

JOA REALTY

UPDATE JULY 2010

GENERAL INFORMATION & SYSTEM MAP

TOLLWAY SYSTEM



Summary information from: Texas

Department of Transportation

www.texasollways.com

JOA REALTY

Joa Realty

www.JoaRealty.com

Email: SusieKang@JoaRealty.com

Phone 512.480.8384

eFax 512.428.8119

800 Newman Drive

Austin, TX 78703

LOOP 1, SH 45, SH 130 AND 183A

Loop 1

Loop 1 provides a more efficient route between northern Travis and southern Williamson counties. The Loop 1 extension is approximately three miles long from Parmer Lane to SH 45 North. It is a six-lane divided roadway with limited frontage roads.

SH45

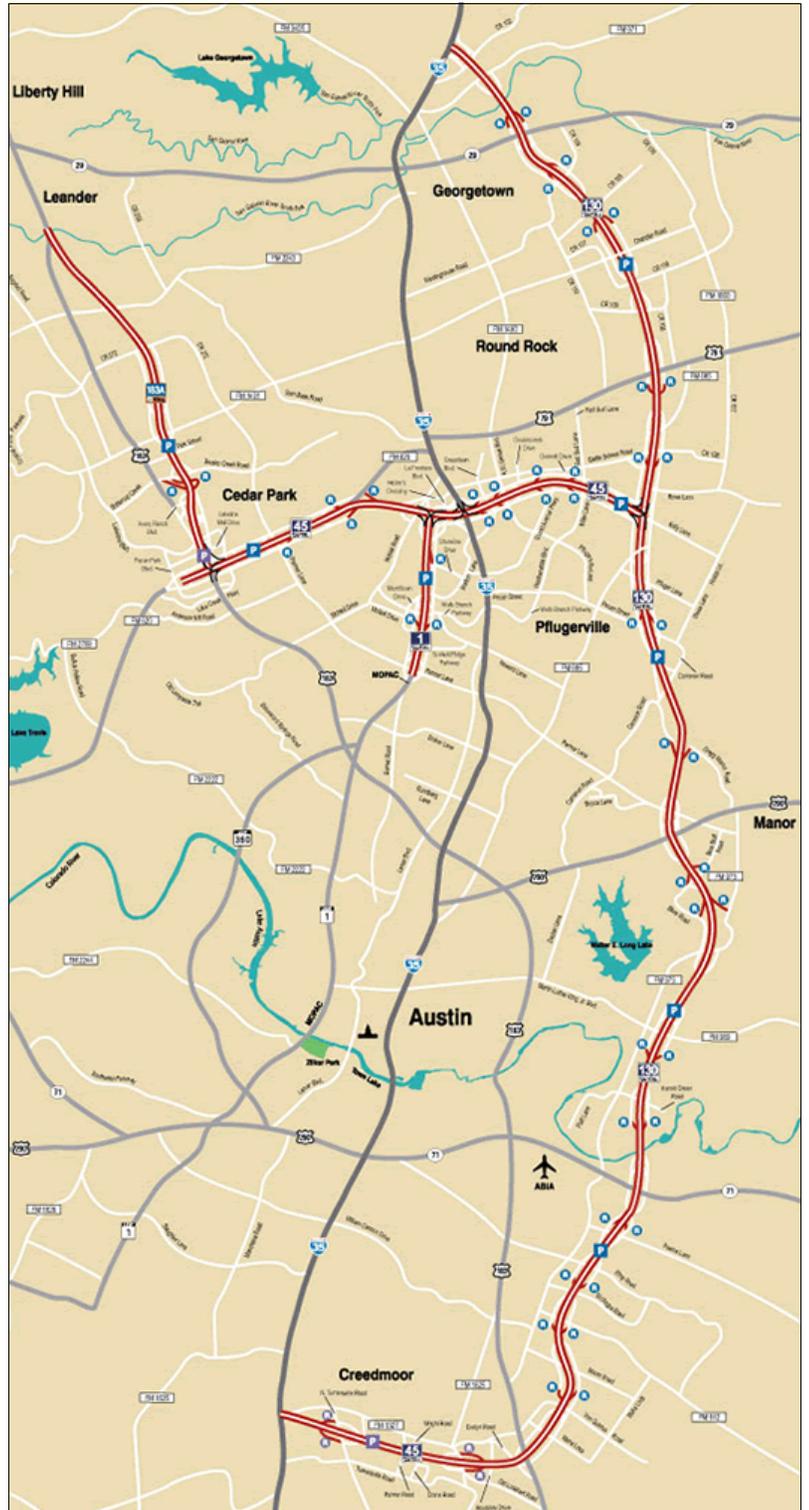
SH45 has improved mobility by providing an efficient cross-city route between Austin, Pflugerville, Round Rock and neighboring communities. It is approximately 13 miles long, extending from Ridgeline Boulevard west of U.S. 183 eastward to SH 130. It has major interchanges at U.S. 183, Loop 1, I-35 and SH 130. SH 45 North also includes limited frontage roads.

SH130

SH130 improved mobility and relieved congestion on I-35 and other major transportation facilities within the Austin-San Antonio corridor. It is a 49-mile tollway located east of I-35 through Williamson and Travis counties, extending from I-35 north of Georgetown to U.S. 183 southeast of Austin. It has major interchanges at I-35, U.S. 79, SH 45 North, U.S. 290 and SH 71.

183A

The 183A project has significantly improved travel times and reduced traffic on adjacent roadways including US 183. 183A extends through Cedar Park and Leander in northwest Williamson County.



TOLL RATES



Austin Area Tollway Rates

Tolls are based on how far you drive and what kind of vehicle you're driving. Drivers pay a toll each time they pass through a toll plaza. Depending on where they get on or get off the road, drivers also pay a toll on certain entrance and exit ramps. Frontage roads and direct connect flyover bridges are not tolled.

		2-axle vehicles			Unibody truck, bus, motorhome			3-axle vehicles			4-axle vehicles			5-axle vehicles			6-axle vehicles		
		Tag	Cash	Pay By Mail	Tag	Cash	Pay By Mail	Tag	Cash	Pay By Mail	Tag	Cash	Pay By Mail	Tag	Cash	Pay By Mail	Tag	Cash	Pay By Mail
	Plazas	\$0.68	\$0.75	\$0.90	\$0.68	\$0.75	\$0.90	\$1.35	\$1.50	\$1.80	\$2.03	\$2.25	\$2.70	\$2.70	\$3.00	\$3.60	\$3.38	\$3.75	\$4.50
	Ramps*	\$0.45	\$0.50	\$0.60	\$0.45	\$0.50	\$0.60	\$0.90	\$1.00	\$1.20	\$1.35	\$1.50	\$1.80	\$1.80	\$2.00	\$2.40	\$2.25	\$2.50	\$3.00
	Plazas	\$1.35	\$1.50	\$1.80	\$1.35	\$1.50	\$1.80	\$2.70	\$3.00	\$3.60	\$4.05	\$4.50	\$5.40	\$5.40	\$6.00	\$7.20	\$6.75	\$7.50	\$9.00
	Ramps	\$0.45	\$0.50	\$0.60	\$0.45	\$0.50	\$0.60	\$0.90	\$1.00	\$1.20	\$1.35	\$1.50	\$1.80	\$1.80	\$2.00	\$2.40	\$2.25	\$2.50	\$3.00
	Plaza-Park St.	\$1.55	No Cash	\$2.07	\$1.55	No Cash	\$2.07	\$3.10	No Cash	\$4.14	\$3.10	No Cash	\$4.14	\$6.20	No Cash	\$8.28	\$7.75	No Cash	\$10.35
	Plaza-Lakeline Mall Dr.	\$0.45	No Cash	\$0.60	\$0.45	No Cash	\$0.60	\$0.90	No Cash	\$1.20	\$0.90	No Cash	\$1.20	\$1.80	No Cash	\$2.40	\$2.25	No Cash	\$3.00
	Ramps	\$0.45	No Cash	\$0.60	\$0.45	No Cash	\$0.60	\$0.45	No Cash	\$0.60	\$0.45	No Cash	\$0.60	\$0.45	No Cash	\$0.60	\$0.45	No Cash	\$0.60
	Plazas	\$1.00	No Cash	\$1.33	\$3.00	No Cash	\$3.99	\$2.00	No Cash	\$2.66	\$4.00	No Cash	\$5.32	\$4.00	No Cash	\$5.32	\$5.00	No Cash	\$6.65
	Ramps	\$0.66	No Cash	\$0.88	\$1.98	No Cash	\$2.59	\$1.32	No Cash	\$1.76	\$2.63	No Cash	\$3.46	\$2.63	No Cash	\$3.46	\$3.30	No Cash	\$4.39

* The plaza rates apply at the Donnell Drive and Heatherwilde Blvd. tolled ramps on State Highway 45.

JOA REALTY

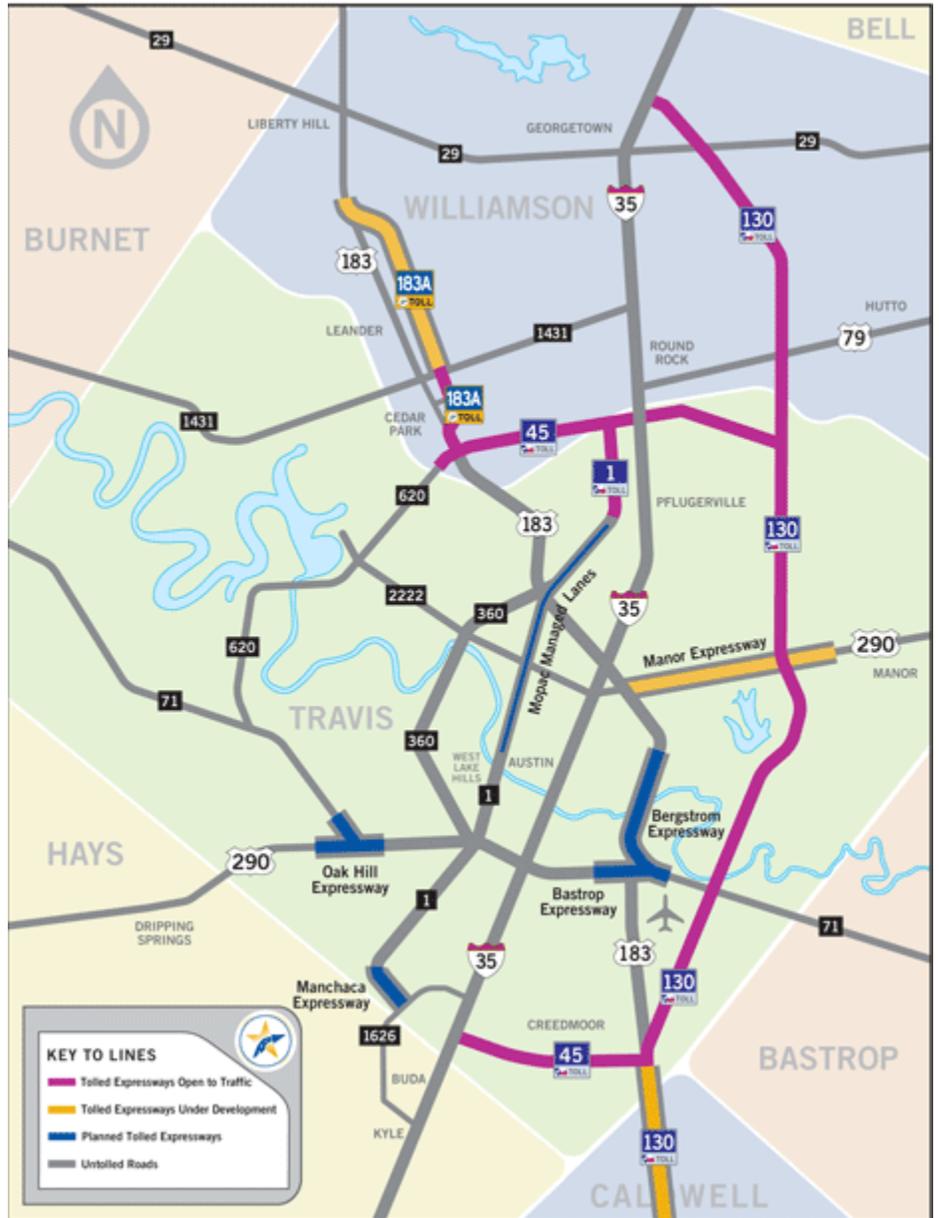
Joa Realty
 www.JoaRealty.com
 Email: SusieKang@JoaRealty.com
 Phone 512.480.8384
 eFax 512.428.8119
 800 Newman Drive
 Austin, TX 78703

Drivers with a TxTag account receive a 10% discount off the cost of tolls on Austin area toll roads. The Dallas/Fort Worth area TollTag and the Houston EZ TAG are also accepted, and drivers with those electronic toll tags will also receive a 10% discount.

183 A EXTENSION

Ever since the 183A Expressway in Williamson County opened to traffic, the number of vehicles using 183A has greatly exceeded projections—nearly double the projections from traffic and revenue studies. Hence, the Central Texas Regional Mobility Authority has decided to move forward with the construction of the 183A northern extension. It is being built in the median of the existing frontage roads from FM 1431 to north of RM 2243.

183A TOLL RATES		
	2010	2012
TxTag		
Crystal Falls Parkway Ramps (NEW)	—	\$0.36
Crystal Falls Mainline Plaza (NEW)	—	\$0.95
Scottsdale Drive Ramp (NEW)	—	\$0.54
Park Street Mainline Plaza	\$1.55	\$1.25
Brushy Creek Ramps	\$0.45	\$0.54
Lakeline Mainline Plaza	\$0.45	\$0.50
Pay By Mail		
Crystal Falls Parkway Ramps (NEW)	—	\$0.48
Crystal Falls Mainline Plaza (NEW)	—	\$1.27
Scottsdale Drive Ramp (NEW)	—	\$0.72
Park Street Mainline Plaza	\$2.07	\$1.67
Brushy Creek Ramps	\$0.60	\$0.72
Lakeline Mainline Plaza	\$0.60	\$0.67



Further information on www.183a.com

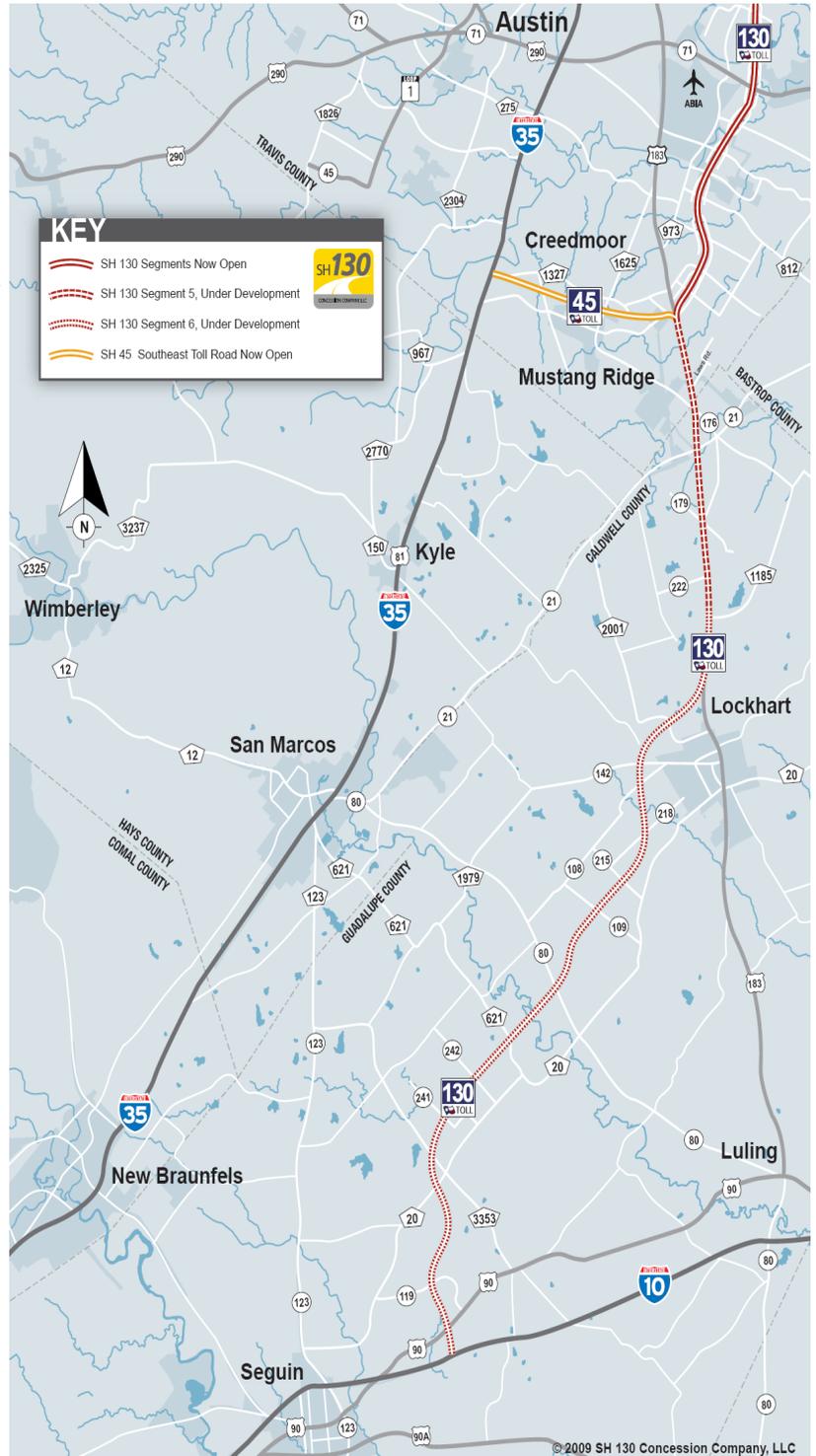
The projected length is about 5 miles and it is scheduled to open by 2012. The drivers will be able to pay by TxTag, TollTag, EZ Tag, or Pay by Mail.

SH 130 SEGMENTS 5 & 6

Segments 5 & 6

The purpose of constructing segments 5 & 6 of SH183A is to provide needed relief to congested I-35 through Central Texas. When complete, SH 130 will be a new 91-mile tollway with segments 5&6 being a 40-mile link through Travis, Caldwell and Guadalupe counties to I-10 near Seguin. Construction began on the northern most portion of the project, located at the current intersection of SH 45 SE, US 183, and SH 130 and it is expected to open to traffic in 2012.

- **Total length of SH 130:** 91 miles
- **Total length of SH 130 Segments 5&6:** 40 miles
- **Segment 5:** From north of Mustang Ridge to FM1185 north of Lockhart (approx. 11 miles), following the current US 183 alignment.
- **Segment 6:** From FM 1185 to I-10 northeast of Seguin (approx. 29 miles), along (approx. 3 miles) existing and (approx. 26 miles) new right-of-way.
- **Direct connections:** At SH 45 Southeast north of Mustang Ridge, US 183 north of Lockhart and at I-10.
- **Frontage Roads:** 17 miles of continuous non-tolled frontage roads will run from north of Mustang Ridge through CR 218 south of Lockhart (all of segment 5 and part of segment 6).
- **Tolls:** The maximum base rate for tolls is established at 12.5 cents per mile for most vehicles (more for large trucks). This is in line with the toll rates on the Central Texas Turnpike Project.
- **Toll plazas/collectors:** There will be no toll plazas on segments 5 & 6 of SH 130. Tolls will be collected electronically at certain points along the roadway. Traffic will be 100% free flowing.
- **Lanes.** Minimum of two tolled main lanes in each direction.
- **Total Investment:** Approximately \$1.35 billion, including right of way acquisition, utility relocation, improvements to connecting streets/roads and construction.



RULES OF THE ROAD



SAFETY FIRST

Safety is a priority on Texas roadways. Toll roads are no different. Please stay alert and pay attention to roadway signs. To make sure your drive is a safe and pleasant experience:

- Never back up or make sudden lane changes at a toll plaza
- Never try to walk across a toll road, even at toll plazas
- If you are having a problem, do not get out of your vehicle
- Observe posted speed limits
- Wear your safety belt at all times
- Limit distractions, such as eating or talking on a cell phone
- Always drive friendly

AVOIDING VIOLATIONS

What happens if I don't pay?

You must keep money in your TxTag account if you are using a tag to pay your tolls. If your account balance drops too low to pay the toll, a camera will take a picture of your vehicle's license plate as it passes through the toll lane. If this happens, the owner of the vehicle could receive an invoice or Notice of Toll Violation in the mail. If you find yourself in this situation, contact the TxTag Customer Service Center immediately.

It's the law

According to Texas law, not paying the toll is a misdemeanor offense. A toll violator will have to pay the original toll and may also be charged between \$25.00 and \$100.00 in administrative fees. Fees will increase depending on the level of effort necessary to obtain payment from the vehicle owner. IF a court hearing becomes necessary, the court fine can be up to \$250.00 per violation, and additional standard court fees may apply. Violations can be paid Through www.texastollways.com, by phone, by mail, or in person at the TxTag Customer Service Center.

Tips to help avoid toll violations

Keep Funds in Your TxTag Account– Violations can occur because of insufficient funds in your account. Unless you are an AutoPay customer, remember to keep track of your account balance and activity.

Update Your Account Information– If any of the information you provided to the TxTag Customer Service Center changes, be sure to update your account as soon as possible. This will allow us to contact you if your account balance is low or if a problem arises. If you are an AutoPay customer, remember to update your credit card information as well.

Notify the tag company if Your Vehicle is Sold or Stolen– You must deactivate your tag as soon as possible if your vehicle is sold or stolen.

Pay Attention to Toll Lane Lights Where Available- Use the lights to get feedback on your toll tag account status.