 249,000

E 2,894,000

E 2,895,000

E 2,896,000

N 244,000

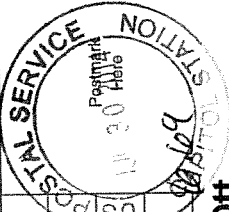


**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

PROHIBITED FOR OFFICIAL USE

Postage	\$.69
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	



Total Postage & Fees
Mark A. Ott
City Manager
City of Austin, Texas
P.O. Box 1988
Austin, Texas 78767

Sent To
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

PS Form 3800, August 2008

7014 0510 0002 3462 294E 2000 0150 4102