

**NO. C-1-PB-24-000536**

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

**AWARD OF COMMISSIONERS**

On August 29, 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, First Austin Investments LLC** appeared and through its representative Harish Kumar Bathini.

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

1. On March 1, 2024, Plaintiff filed a written petition with the County Clerk, Travis County, Texas, seeking judgment for permanent waterline easements, temporary construction easements, and/or access easements over, upon, across and under the land described in **Exhibit "A" and, "B"** attached hereto.

2. On March 19, 2024, the Honorable Guy Herman, Judge of the Probate Court No. 1, Travis County, Texas, appointed Conrad Masters, Arthur Hazarabedian and Morrie Schulman 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. On June 17, 2024, the Honorable Guy Herman, Judge of the Probate Court No. 1, Travis County, Texas, appointed Richard Thormann as a substitute Special Commissioner in place of Morrie Schulman.

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 August 8, 2024, promptly set August 29, 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 29, 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 SIXTY-NINE THOUSAND SEVEN HUNDRED EIGHTY-FIVE AND AND 00/100 (\$169,785.00).**

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 29th day of August, 2024, we have reduced our decision to writing and have signed that decision on that date.

  
\_\_\_\_\_  
Conrad Masters (Aug 29, 2024 11:16 CDT)  
Conrad Masters  
Special Commissioner

  
\_\_\_\_\_  
Arthur Hazarabedian  
Special Commissioner

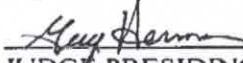
  
\_\_\_\_\_  
Richard Thormann (Aug 29, 2024 11:03 CDT)  
Richard Thormann  
Special Commissioner

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:

September 6, 2024

  
\_\_\_\_\_  
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*

FIRST AUSTIN INVESTMENTS, LLC  
Registered Agent: Srinivas Sudhireddy  
760 Moss Glen Dr.  
Prosper, Texas 75078  
(Landowner)

FIRST AUSTIN INVESTMENTS, LLC  
Attn: Mr. Venkat Pasula  
35 Boehm Way  
Hillsborough Township, NJ 08844  
(Landowner)

Joshua Schroeder, Esq.  
Sneed, Vine & Perry, P.C.  
108 East 8th Street  
Georgetown, Texas 78626  
(Landowners Attorney)

HICKS DAVIS WYNN, P.C.  
3555 Timmons Lane, Ste. 1000  
Houston, Texas 77027

Srinivas Sudhireddy  
760 Moss Glen Dr.  
Prosper, Texas 75078  
(Landowner)

Venkateswarlu Pasula  
35 Boehm Way  
Hillsborough Township, NJ 08844  
(Landowner)

Harish Kumar Bathini  
11 Sutton Court  
Branchburg, NJ 08876  
(Landowner)

290 JONES INVESTMENTS, INC.,  
Teddy Rea Jones (Registered Agent for Service)  
1500 Scenic Drive #303  
Austin, TX 78703  
(Lender)

UNION PACIFIC CORPORATION  
f/k/a Missouri-Kansas-Texas Railroad Company of Texas  
C T Corporation System  
1999 Bryan St., Ste. 900  
Dallas, Texas 75201-3136  
Purpose: Right-of-Way

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  
Purpose: Electric

STATE OF TEXAS  
Secretary of State  
Service of Process  
P.O. Box 12079  
Austin, Texas 78711-2079  
Purpose: Channel Improvement U.S. Hwy 290

CITY OF AUSTIN  
ATTN: Jesus Garza, Interim City Manager  
P.O. Box 1088  
Austin, Texas 78767  
(Electric Utility Easement; Telephone Easement;  
Water Main Easement; Waterline Easement)

AT&T Corp. and AT&T Communications-East, Inc.  
C T Corporation System (Registered Agent for Service)  
1999 Bryan Street, Ste. 900  
Dallas, Texas 75201-3136  
(Telecommunications Cable System-Fiber Optic Cable)

Qwest Communications Company LLC  
C T Corporation System (Registered Agent for Service)  
1999 Bryan St., Ste. 900  
Dallas, Texas 75201-3136  
(Telecommunications Cable System)

LEVEL 3 COMMUNICATIONS, LLC  
C T Corporation System (Registered Agent for Service)  
1999 Bryan St., Ste. 900  
Dallas, Texas 75201-3136

BANK MIDWEST N.A.  
A division of NBH Bank  
Corporation Service Company  
Db a CSC-Lawyers Incorporating Service Company  
211 E. 7<sup>th</sup> Street, Ste. 620  
Austin, Texas 78701-3218  
(Lienholder)

AMERICAN BANK OF COMMERCE  
Legalinc Corporate Service Inc. (Registered Agent for Service)  
10601 Clarence Dr., Ste. 250  
Frisco, Texas 75033-0000  
(Judgment in Absence of Objections)

STATE OF TEXAS  
acting by and through, the Texas Transportation Commission and  
Central Texas Regional Mobility Authority  
Secretary of State  
Service of Process  
P.O. Box 12079  
Austin, Texas 78711-2079

PAJO PROPERTIES, LTD.  
f/k/a BROUGHER PARTNERS, LTD., a Texas limited  
Partnership by and through JR BROUGHER, LLC, a Texas limited liability company  
John R. Brougher III (Registered Agent for Service)  
426 Sixth Street  
Comfort, Texas 78013-2316

THE AUSTIN TRUST COMPANY:  
Co-Trustee of the Seiders Family Trust;  
Trustee of the Linda Rosemary Greenhaw Exempt Lifetime Trust;  
Trustee of the James William Greenhaw Exempt Lifetime Trust;  
Trustee of the Katherine Gail Henry Exempt Lifetime Trust;  
William Peckham, Trustee of the MSS Trust, Irrevocable Trust;  
and Celia Seiders Bell and Margaret Louise Tate;  
Richard Dale Seiders, Co-Trustee of the Seiders Family Trust;  
Margaret Ann Plummer Seiders, Co-Trustee of the Seiders Family Trust;  
Richard D. Seiders, Independent Executor of the Estate of Ione Seiders, Deceased.  
336 S. Congress Avenue, Suite 100  
Austin, Texas 78704

ENERGY COMMISSIONING, INC.,  
a Texas Corporation  
Marshall M. Hussain (Registered Agent for Service)  
826 Prairie Trail  
Austin, Texas 78758



**EXHIBIT "A"**

0.0197 Acre WE  
Waterline Easement  
Lucas Munos Survey No. 55, Abstract No. 513  
Travis County, Texas

**DESCRIPTION FOR A 0.0197 ACRE  
WATERLINE EASEMENT**

DESCRIPTION OF A 0.0197 OF ONE ACRE (857 SQUARE FOOT) EASEMENT, OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 66.29 ACRES (TRACT 2) CONVEYED TO FIRST AUSTIN INVESTMENTS, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 8, 2021, AS RECORDED IN DOCUMENT NO. 2021226851, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.0197 ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the southeast corner of this easement, being in the south line of said 66.29 acre First Austin Investments tract, and the existing north right-of-way line of U.S. Highway 290 (varying width), from which a 3/4-inch iron pipe found in the south line of said 66.29 acre First Austin Investments tract, and the existing north right-of-way line of U.S. Highway 290, bears North 84°02'06" East 355.38 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,094,778.97, E=3,145,327.13;

- 1) THENCE, along the south line of this easement and said 66.29 acre First Austin Investments tract, and the existing north right-of-way line of U.S. Highway 290, **South 84°02'06" West 14.53 feet** to a calculated point at the southwest corner of this easement, being at the southeast corner of a 40 foot waterline easement recorded in Document No. 2004020774, Official Public Records, Travis County, Texas, from which a 1/2-inch iron rod with "Pollok & Sons" cap found at the southwest corner of said 66.29 acre First Austin Investments tract, being in the east 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, and the existing north right-of-way line of U.S. Highway 290, bears South 84°02'06" West 97.00 feet;

THENCE, along the west line of this easement, and the east line of said 40 foot waterline easement, crossing said 66.29 acre First Austin Investments tract, the following two (2) courses, numbered 2 and 3:

- 2) **North 09°25'12" West 29.22 feet** to a calculated point, and

0.0197 Acre WE

- 3) **North 09°07'57" East 55.29 feet** to a calculated point at the north corner of this easement;
- 4) THENCE, along the east line of this easement, crossing said 66.29 acre First Austin Investments tract, **South 07°16'34" East 82.58 feet** to the POINT OF BEGINNING and containing 0.0197 of one acre (857 square feet) of land within these metes and bounds.

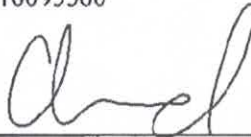
Bearing Basis Note

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



11/04/2022

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\0.0197 Ac First Austin Invest WE  
Issued 11/04/2022

AUSTIN GRID P-27  
TCAD# 0226310307

3.663 Acre TCE  
Temporary Construction Easement  
Lucas Munos Survey No. 55, Abstract No. 513  
Travis County, Texas

DESCRIPTION FOR A 3.663 ACRE  
TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION OF A 3.663 ACRE (159,557 SQUARE FOOT) EASEMENT CONSISTING OF FOUR PARTS, OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 74.76 ACRES (EXHIBIT "A-1") CONVEYED TO FIRST AUSTIN INVESTMENTS, LLC BY SPECIAL WARRANTY DEED DATED OCTOBER 8, 2021, AS RECORDED IN DOCUMENT NO. 2021226994, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 66.29 ACRES (TRACT 2) CONVEYED TO FIRST AUSTIN INVESTMENTS, LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED OCTOBER 8, 2021, AS RECORDED IN DOCUMENT NO. 2021226851, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 3.663 ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED IN FOUR PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 0.4692 ACRE

BEGINNING at a calculated point at the northwest corner of this easement, and the northeast corner of a 40 foot waterline easement recorded in Document No. 2004024687, Official Public Records, Travis County, Texas, being in the west line of said 74.76 acre First Austin Investments tract, and the east line of that tract described as 23.39 acres conveyed to 23 Acres Hwy 290 LLC by Special Warranty Deed, as recorded in Document No. 2022009220, Official Public Records, Travis County, Texas, from which a square bolt found in the west line of said 74.76 acre First Austin Investments tract, being at the southeast corner of said 23.39 acre 23 Acres Hwy 290 tract, and the northeast corner of that tract described as 1.593 acres conveyed to the City of Austin by Warranty Deed, as recorded in Volume 3296, Page 204, Deed Records, Travis County, Texas, bears South 27°27'31" West 318.07 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,097,466.26, E=3,145,191.21;

- 1) THENCE, along the north line of this easement, being the west line of said 74.76 acre First Austin Investments tract, also being the east line of said 23.39 acre 23 Acres Hwy 290 tract, **North 27°27'31" East 102.44 feet** to calculated point at the northeast corner of this easement;

THENCE, along the east line of this easement, crossing said 74.76 acre First Austin Investments tract, the following two (2) courses, numbered 2 and 3:

- 2) **South 08°23'40" East 82.92 feet** to a calculated point, and
- 3) **South 08°29'53" East 299.18 feet** to a calculated point at the southeast corner of this easement;
- 4) THENCE, along the south line of this easement, crossing said 74.76 acre First Austin Investments tract, **South 81°30'07" West 60.00 feet** to a calculated point at the southwest corner of this easement, being in the east line of said 40 foot waterline easement;
- 5) THENCE, along the west line of this easement, and the east line of said 40 foot waterline easement, crossing said 74.76 acre First Austin Investments tract, **North 08°29'53" West 299.18 feet** to the POINT OF BEGINNING and containing 0.4692 of one acre (20,438 square feet) of land within these metes and bounds.

PART 2 2.061 ACRES

BEGINNING at a calculated point at the northwest corner of this easement, being in the east line of said 40 foot waterline easement recorded in said Document No. 2004024687, from which a square bolt found in the west line of said 74.76 acre First Austin Investments tract, being at the southeast corner of said 23.39 acre 23 Acres Hwy 290 tract, and the northeast corner of said 1.593 acre City of Austin tract, bears North 73°20'30" West 206.33 feet, from which a 1/2-inch iron rod with "Pollok & Sons" cap found at an angle point in the west line of said 74.76 acre First Austin Investments tract, and in the east 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, being at the south corner of said 1.593 acre City of Austin tract, bears South 29°34'17" West 409.32 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,097,124.86, E=3,145,242.22;

- 1) THENCE, along the north line of this easement, crossing said 74.76 acre First Austin Investments tract, **North 81°30'07" East 60.00 feet** to a calculated point at the northeast corner of this easement;

THENCE, along the east line of this easement, crossing said 74.76 acre First Austin Investments tract and said 66.29 acre First Austin Investments tract, the following two (2) courses, numbered 2 and 3:

- 2) **South 08°29'53" East 42.82 feet** to a calculated point, and
- 3) **South 05°24'02" East 1,444.09 feet** to a calculated point at the southeast corner of this easement;
- 4) THENCE, along the south line of this easement, crossing said 74.76 acre and said 66.29 acre First Austin Investments tract, **South 64°10'35" West**, passing at a distance of 57.32 feet a calculated point in the south line of said 74.76 acre First Austin Investments tract, and in the north line of said 66.29 acres First Austin Investments tract, from which a 1/2-inch rod with "Pollok & Sons" cap found at the southeast corner of said 74.76 acre First Austin Investments tract, being at an angle point in the north line of said 66.29 acre First Austin Investments tract, bears South 62°25'46" East 364.31 feet, continuing along the south line of this easement an additional distance of 6.70 feet, for a total distance of **64.02 feet** to a calculated point at the southwest corner of this easement, being in the east line of a 40 foot waterline easement recorded in Document No. 2004020774, Official Public Records, Travis County, Texas;

THENCE, along the west line of this easement, being the east line of said 40 foot waterline easement recorded in said Document No. 2004020774, and said 40 foot waterline easement recorded in said Document No. 2004024687, crossing said 66.29 acre First Austin Investments tract and said 74.76 acre First Austin Investments tract, the following two (2) courses, numbered 7 and 8:

- 5) **North 05°24'02" West**, passing at a distance of 6.41 feet a calculated point in the north line of said 66.29 acre First Austin Investments tract, being in the south line of said 74.76 acre First Austin Investments tract, from which a 1/2-inch iron rod found at the northwest corner of said 66.29 acre First Austin Investments tract, and at the southwest corner of said 74.76 acre First Austin Investments tract, being in the east line of said 219.184 acre State of Texas tract, bears North 62°25'46" West 430.33 feet, continuing along the west line of this easement an additional distance of 1,458.40 feet for a total distance of **1,464.81 feet** to a calculated point, and
- 6) **North 08°29'53" West 41.20 feet** to the POINT OF BEGINNING and containing 2.061 acres (89,781 square feet) of land within these metes and bounds.

PART 3 0.9444 ACRE

BEGINNING at the southeast corner of this easement, being in the south line of said 66.29 acre First Austin Investments tract, and the existing north right-of-way line of U.S. Highway 290 (varying width), from which a 3/4-inch iron pipe found in the south line of said 66.29 acre First Austin Investments tract, and the existing north right-of-way line of U.S. Highway 290, bears North 84°02'06" East 298.01 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,094,784.93, E=3,145,384.20;

- 1) THENCE, along the south line of this easement and said 66.29 acre First Austin Investments tract, and the existing north right-of-way line of U.S. Highway 290, **South 84°02'06" West 57.37 feet** to a calculated point at the southwest corner of this easement;
- 2) THENCE, along the west line of this easement, crossing said 66.29 acre First Austin Investments tract, **North 07°16'34" West 82.58 feet** to calculated point in the east line of said 40 foot waterline easement recorded in said Document No. 2004020774;

THENCE, continuing along the west line of this easement, along the east line of said 40 foot waterline easement, crossing said 66.29 acre First Austin Investments tract, the following two (2) courses, numbered 3 and 4:

- 3) **North 09°07'57" East 562.63 feet** to a calculated corner, and
- 4) **North 05°24'02" West 28.05 feet** to a calculated point at the northwest corner of this easement;
- 5) THENCE, along the north line of this easement, crossing said 66.29 acre First Austin Investments tract, **North 59°16'21" East 66.38 feet** to a calculated point at the northeast corner of this easement;

THENCE, along the east line of this easement, crossing said 66.29 acre First Austin Investments tract, the following three (3) courses, numbered 6 through 8:

- 6) **South 05°24'02" East 64.09 feet** to a calculated point.
- 7) **South 09°07'57" West 560.43 feet** to a calculated point, and
- 8) **South 05°02'35" East 76.45 feet** to the POINT OF BEGINNING and containing 0.9444 of one acre (41,139 square feet) of land within these metes and bounds.

PART 4 0.1882 ACRE

BEGINNING at the southwest corner of this easement, being in the south line of said 66.29 acre First Austin Investments tract, and the existing north right-of-way line of U.S. Highway 290, from which a 1/2-inch iron rod with "Pollock & Sons" cap found at the southwest corner of said 66.29 acre First Austin Investments tract, being in the east line of said 219.184 acre State of Texas tract, and in the existing north right-of-way line of U.S. Highway 290, bears South 84°02'06" West 36.90 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,094,771.21, E=3,145,252.90;

- 1) THENCE, along the west line of this easement, crossing said 66.29 acre First Austin Investments tract, **North 09°25'12" West 194.19 feet** to a calculated point at the northwest corner of this easement;
- 2) THENCE, along the north line of this easement, crossing said 66.29 acre First Austin Investments tract, **North 82°43'26" East 73.51 feet** to a calculated point at the northeast corner of this easement, being in the west line of said 40 foot waterline easement recorded in said Document No. 2004020774;

THENCE, along the east line of this easement, and the west line of said 40 foot waterline easement, crossing said 66.29 acre First Austin Investments tract, the following two (2) courses, numbered 3 and 4:

- 3) **South 09°07'57" West 168.03 feet** to a calculated point, and
- 4) **South 09°25'12" East 33.35 feet** to a calculated point at the southeast corner of this easement, and the southwest corner of said 40 foot waterline easement, being in the south line of said 66.29 acre First Austin Investments tract, and the existing north right-of-way line of U.S. Highway 290;

3.663 Acre TCE

5) THENCE, along the south line of this easement and said 66.29 acre First Austin Investments tract. and the existing north right-of-way line of U.S. Highway 290. **South 84°02'06" West 20.04 feet** to the POINT OF BEGINNING and containing 0.1882 of one acre (8,199 square feet) of land within these metes and bounds.

PART 1 0.4692 Ac. 20,438 Sq. Ft.  
PART 2 2.061 Ac. 89,781 Sq. Ft.  
PART 3 0.9444 Ac. 41,139 Sq. Ft.  
PART 4 0.1882 Ac. 8,199 Sq. Ft.  
**TOTAL 3.663 Ac. 159,557 Sq. Ft.**

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 cursive script, appearing to read "Chris Conrad".

11/04/2022

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\3.663 Ac First Austin Invest TCE

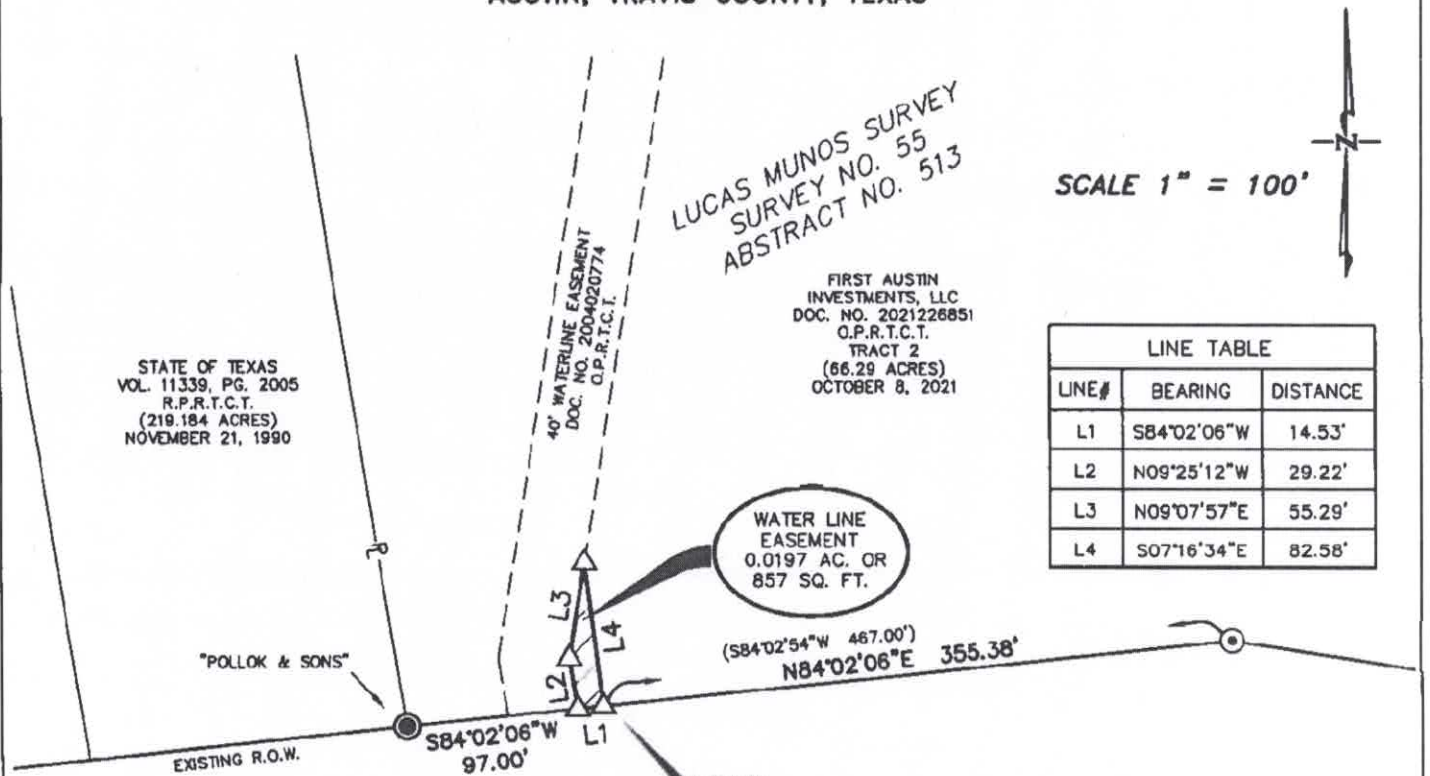
Issued 11/04/2022

AUSTIN GRID P-28 & P-27  
TCAD# 0226310301 & 0226310307



**EXHIBIT "B"**

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 0.0197 AC. OR 857 SQ. FT. OF LAND OUT OF  
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513  
AUSTIN, TRAVIS COUNTY, TEXAS**



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

40' WATERLINE EASEMENT  
DOC. NO. 2004020774  
O.P.R.T.C.T.

LUCAS MUNOS SURVEY  
SURVEY NO. 55  
ABSTRACT NO. 513

FIRST AUSTIN  
INVESTMENTS, LLC  
DOC. NO. 2021226851  
O.P.R.T.C.T.  
TRACT 2  
(66.29 ACRES)  
OCTOBER 8, 2021

SCALE 1" = 100'

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S84°02'06"W	14.53'
L2	N09°25'12"W	29.22'
L3	N09°07'57"E	55.29'
L4	S07°16'34"E	82.58'

WATER LINE  
EASEMENT  
0.0197 AC. OR  
857 SQ. FT.

(S84°02'54"W 467.00')  
N84°02'06"E 355.38'

"POLLOK & SONS"  
EXISTING R.O.W.

U.S. HIGHWAY 290  
(VARIABLE R.O.W. WIDTH)

P.O.B.  
SURFACE  
COORDINATES  
N=10,094,778.97  
E=3,145,327.13

**LEGEND**

- ⊙ 3/4" IRON PIPE FOUND
- 1/2" IRON ROD WITH CAP FOUND
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℞ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- (.....) RECORD INFORMATION

**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*

11/04/2022

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

TCAD# 0226310307

ISSUED: 11-04-2022

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

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 3.663 AC. OR 159,557 SQ. FT. OF LAND OUT OF  
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513  
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 200'

23 ACRES HWY 290 LLC  
DOC. NO. 2022009220  
O.P.R.T.C.T.  
(23.39 ACRES)  
JANUARY 14, 2022  
  
P.O.B. PART 1  
SURFACE  
COORDINATES  
N=10,097,466.26  
E=3,145,191.21

CITY OF AUSTIN  
VOL. 3296, PG. 204  
D.R.T.C.T.  
(1.593 ACRES)  
JANUARY 24, 1967

P.O.B. PART 2  
SURFACE  
COORDINATES  
N=10,097,124.86  
E=3,145,242.22

STATE OF TEXAS  
VOL. 11339 PG. 2005, R.P.R.T.C.T.  
(219,184 ACRES)  
NOVEMBER 21, 1990

40' WATERLINE EASEMENT  
DOC. NO. 2004024687  
O.P.R.T.C.T.

PART 1  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.4692 AC. OR  
20,438 SQ. FT.

LUCAS MUNOS SURVEY  
SURVEY NO. 55  
ABSTRACT NO. 513

FIRST AUSTIN INVESTMENTS, LLC  
DOC. NO. 2021226994  
O.P.R.T.C.T.  
(74.76 ACRES)  
EXHIBIT "A-1"  
OCTOBER 8, 2021

PART 2  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
2.061 AC. OR  
89,781 SQ. FT.

MATCHLINE - PAGE 8 OF 8

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N27°27'31"E	102.44'
L2	S08°23'40"E	82.92'
L3	S81°30'07"W	60.00'
L4	N81°30'07"E	60.00'
L5	S08°29'53"E	42.82'
L6	S64°10'35"W	64.02'
L7	N08°29'53"W	41.20'
L8	N73°20'30"W	206.33'
L9	S64°10'35"W	57.32'
L10	S64°10'35"W	6.70'
L11	N05°24'02"W	6.41'
L12	S84°02'06"W	57.37'
L13	N07°16'34"W	82.58'
L14	N05°24'02"W	28.05'
L15	N59°16'21"E	66.38'
L16	S05°24'02"E	64.09'
L17	S05°02'35"E	76.45'
L18	N09°25'12"W	194.19'
L19	N82°43'26"E	73.51'
L20	S09°07'57"W	168.03'
L21	S09°25'12"E	33.35'
L22	S84°02'06"W	20.04'
L23	S84°02'06"W	36.90'

TCAD# 0226310301  
TCAD# 0226310307

SURVEYED BY: PAGE 7 OF 8

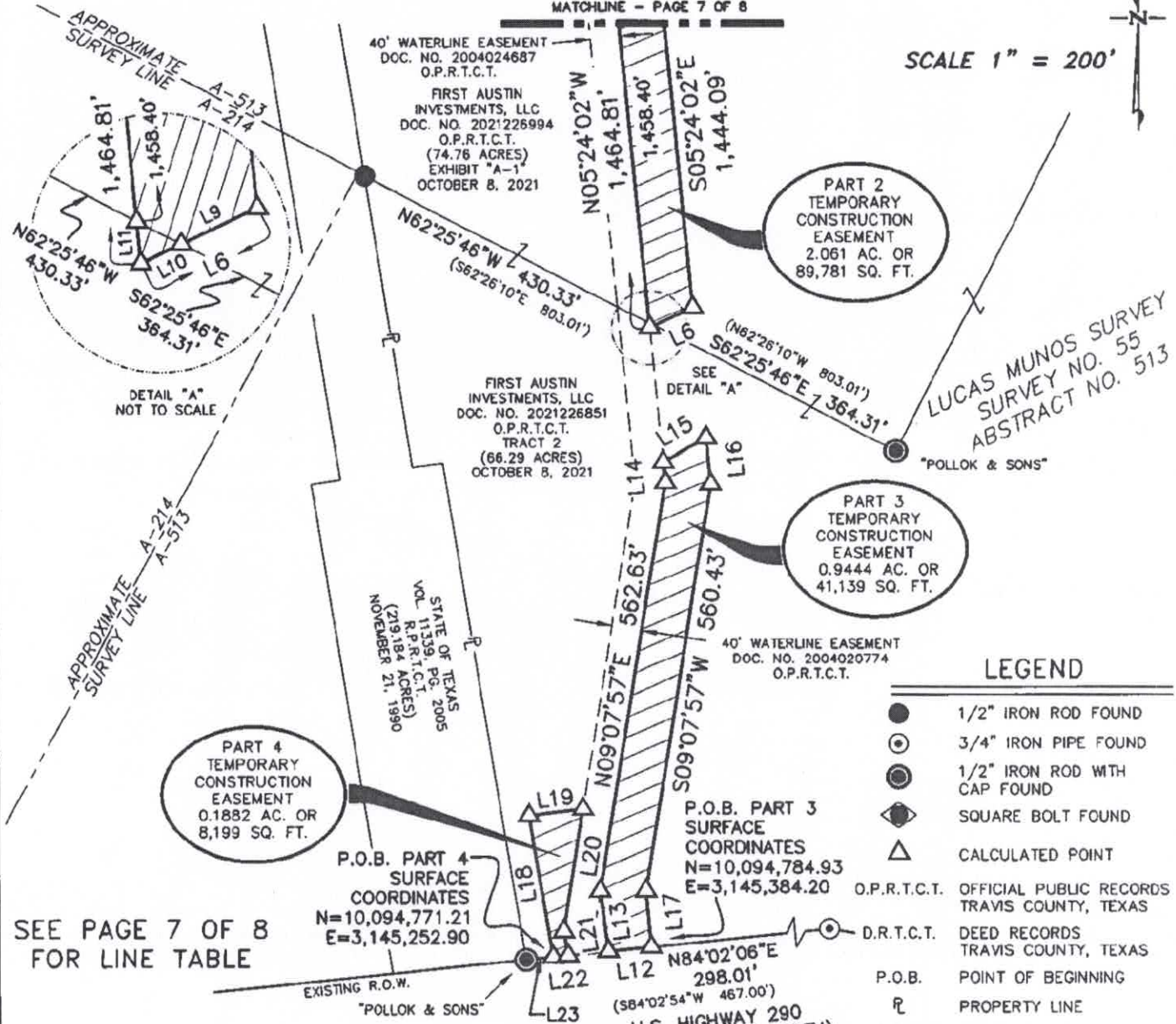
**McGRAY & McGRAY  
LAND SURVEYORS, INC.**

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

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 3.663 AC. OR 159,557 SQ. FT. OF LAND OUT OF  
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513  
AUSTIN, TRAVIS COUNTY, TEXAS**

MATCHLINE - PAGE 7 OF 8

SCALE 1" = 200'



DETAIL "A"  
NOT TO SCALE

PART 4  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.1882 AC. OR  
8,199 SQ. FT.

PART 2  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
2.061 AC. OR  
89,781 SQ. FT.

PART 3  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.9444 AC. OR  
41,139 SQ. FT.

**LEGEND**

- 1/2" IRON ROD FOUND
- ⊙ 3/4" IRON PIPE FOUND
- ⊙ 1/2" IRON ROD WITH CAP FOUND
- ⊕ SQUARE BOLT FOUND
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- ℙ PROPERTY LINE
- R.O.W. RIGHT OF WAY
- DISTANCE NOT TO SCALE
- (.....) RECORD INFORMATION
- ┌ LAND HOOK

SEE PAGE 7 OF 8  
FOR LINE TABLE

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.

11/04/2022



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

TCAD# 0226310301  
TCAD# 0226310307  
ISSUED: 11-04-2022  
SURVEYED BY: PAGE 8 OF 8

**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 29, 2024 12:25 CDT)

**Email:** [kvaldez@rampagelaw.com](mailto:kvaldez@rampagelaw.com)











# 2024 0829 AWARD OF COMMISSIONERS 4859-2135-7022 v.2

Final Audit Report


2024-08-29


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Kimberley Valdez on behalf of Adolfo Ruiz

Bar No. 17385600

kvaldez@rampagelaw.com

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

Filing Description: Award of Commissioners

Status as of 8/29/2024 12:55 PM CST

Associated Case Party: First Austin Investments, LLC

Name	BarNumber	Email	TimestampSubmitted	Status
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