

NO. C-1-PB-24-000911

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

AWARD OF COMMISSIONERS

On August 15, 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 9, 2024, Plaintiff filed a written petition with the County Clerk, Travis County, Texas, seeking judgment for permanent waterline easements, temporary construction easements, and access easement over, upon, across and under the land described in **Exhibit "A" and, "B"** attached hereto.

2. On April 24, 2024, the Honorable Guy Herman, Judge of the Probate Court No. 1, Travis County, Texas, appointed Perry Lorenz, Ken Glasgow and Arthur Hazarabedian 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 22, 2024, promptly set August 15, 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 15, 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.

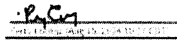
7. After service of the notice, the Commissioners, at the time and manner by Zoom Teleconference, proceeded to hear the parties, all of whom announced ready for hearing. Evidence was received, and argument was submitted by the parties.

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: **TWO HUNDRED AND EIGHTY THREE THOUSAND EIGHT HUNDRED AND FIFTY DOLLARS AND 00/100 (\$283,850.00).**

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 15th day of August, 2024, we have reduced our decision to writing and have signed that decision on that date.



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Perry Lorenz  
Special Commissioner



---

Ken Glasgow  
Special Commissioner



---

Arthur Hazarabedian  
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 \$ 1750.00 as a reasonable fee for services in this proceeding.

Signed:

SIGNED this \_\_\_\_\_ day of August 20, 2024, 2024.

Hon. Nicholas Chu, Probate Court 2

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JUDGE PRESIDING

**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 Rodriguez  
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

Travis County  
c/o Travis County Clerk, Dyana Limon-Mercado  
P.O. Box 149325  
Austin, Texas 78714  
(Lateral Support Easement)

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)

Tri-Roads III, Inc.,  
General Partner of JM 118, LP.  
James B. Rubin (Registered Agent for Service)  
12710 Research Blvd #130  
Austin, Texas 78759  
(Grantee-General Warranty Deed)

American Bank of Commerce  
Legalinc Corporate Services, Inc. (Registered Agent for Service)  
10601 Clarence Dr. Ste. 250  
Frisco, Texas 75033  
(Lender)

Carson and Associates, Inc.  
John M. Carson (Registered Agent for Service)  
4120 Rio Bravo  
El Paso, Texas 79902  
(Restrictive Covenant to City of Austin)

ScenicPoint Two Property Owners Association, Inc.  
Goodwin & Company (Registered Agent for Service)  
11149 Research Blvd., Ste. 100  
Austin, Texas 78759  
(POA Management Certificate)

Bill Radford, Trustee  
P.O. Box 80128  
Raleigh NC 27623  
(Easement)

Rubert Ceder and Lillie Belle Ceder  
8601 Karling Street  
Austin, TX 78724  
(Grantor, General Warranty Deed)

W.B. Pannell, Trustee for The Pannell Living Trust  
c/o Helen Anne Wray  
4122 E. Wilshire  
Springfield, MO 65809  
(Grantor, General Warranty Deed)

Betty Jean Ceder Purvis  
65 Woodhaven Drive  
Odessa, TX 78762  
(Grantor, General Warranty Deed)

SW Bell Telephone Company  
C T Corporation System (Registered Agent for Service)  
1999 Bryan St., Suite 900  
Dallas, Texas 75201  
(Easement-Communication Equipment Station)

**EXHIBIT "A"**

8.689 Acre TCE  
Temporary Construction Easement  
Howell T. Davis Survey No. 30, Abstract No. 214  
Lucas Munos Survey No. 55, Abstract No. 513  
J.C. Tannehill Survey No. 29, Abstract No. 22  
Travis County, Texas

DESCRIPTION FOR A 8.689 ACRE  
TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION OF A 8.689 ACRE (378,466 SQUARE FOOT) EASEMENT CONSISTING OF TWO PARTS, OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214, THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT DESCRIBED AS 46.269 ACRES (TRACT 1) CONVEYED TO THE CITY OF AUSTIN BY GENERAL WARRANTY DEED DATED AUGUST 21, 2006, AS RECORDED IN DOCUMENT NO. 2006161037, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 8.689 ACRE EASEMENT ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 192.19 ACRES CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED SEPTEMBER 25, 2002, AS RECORDED IN DOCUMENT NO. 2002182125, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 8.689 ACRE EASEMENT ALSO BEING A PORTION OF THAT TRACT DESCRIBED AS 84.427 ACRES CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED DECEMBER 22, 1999, AS RECORDED IN DOCUMENT NO. 1999159415, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND SAID 8.689 ACRE EASEMENT ALSO BEING OUT OF LOT 121, BLOCK C, SCENIC POINT SUBDIVISION, PHASE TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200200035, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 121 CONVEYED TO THE CITY OF AUSTIN BY SPECIAL WARRANTY DEED DATED JUNE 11, 2010, AS RECORDED IN DOCUMENT NO. 2010087027, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 8.689 ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS:

PART 1 8.607 ACRES

BEGINNING at a calculated point at the northeast corner of this easement, from which a 1/2-inch iron rod with "Holt Carson, Inc" cap found in the north line of said 46.269 acre City of Austin tract, being in the existing south right-of-way line of Old Manor Road (varying width), bears, North 04°27'20" East 33.22 feet, and North 69°01'52" East 529.95 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,092,572.32, E=3,145,326.23;

1) THENCE, along the east line of this easement, crossing said 46.269 acre City of Austin tract, **South 04°27'20" West 832.85 feet** to a calculated point in the south line of said 46.269 acre City of Austin tract, being in the north line of said 192.19 acre City of Austin tract, from which a 1/2-inch iron rod found in the south line of said 46.269 acre City of Austin tract, and the north line of said 192.19 acre City of Austin tract, bears, North 52°10'41" East 286.04 feet;

THENCE, continuing along the east line of this easement, crossing said 192.19 acre City of Austin tract, the following three (3) courses, numbered 2 through 4:

2) **South 04°27'20" West 995.61 feet** to a calculated point,

3) **South 62°38'06" East 231.00 feet** to a calculated point,

4) **South 27°46'22" West 412.64 feet** to a calculated point in the south line of said 192.19 acre City of Austin tract, and the north line of said 84.427 acre City of Austin tract;

THENCE, continuing along the east line of this easement, crossing said 84.427 acre City of Austin tract, the following four (4) courses, numbered 5 through 8:

5) **South 27°46'22" West 384.46 feet** to a calculated point,

6) **South 04°51'48" West 740.31 feet** to a calculated point,

7) with a curve to the right, whose delta angle is **05°38'51"**, radius is **3,015.00 feet**, an arc distance of **297.18 feet**, and the chord of which bears **South 05°55'22" West 297.06 feet** to a calculated point, and



- 8) with a curve to the right, whose delta angle is **00°37'12"**, radius is **3,015.00 feet**, an arc distance of **32.62 feet**, and the chord of which bears **South 11°22'42" West 32.62 feet** to a calculated point in the south line of said 84.427 acre City of Austin tract, and the north line of said Lot 121 and said City of Austin tract, from which a 60D nail found in the south line of said 84.427 acre City of Austin tract, and the north line of said Lot 121 and said City of Austin tract, bears South 61°53'32" East 22.30 feet;

THENCE, continuing along the east line of this easement, crossing said Lot 121 and said City of Austin tract, the following thirteen (13) courses, numbered 9 through 21:

- 9) with a curve to the right, whose delta angle is **09°56'17"**, radius is **3,015.00 feet**, an arc distance of **522.95 feet**, and the chord of which bears **South 16°39'26" West 522.30 feet** to a calculated point,
- 10) **South 21°29'41" West 36.57 feet** to a calculated point,
- 11) with a curve to the left, whose delta angle is **21°43'39"**, radius is **375.00 feet**, an arc distance of **142.21 feet**, and the chord of which bears **South 39°01'38" West 141.36 feet** to a calculated point,
- 12) **South 26°09'00" West 134.10 feet** to a calculated point,
- 13) with a curve to the left, whose delta angle is **37°01'10"**, radius is **375.00 feet**, an arc distance of **242.29 feet**, and the chord of which bears **South 08°31'06" West 238.10 feet** to a calculated point,
- 14) **South 21°29'42" West 606.11 feet** to a calculated point,
- 15) **South 09°13'01" West 114.04 feet** to a calculated point,
- 16) **South 21°29'42" West 236.02 feet** to a calculated point,
- 17) with a curve to the left, whose delta angle is **57°41'38"**, radius is **315.00 feet**, an arc distance of **317.19 feet**, and the chord of which bears **South 21°29'42" West 303.96 feet** to a calculated point,
- 18) **South 21°29'42" West 267.28 feet** to a calculated point,

- 19)with a curve to the left, whose delta angle is **42°50'33"**, radius is **516.97 feet**, an arc distance of **386.56 feet**, and the chord of which bears **South 25°47'59" West 377.62 feet** to a calculated point,
- 20)**South 02°59'39" West 22.96 feet** to a calculated point, and
- 21)with a curve to the right, whose delta angle is **87°18'00"**, radius is **87.50 feet**, an arc distance of **133.32 feet**, and the chord of which bears **South 40°18'08" West 120.79 feet** to a calculated point at the south corner of this easement, being in the east line of a 40 foot wide waterline easement recorded in Document No. 2004021594, Official Public Records, Travis County, Texas;

THENCE, along the west line of this easement, and the east line of said 40 foot wide waterline easement, crossing said Lot 121 and said City of Austin tract, the following four (4) courses, numbered 22 through 25:

- 22)**North 21°29'42" East 1,313.49 feet** to a calculated point,
- 23)**North 09°13'01" East 114.04 feet** to a calculated point, from which a 3/8-inch iron pipe found at an angle point in the west line of said Lot 121, said City of Austin tract and said 40 foot wide waterline easement, 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, bears **South 43°17'35" West 107.72 feet**,
- 24)**North 21°29'42" East 1,149.73 feet** to a calculated point, and

25)with a curve to the left, whose delta angle is **10°16'52"**, radius is **2,955.00 feet**, an arc distance of **530.24 feet**, and the chord of which bears **North 16°29'08" East 529.53 feet** to a calculated point in the north line of said Lot 121 and said City of Austin tract, and the south line of said 84.427 acre City of Austin tract, being at the northeast corner of said 40 foot wide waterline easement recorded in said Document No. 2004021594, and at the southeast corner of a 40 foot wide waterline easement recorded in Document No. 2003202422, Official Public Records, Travis County, Texas, from which a 60D nail found at the northwest corner of said Lot 121, said City of Austin tract and said 40 foot wide waterline easement recorded in said Document No. 2004021594, being the southwest corner of said 84.427 acre City of Austin tract and said 40 foot wide waterline easement recorded in said Document No. 2003202422, also being in the east line of said 219.184 acre State of Texas tract, bears North 61°53'32" West 41.80 feet;

THENCE, continuing along the west line of this easement, and the east line of said 40 foot wide waterline easement recorded in said Document No. 2003202422, crossing said 84.427 acre City of Austin tract, the following four (4) courses, numbered 26 through 29:

26)with a curve to the left, whose delta angle is **00°15'12"**, radius is **2,955.00 feet**, an arc distance of **13.06 feet**, and the chord of which bears **North 11°13'07" East 13.06 feet** to a calculated point,

27)with a curve to the left, whose delta angle is **05°43'09"**, radius is **2,955.00 feet**, an arc distance of **290.97 feet**, and the chord of which bears **North 05°54'08" East 290.85 feet** to a calculated point,

28)**North 04°51'48" East 753.39 feet** to a calculated point, and

29)**North 27°46'22" East 396.02 feet** to a calculated point in the north line of said 84.427 acre City of Austin tract, and the south line of said 192.19 acre City of Austin tract, being at the northeast corner of said 40 foot wide waterline easement recorded in said Document No. 2003202422, and being the southeast corner of a 40 foot wide waterline easement (no record information found), from which a 1/2-inch iron rod found at the northwest corner of said 84.427 acre City of Austin tract, and the southwest corner of said 192.19 acre City of Austin tract, being in the east line of said 219.184 acre State of Texas tract, bears North 62°36'31" West 210.09 feet;

THENCE, along the west line of this easement, and the east line of said 40 foot wide waterline easement (no record information found), crossing said 192.19 acre City of Austin tract, the following three (3) courses, numbered 30 through 32:

- 30) **North 27°46'22" East 352.80 feet** to a calculated point,
- 31) **North 62°38'06" West 210.35 feet** to calculated point, and
- 32) **North 04°27'20" East 980.84 feet** to a calculated point in the north line of said 192.19 acre City of Austin tract, and the south line of said 46.269 acre City of Austin tract, being at the northeast corner of said 40 foot wide waterline easement (no record information found), and the southeast corner of a 40 foot wide waterline easement recorded in Document No. 2003241003, Official Public Records, Travis County, Texas, from which a 1/2-inch iron rod found at the northwest corner of said 192.19 acres City of Austin tract, being the southwest corner of said 46.269 acre City of Austin tract, also being in the east line of said 219.184 acre State of Texas tract, bears South 52°10'41" West 190.40 feet;
- 33) THENCE, continuing along the west line of this easement, and the east line of said 40 foot wide waterline easement recorded in said Document No. 2003241003, crossing said 46.269 acre City of Austin tract, **North 04°27'20" East 858.88 feet** to a calculated point at the northwest corner of this easement, from which a 1/2-inch iron rod with "Holt Carson, Inc" cap found at the northwest corner of said 46.269 acre City of Austin tract, being in the east line of said 219.184 State of Texas tract, and in the existing south right-of-way line of Old Manor Road, bears North 04°27'20" East 33.22 feet, and South 69°01'52" West 154.28 feet;
- 34) THENCE, along the north line of this easement, crossing said 46.269 acre City of Austin tract, **North 69°01'52" East 66.43 feet** to the POINT OF BEGINNING and containing 8.607 acres (374,917 square feet) of land within these metes and bounds.

PART 2 0.0815 Acre

BEGINNING at calculated point at the southeast corner of this easement, being in the south line of said Lot 121 and said City of Austin tract, and the north line of Lot 1, Worley and Barton Subdivision, a subdivision of record in Book 84, Pages 199B-199C, Plat Records, Travis County, Texas, said Lot 1 conveyed to Arabon Real Estate, LLC by Special Warranty Deed, as recorded in Document No. 2018139782, Official Public Records, Travis County, Texas, from which a 1/2-inch iron rod with "Lenz & Assoc." cap found at the southeast corner of Lot 5, Block C, in said Scenic Point Subdivision Phase Two, being the northeast corner of said Lot 1 and said Arabon Real Estate tract, bears South 61°43'03" East 1,164.97 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,085,910.07, E=3,143,824.70;

- 1) THENCE, along the south line of this easement, said Lot 121 and said City of Austin tract, and the north line of said Lot 1 and said Arabon Real Estate tract, **North 61°43'03" West 60.42 feet** to a calculated point at the southwest corner of this easement, being the southeast corner of said 40 foot wide waterline easement recorded in said Document No. 2004021594;
- 2) THENCE, along the west line of this easement and said 40 foot wide waterline easement, crossing said Lot 121 and said City of Austin tract, **North 21°29'42" East 34.95 feet** to a calculated point at the northwest corner of this easement;
- 3) THENCE, along the north line of this easement, crossing said Lot 121 and said City of Austin tract, **North 76°58'36" East 72.82 feet** to a calculated point at the northeast corner of this easement;

8.689 Acre TCE

- 4) THENCE, along the east line of this easement, crossing said Lot 121 and said City of Austin tract, **South 21°29'42" West 83.36 feet** to the POINT OF BEGINNING and containing 0.0815 of one acre (3,549 square feet) of land within these metes and bounds.

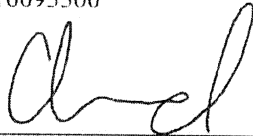
PART 1 8.607 Ac. 374,917 Sq. Ft.  
PART 2 0.0815 Ac. 3,549 Sq. Ft.  
**TOTAL 8.689 Ac. 378,466 Sq. Ft.**

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



02/03/2023

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

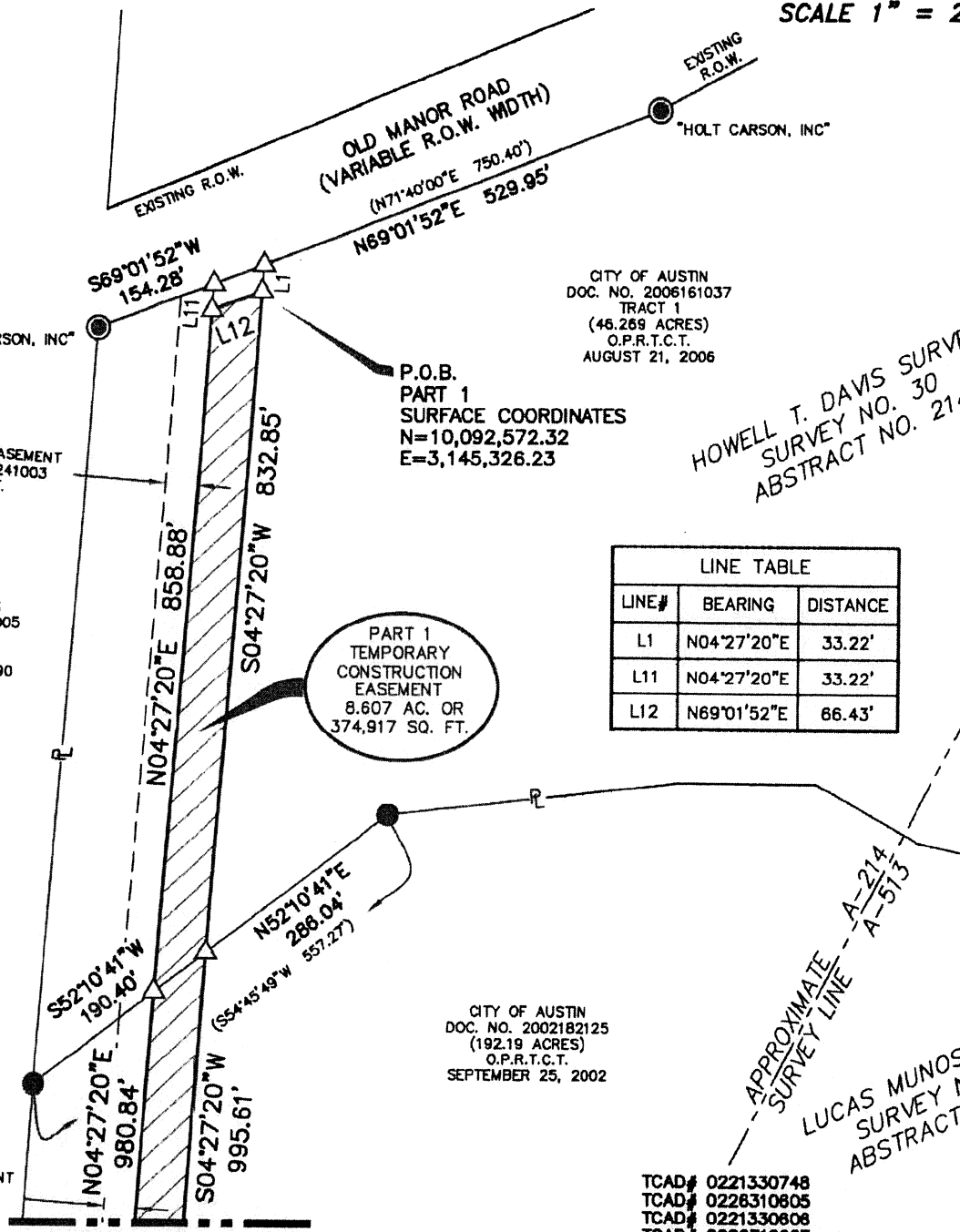
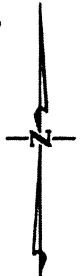
M:\F&N~22-009~Pville Raw Water Line\Description\8.689 Ac COA  
Issued 02/03/2023

AUSTIN GRID P-27, P-26, N-26, N-25  
TCAD# 0226310607, 0226310606, 0226310612,  
0226310605, 0221330748

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 8.689 AC. OR 378,466 SQ. FT. OF LAND  
OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214,  
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,  
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22  
AUSTIN, TRAVIS COUNTY, TEXAS**

**EXHIBIT B**

SCALE 1" = 200'



CITY OF AUSTIN  
DOC. NO. 2006161037  
TRACT 1  
(46.269 ACRES)  
O.P.R.T.C.T.  
AUGUST 21, 2006

HOWELL T. DAVIS SURVEY  
SURVEY NO. 30  
ABSTRACT NO. 214

P.O.B.  
PART 1  
SURFACE COORDINATES  
N=10,092,572.32  
E=3,145,326.23

40' WATERLINE EASEMENT  
DOC. NO. 2003241003  
O.P.R.T.C.T.

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

PART 1  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
8.607 AC. OR  
374,917 SQ. FT.

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N04°27'20"E	33.22'
L11	N04°27'20"E	33.22'
L12	N69°01'52"E	66.43'

CITY OF AUSTIN  
DOC. NO. 2002182125  
(192.19 ACRES)  
O.P.R.T.C.T.  
SEPTEMBER 25, 2002

APPROXIMATE  
SURVEY LINE  
A-214  
A-513  
LUCAS MUNOS SURVEY  
SURVEY NO. 55  
ABSTRACT NO. 513

- TCAD# 0221330748
- TCAD# 0226310605
- TCAD# 0221330608
- TCAD# 0226310607
- TCAD# 0226310612

SURVEYED BY: PAGE 9 OF 13

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

40' WATERLINE EASEMENT  
(NO RECORD  
INFORMATION FOUND)

MATCHLINE - PAGE 10 OF 13

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 8.689 AC. OR 378,466 SQ. FT. OF LAND  
OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214,  
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,  
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22  
AUSTIN, TRAVIS COUNTY, TEXAS**

MATCHLINE - PAGE 8 OF 13

SCALE 1" = 200'

HOWELL T. DAVIS SURVEY  
SURVEY NO. 30  
ABSTRACT NO. 214

40' WATERLINE EASEMENT  
(NO RECORD INFORMATION FOUND)

PART 1  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
8.607 AC. OR  
374,917 SQ. FT.

APPROXIMATE  
SURVEY LINE  
A-214  
A-513

LUCAS MUNOS SURVEY  
SURVEY NO. 55  
ABSTRACT NO. 513

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

CITY OF AUSTIN  
DOC. NO. 2002182125  
(192.19 ACRES)  
O.P.R.T.C.T.  
SEPTEMBER 25, 2002

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

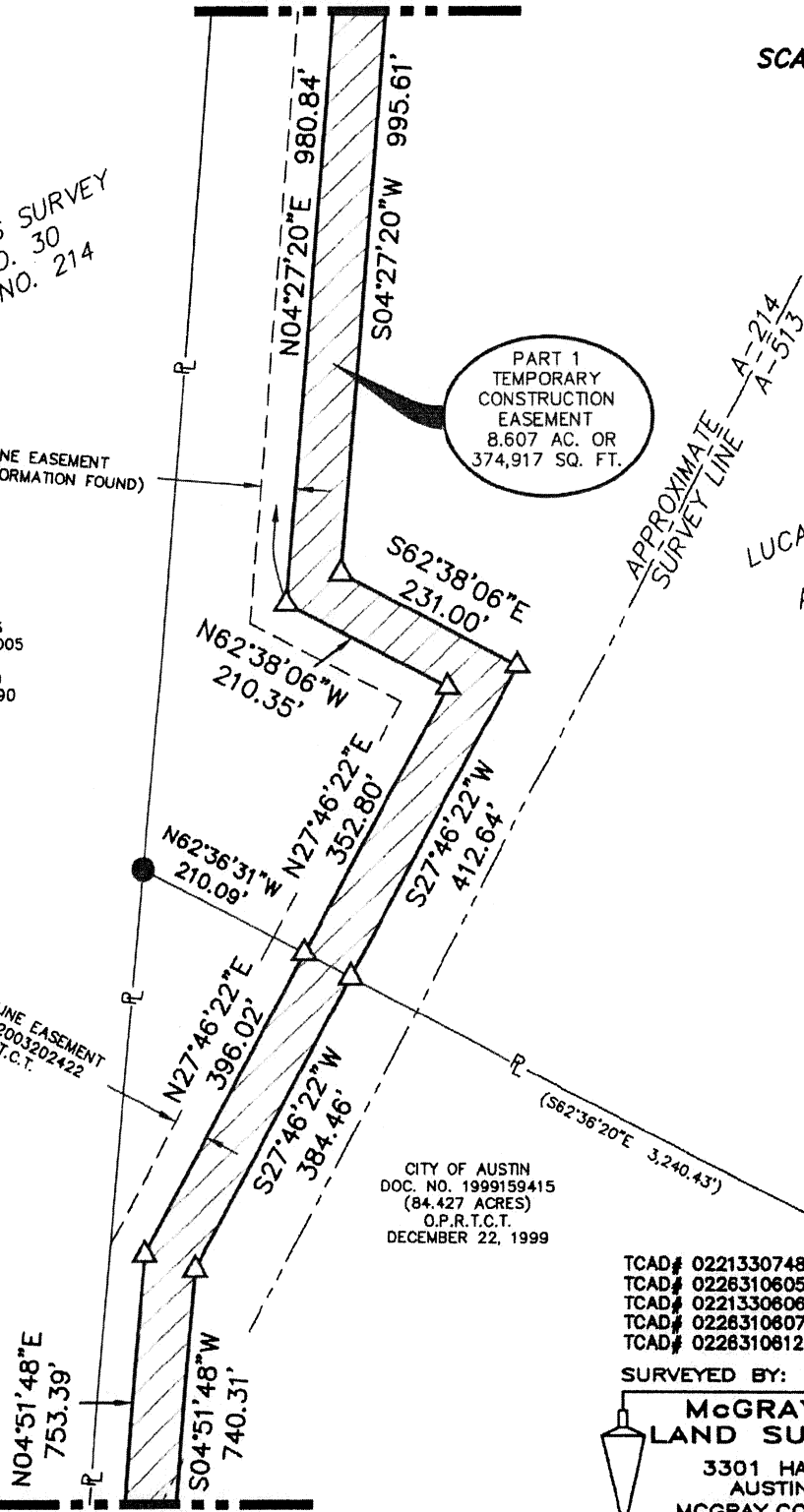
CITY OF AUSTIN  
DOC. NO. 1999159415  
(84.427 ACRES)  
O.P.R.T.C.T.  
DECEMBER 22, 1999

TCAD# 0221330748  
TCAD# 0228310605  
TCAD# 0221330606  
TCAD# 0228310607  
TCAD# 0228310612

SURVEYED BY: PAGE 10 OF 13

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

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



MATCHLINE - PAGE 11 OF 13



**SKETCH TO ACCOMPANY DESCRIPTION  
OF 8.689 AC. OR 378,466 SQ. FT. OF LAND  
OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214,  
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,  
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22  
AUSTIN, TRAVIS COUNTY, TEXAS**

MATCHLINE - PAGE 10 OF 13

SCALE 1" = 200'



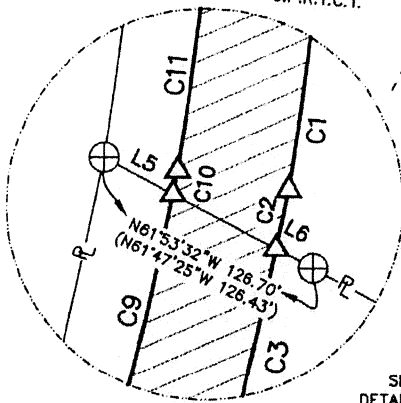
HOWELL T. DAVIS SURVEY  
SURVEY NO. 30  
ABSTRACT NO. 214

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

LINE TABLE		
LINE#	BEARING	DISTANCE
L5	N61°53'32"W	41.80'
L6	S61°53'32"E	22.30'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	297.18'	3,015.00'	05°38'51"	S05°55'22"W	297.06'
C2	32.62'	3,015.00'	00°37'12"	S11°22'42"W	32.62'
C3	522.95'	3,015.00'	09°56'17"	S16°39'26"W	522.30'
C4	142.21'	375.00'	21°43'39"	S39°01'38"W	141.36'
C5	242.29'	375.00'	37°01'10"	S08°31'06"W	238.10'
C9	530.24'	2,955.00'	10°16'52"	N16°29'08"E	529.53'
C10	13.06'	2,955.00'	00°15'12"	N11°13'07"E	13.06'
C11	290.97'	2,955.00'	05°43'09"	N05°54'08"E	290.85'

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



DETAIL "A"  
NOT TO SCALE

SEE  
DETAIL "A"

CITY OF AUSTIN  
DOC. NO. 1999159415  
(84.427 ACRES)  
O.P.R.T.C.T.  
DECEMBER 22, 1999

LUCAS MUNOS SURVEY  
SURVEY NO. 55  
ABSTRACT NO. 513

40' WATERLINE EASEMENT  
DOC. NO. 2004021594  
O.P.R.T.C.T.

CITY OF AUSTIN  
DOC. NO. 2010087027  
(LOT 121, BLOCK C)  
O.P.R.T.C.T.  
JUNE 11, 2010

LOT 121  
BLOCK C

PART 1  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
8.607 AC. OR  
374,917 SQ. FT.

DEDICATED TO  
CITY OF AUSTIN  
FOR  
PARKLAND GREENBELT,  
ACCESS EASEMENT,  
DRAINAGE EASEMENT  
& P.U.E.

SCENIC POINT  
SUBDIVISION  
PHASE TWO  
DOC. NO. 200200035  
O.P.R.T.C.T.

APPROXIMATE  
SURVEY LINE - A-214  
A-513

N21°29'42"E 1,149.73'  
S26°09'00"W 134.10'  
S21°29'41"W 36.57'

TCAD# 0221330748  
TCAD# 0226310605  
TCAD# 0221330806  
TCAD# 0226310807  
TCAD# 0226310812

SURVEYED BY:

PAGE 11 OF 13

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

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

MATCHLINE - PAGE 12 OF 13

**SKETCH TO ACCOMPANY DESCRIPTION  
OF 8.689 AC. OR 378,466 SQ. FT. OF LAND  
OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214,  
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,  
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22  
AUSTIN, TRAVIS COUNTY, TEXAS**



MATCHLINE - PAGE 11 OF 13

SCALE 1" = 200'

HOWELL T. DAVIS SURVEY  
SURVEY NO. 30  
ABSTRACT NO. 214

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

LUCAS MUNOS SURVEY  
SURVEY NO. 55  
ABSTRACT NO. 513

PART 1  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
8.607 AC. OR  
374,917 SQ. FT.

40' WATERLINE EASEMENT  
DOC. NO. 2004021594  
O.P.R.T.C.T.

CITY OF AUSTIN  
DOC. NO. 2010087027  
(LOT 121, BLOCK C)  
O.P.R.T.C.T.  
JUNE 11, 2010

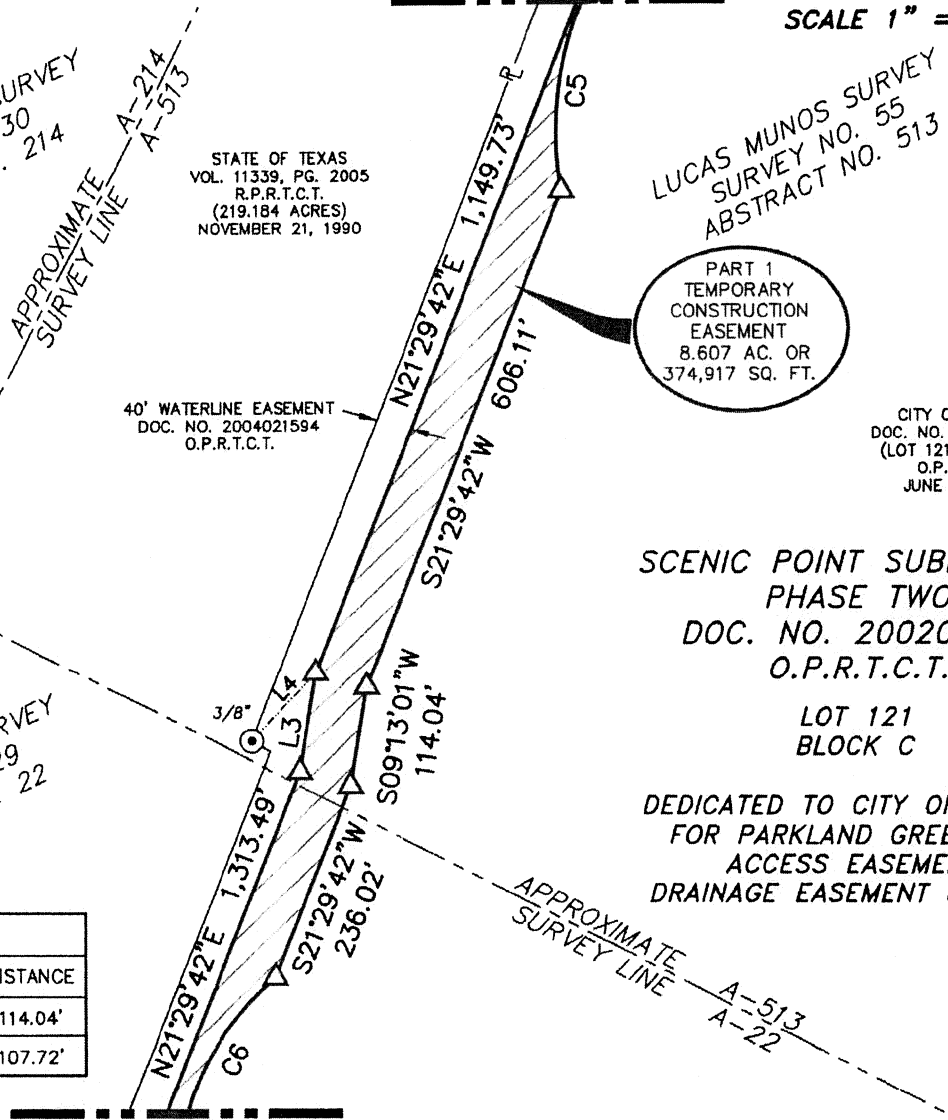
SCENIC POINT SUBDIVISION  
PHASE TWO  
DOC. NO. 200200035  
O.P.R.T.C.T.

LOT 121  
BLOCK C

DEDICATED TO CITY OF AUSTIN  
FOR PARKLAND GREENBELT,  
ACCESS EASEMENT,  
DRAINAGE EASEMENT & P.U.E.

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

LINE TABLE		
LINE#	BEARING	DISTANCE
L3	N09°13'01"E	114.04'
L4	S43°17'35"W	107.72'



MATCHLINE - PAGE 13 OF 13

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C5	242.29'	375.00'	37°01'10"	S08°31'06"W	238.10'
C6	317.19'	315.00'	57°41'38"	S21°29'42"W	303.96'
C7	386.56'	516.97'	42°50'33"	S25°47'59"W	377.62'
C8	133.32'	87.50'	87°18'00"	S40°18'08"W	120.79'

TCAD# 0221330748  
TCAD# 0226310605  
TCAD# 0221330608  
TCAD# 0226310807  
TCAD# 0226310812

SURVEYED BY: PAGE 12 OF 13

**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 8.689 AC. OR 378,466 SQ. FT. OF LAND  
OUT OF THE HOWELL T. DAVIS SURVEY NO. 30, ABSTRACT NO. 214,  
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513,  
AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22  
AUSTIN, TRAVIS COUNTY, TEXAS**

MATCHLINE - PAGE 12 OF 13

SCALE 1" = 200'

LINE TABLE		
LINE#	BEARING	DISTANCE
L2	S02°59'39"W	22.96'
L7	N61°43'03"W	60.42'
L8	N21°29'42"E	34.95'
L9	N76°58'36"E	72.82'
L10	S21°29'42"W	83.36'

SEE SHEET 12 OF 13  
FOR CURVE TABLE

**SCENIC POINT SUBDIVISION  
PHASE TWO  
DOC. NO. 200200035  
O.P.R.T.C.T.  
LOT 121  
BLOCK C**

**DEDICATED TO CITY OF AUSTIN  
FOR PARKLAND GREENBELT,  
ACCESS EASEMENT,  
DRAINAGE EASEMENT & P.U.E.**

**LEGEND**

- 1/2" IRON ROD FOUND
- ⊙ 3/8" IRON PIPE FOUND
- ⊙ 1/2" IRON ROD WITH CAP FOUND
- ⊕ 60D NAIL FOUND
- △ CALCULATED POINT
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT 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

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

40' WATERLINE EASEMENT  
DOC. NO. 2004021594  
O.P.R.T.C.T.

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

PART 1  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
8.607 AC. OR  
374,917 SQ. FT.

CITY OF AUSTIN  
DOC. NO. 2010087027  
(LOT 121, BLOCK C)  
O.P.R.T.C.T.  
JUNE 11, 2010

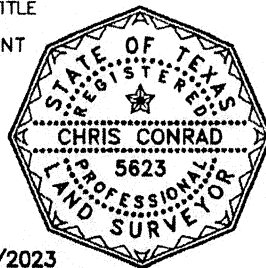
PART 2  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.0815 AC. OR  
3,549 SQ. FT.

P.O.B.  
PART 2  
SURFACE COORDINATES  
N=10,085,910.07  
E=3,143,824.70

**LOT 1  
WORLEY AND BARTON  
SUBDIVISION  
BK. 84, PGS. 199B-199C  
P.R.T.C.T.**

ARABON REAL ESTATE, LLC  
DOC. NO. 2018139782  
(LOT 1)  
TRACT 1  
O.P.R.T.C.T.  
AUGUST 31, 2018

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*

02/03/2023

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

Note: There is a description to accompany this plat.

M:\F&N\22-009~ Pville Raw Water Line\Dwg\Parcels\City of Austin TCE-1.dwg

TCAD# 0221330748  
TCAD# 0226310805  
TCAD# 0221330808  
TCAD# 0226310807  
TCAD# 0226310812

ISSUED: 02-03-2023  
PAGE 13 OF 13

SURVEYED BY:

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

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

AUSTIN GRID P-27, P-26, N-26 & N-25 JOB NO.: 22-009

Signature: Kimberley Valdez  
Kimberley Valdez (Aug 15, 2024 16:19 CDT)

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










# 2024 0815 AWARD OF COMMISSIONERS 4879-4119-3176 v.2

Final Audit Report

2024-08-15

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By:	Kimberley Valdez (kvaldez@rampagelaw.com)
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Kimberley Valdez on behalf of Adolfo Ruiz

Bar No. 17385600

kvaldez@rampagelaw.com

Envelope ID: 90984348

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

Filing Description: Award of Commissioners [P16-20]

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#### Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Adolfo Ruiz		aruiz@rampagelaw.com	8/16/2024 10:07:35 AM	SENT
Kimberley Valdez		kvaldez@rampagelaw.com	8/16/2024 10:07:35 AM	SENT