

NO. C-1-PB-24-000845

THE CITY OF PFLUGERVILLE, TEXAS	§	PROBATE COURT No. 1
	§	
VS.	§	OF
	§	
CITY OF AUSTIN	§	TRAVIS COUNTY, TEXAS

AWARD OF COMMISSIONERS

On August 1, 2024, via Zoom Teleconference this proceeding was heard by the persons whose names and signatures appear at the bottom of this Award for the purpose of assessing the damages resulting from this proceeding in eminent domain. **Plaintiff, The City of Pflugerville, Texas** appeared through its duly authorized representative and attorney, Adolfo Ruiz. **Defendant, the City of Austin** appeared in person and through its attorney Angela Rodriguez.

All parties to the proceeding were properly before the Special Commissioners. The Special Commissioners found:

1. On April 1, 2024, Plaintiff filed a written petition with the County Clerk, Travis County, Texas, seeking judgment for a permanent waterline easement, temporary construction easement, and access easement over, upon, across and under the land described in **Exhibits "A-1", "A-2", "B-1", "B-2", "C-1", and "C-2"** attached hereto.
2. On April 18, 2024, the Honorable Guy Herman, Judge of the Probate Court No. 1, Travis County, Texas, appointed Paul Heiligenthal, Beverly Leaks, and Perry Lorenz as three (3) disinterested landholders of Travis County, Texas, as Special Commissioners, and two alternates to assess the damages resulting from this eminent domain proceeding.
3. These Special Commissioners were duly qualified, and each took the oath prescribed by law in which each swore to assess the damages fairly and impartially and in accordance with law. Copies of these oaths are on file with the papers in this proceeding.

4. Having been sworn, the Special Commissioners, on or about July 10, 2024, promptly set August 1, 2024, at 10:00 a.m., via Zoom Teleconference as the time and manner for hearing the parties. The day appointed was the earliest practicable day based on all parties availability, and the manner selected was at the convenience of the Special Commissioners, appointed in the County in which the property is situated.

5. Notice in writing was issued by the Commissioners to each of the interested parties, notifying them of the time and manner selected for the August 1, 2024, hearing.

6. The notices were served upon the parties at least 20 days before the day set for the hearing, exclusive of the day of the service, and they were served by a person competent to testify, by delivering a copy of the notice to each party or the party's agent or attorney.

7. After service of the notice, the Commissioners, at the time and manner by Zoom Teleconference, proceeded to hear the parties, all of whom announced ready for hearing. Evidence was received, and argument was submitted by the parties.

8. After hearing the evidence and arguments as to the value of the property sought to be condemned and as to the damages which will be sustained by the owner, if any, by reason of the condemnation and as to the benefits that will result to the remainder of the property belonging to the owner, if any, by reason of the condemnation of the property and its employment for the purpose for which it is to be condemned, the Special Commissioners assess the actual damages that will accrue to the Defendant by the condemnation as follows: **ONE HUNDRED AND SIXTY THREE THOUSAND NINE HUNDRED AND NINETY SEVEN DOLLARS AND 00/100 (\$163,997.00).**

We adjudge the costs against Plaintiff for the reasons provided by law.

We certify that we spent approximately 4 hours each, including travel time, in service in this matter.

On the 1st day of August, 2024, we have reduced our decision to writing and have signed that decision on that date.

Paul Heiligenthal
Paul Heiligenthal
Special Commissioner

Beverly Leaks
Beverly Leaks
Special Commissioner

Perry Lorenz
Perry Lorenz
Special Commissioner

This award of the Special Commissioners was filed with the Court within seven (7) working days after the day the decision was made. It is ordered that each Special Commissioner receive the sum of \$ _____ as a reasonable fee for services in this proceeding.

SIGNED this ____ day of _____, 2024.

Signed:

August 6, 2024



JUDGE PRESIDING
Hon. Guy Herman, Probate Court 1



PARTIES TO BE NOTIFIED:

Adolfo Ruiz
Patrick C. Bernal
DENTON NAVARRO RODRIGUEZ BERNAL SANTEE & ZECH
2517 N. Main Avenue
San Antonio, Texas 78212
Attorneys for Plaintiff

Angela Rodriquez
Assistant City Attorney
City of Austin, Texas
P.O. Box 1088
Austin, Texas 78767

City of Austin
c/o City Clerk,
301 W. Second Street, Suite 2030,
Austin, Texas 78701

City of Austin
Attn: Real Estate Services
P.O. Box 1088
Austin, Texas 78767

Texas Utilities Electric Company
f/k/a Texas Power & Light Company
Capitol Corporate Services Inc., (Registered Agent for Service)
1501 S. Mopac Expressway, Ste. 220
Austin, Texas 78746
(Electric transmission/distribution line Easement)

Trust for Public Land
Corporate Creations Network Inc. (Registered Agent for Service)
5444 Westheimer, #100
Houston, Texas 77056
(Wastewater Easement: TCE)

EXHIBIT "A-1"

0.1393 Acre WE
Waterline Easement
J.C. Tannehill Survey No. 29, Abstract No. 22
Travis County, Texas

**DESCRIPTION FOR A 0.1393 OF ONE ACRE
WATERLINE EASEMENT**

DESCRIPTION OF A 0.1393 OF ONE ACRE (6,070 SQUARE FOOT) EASEMENT, OUT OF THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 17.140 ACRES (TRACT ONE) CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED FEBRUARY 29, 2000, AS RECORDED IN DOCUMENT NO. 2000031176, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.1393 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement, and the northeast corner of a 40 foot wide waterline easement recorded in Document No. 2003202422, Official Public Records, Travis County, Texas, being in the east line of said 17.140 acre City of Austin tract, and the west line of that tract described as 219.184 acres conveyed to the State of Texas by Special Warranty Deed, as recorded in Volume 11339, Page 2005, Real Property Records, Travis County, Texas, from which a 5/8-inch iron rod found in the east line of said 17.140 acre City of Austin tract, and the west line of said 219.184 acre State of Texas tract, bears, South 07°37'40" West 95.91 feet, and with a curve to the left, whose delta angle is 16°19'31", radius is 2,915.00, an arc distance of 830.57 feet, and the chord of which bears South 00°36'11" East 827.76 feet, and from which a 5/8-inch iron rod found in the east line of said 17.140 acre City of Austin tract, and the west line of said 219.184 acre State of Texas tract, bears South 08°57'26" East 975.77 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,079,923.03, E=3,141,701.76;

1) THENCE, along the south line of this easement, and the existing north line of said 40 foot wide waterline easement, crossing said 17.140 acre City of Austin tract, **South 52°35'40" West 83.85 feet** to a calculated point at the southwest corner of this easement, being the northwest corner of said 40 foot wide waterline easement;

THENCE, along the west line of this easement, crossing said 17.140 acre City of Austin tract, the following two (2) courses, numbered 2 and 3:

2) **North 07°13'44" East 106.36 feet** to a calculated point, and

0.1393 Acre WE

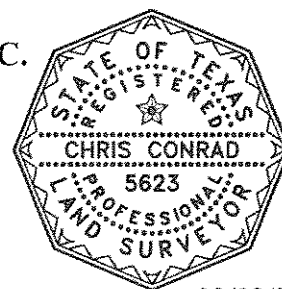
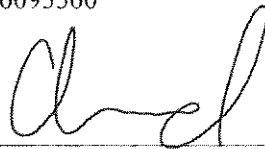
- 3) **North 53°15'43" East 55.41 feet** to a calculated point at the northwest corner of this easement, being in the north line of said 17.140 acre City of Austin tract, and the south line of that tract described as 96.794 acres conveyed to Young Mens Christian Association (YMCA) of Austin by Special Warranty Deed, as recorded in Volume 12018, Page 302, Real Property Records, Travis County, Texas;
- 4) THENCE, along the north line of this easement and said 17.140 acre City of Austin tract, and the south line of said 96.794 acre YMCA of Austin tract, **South 63°16'29" East 21.58 feet** to a calculated point at the northeast corner of this easement and said 17.140 acre City of Austin tract, being the southeast corner of said 96.794 acre YMCA of Austin tract, also being in the west line of said 219.184 acre State of Texas tract;
- 5) THENCE, along the east line of this easement and said 17.140 acre City of Austin tract, and the west line of said 219.184 acre State of Texas tract, **South 07°37'40" West 78.71 feet** to the POINT OF BEGINNING and containing 0.1393 of one acre (6,070 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing a combined scale factor of 1.000070.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



02/03/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\F&N-22-009-Pville Raw Water Line\Description\0.1393 Ac COA WE

Issued 02/03/2023

AUSTIN GRID N-24 / TCAD# 0213300104

EXHIBIT "A-2"

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.1393 AC. OR 6,070 SQ. FT. OF LAND OUT OF
THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**

J.C. TANNEHILL SURVEY
SURVEY NO. 29
ABSTRACT NO. 22

**FIRST TEE,
PHASE ONE
DOC. NO. 200200152 (96.754 ACRES)
O.P.R.T.C.T.**

**LOT 1,
BLOCK A
YOUNG MENS CHRISTIAN
ASSOCIATION
OF AUSTIN
VOL. 12018 PG. 302
R.P.R.T.C.T.
(96.794 ACRE TRACT)
AUGUST 31, 1993**

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

SCALE 1" = 100'



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	830.57'	2,915.00'	16°19'31"	S00°36'11"E	827.76'

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(17.140 ACRES)
TRACT ONE
FEBRUARY 29, 2000

**WATER LINE
EASEMENT
0.1393 AC. OR
6,070 SQ. FT.**

YOUNG MENS CHRISTIAN
ASSOCIATION
OF AUSTIN
VOL. 12018 PG. 302
R.P.R.T.C.T.
(14.487 ACRE TRACT)
AUGUST 31, 1993

P.O.B.
SURFACE
COORDINATES
N=10,079,923.03
E=3,141,701.76

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(24.600 ACRES)
TRACT TWO
FEBRUARY 29, 2000

LEGEND

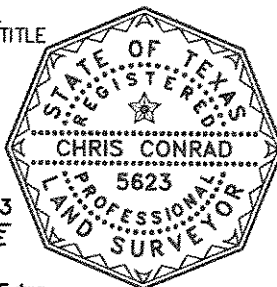
- 5/8" IRON ROD FOUND
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF
TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- DISTANCE NOT TO SCALE
- (.....) RECORD INFORMATION

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S52°35'40"W	83.85'
L2	N53°15'43"E	55.41'
L3	S63°16'29"E	21.58'

- NOTES:**
- THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000070.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

02/03/2023

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.



TCAD# 0213300104

ISSUED: 02-03-2023

SURVEYED BY:

PAGE 3 OF 3

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

AUSTIN GRID N-24

JOB NO.: 22-009

EXHIBIT "B-1"

0.0592 Acre AE
Access Easement
James Burluson Survey No. 19, Abstract No. 4
Travis County, Texas

DESCRIPTION FOR A 0.0592 OF ONE ACRE
ACCESS EASEMENT

DESCRIPTION OF A 0.0592 OF ONE ACRE (2,580 SQUARE FOOT) EASEMENT, OUT OF THE, JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 17.140 ACRES (TRACT ONE) CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED FEBRUARY 29, 2000, AS RECORDED IN DOCUMENT NO. 2000031176, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0592 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southwest corner of this easement, being in the west line of said 17.140 acre City of Austin tract, and the east line of Lot 1, Austin DTP II, LLC Addition, a subdivision of record in Document No. 201100020, Official Public Records, Travis County, Texas, said Lot 1 being described as 3.640 acres conveyed to Brian C. Murfin by Warranty Deed, as recorded in Document No. 2018146664, Official Public Records, Travis County, Texas, from which a 1/2-inch iron rod found at the northeast corner of said Lot 1 and said 3.640 acre Murfin tract, being in the west line of said 17.140 acre City of Austin tract, bears North 28°40'11" West 351.25 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,077,987.07, E=3,141,747.90;

1) THENCE, along the west line of this easement, crossing said 17.140 acre City of Austin tract, **North 16°58'57" East 108.16 feet** to a calculated point at the north corner of this easement, being in the west line of a 40 foot waterline easement recorded in Document No. 2003202422, Official Public Records, Travis County, Texas:

THENCE, along the east line of this easement, and the west line of said 40 foot waterline easement, crossing said 17.140 acre City of Austin tract, the following two (2) courses, numbered 2 and 3:

2) **South 08°54'06" East 73.20 feet** to a calculated point, and

3) with a curve to the right, whose delta angle is **00°20'36"**, radius is **2,755.00 feet**, an arc distance of **16.51 feet**, and the chord of which bears **South 08°54'06" East 16.51 feet** to a calculate point;

0.0592 Acre AE

THENCE, continuing along the east line of this easement, crossing said 17.140 acre City of Austin tract, the following two (2) courses, numbered 4 and 5:

- 4) **North 73°01'03" West 14.17 feet** to a calculated point, and
- 5) **South 16°37'53" West 52.20 feet** to a calculated point at the southeast corner of this easement, being in the west line of said 17.140 acre City of Austin tract, and the east line of said Lot 1 and said 3.640 acre Murfin tract, from which a 1/2-inch iron rod found at the southwest corner of said Lot 1 and said 3.640 acre Murfin tract, being in the existing north right-of-way line of F.M. 969 (M.L.K. Boulevard, 100 foot width), bears South 28°40'11" East 63.34 feet, and, with a curve to the left, whose delta angle is 10°11'46", radius is 3,869.72 feet, an arc distance of 688.65 feet, and the chord of which bears North 73°57'07" West 687.74 feet;
- 6) THENCE, along the south line of this easement, the west line of said 17.140 acre City of Austin tract, and the east line of said Lot 1 and said 3.640 acre Murfin tract, **North 28°40'11" West 35.41 feet** to the POINT OF BEGINNING and containing 0.0592 of one acre (2,580 square feet) of land within these metes and bounds.

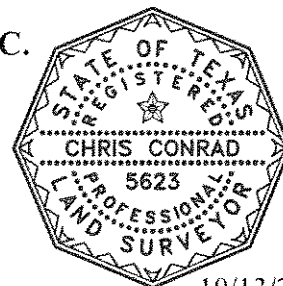
Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing a combined scale factor of 1.000070.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



10/13/2022

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\F&N~22-009~Pville Raw Water Line\Description\0.0592 Ac COA

Issued 10/13/2022

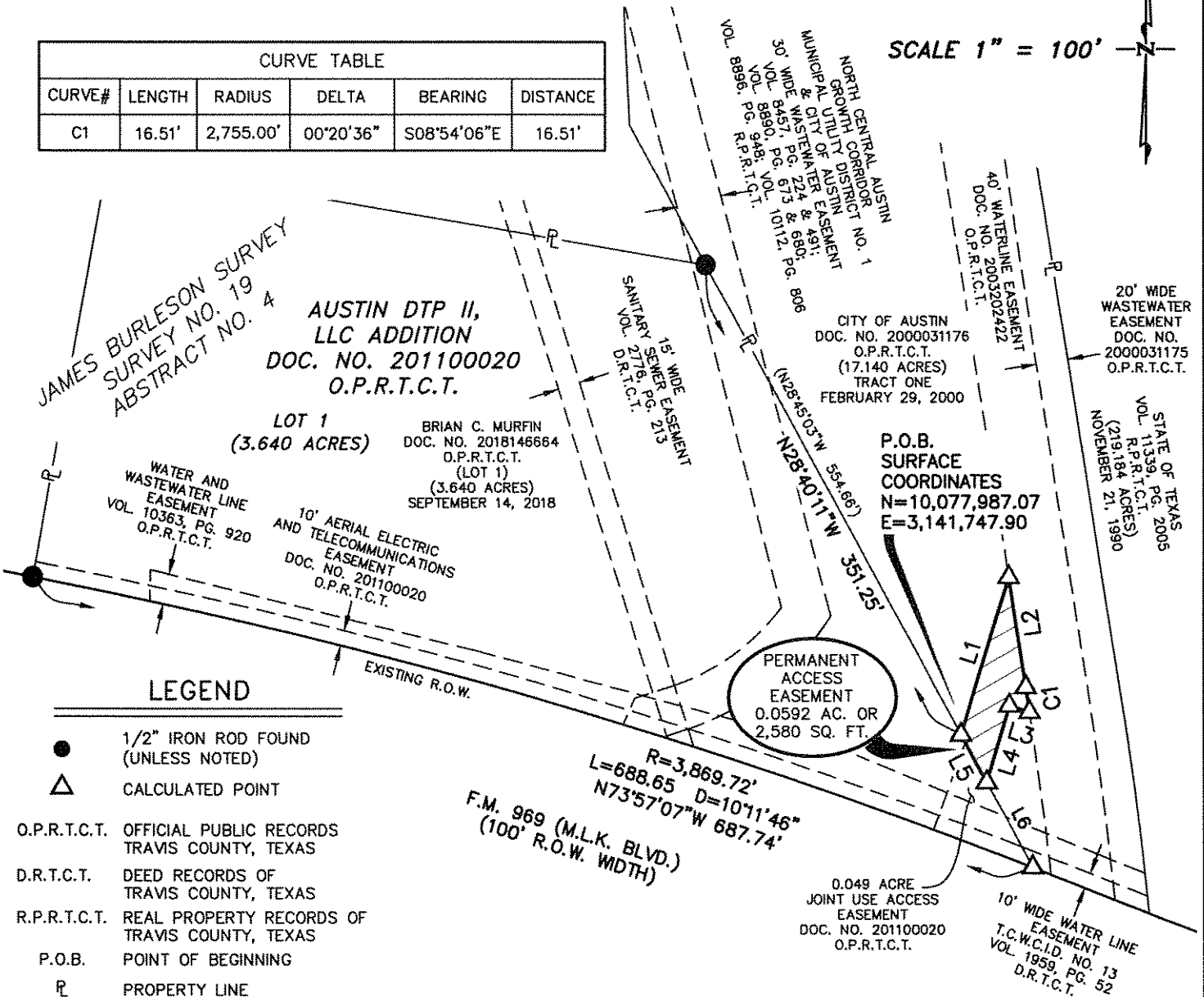
AUSTIN GRID N-23 / TCAD# 0213300104

EXHIBIT "B-2"

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.0592 AC. OR 2,580 SQ. FT. OF LAND OUT OF
THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 100'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	16.51'	2,755.00'	00°20'36"	S08°54'06"E	16.51'



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION

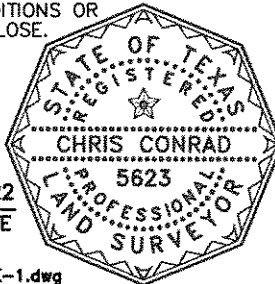
LINE TABLE					
LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
L1	N16°58'57"E	108.16'	L4	S16°37'53"W	52.20'
L2	S08°54'06"E	73.20'	L5	N28°40'11"W	35.41'
L3	N73°01'03"W	14.17'	L6	S28°40'11"E	63.34'

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000070.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

Chris Conrad

10/13/2022

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5823 DATE
Note: There is a description to accompany this plat.



TCAD# 0213300104 ISSUED: 10-13-2022
SURVEYED BY: PAGE 3 OF 3

**McGRAY & McGRAY
LAND SURVEYORS, INC.**

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

EXHIBIT "C-1"

2.914 Acre TCE
Temporary Construction Easement
James Burleson Survey No. 19, Abstract No. 4
J.C. Tannehill Survey No. 29, Abstract No. 22
Travis County, Texas

DESCRIPTION FOR A 2.914 ACRE
TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION OF A 2.914 ACRE (126,927 SQUARE FOOT) EASEMENT, OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4, AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 17.140 ACRES (TRACT ONE) CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED FEBRUARY 29, 2000, AS RECORDED IN DOCUMENT NO. 2000031176, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 2.914 ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the southeast corner of this easement, and the southwest corner of a 40 foot wide waterline easement recorded in Document No. 2003202422, Official Public Records, Travis County, Texas, being in the south line of said 17.140 acre City of Austin tract, and the existing north right-of-way line of F.M. 969 (M.L.K. Boulevard, 100 foot width), from which a 5/8-inch iron rod found in the east line of said 17.140 acre City of Austin tract, being in the west line of that tract described as 219.184 acres conveyed to the State of Texas by Special Warranty Deed, as recorded in Volume 11339, Page 2005, Real Property Records, Travis County, Texas, bears, with a curve to the right, whose delta angle is $01^{\circ}01'37''$, radius is 3,869.72, an arc distance of 69.35 feet, and the chord of which bears North $68^{\circ}08'58''$ West 69.35 feet, and, with a curve to the left, whose delta angle is $03^{\circ}25'03''$, radius is 2,815.00 feet, an arc distance of 167.91 feet, and the chord of which bears North $07^{\circ}31'32''$ West 167.88 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,077,895.76, E=3,141,807.29;

- 1) THENCE, along the south line of this easement and said 17.140 acre City of Austin tract, and the existing north right-of-way line of F.M. 969, along a curve to the left, whose delta angle is **00°11'27"**, radius is **3,869.72 feet**, an arc distance of **12.89 feet**, and the chord of which bears **North 68°46'05" West 12.89 feet** to a calculated point at the southwest corner of this easement and said 17.140 acre City of Austin tract, being the southeast corner of Lot 1, Austin DTP II, LLC Addition, a subdivision of record in Document No. 201100020, Official Public Records, Travis County, Texas, said Lot 1 being described as 3.640 acres conveyed to Brian C. Murfin by Warranty Deed, as recorded in Document No. 2018146664, Official Public Records, Travis County, Texas, from which a 1/2-inch iron rod found at the northwest corner of said Lot 1 and said 3.640 acre Murfin tract, being in the existing north right-of-way line of F.M. 969, bears, with a curve to the left, whose delta angle is **10°11'46"**, radius is **3,869.72 feet**, an arc distance of **688.65 feet**, and the chord of which bears **North 73°57'07" West 687.74 feet**;
- 2) THENCE, along the west line of this easement and said 17.140 acre City of Austin tract, and the east line of said Lot 1 and said 3.640 acre Murfin tract, **North 28°40'11" West 136.44 feet** to a calculated corner, from which a 1/2-inch iron rod found at the northeast corner of said Lot 1 and said 3.640 acre Murfin tract, being in the west line of said 17.140 City of Austin tract, bears **North 28°40'11" West 313.56 feet**;

THENCE, along the west line of this easement, crossing said 17.140 acre City of Austin tract, the following four (4) corners, numbered 3 through 6:

- 3) **North 08°56'04" West 958.22 feet** to a calculated point,
- 4) with a curve to the right, whose delta angle is **17°19'20"**, radius is **3,035.00 feet**, an arc distance of **917.57 feet**, and the chord of which bears **North 00°19'36" West 914.08 feet** to a calculate point,
- 5) **North 07°37'40" East 131.59 feet** to a calculated point, and

6) **North 53°15'43" East 49.64 feet** to a calculated point at the northwest corner of this easement, being in the north line of said 17.140 acre City of Austin tract, and in the south line of Lot 1, Block A, First Tee, Phase One, a subdivision of record in Document No. 200200152, Official Public Records, Travis County, Texas, said Lot 1 being described as 96.794 acres conveyed to Young Mens Christian Association (YMCA) of Austin by Special Warranty Deed, as recorded in Volume 12018, Page 302, Real Property Records, Travis County, Texas;

7) THENCE, along the north line of this easement and said 17.140 acre City of Austin tract, and the south line of said Lot 1 and said 96.794 acre YMCA of Austin tract, **South 63°16'29" East 67.07 feet** to a calculated point at the northeast corner of this easement;

THENCE, along the east line of this easement, crossing said 17.140 acre City of Austin tract, the following two (2) courses, numbered 8 and 9:

8) **South 53°15'43" West 55.41 feet** to a calculated point, and

9) **South 07°13'44" West 106.36 feet** to a calculated point at the northwest corner of said 40 foot wide waterline easement;

THENCE, along the east line of this easement, the existing west line of said 40 foot wide waterline easement, crossing said 17.140 acre City of Austin tract, the following three (3) courses, numbered 10 through 12:

10)with a curve to the left, whose delta angle is **17°19'20"**, radius is **2,975.00 feet**, an arc distance of **899.43 feet**, and the chord of which bears **South 00°19'36" East 896.01 feet** to a calculated point, from which a 5/8-inch iron rod found in the east line of said 17.140 acre City of Austin tract, and the west line of said 219.184 acre State of Texas tract, bears North 67°12'38" East 62.35 feet,

11)**South 08°56'04" East 969.64 feet** to a calculated point, and

2.914 Acre TCE

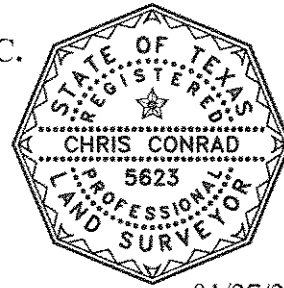
12)with a curve to the right, whose delta angle is **02°34'12"**, radius is **2,755.00 feet**, an arc distance of **123.58 feet**, and the chord of which bears **South 07°38'38" East 123.57 feet** to the POINT OF BEGINNING and containing 2.914 acres (126,927 square feet) within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown are surface coordinates and can be converted to grid by dividing a combined scale factor of 1.000070.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



A handwritten signature in black ink, appearing to read "Chris Conrad".

01/27/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\F&N~22-009~Pville Raw Water Line\Description\2.914 Ac COA-Rev1

Issued 11/04/2022; Revised 01/27/2023

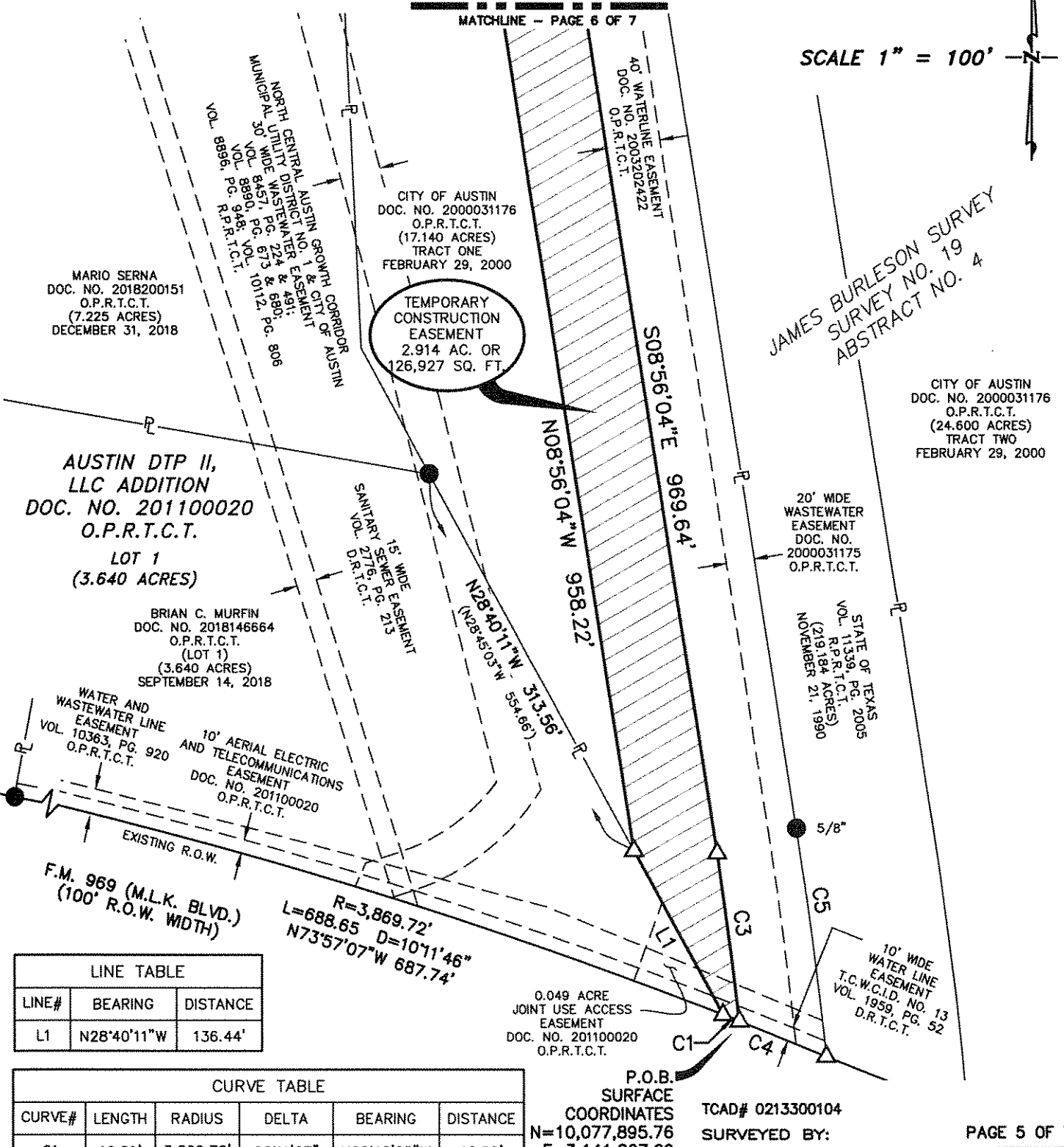
AUSTIN GRID N-23 & N-24
TCAD# 0213300104

EXHIBIT "C-2"

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.914 AC. OR 126,927 SQ. FT. OF LAND OUT OF
THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**

MATCHLINE - PAGE 6 OF 7

SCALE 1" = 100'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N28°40'11"W	136.44'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	12.89'	3,869.72'	00°11'27"	N68°46'05"W	12.89'
C3	123.58'	2,755.00'	02°34'12"	S07°38'38"E	123.57'
C4	69.35'	3,869.72'	01°01'37"	N68°08'58"W	69.35'
C5	167.91'	2,815.00'	03°25'03"	N07°31'32"W	167.88'

0.049 ACRE
JOINT USE ACCESS
EASEMENT
DOC. NO. 201100020
O.P.R.T.C.T.

P.O.B.
SURFACE
COORDINATES
N=10,077,895.76
E=3,141,807.29

TCAD# 0213300104
SURVEYED BY: _____
PAGE 5 OF 7

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.914 AC. OR 126,927 SQ. FT. OF LAND OUT OF
THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**

J.C. TANNEHILL SURVEY
SURVEY NO. 29
ABSTRACT NO. 22

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(17.140 ACRES)
TRACT ONE
FEBRUARY 29, 2000

TEMPORARY
CONSTRUCTION
EASEMENT
2.914 AC. OR
126,927 SQ. FT.

R=3,035.00'
L=917.57' D=17°19'20"
N00°19'36"W 914.08'

MATCHLINE - PAGE 7 OF 7

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	899.43'	2,975.00'	17°19'20"	S00°19'36"E	896.01'

SCALE 1" = 100'



JAMES BURLESON SURVEY
SURVEY NO. 19
ABSTRACT NO. 4

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(24.600 ACRES)
TRACT TWO
FEBRUARY 29, 2000

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

20' WIDE
WASTEWATER
EASEMENT
DOC. NO.
2000031175
O.P.R.T.C.T.

NORTH CENTRAL AUSTIN GROWTH CORRIDOR
& CITY OF AUSTIN
MUNICIPAL UTILITY DISTRICT NO. 1
WASTEWATER EASEMENT
VOL. 8898, PG. 224 & 683;
VOL. 8899, PG. 10112, PG. 806
VOL. 8898, PG. 224 & 683;
VOL. 8899, PG. 10112, PG. 806
R.P.R.T.C.T.

APPROXIMATE
SURVEY LINE
A-22
A-4

40' WATERLINE EASEMENT
DOC. NO. 2003202422
O.P.R.T.C.T.

LINE TABLE		
LINE#	BEARING	DISTANCE
L4	N67°12'38"E	62.35'

N08°56'04"W 958.22'
S08°56'04"E 969.64'

TCAD# 0213300104

SURVEYED BY: PAGE 6 OF 7

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

MATCHLINE - PAGE 5 OF 7

**SKETCH TO ACCOMPANY DESCRIPTION
OF 2.914 AC. OR 126,927 SQ. FT. OF LAND OUT OF
THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22
AUSTIN, TRAVIS COUNTY, TEXAS**

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S53°15'43"W	55.41'
L3	S07°13'44"W	106.36'

**FIRST TEE,
PHASE ONE
DOC. NO. 200200152
O.P.R.T.C.T.**

**LOT 1,
BLOCK A
(96.754 ACRES)**

YOUNG MENS CHRISTIAN
ASSOCIATION
OF AUSTIN
VOL. 12018 PG. 302
R.P.R.T.C.T.
(96.794 ACRE TRACT)
AUGUST 31, 1993

SCALE 1" = 100'

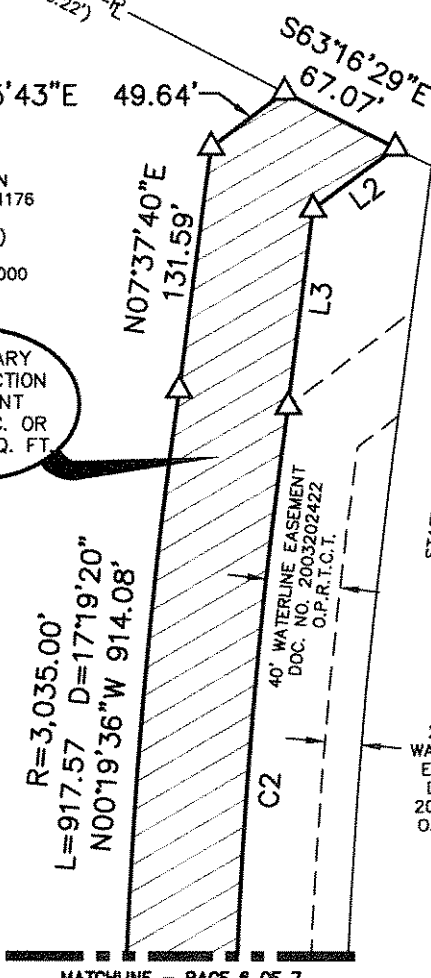
J.C. TANNEHILL SURVEY
SURVEY NO. 29
ABSTRACT NO. 22

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(17.149 ACRES)
TRACT ONE
FEBRUARY 29, 2000

TEMPORARY
CONSTRUCTION
EASEMENT
2.914 AC. OR
126,927 SQ. FT.

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- DISTANCE NOT TO SCALE
- (.....) RECORD INFORMATION



YOUNG MENS CHRISTIAN
ASSOCIATION
OF AUSTIN
VOL. 12018 PG. 302
R.P.R.T.C.T.
(14.487 ACRE TRACT)
AUGUST 31, 1993

CITY OF AUSTIN
DOC. NO. 2000031176
O.P.R.T.C.T.
(24.600 ACRES)
TRACT TWO
FEBRUARY 29, 2000

STATE OF TEXAS
VOL. 11339, PG. 2005
R.P.R.T.C.T.
(219.184 ACRES)
NOVEMBER 21, 1990

20' WIDE
WASTEWATER
EASEMENT
DOC. NO.
2000031175
O.P.R.T.C.T.

APPROXIMATE
SURVEY LINE A-22
A-4
JAMES BURLESON SURVEY
SURVEY NO. 19
ABSTRACT NO. 4

MATCHLINE - PAGE 6 OF 7

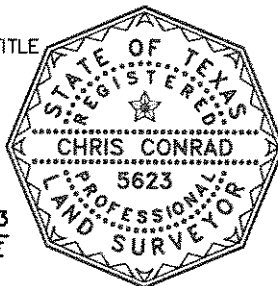
CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C2	899.43'	2,975.00'	17°19'20"	S00°19'36"E	896.01'

NOTES:
1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. COORDINATES SHOWN HEREON ARE SURFACE COORDINATES AND CAN BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.000070.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

Chris Conrad

01/27/2023

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.



REVISD: 01-27-2023
ISSUED: 11-04-2022
TCAD# 0213300104
SURVEYED BY: PAGE 7 OF 7

**McGRAY & McGRAY
LAND SURVEYORS, INC.**
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #10095500

Signature: Kimberley Valdez
Kimberley Valdez (Aug 1, 2024 10:46 CDT)

Email: kvaldez@rampagelaw.com











2024 0801 AWARD OF COMMISSIONERS 4881-4991-9700 v.2


Final Audit Report


2024-08-01


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"2024 0801 AWARD OF COMMISSIONERS 4881-4991-9700 v.2" History

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Kimberley Valdez on behalf of Adolfo Ruiz

Bar No. 17385600

kvaldez@rampagelaw.com

Envelope ID: 90446470

Filing Code Description: CN:PB PROPOSED AWARD FOR SPECIAL COMMISSIONERS

Filing Description: Award of Commissioners

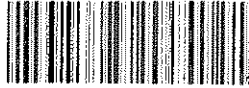
Status as of 8/2/2024 7:17 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Adolfo Ruiz		aruiz@rampagelaw.com	8/1/2024 3:18:38 PM	SENT
Kimberley Valdez		kvaldez@rampagelaw.com	8/1/2024 3:18:38 PM	SENT



DANA DEBEAUVOIR
County Clerk, Travis County
P.O. BOX 149328
AUSTIN, TEXAS 78714-9328



9434 7265 9904 2188 3685 26

RETURN RECEIPT REQUESTED

RECEIVED
AUG 17 2024
BY: *W*



Adolfo Ruiz
Patrick C. Bernal
DENTON NAVARRO RODRIGUEZ BERNAL SANTI
2517 N. Main Avenue
SAN ANTONIO, TX 78212

