

**NO. C-1-PB-24-000287**

<b>THE CITY OF PFLUGERVILLE, TEXAS</b>	§	<b>PROBATE COURT No. 1</b>
	§	
<b>VS.</b>	§	<b>OF</b>
	§	
<b>CORNERSTONE AT KELLY LANE, LLC</b>	§	<b>TRAVIS COUNTY, TEXAS</b>

**AWARD OF COMMISSIONERS**

On July 25, 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, Cornerstone at Kelly Lane, LLC**, appeared in person and through its attorney Robert DuBois and Isaac Villarreal.

All parties to the proceeding were properly before the Special Commissioners on May 23, 2024. In order to allow Defendant to obtain an appraisal, the Commissioners recessed and set the date of July 25, 2024, at 10:00 a.m. to reconvene the hearing and provided notice to the parties. All parties to the proceeding were properly before the Special Commissioners on July 25, 2024 and the Special Commissioners found:

1. On February 6, 2024, Plaintiff filed a written petition with the County Clerk, Travis County, Texas, seeking judgment for fee simple title, permanent easement, and right-of-way over, upon, across and under the land described in **Exhibit "A"** attached hereto, said fee simple title, permanent easement and right-of-way being described in **Exhibit "B"** attached hereto.

2. On February 13, 2024, the Honorable Guy Herman, Judge of the Probate Court No. 1, Travis County, Texas, appointed David C. Kendall, Beverly Leaks, and Linda Cangelosi, 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 April 29, 2024, promptly set May 23, 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. Due to Defendant's requesting additional time to obtain an appraisal, the Commissioners recessed the hearing and reset the time and manner to reconvene the hearing for the earliest practicable day of July 25, 2024, at 10:00 a.m. via Zoom Teleconference.

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 May 23, 2024, hearing. At this hearing, the Commissioners recessed and set July 25, 2024, at 10:00 a.m. as the date to reconvene the hearing and announced said date to the interested parties who agreed to the resetting date.

6. The notice of the July 25, 2024, hearing was served upon Defendant's counsel via electronic service, certified mail, and first-class mail.

7. After the announcement of the July 25, 2024, resetting date by the Commissioners and the service of notice of the time and the manner by Zoom Teleconference, the appointed Commissioners 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 MILLION, TWO HUNDRED THOUSAND DOLLARS AND 00/100 (\$2,200,000.00).**

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

We certify that we spent approximately 14 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.

David C. Kendall  
David C. Kendall  
Special Commissioner

Beverly Leaks  
Beverly Leaks  
Special Commissioner

Linda Cangelosi  
Linda Cangelosi  
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 SANTE & ZICH  
2517 N. Main Avenue  
San Antonio, Texas 78212  
*Attorneys for Plaintiff*

Robert F. Dubois III  
Isaac Villarreal  
**DUBOIS, BRYANT & CAMPBELL, LLP**  
303 Colorado Street, Suite 2300  
Austin, Texas 78701  
*Attorneys for Defendant*

**E-Service, CMRRR and First-Class Mail**

CORNERSTONE AT KELLY LANE, LLC  
Langham Partners, P.C. (Registered Agent for Service)  
9501 N. Capital of Texas Hwy, Ste. 103  
Austin, Texas 78759-7254  
(Landowner)

**CMRRR and First-Class Mail**

CORNERSTONE AT KELLY LANE, LLC  
Attn: Larry Mellenbruch  
PO Box 1199  
Bastrop, TX 78602  
(Landowner)

**CMRRR and First-Class Mail**

Larry L. Mellenbruch  
P. O. Box 1199  
Bastrop, Texas 78602  
(Lender/Lienholder)

**CMRRR and First-Class Mail**

Nancy H. Mellenbruch  
P.O. Box 1199  
Bastrop, Texas 78602  
(Lender/Lienholder)

**CMRRR and First-Class Mail**

John C. Mellenbruch  
P. O. Box 1631  
Bastrop, Texas 78602

**CMRRR and First-Class Mail**

David L. Mellenbruch  
3703 Doctor Scott Drive  
Del Valle, Texas 78617  
(Lender/Lienholder)

**CMRRR and First-Class Mail**

Montgomery C. Meigs  
3810 Bonnell Drive  
Austin, Texas 78731  
(Lender/Lienholder)

**CMRRR and First-Class Mail**

Mary Ann Meigs  
3810 Bonnell Drive  
Austin, Texas 78731  
(Lender/Lienholder)

**CMRRR and First-Class Mail**

William B. Meigs  
2909 Tarry Trail  
Austin, Texas 78703  
(Lender/Lienholder)

**CMRRR and First-Class Mail**

Matthew M. Meigs  
116 Musket Rim Street  
Austin, Texas 78738  
(Lender/Lienholder)

**CMRRR and First-Class Mail**

Julia Mellenbruch  
4100 Jackson Avenue, Apt. 444  
Austin, Texas 78731  
(Lender/Lienholder)

**CMRRR and First-Class Mail**

PELUGERVILLE INDEPENDENT SCHOOL DISTRICT  
1401 West Pecan  
Pflugerville, Travis County, Texas 78660  
(Easement holder)

**CMRRR and First-Class Mail**

GRANDE COMMUNICATIONS NETWORKS, INC.  
401 Carlson Circle  
San Marcus, Texas 78666  
(Easement holder)

**CMRRR and First-Class Mail**

MANVILLE WATER SUPPLY CORP.  
PO Box 248  
Coulpland TX 78615  
(Waterline Easement holder)

**CMRRR and First-Class Mail**

TXU ENERGY  
6555 Sierra Drive,  
Irving, Texas 75039  
(Special Warranty Deed)

**CMRRR and First-Class Mail**

ONCOR ELECTRIC DELIVERY  
C T Corporation System (Registered Agent for Service)  
1999 Bryan St., Ste. 900  
Dallas, Texas 75201-3136  
(Special Warranty Deed)

**CMRRR and First-Class Mail**

EXHIBIT "A"

County: Travis  
Project: Colorado Sand  
Half AVO: 36819.001

Page 1 of 8  
April 19, 2023

**BEING A 1.666 ACRE TRACT OF LAND (APPROX. 72,562 SQ. FT.) IN THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE CALLED 10.502 ACRE TRACT OF LAND CONVEYED TO CORNERSTONE AT KELLY LANE, LLC IN DOCUMENT NO. 2017192882, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 1.666 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2-inch iron rod with "Holt" cap found at an angle point in the south right-of-way line of Coppermine Drive (right-of-way width varies) described in Document No. 201300099, O.P.R.T.C.T., being the northwest corner of the proposed Colorado Sand Drive right-of-way, being a common corner with said 10.502 acre Cornerstone at Kelly Lane tract, being also 45.00 feet right of proposed Colorado Sand Drive Engineer's Centerline Station (E.C.S.) 22+87.41 for the northwest corner of the herein described tract of land, having Texas State Plane NAD 83 (Central Zone) surface coordinate values N:10144439.70 E:3160343.38;

**THENCE** South 87°05'55" East, with the south right-of-way line of Copper Mine Drive, being the north line of the said 10.502 acre Cornerstone at Kelly Lane tract, being also the proposed north right-of-way line of Colorado Sand Drive, a distance of 90.05 feet to a 1/2-inch iron rod with "Holt" cap found 45.00 feet left of E.C.S. 22+64.26, for common corner, being the northeast corner of the proposed Colorado Sand Drive right-of-way and northeast corner of the herein described tract of land;

**THENCE** leaving the south right-of-way line of Coppermine Drive, being the north line of the said 10.502 acre Cornerstone at Kelly Lane tract, over and across the said 10.502 acre Cornerstone at Kelly Lane tract with the proposed east right-of-way line of Colorado Sand Drive, the following four (4) courses and distances:

1. South 04°54'26" West, a distance of 576.74 feet to a 1/2-inch iron rod with "Halff" cap set 45.00 feet left of E.C.S. 28+61.00 for a point of curvature of a tangent circular curve to the right;
2. with said curve to the right, having a radius of 555.00 feet, a delta angle of 08°23'37", an arc length of 81.30 feet, and a chord which bears South 09°06'14" West, a distance of 81.23 feet to a 1/2-inch iron rod with "Halff" cap set 45.00 feet left of E.C.S. 29+35.71 for point of tangency;
3. South 13°18'03" West, a distance of 37.03 feet to a 1/2-inch iron rod with "Halff" cap set 45.00 feet left of E.C.S. 29+72.74, for point of curvature of a tangent circular curve to the left;
4. with a curve to the left, having a radius of 465.00 feet, a delta angle of 00°30'13", an arc length of 4.09 feet, and a chord which bears South 13°02'56" West, a distance of 4.09 feet to a 1/2-inch iron rod with "Halff" cap set 45.00 feet left of E.C.S. 29+77.22, being in the common line of the said 10.502 acre Cornerstone at Kelly Lane tract and the called 66.12 acre tract of land conveyed to Pflugerville Independent School District (PISD) in Document No. 1999049719, O.P.R.T.C.T. for the southeasterly corner of the herein described tract of land, from which a 1/2-inch iron rod with "Holt" cap found at the most southerly corner of the said Coppermine Drive right-of-way, being in the northwest line of the said 66.12 acre PISD tract, being the most easterly corner of the said 10.502 acre Cornerstone at Kelly Lane tract bears North 27°35'57" East, a distance of 660.97 feet;



EXHIBIT "A"

County: Travis  
Project: Colorado Sand  
Half AVO: 36819.001

Page 2 of 8  
April 19, 2023

**THENCE** South 27°35'57" West, leaving the proposed east right-of-way line of Colorado Sand Drive, over and across the proposed Colorado Sand Drive right-of-way, with the common line of the said 10.502 acre Cornerstone at Kelly Lane tract and the said 66.12 acre PSD tract, a distance of 213.33 feet to a 1/2-inch iron rod with "Half" cap set 45.00 feet right of E.C.S. 31+75.63, at an angle point in the proposed west right-of-way line of Colorado Sand Drive, for the most southerly corner of the herein described tract of land;

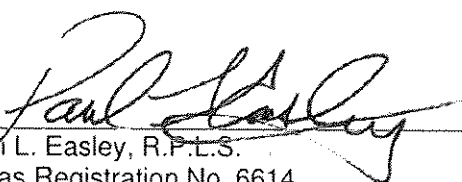
**THENCE** leaving said common line, over and across the said 10.502 acre Cornerstone at Kelly Lane tract with the proposed west right-of-way line of Colorado Sand Drive, the following five (5) courses and distances:

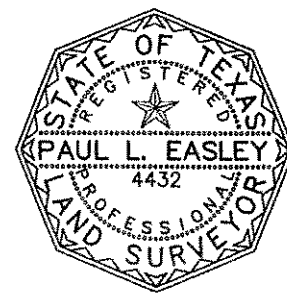
1. North 02°02'36" West, a distance of 66.31 feet to a 1/2-inch iron rod with "Half" cap set 45.00 right of E.C.S. 31+09.32, for the point of curvature of a tangent circular curve to the right;
2. with said curve to the right, having a radius of 555.00 feet, a delta angle of 15°20'39", an arc length of 148.63 feet, and a chord which bears North 05°37'43" East, a distance of 148.19 feet to a 1/2-inch iron rod with "Half" cap set 45.00 feet right of E.C.S. 29+72.74 for point of tangency;
3. North 13°18'03" East, a distance of 37.03 feet to a 1/2-inch iron rod with "Half" cap set 45.00 feet left of E.C.S. 29+35.71 for the point of curvature of a tangent circular curve to the left;
4. with said curve to the left, having a radius of 465.00 feet, a delta angle of 08°23'37", an arc length of 68.12 feet, and a chord which bears North 09°06'14" East, a distance of 68.06 feet to a 1/2-inch iron rod with "Half" cap set 45.00 feet right of E.C.S. 28+61.00 for point of tangency;
5. North 04°54'26" East, a distance of 573.59 feet to the **POINT OF BEGINNING** and containing 1.666 acre of land, more or less, within these metes and bounds.

Notes:

Basis of Bearings is the Texas Coordinate System of 1983 (NAD83), Central Zone, based on local network observations utilizing the Leica Smartnet network, utilizing a grid to surface scale factor of 1.00010581119482, scaled about 0.0. Last date of field survey: January 4, 2020.

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 under my direction and supervision.

  
Paul L. Easley, R.P.L.S. \_\_\_\_\_ Date 04/19/2023  
Texas Registration No. 6614  
Half Associates, Inc., TBPELS Firm No. 10029607  
9500 Amberglen Blvd., Bldg. F, Suite 125  
Austin, Texas 78729 512-777-4600



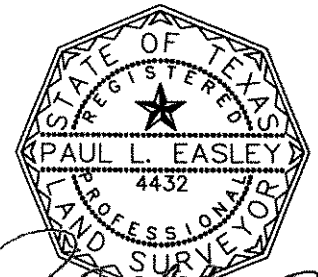
# EXHIBIT "B"

## LEGEND

- 1/2-INCH IRON ROD WITH "HALFF" CAP SET
- ▲ CALCULATED POINT
- 1/2-INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- HOLT ● 1/2-INCH IRON ROD WITH "HOLT" CAP FOUND
- TXDOT ● 1/2-INCH IRON ROD WITH "TXDOT" CAP FOUND
- ( ) RECORD INFORMATION
- [ ] RECORD INFORMATION FROM TXDOT R.O.W. C.S.J. 5005-34-240
- C.S.J. CONTROL-SECTION-JOB
- P.O.B. POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	S13°18'03"W	37.03'
L2	N62°24'58"W	2.88'
L3	N13°18'03"E	37.03'
L4	S13°18'03"W	37.03'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	223.41' (223.48')	955.00' (955.00')	13°24'13"	S85°22'52"E (S85°21'56"E)	222.90' (222.97')
C2	167.52'	866.50' (866.50')	11°04'36"	S67°56'28"E (S67°56'44"E)	167.26' (167.16')
C3	81.30'	555.00'	8°23'37"	S09°06'14"W	81.23'
C4	124.53'	465.00'	15°20'39"	S05°37'43"W	124.16'
C5	148.63'	555.00'	15°20'39"	N05°37'43"E	148.19'
C6	68.12'	465.00'	8°23'37"	N09°06'14"E	68.06'
C7	4.09'	465.00'	0°30'13"	S13°02'56"W	4.09'
C8	120.44'	465.00'	14°50'26"	S05°22'37"W	120.11'
C9	74.71'	510.00'	8°23'37"	S09°06'14"W	74.65'
C10	136.58'	510.00'	15°20'39"	S05°37'43"W	136.17'



*Paul L. Easley*

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON LOCAL NETWORK OBSERVATIONS UTILIZING THE LEICA SMARTNET NETWORK. UTILIZING A GRID TO SURFACE SCALE FACTOR OF 1.00010581119482, SCALED ABOUT 0.0.

PAUL L. EASLEY,  
RPLS 4432  
DATE 04/19/2023



8500 AMBERGLEN BLVD  
BLOC F, STE 175  
AUSTIN, TEXAS 78728  
TEL (512) 777-4600  
FAX (512) 252-8141  
TBP: S PARMING 10078007

© 2023 CBRE, Inc.

1.666 ACRES (72,562 S.F.) OF LAND  
OUT OF THE JOHN DAVIS SURVEY NO. 13,  
ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

Project No.: 36819.001  
Issued: 04/19/2023  
36819.001 CORNERSTONE  
ROW.DWG

03 of 08

SCALE: 1" = 100'

GRAPHIC SCALE



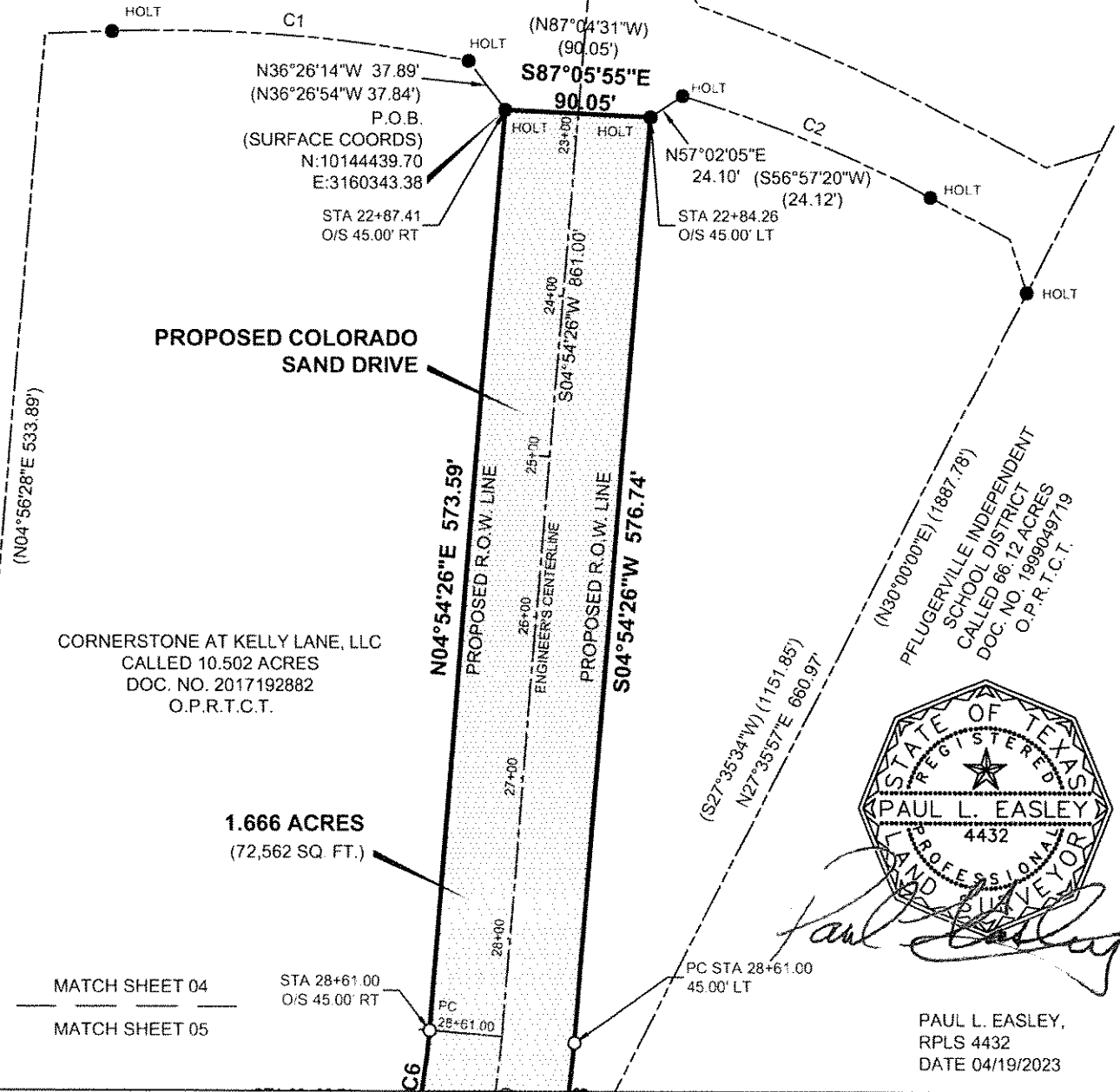
CORNERSTONE AT KELLY LANE, LLC  
CALLED 3.114 ACRES  
DOC. NO. 2017192882  
O.P.R.T.C.T.

COPPER MINE DRIVE  
(R.O.W. WIDTH VARIES)  
(DOC. NO. 201300099)

COLORADO SAND DRIVE  
(90' R.O.W. WIDTH)  
(DOC. NO. 201300099)

CORNERSTONE AT KELLY LANE, LLC  
CALLED 6.023 ACRES  
DOC. NO. 2017192882  
O.P.R.T.C.T.

STATE HIGHWAY NO. 130  
(R.O.W. VARIES)  
(TX.D.O.T. C.S.J. 5005-34-240)



CORNERSTONE AT KELLY LANE, LLC  
CALLED 10.502 ACRES  
DOC. NO. 2017192882  
O.P.R.T.C.T.

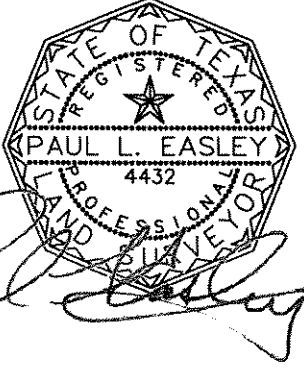
1.666 ACRES  
(72,562 SQ. FT.)

MATCH SHEET 04  
MATCH SHEET 05

STA 28+61.00  
O/S 45.00' RT

(S27°35'34"W) (1151.85')  
N27°35'57"E 660.97'

PFLUGERVILLE INDEPENDENT  
SCHOOL DISTRICT  
CALLED 66.12 ACRES  
DOC. NO. 1999049719  
O.P.R.T.C.T.



PAUL L. EASLEY,  
RPLS 4432  
DATE 04/19/2023



8500 AMBERGL ENR BLVD  
BUDO F. STE 125  
AUSTIN, TEXAS 78726  
TEL (512) 777 4000  
FAX (512) 252 8111  
EMAILS: PLS@HALFF.COM

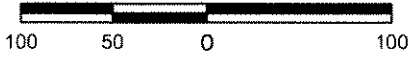
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1.666 ACRES (72,562 S.F.) OF LAND  
OUT OF THE JOHN DAVIS SURVEY NO. 13,  
ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

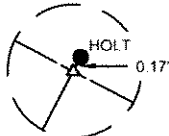
Project No.: 36819.001  
Issued: 04/19/2023  
36819.001 CORNERSTONE  
ROW DWG

04 of 08

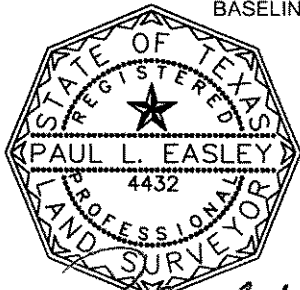
SCALE: 1" = 100'  
GRAPHIC SCALE



STATE HIGHWAY NO. 130  
(R.O.W. VARIES)  
(TX.D.O.T. C.S.J. 5005-34-240)



DETAIL "A" - NOT TO SCALE



*Paul L. Easley*  
PAUL L. EASLEY,  
RPLS 4432  
DATE 04/19/2023

MATCH SHEET 04  
MATCH SHEET 05

N02°03'13"W 596.50'  
[N02°03'15"W 595.98']  
(N02°04'14"W 596.44')

RELOCATED 40'  
ACCESS EASEMENT  
DOC. NO. 2005029845  
O.P.R.T.C.T.

1.666 ACRES  
(72,562 SQ. FT.)  
PROPOSED  
COLORADO  
SAND DRIVE

CORNERSTONE AT  
KELLY LANE, LLC  
CALLED 10.502 ACRES  
DOC. NO. 2017192882  
O.P.R.T.C.T.

5' TELECOMM.  
EASEMENT  
DOC. NO. 2003236039  
O.P.R.T.C.T.

PROPOSED  
COLORADO  
SAND DRIVE  
1.389 ACRES  
(60,497 SQ. FT.)

PFLUGERVILLE INDEPENDENT  
SCHOOL DISTRICT  
CALLED 66.12 ACRES  
DOC. NO. 1999049719  
O.P.R.T.C.T.

[285.00' LT. S.H. 130  
BASELINE STA. 993+60.13]

TXDOT  
[S62°23'34"E 26.11']

N28°14'37"E 45.77'  
(N27°35'13"E)(45.87')  
[N27°36'26"W][45.87']

[285.00' LT. S.H. 130  
BASELINE STA. 994+12.93]

STA 34+16.94  
O/S 182.32' RT

PART 1  
PROPOSED DRAINAGE ESMT.  
0.0828 ACRES  
(3605 SQ. FT.)

VERDOT AT PFLUGERVILLE EAST LLC  
(90% INTEREST AS TENANT-IN-COMMON)  
REM. OF CALLED (38.14 ACRES)  
DOC. NO. 2020007785  
O.P.R.T.C.T.

KEDMA VENTURES, LLC  
REM. OF CALLED (38.14 ACRES)  
DOC. NO. 2018174435  
O.P.R.T.C.T.

STA 28+61.00  
O/S 45.00' RT

STA 29+35.71  
O/S 45.00' RT

STA 29+72.74  
O/S 45.00' RT

STA 31+09.32  
O/S 45.00' RT

STA 31+75.63  
O/S 45.00' RT

STA 34+16.94  
O/S 182.32' RT

STA 34+96.45  
O/S 42.50' RT

STA 35+46.22  
O/S 45.00' LT

STA 35+44.80  
O/S 42.50' LT

PC STA 28+61.00  
45.00' LT

PT STA 29+35.71  
45.00' LT

PC STA 29+72.74  
45.00' LT

PT STA 31+09.32  
45.00' LT

PT STA 31+09.32  
45.00' LT

PT STA 34+96.45  
42.50' RT

PT STA 35+46.22  
45.00' LT

PT STA 35+44.80  
42.50' LT

PC STA 28+61.00  
45.00' LT

PT STA 29+35.71  
45.00' LT

PC STA 29+72.74  
45.00' LT

PT STA 31+09.32  
45.00' LT

PT STA 31+09.32  
45.00' LT

PT STA 34+96.45  
42.50' RT

PT STA 35+46.22  
45.00' LT

PT STA 35+44.80  
42.50' LT

(S60°00'00"E) (1264.99')  
(S62°24'46"E) (1354.52')

**HALFF**  
9500 ANSERGE BLVD  
SUITE F STE 125  
AUSTIN, TEXAS 78724  
TEL: (512) 777-4500  
FAX: (512) 252-8141  
COP: S PERM NO. 10026607  
© 2023 CARE, Inc.

1.666 ACRES (72,562 S.F.) OF LAND  
OUT OF THE JOHN DAVIS SURVEY NO. 13,  
ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

Project No.: 36819.001
Issued: 04/19/2023
36819.001 CORNERSTONE ROW.DWG
05 of 08

**TITLE COMMITMENT NOTE:**

THE ADDRESSMENT BY THE SURVEYOR OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY TITLE RESOURCES GUARANTY COMPANY, REFERENCED BY G.F. NO.: 2058142-KFO HAVING AN EFFECTIVE DATE OF APRIL 6, 2022 AND A DATE OF ISSUANCE OF APRIL 14, 2022, SCHEDULE B ITEMS THAT CAN BE PLOTTED AND ARE WITHIN THE VICINITY OF THE PROPOSED EASEMENT ARE SHOWN.

**B.10(a)**

**EASEMENT:**

RECORDED: VOLUME 549, PAGE 624, DEED RECORDS, TRAVIS COUNTY TEXAS.  
TO: TEXAS & LIGHT COMPANY  
PURPOSE: ELECTRIC  
- NON-PLOTTABLE EASEMENT ALONG A COUNTY ROAD, LOCATION UNKNOWN TO SURVEYOR.

**B.10(b)**

**EASEMENT:**

RECORDED: VOLUME 2813, PAGE 434, DEED RECORDS. TRAVIS COUNTY TEXAS.  
TO: TEXAS & LIGHT COMPANY  
PURPOSE: ELECTRIC  
- NOT SUBJECT TO EASEMENT, RUNS ALONG FM 685.

**B.10(c)**

**EASEMENT:**

RECORDED: VOLUME 2943, PAGE 1655, DEED RECORDS, TRAVIS COUNTY TEXAS.  
TO: TEXAS & LIGHT COMPANY  
PURPOSE: ELECTRIC  
- NOT SUBJECT TO EASEMENT, RUNS ALONG FM 685

**B.10(d)**

**EASEMENT:**

RECORDED: VOLUME 12302, PAGE 174, REAL PROPERTY RECORDS, AS FURTHER AFFECTED BY DOCUMENT NO. 2001214496, OFFICIAL PUBLIC RECORDS . TRAVIS COUNTY TEXAS.  
TO: TEXAS UTILITIES COMPANY  
PURPOSE: ELECTRIC AND COMMUNICATIONS  
- NOT SUBJECT TO EASEMENT, RUNS ALONG FM 685.

**B.10(e)**

**TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:**

RECORDED: VOLUME 13151, PAGE 2153, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS.  
TYPE: ACCESS EASEMENT  
- NOT SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT.

**B.10(f)**

**TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:**

RECORDED: DOCUMENT NO. 1999049720, AS FURTHER AFFECTED BY RELOCATION OF EASEMENT RECORDED IN DOCUMENT NO. 2005029845, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS  
TYPE: 120' AND 90' WIDE ACCESS EASEMENT AND 40' WIDE SERVICE, MAINTENANCE AND EMERGENCY ACCESS EASEMENT.  
- THE EASEMENT AREAS DESCRIBED THEREIN DO NOT AFFECT THE PROPOSED 1.666 ACRE RIGHT-OF-WAY PARCELS.

**B.10(g)**

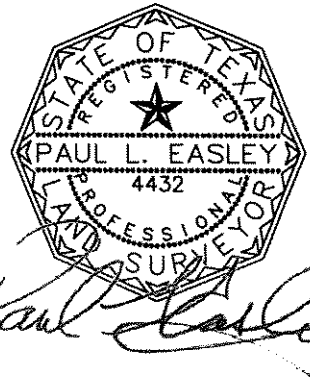
**TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:**

RECORDED: DOCUMENT NO. 2001184188, OFFICIAL PUBLIC RECORDS , TRAVIS COUNTY, TEXAS.  
TYPE: PUBLIC UTILITY AND ACCESS EASEMENT  
- NOT SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT.

**B.10(h)**

**EASEMENT:**

RECORDED: DOCUMENT NO. 2001184189, OFFICIAL PUBLIC RECORDS. TRAVIS COUNTY, TEXAS.  
TO: CITY OF PFLUGERVILLE  
PURPOSE: TEMPORARY CONSTRUCTION.  
- DOES NOT AFFECT.



PAUL L. EASLEY,  
RPLS 4432  
DATE 04/19/2023



6500 AMBERGLEN BLVD  
SUITE 120  
AUSTIN, TEXAS 78729  
TEL: (512) 777-4600  
FAX: (512) 252-8147  
TBP'S FIRM NO. 10029607

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1.666 ACRES (72,562 S.F.) OF LAND  
OUT OF THE JOHN DAVIS SURVEY NO. 13,  
ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

Project No.: 36819.001

Issued: 04/19/2023

36819.001 CORNERSTONE  
ROW DWG

06 of 08

**TITLE COMMITMENT NOTE:**

THE ADDRESSMENT BY THE SURVEYOR OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY TITLE RESOURCES GUARANTY COMPANY, REFERENCED BY G.F. NO.: 2058142-KFO HAVING AN EFFECTIVE DATE OF APRIL 6, 2022 AND A DATE OF ISSUANCE OF APRIL 14, 2022, SCHEDULE B ITEMS THAT CAN BE PLOTTED AND ARE WITHIN THE VICINITY OF THE PROPOSED EASEMENT ARE SHOWN.

**B.10(i)**

**EASEMENT:**

RECORDED: DOCUMENT NO. 2003236039, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TO: GRANDE COMMUNICATIONS NETWORKS, INC.  
PURPOSE: TELECOMMUNICATIONS FACILITIES  
- DOES NOT AFFECT.

**B.10(j)**

**TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:**

RECORDED: DOCUMENT NO. 2008142279, AMENDED IN DOCUMENT NO. 201322609B, AND DOCUMENT NO. 2017192881, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

TYPE: OPTION  
- SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT.

**B.10(k)**

**TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:**

RECORDED: DOCUMENT NO. 2009104647, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TYPE: TEMPORARY TURNAROUND ACCESS EASEMENT  
- NOT SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN AGREEMENT.

**B.10(l)**

**EASEMENT:**

RECORDED: DOCUMENT NO. 2009104648, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TO: CITY OF PFLUGERVILLE  
PURPOSE: WASTEWATER LINE  
- DOES NOT AFFECT.

**B.10(m)**

**TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:**

RECORDED: DOCUMENT NO. 2009104649, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TYPE: DECLARATION OF JOINT USE ACCESS EASEMENTS  
- NOT SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT.

**B.10(n)**

**EASEMENT:**

RECORDED: DOCUMENT NO. 2009104650, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TO: CITY OF PFLUGERVILLE  
PURPOSE: DRAINAGE  
- DOES NOT AFFECT.

**B.10(o)**

**EASEMENT:**

RECORDED: DOCUMENT NO. 2009144261, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

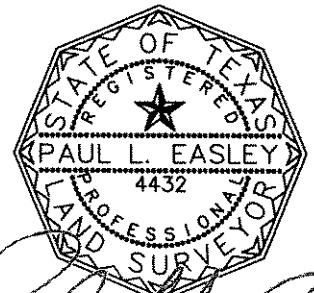
TO: MANVILLE WATER SUPPLY CORPORATION  
PURPOSE: WATER LINE  
- DOES NOT AFFECT.

**B.10(p)**

**EASEMENT:**

RECORDED: DOCUMENT NO. 2010196141, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TO: CITY OF PFLUGERVILLE, TEXAS  
PURPOSE: PUBLIC UTILITY  
- DOES NOT AFFECT.



PAUL L. EASLEY,  
RPLS 4432  
DATE 04/19/2023



9500 AMBERGLEN BLVD  
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18PLS FIRM NO. 10029827

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1.666 ACRES (72,562 S.F.) OF LAND  
OUT OF THE JOHN DAVIS SURVEY NO. 13,  
ABSTRACT NO. 231, TRAVIS COUNTY, TEXAS

Project No.: 36819.001  
Issued: 04/19/2023  
36819.001 CORNERSTONE  
ROW.DWG

07 of 08

**TITLE COMMITMENT NOTE:**

THE ADDRESSMENT BY THE SURVEYOR OF THE COMMITMENT FOR TITLE INSURANCE PREPARED BY TITLE RESOURCES GUARANTY COMPANY, REFERENCED BY G.F. NO. : 2058142-KFO HAVING AN EFFECTIVE DATE OF APRIL 6, 2022 AND A DATE OF ISSUANCE OF APRIL 14, 2022, SCHEDULE B ITEMS THAT CAN BE PLOTTED AND ARE WITHIN THE VICINITY OF THE PROPOSED EASEMENT ARE SHOWN.

**B.10(q)**

TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER MATTERS:

RECORDED: DOCUMENT NO. 2010098640, AMENDED IN DOCUMENT NO. 2012190941, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

DOCUMENT: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORNERSTONE AT KELLY LANE COMMERCIAL SUBDIVISION.

- NOT SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS AND OTHER MATTERS.

**B.10(r)**

TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT:

RECORDED: DOCUMENT NO. 2012190943, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TYPE: AGREEMENT PROVIDING RESTRICTIVE COVENANTS.

- NOT SUBJECT TO TERMS, CONDITIONS, AND STIPULATIONS IN THE AGREEMENT.

**B.10(s)**

TERMS, CONDITIONS, AND STIPULATIONS IN AGREEMENT

RECORDED: DOCUMENT NO. 2012190945, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TYPE: JOINT ACCESS EASEMENT.

- DOES NOT AFFECT.

**B.10(t)**

TERMS, CONDITIONS, AND STIPULATIONS IN TEMPORARY DRAINAGE EASEMENT AGREEMENT.

RECORDED: DOCUMENT NO. 2013075884, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TYPE: DRAINAGE EASEMENT.

- DOES NOT AFFECT.

**B.10(u)**

TERMS, CONDITIONS, AND STIPULATIONS IN THE PUBLIC UTILITY EASEMENT AGREEMENT.

RECORDED: DOCUMENT NO. 2013124981, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

TYPE: PUBLIC UTILITY EASEMENT

- DOES NOT AFFECT.

**B.10(v)**

ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL LIGNITE, OIL, GAS AND OTHE RMINERAL, TOGETHER WITH THE RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

**B.10(w)**

ANY AND ALL PORTIONS OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY.

**B.10(x)**

RIGHTS OF PARTIES IN POSSESSION. (OWNERS POLICY)

**B.10(y)**

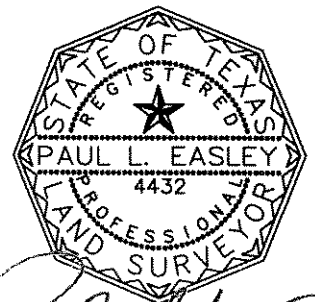
ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

**B.10(z)**

ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.

**B.10(aa)**

RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS (NOTE: This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)



*Paul L. Easley*

PAUL L. EASLEY,  
RPLS 4432  
DATE 04/19/2023



9500 ALBERDENE BLVD  
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TRN B (FIRM) NO. 10029007

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Project No.: 36819.001  
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36819.001 CORNERSTONE  
ROW.DWG

08 of 08

**Signature:** *Arulfo Ruiz*

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













# 2024 0731 AWARD OF COMMISSIONERS 4861-6475-3876 v.2


Final Audit Report

2024-08-01


Created:	2024-07-31
By:	Kimberley Valdez (kvaldez@rampagelaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAVx6yipdjaJKI9elRgDdvBf_1JMsdQSx

## "2024 0731 AWARD OF COMMISSIONERS 4861-6475-3876 v.2" History


-  Document created by Kimberley Valdez (kvaldez@rampagelaw.com)  
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-  Document emailed to Beverly Leaks (bleaks@austin.rr.com) for signature  
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-  Document emailed to Linda Cangelosi (linda.cangelosi@gmail.com) for signature  
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Kimberley Valdez on behalf of Adolfo Ruiz

Bar No. 17385600

kvaldez@rampagelaw.com

Envelope ID: 90455249

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

Filing Description: Award of Commissioners

Status as of 8/2/2024 7:27 AM CST

Associated Case Party: Cornerstone at Kelly Lane, LLC

Name	BarNumber	Email	TimestampSubmitted	Status
Isaac Villarreal		ivillarreal@dbcllp.com	8/1/2024 5:02:24 PM	SENT
Robert F. DuBois III		rdubois@dbcllp.com	8/1/2024 5:02:24 PM	SENT

Case Contacts

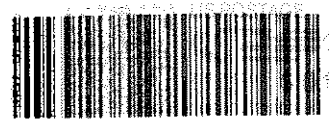
Name	BarNumber	Email	TimestampSubmitted	Status
Kimberley Valdez		kvaldez@rampagelaw.com	8/1/2024 5:02:24 PM	SENT

Associated Case Party: The City of Pflugerville, Texas

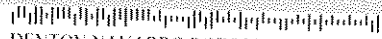
Name	BarNumber	Email	TimestampSubmitted	Status
Patrick Bernal		pbernal@rampagelaw.com	8/1/2024 5:02:24 PM	SENT
Adolfo Ruiz		aruiz@rampagelaw.com	8/1/2024 5:02:24 PM	SENT



**DYANA LIMON-MERCADO**  
 County Clerk, Travis County  
 P.O. Box 149325  
 AUSTIN, TEXAS 78714-9325



9414 7266 9904 2203 2808 95  
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DENTON NAVARRO RODRIGUEZ BERNAL SANTI  
 Adolfo Ruiz, Patrick C. Bernal  
 2517 N. Main Avenue  
 San Antonio, TX 78212



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