

NO. C-1-PB-24-000883

THE CITY OF PFLUGERVILLE, TEXAS	§	PROBATE COURT No. 1
	§	
VS.	§	OF
	§	
ZITA D'ZALIA ALLEN AND KERMIT	§	
STONAVIN ALLEN, II, THE HEIRS-AT-	§	
LAW OF DEE MADISON, JR.,	§	
DECEASED; MICHAEL DENARD	§	
MADISON AS PERSONAL	§	
REPRESENTATIVE OF THE	§	
ESTATE OF RUTH JEAN MADISON,	§	
DECEASED; AND STEPHEN A. MADISON	§	
AND DIANE KAY MOMODA-MADISON,	§	
TRUSTEES OF THE STEPHEN A.	§	
MADISON AND DIANE KAY MOMODA-	§	
MADISON TRUST	§	TRAVIS COUNTY, TEXAS

AWARD OF COMMISSIONERS

On March 12, 2025, 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. **Defendants, Zita D'Zalia Allen, and Kermit Stonavin Allen, II, The Heirs-at-Law of Dee Madison, Jr., Deceased,** although duly served and noticed, did not appear; **Michael Denard Madison as Personal Representative of the Estate of Ruth Jean Madison, Deceased,** appeared; and **Stephen A. Madison and Diane Kay Momoda-Madison, Trustees of the Stephen A. Madison and Diane Kay Momoda-Madison Trust,** appeared through its duly authorized representative, Stephen A. Madison.

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

1. On April 5, 2024, Plaintiff filed a written petition with the County Clerk, Travis County, Texas, seeking judgment for a permanent easement and a temporary construction easement over, upon, across and under the land described in **Exhibit "A" and, "B"** attached hereto.

2. On April 23, 2024, the Honorable Guy Herman, Judge of the Probate Court No. 1, Travis County, Texas, appointed Paul Heiligenthal, John Andrew Yeager and Conrad Masters 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 February 7, 2025, promptly set March 12, 2025, 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 March 12, 2025, 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, if any, 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 owners, 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 Defendants by the condemnation as follows: **ONE HUNDRED TEN THOUSAND, FOUR HUNDRED AND 00/100 (\$110,400.00).**

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

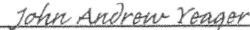
We certify that we spent approximately eight (8) hours each, including travel time, in service in this matter.

On the 12th day of March, 2025, we have reduced our decision to writing and have signed that decision on that date.



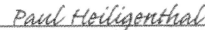
Conrad Masters (Mar 12, 2025 11:46 CDT)

Conrad Masters
Special Commissioner



John Andrew Yeager (Mar 12, 2025 11:43 CDT)

John Andrew Yeager
Special Commissioner



Paul Heiligenthal (Mar 12, 2025 13:46 CDT)

Paul Heiligenthal
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 _____, 2025.

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

Stephen A. Madison and
Diane Kay Momoda-Madison,
Trustees of the Stephen A. Madison
And Diane Day Momoda-Madison Trust
By and through their attorney of record,
Lester J. Ducote
P.O. Box 2052
Austin, Texas 78768-2052

Zita D'zalia Allen
The Heirs-At-Law of Dee Madison, Jr., Deceased
270 Convent Avenue, Apt. 5D,
New York, NY 10031
(Landowner)

Kermit Stonavin Allen II
The Heirs-At-Law of Dee Madison, Jr., Deceased
1177 California St., Apt. 206,
San Francisco, CA 94108
(Landowner)

Michael Denard Madison
As Personal Representative of The Estate of Ruth Jean Madison, Deceased
192 Shoreview Drive
Chelsea, MI 48118
(Landowner)

Stephen A. Madison and
Diane Kay Momoda-Madison,
Trustees of the Stephen A. Madison
And Diane Day Momoda-Madison Trust
11 Petersburg,
Irvine, CA 92620
(Landowner)

Stephen A. Madison
Trustee of the Henry Etta Madison Exempt Trust
Dated June 6, 2006, as amended.
11 Petersburg
Irvine, CA 92620
(Special Warranty Gift Deed, Correction Special Warranty Gift Deed)

Stephen A. Madison
Trustee of T.H.E. Madison Living Trust
Dated June 6, 2006, as amended.
11 Petersburg

Irvine, CA 92620
(Landowner)

Richard W. Chote, Esq.
Attorney at Law
3305 Northland Drive #500
Austin, Texas 78731
(Attorney-General Warranty Deed)

Kayla Landeros, Esq.
West Webb Allbritton & Gentry
1515 Emerald Plaza
College Station, Texas 77845
(Attorney for Zita Allen)

Marilyn Poole, Esq.
P.O. Box 49293
Austin, Texas 78765
(Attorney for Dee Madison)

Bridgette Gray, Esq.
P.O. Box 830239
Tuskegee, Alabama 36083
(Attorney for Dee Madison)

Winifred Mann
Guardian of the Estate of Weldon Groves
P.O. Box 428
Mulkiteo, WA 98275
(Special Warranty Deed)

Dee C. Madison, III
2531 Cranberry Bog Rd.
Manvel, TX 77578
(Possible Heir/Beneficiary, Child of Dee Madison Jr.)

Narvie M. Smith
3777 Chateauguay Dr
Decatur, GA 30034
(Possible Heir/Beneficiary and Child of and Representative of Estate of Dee C. Madison II)

Debrenia F. Madison
4094 Phoenix Street
Concord, CA 94521
(Possible Heir/Beneficiary, Child of Dee C. Madison II)

Debrenia F. Madison
547 Mandana Blvd.
Oakland, CA 94610
(Possible Heir/Beneficiary, Child of Dee C. Madison II.)

Vonnetta Tenish Madison
1543 Swarthout Ct.
Tracy, CA 95376
(Possible Heir/Beneficiary, Child of Decedent Vernon Thomas Madison)

Alexander Lawrence Ray
3982 Devenshire Ct.
Coconut Creek, FL 33073
(Possible Heir/Beneficiary, Child of Decedent David Larry Ray)

Sylvia Cristina Ray
563 Oakview Cir.
Killen, Alabama 35645
(Possible Heir/Beneficiary, Child of Decedent David Larry Ray)

Sylvia Cristina Ray
3547 Mandura St.
West Sacramento, CA 95691
(Possible Heir/Beneficiary, Child of Decedent David Larry Ray)

Warren Gerard Morgan
3012 Farcott Street
Mobile, AL 36606
(Possible Heir/Beneficiary, Child of Decedent Agnes DeJoyce McRoy-Morgan)

Warren Joseph Morgan
3012 Farcott Street
Mobile AL 36606
(Possible Heir/Beneficiary, Child of Decedent Agnes DeJoyce McRoy-Morgan)

Enterprise Texas Pipeline LLC
CT Corporation (Registered Agent for Service)
1999 Bryan Street, Ste. 900
Dallas, Texas 75201
(Lis Pendens-Release)

Enterprise Texas Pipeline LLC
c/o Thomas A. Zable, Esq.
1135 Heights Blvd.
Houston, Texas 77008
(Attorney for Enterprise Texas Pipeline LLC)

EXHIBIT "A"

FN2946(DS)
March 31, 2003
SAM, Inc. Job No. 22259E-01

Myrdis Allen
40-Foot Wide Waterline Easement

DESCRIPTION OF A 0.302 ACRE TRACT OF LAND LOCATED IN THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 14 ACRE TRACT DESCRIBED IN A DEED FROM MRS. FRANCES WILLIAMS TO MYRDIS ALLEN, ET AL., DATED MAY 27, 1963, AS RECORDED IN VOLUME 2619, PAGE 48, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.302 ACRE TRACT OF LAND, AS SHOWN ON THE ACCOMPANYING SKETCH, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 5/8-inch iron axle found for reference, being the southern most corner of said 14 acre tract, being the eastern most corner of a called 75 acre tract of land conveyed in a deed from Don L. Lanford and wife, Muriel A. Lanford to Don L. and Muriel A. Lanford Living Trust, dated February 14, 1996, as recorded in Volume 12650, Page 160, of the Real Property Records of Travis County, Texas, and described as a 76.71 acre tract of land in Volume 11392, Page 525, of the Real Property Records of Travis County, Texas;

THENCE with the common line of said 14 acre tract and said 75 acre tract, N 74°01'08" W, a distance of 1742.92 feet to a 1/2-inch iron rod with a plastic cap marked "SAM, INC" set for the POINT OF BEGINNING, being in a curve to the left, and being the southern most corner hereof;

THENCE continuing with said common line, N 74°01'08" W, a distance of 40.78 feet to a 1/2-inch iron rod with a plastic cap marked "SAM, INC" set for the western most corner hereof, being in a curve to the left from which a calculated point in the curving east Right-Of-Way (ROW) line of Cameron Road, a 60-foot wide ROW bears, N 74°01'08" W, a distance of 10.21 feet;

THENCE crossing said 14 acre tract, the following two (2) courses and distances:

1. 113.14 feet along the arc of said curve to the left, through a central angle of 10°34'32", having a radius of 612.96 feet and a chord which bears, N 22°16'18" E, a distance of 112.98 feet to a 1/2-inch iron rod with a plastic cap marked "SAM, INC" set, and
2. N 16°59'02" E, a distance of 215.44 feet to a 1/2-inch iron rod with a plastic cap marked "SAM, INC" set in the common line of said 14 acre tract and a called 11 acre tract described in a deed from Eugene Giles, et al. to Clara E. Jones, dated December 26, 1935, recorded in Volume 649, Page 31, of the Deed Records of Travis County, Texas, for the northern most corner hereof, from which a calculated point in the east Right-Of-Way (ROW) line of Cameron Road bears, N 74°01'11" W, a distance of 10.00 feet;

THENCE with the common line of said 14 acre tract and said 11 acre tract, S 74°01'11" E, a distance of 40.01 feet to a 1/2-inch iron rod with a plastic cap marked "SAM, INC" set, for the eastern most corner hereof;

FN2946(DS)
March 31, 2003
SAM, Inc. Job No. 22259E-01

Thomas Madison
40-Foot Wide Waterline Easement

THENCE crossing said 14 acre tract, the following two (2) courses and distances:

1. S 16°59'02" W, a distance of 216.14 feet to a 1/2-inch iron rod with a plastic cap marked "SAM, INC" set, for the beginning of a curve to the right;
2. 112.34 feet along the arc of a curve to the right, through a central angle of 09°51'27" having a radius of 652.96 feet and a chord which bears, S 21°54'46" W, a distance of 112.20 feet to the POINT OF BEGINNING, and containing 0.302 acre of land, more or less

BEARING BASIS: Bearings are based on the Texas State Coordinate System, Central Zone, NAD 83/(1993). The distances are adjusted to surface using a combined scale factor of 1.00007.

THE STATE OF TEXAS
COUNTY OF TRAVIS

§
§
§

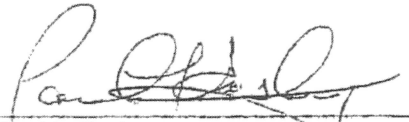
KNOW ALL MEN BY THESE PRESENTS

That I, Paul L. Easley, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during February of 2003 under my direction and supervision

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 4th day of April 2003 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290
Building B
Austin, Texas 78735




Paul L. Easley
Registered Professional Land Surveyor
No. 4432 - State of Texas

LEGEND

- 1/2" IRON ROD w/ PLASTIC CAP FOUND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD w/ PLASTIC CAP SET
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
- CALCULATED POINT
- 600 NAIL FOUND
- TX.D.O.T. TYPE I MONUMENT FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- D.R.T.C.TX. DEED RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. PLAT RECORDS TRAVIS COUNTY, TEXAS



GRAPHIC SCALE
SCALE: 1"=100'

LUCAS MUNOS
SURVEY No.55
ABSTRACT 513

CALLED 11 ACRES
EUGENE GILES, et al.
TO
CLORA E. JONES
DECEMBER 26, 1935
VOL. 649, PG. 31
D.R.T.C.TX.

CALLED 14 ACRES
MRS. FRANCES WILLIAMS
TO
MYRDIS ALLEN, ET AL.
MAY 27, 1963
VOL. 2619 PG. 48
D.R.T.C.TX.

CALLLED 75 ACRES
DON L. LANFORD AND WIFE, MURIEL A. LANFORD
TO
DON L. AND MURIEL A. LANFORD LIVING TRUST
FEBRUARY 14, 1996
VOL. 12650, PG. 160
R.P.R.T.C.TX.
(CONVEYED)
CALLLED 76.71 ACRES
VOL. 11392, PG. 525
R.P.R.T.C.TX.
(DESCRIBED)

BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83/(1993). THE DISTANCES ARE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00007.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°01'08"W	40.78
L2	S74°01'11"E	40.01

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	113.14'	612.96'	10°34'32"	56.73'	N22°16'18"E	112.98'
C2	112.34'	652.96'	9°51'27"	56.31'	S21°54'46"W	112.20'

PROJECT: PLUGERVILLE RAW WTR.
JOB NUMBER: 22259E-01
DATE: APRIL, 2002
SURVEYOR: PLG
PARTY CHIEF: LG
FIELDBOOK: 3223
FIELDNOTE: FN2856
TECHNICIAN: DS
DRAWING: FN1856 DMC



5508 WEST HIGHWAY 290
BUILDING B
AUSTIN TEXAS, 78735
(512) 467-0576
FAX: (512) 326-3076
EMAIL: SAM@SAMINC.AUS.COM

EASEMENT PLAT SHOWING
PARCEL No. 330
PROPERTY OF
MYRDIS ALLEN, ET AL.
PLUGERVILLE RAW WATERLINE

EXHIBIT "B"

0.4519 Acre TCE
Temporary Construction Easement
Lucas Munos Survey No. 55, Abstract No. 513
Travis County, Texas

DESCRIPTION FOR A 0.4519 OF ONE ACRE
TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION OF A 0.4519 OF ONE ACRE (19,684 SQUARE FOOT) EASEMENT, OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT DESCRIBED AS 14 ACRES (PROPERTY NO. 3) CONVEYED TO STEPHEN A. MADISON AND DIANE KAY MOMODA-MADISON, TRUSTEES OF THE STEPHEN A. MADISON AND DIANE KAY MOMODA-MADISON TRUST AS CREATED BY THE DECLARATION OF TRUST DATED DECEMBER 15, 1999 (1/2 INTEREST) BY SPECIAL WARRANTY GIFT DEED DATED SEPTEMBER 26, 2017, AS RECORDED IN DOCUMENT NO. 2017157048, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 14 ACRES ALSO CONVEYED TO MYRDIS ALLEN ET AL. (1/2 INTEREST) BY DEED DATED MAY 27, 1963, AS RECORDED IN VOLUME 2619, PAGE 48, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 14 ACRES BEING ADDITIONALLY DESCRIBED IN DOCUMENT NO. 2006106050, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.4519 OF ONE ACRE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at southwest corner of this easement, being the southeast corner of a 40 foot waterline easement recorded in Document No. 2004099531, Official Public Records, Travis County, Texas, also being in the south line of said 14 acre Stephen A. Madison and Diane Kay Momoda-Madison Trust and Myrdis Allen et al. tract, and the north line of that tract described as 164.962 acres conveyed to RR Braker Valley, LP by Special Warranty Deed, as recorded in Document No. 2021242375, Official Public Records, Travis County, Texas, from which as 1/2-inch iron rod found at the northwest corner of said 164.962 acre RR Braker Valley tract, and the southwest corner of said 40 foot waterline easement, being in the south line of said 14 acre Stephen A. Madison and Diane Kay Momoda-Madison Trust and Myrdis Allen et al. tract, and the existing east right-of-way line of Cameron Road (varying width) bears North 73°42'31" West 36.30 feet, said POINT OF BEGINNING having Surface Coordinates of N=10,105,743.10, E=3,149,150.98;

THENCE, along the west line of this easement, and the east line of said 40 foot waterline easement, crossing said 14 acre Stephen A. Madison and Diane Kay Momoda-Madison Trust and Myrdis Allen et al. tract, the following two (2) courses, numbered 1 and 2:

- 1) with a curve to the left, whose delta angle is **09°00'00"**, radius is **652.96 feet**, an arc distance of **102.57 feet**, and the chord of which bears **North 21°49'19" East 102.46 feet** to a calculated point, and
- 2) **North 16°53'21" East 225.57 feet** to a calculated point at the northwest corner of this easement, and the northeast corner of said 40 foot waterline easement, being in the north line of said 14 acre Stephen A. Madison and Diane Kay Momoda-Madison Trust and Myrdis Allen et al. tract, and the south line of that tract described as 11 acres conveyed to Clara E. Jones by Deed, as recorded in Volume 649, Page 31, Deed Records, Travis County, Texas;
- 3) THENCE, along the north line of this easement and said Stephen A. Madison and Diane Kay Momoda-Madison Trust and Myrdis Allen et al. tract, and the south line of said 11 acre Jones tract, **South 73°42'53" 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 14 acre Stephen A. Madison and Diane Kay Momoda-Madison Trust and Myrdis Allen et al. tract, the following two (2) courses, numbered 4 and 5:

- 4) **South 16°53'21" West 226.42 feet** to a calculated point, and
- 5) with a curve to the right, whose delta angle is **08°10'00"**, radius is **712.96 feet**, an arc distance of **101.62 feet**, and the chord of which bears **South 21°23'13" West 101.54 feet** to a calculated point at the southeast corner of this easement, being in the south line of said 14 acre Stephen A. Madison and Diane Kay Momoda-Madison Trust and Myrdis Allen et al. tract, and the north line of said 164.962 acre RR Braker Valley tract, from which an axle found at the southeast corner of said 14 acre Stephen A. Madison and Diane Kay Momoda-Madison Trust and Myrdis Allen et al. tract, and the northeast corner of said 164.962 acre RR Braker Valley tract, being in the west line of that tract described as 98.700 acres conveyed to Evelyn J. Remmert and Alfred G. Wendland, Jr. by Gift Deed, as recorded in Volume 11378, Page 166, Real Property Records, Travis County, Texas, bears South 73°42'31" East 1,679.08 feet;

0.4519 Acre TCE

- 6) THENCE, along the south line of this easement and said 14 acre Stephen A. Madison and Diane Kay Momoda-Madison Trust and Myrdis Allen et al. tract, and the north line of said 164.962 acre RR Braker Valley tract, **North 73°42'31" West 60.85 feet** to the POINT OF BEGINNING and containing 0.4519 of one acre (19,684 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.

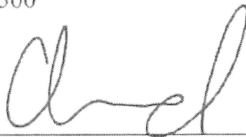
SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6

Austin, TX 78731 (512) 451-8591

TBPELS Survey Firm# 10095500



09/20/2022

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\0.4519 Ac Madison

Issued 09/20/2022

AUSTIN GRID P-30

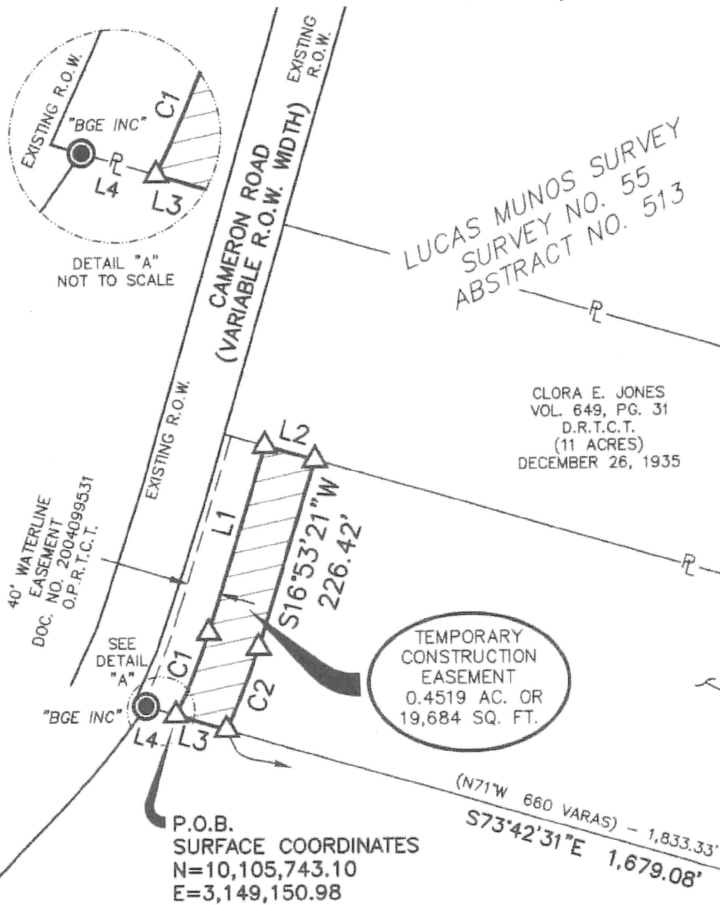
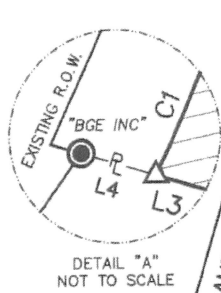
TCAD# 0242310504

**SKETCH TO ACCOMPANY DESCRIPTION
OF 0.4519 AC. OR 19,684 SQ. FT. OF LAND OUT OF
THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513
AUSTIN, TRAVIS COUNTY, TEXAS**

SCALE 1" = 200'

LEGEND

- 1/2" IRON ROD WITH CAP FOUND
- AXLE 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
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- R.O.W. RIGHT OF WAY
- DISTANCE NOT TO SCALE
- (.....) RECORD INFORMATION



CLORA E. JONES
VOL. 649, PG. 31
D.R.T.C.T.
(11 ACRES)
DECEMBER 26, 1935

TEMPORARY
CONSTRUCTION
EASEMENT
0.4519 AC. OR
19,684 SQ. FT.

P.O.B.
SURFACE COORDINATES
N=10,105,743.10
E=3,149,150.98

RR BRAKER VALLEY, LLC
DOC. NO. 2021242375
O.P.R.T.C.T.
(164.962 ACRE TRACT)
OCTOBER 28, 2021

STEPHEN A. MADISON
AND
DIANE KAY MOMODA-MADISON,
TRUSTEES OF THE STEPHEN A. MADISON
AND
DIANE KAY MOMODA-MADISON TRUST
DECLARATION OF TRUST
DATED DECEMBER 15, 1999
DOC. NO. 2017157048
O.P.R.T.C.T.
PROPERTY NO. 3
(14 ACRES)
SEPTEMBER 26, 2017
UNDIVIDED ONE-HALF (1/2) INTEREST
AND
MYRDIS ALLEN, et al.
VOL. 2619, PG. 48
D.R.T.C.T.
(14 ACRES)
MAY 27, 1963
UNDIVIDED ONE-HALF (1/2) INTEREST
DESCRIBED IN
DOC. NO. 2006106050
O.P.R.T.C.T.
(FOURTEEN (14) ACRES)
JUNE 6, 2006

EVELYN J. REMMERT
AND
ALFRED G. WENDLAND, JR.
VOL. 11378, PG. 166
R.P.R.T.C.T.
(98.700 ACRES)
FEBRUARY 5, 1991

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	102.57'	652.96'	09°00'00"	N21°49'19"E	102.46'
C2	101.62'	712.96'	08°10'00"	S21°23'13"W	101.54'

LINE TABLE

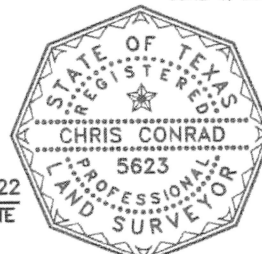
LINE#	BEARING	DISTANCE
L1	N16°53'21"E	225.57'
L2	S73°42'53"E	60.00'
L3	N73°42'31"W	60.85'
L4	N73°42'31"W	36.30'

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

09/20/2022

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



TCAD# 0242310504

ISSUED: 09-20-2022

SURVEYED BY:

PAGE 4 OF 4

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

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

AUSTIN GRID P-30

JOB NO.: 22-009