

11-6F# 80429 CCT  
RETURN TO: HERITAGE TITLE  
2630 EXPOSITION BLVD. #105  
AUSTIN, TEXAS 78703

CORRECTION  
**WARRANTY DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

DATE: June 17, 2008



WD

2008127154

3 PGS

GRANTOR: Jerri H. Bell a/k/a Jerri Bell and Johnny Bell a/k/a Johnston E. Bell, Jr.

GRANTOR'S MAILING ADDRESS: 903 W. 18th St. Austin 78701

GRANTEE: Meredith L. Dreiss

GRANTEE'S MAILING ADDRESS: 3002 SCENIC DRIVE, AUSTIN, TX  
78703

**CONSIDERATION:**

Cash and other valuable consideration.

**PROPERTY (including any improvements):**

TRACT 1: Lot 15, Block "D", HERMAN BROWN ADDITION NO. 2 SECTION 4, FIRST RESUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 39, Page ~~KXX~~ 12, Plat Records of Travis County, Texas.

12

TRACT 2: Lot 12, Block "D", HERMAN BROWN ADDITION NO. 2 SECTION 4, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 19, Page 36, Plat Records of Travis County, Texas.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**


This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record and subject, further, to taxes for the year 2008 and subsequent years.

"THIS DEED IS BEING CORRECTED AND RE-RECORDED TO CORRECT THE PLAT REFERENCE ON TRACT 1."

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

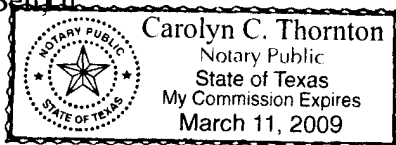
  
Jerri H. Bell aka Jerri Bell

  
Johnny Bell aka Johnston E. Bell Jr.

Acknowledgement

State of Texas  
County of Travis

This instrument was acknowledged before me on the 17th day of June, 2008, by Jerri H. Bell aka Jerri Bell and Johnny Bell aka Johnston E. Bell Jr.



  
Notary Public, State of \_\_\_\_\_


SEAL

After Recording Return To:

Dj0429-sw

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



2008 Jun 19 03:47 PM

BENAVIDESV \$20.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

WARRANTY DEED

Page 2

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2008 Jul 28 04:02 PM 2008127154

BENAVIDESV \$24.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

Case No.:  
(City use only)**Environmental Resource Inventory** EXHIBIT D1-21For the City of Austin  
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

1. SITE/PROJECT NAME: 3002 Scenic Drive Boat Dock
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): Prop120918/Geo 0121060511
3. ADDRESS/LOCATION OF PROJECT: 3002 Scenic Drive
4. WATERSHED: Taylor Slough North
5. THIS SITE IS WITHIN THE (Check all that apply)
- Edwards Aquifer Recharge Zone\* (See note below) ..... ☒ YES ☐ No
- Edwards Aquifer Contributing Zone\* ..... ☒ YES ☐ No
- Edwards Aquifer 1500 ft Verification Zone\* ..... ☒ YES ☐ No
- Barton Spring Zone\* ..... ☐ YES ☒ No
- \*(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

**Note:** If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?..... ☐ YES\*\* ☒ NO
- If yes, then check all that apply:
- ☐ (1) The floodplain modifications proposed are necessary to protect the public health and safety;
- ☐ (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
- ☐ (3) The floodplain modifications proposed are necessary for development allowed in the critical water **quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.**
- ☐ (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

\*\* If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? ..... ☐ YES\*\*\* ☒ NO

\*\*\*If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).

8. There is a total of 2 (#'s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):



## EXHIBIT D2-21

\_\_\_\_\_ (#'s) Spring(s)/Seep(s)      \_\_\_\_\_ (#'s) Point Recharge Feature(s)      \_\_\_\_\_ (#'s) Bluff(s)  
 1 Canyon Rimrock/Seep Complex (CRSC #1)      1 (#'s) Wetland(s)

**Note:** Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- ☒ Site Specific Geologic Map with 2-ft Topography
- ☒ Historic Aerial Photo of the Site
- ☒ Site Soil Map
- ☒ Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography

Only if present on site (Maps can be combined):

- ☒ Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone  
(Only if site is over or within 1500 feet the recharge zone)
- ☒ Edwards Aquifer Contributing Zone
- ☒ Water Quality Transition Zone (WQTZ)
- ☒ Critical Water Quality Zone (CWQZ)
- ☒ City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

**Surface Soils** on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups\*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Tarrent (TeF), 18-40% Slopes	C	<1
Urban (UuE), 1-12% slopes	C	<1

**\*Soil Hydrologic Groups Definitions (Abbreviated)**

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

\*\*Subgroup Classification – See Classification of Soil Series Table in County Soil Survey.

**Description of Site Topography and Drainage** *(Attach additional sheets if needed):*

The fully developed residential shoreline lot on Lake Austin upland of the site slopes significantly from the residence and drains naturally in sheet flow directly into the Lake Austin Waterway.

**List surface geologic units below:**

Geologic Units Exposed at Surface		
Group	Formation	Member
Fredricksburg	Fredricksburg Undivided	No Member

**Brief description of site geology** *(Attach additional sheets if needed):*

The fully developed residential lot on the shoreline of Lake Austin upland of the site is mostly large rock with compacted soil. An area upslope of the shoreline is composed of a rim rock outcropping labeled and delineated on the plans.

**Wells** – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are <sup>0</sup>\_\_\_\_ (#) wells present on the project site and the locations are shown and labeled  
<sup>0</sup>\_\_\_\_ (#'s) The wells are not in use and have been properly abandoned.  
<sup>0</sup>\_\_\_\_ (#'s) The wells are not in use and will be properly abandoned.  
<sup>0</sup>\_\_\_\_ (#'s) The wells are in use and comply with 16 TAC Chapter 76.  
There are <sup>0</sup>\_\_\_\_ (#'s) wells that are off-site and within 150 feet of this site.



**11. THE VEGETATION REPORT** – Provide the information requested below:

**Brief description of site plant communities** *(Attach additional sheets if needed):*

The fully developed residential lot is predominantly native shrubs, hedges, weeds, and range plants within the 25' LA Setback Area.

There is woodland community on site ..... ☒ YES ☐ NO *(Check one).*

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Live Oak	Quercus virginiana
Elm	Ulmus americana
Red Oak	Quercus rubra
Sycamore	Platanus occidentalis
White Oak	Quercus alba

There is grassland/prairie/savanna on site ..... ☐ YES ☒ NO *(Check one).*

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name
Poison Ivy	Toxicodendron radicans
Lantana	Lantana urticoides
Mullein	Verbascum thapsus
Muscadine grape	Vitis rotundifolia
Yucca	Yucca spp.
Ragweed	Ambrosia psilostachya
Bermuda grass	Cynodon dactylon

There is hydrophytic vegetation on site ..... ☐ YES ☒ NO *(Check one).*

If yes, list the dominant species in table below *(next page):*

**NO HYDROPHYTIC VEGETATION WITHIN LOC BUT WETLAND  
CEF LOCATED WITHIN 150' - DENOTED ON ERI-CEF WORKSHEET**

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

☒ YES ☐ NO (Check one).

**12. WASTEWATER REPORT** – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- ☐ On-site system(s)  
☐ City of Austin Centralized sewage collection system  
☒ Other Centralized collection system

*Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin*

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

☐ YES ☐ NO (Check one) ☒ NO ONSITE SEWAGE SYSTEM

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

☐ YES ☐ NO ☒ Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

☐ YES ☒ NO (Check one). If yes, then provide justification below:



Is the project site is over the Edwards Aquifer?

☐ YES ☒ NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

**13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.**

Date(s) ERI Field Assessment was performed: December 5, 2019

Date(s)

My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Rick Rasberry, CESSWI

512-970-0371

Print Name

Telephone

Signature

Email Address

Lake Austin Boat Dock & Shoreline Permits

December 18, 2018

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

P.G.  
Seal

## City of Austin Environmental Resource Inventory - Critical Environmental Feature Worksheet

1	Project Name:	3002 Scenic Boat Dock Replacement
2	Project Address:	3002 Scenic Drive
3	Site Visit Date:	December 5, 2019
4	Environmental Resource Inventory Date:	December 18, 2019

5	Primary Contact Name:	Rick Raspberry
6	Phone Number:	512-970-0371
7	Prepared By:	Rick Raspberry
8	Email Address:	rick@rickrasberry.com

[illegible]

City of Austin Use Only CASE NUMBER:	
---	--

For rimrock, locate the midpoint of the segment that describes the feature.



For wetlands, locate the approximate centroid of the feature and the estimated area.



For a spring or seep, locate the source of groundwater that feeds a pool or stream.



Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

## Method

### Accuracy



Professional Geologists apply seal below





**Property Profile**

**CEF IDENTIFICATION 3002 SCENIC DR**

**Legend**

- Addresses
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- Contours Year- 2017
  - 2 Ft Contours
  - 10 Ft Contours
- Spring
- Wetland
- Rock Outcrop
- Grassland
- Biological Resource Buffer



0.0 0 0.01 0.0 Miles  
 NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet  
 Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**Notes**  
 PREPARED BY  
 RICK RASBERRY  
 DECEMBER 18, 2019





# Property Profile

## Legend

- Addresses
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- Contours Year- 2017
  - 2 Ft Contours
  - 10 Ft Contours



0.0 0 0.01 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

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0.0 0 0.01 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

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  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
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  - 2 Ft Contours
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0.0 0 0.01 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

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# Property Profile

## Legend

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  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- Contours Year- 2017
  - 2 Ft Contours
  - 10 Ft Contours



1: 600



0.0 0 0.01 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

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  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- Contours Year- 2017
  - 2 Ft Contours
  - 10 Ft Contours



0.0 0 0.01 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

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Notes




## Soil Map—Travis County, Texas



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas

Survey Area Data: Version 21, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2018—Nov 16, 2018

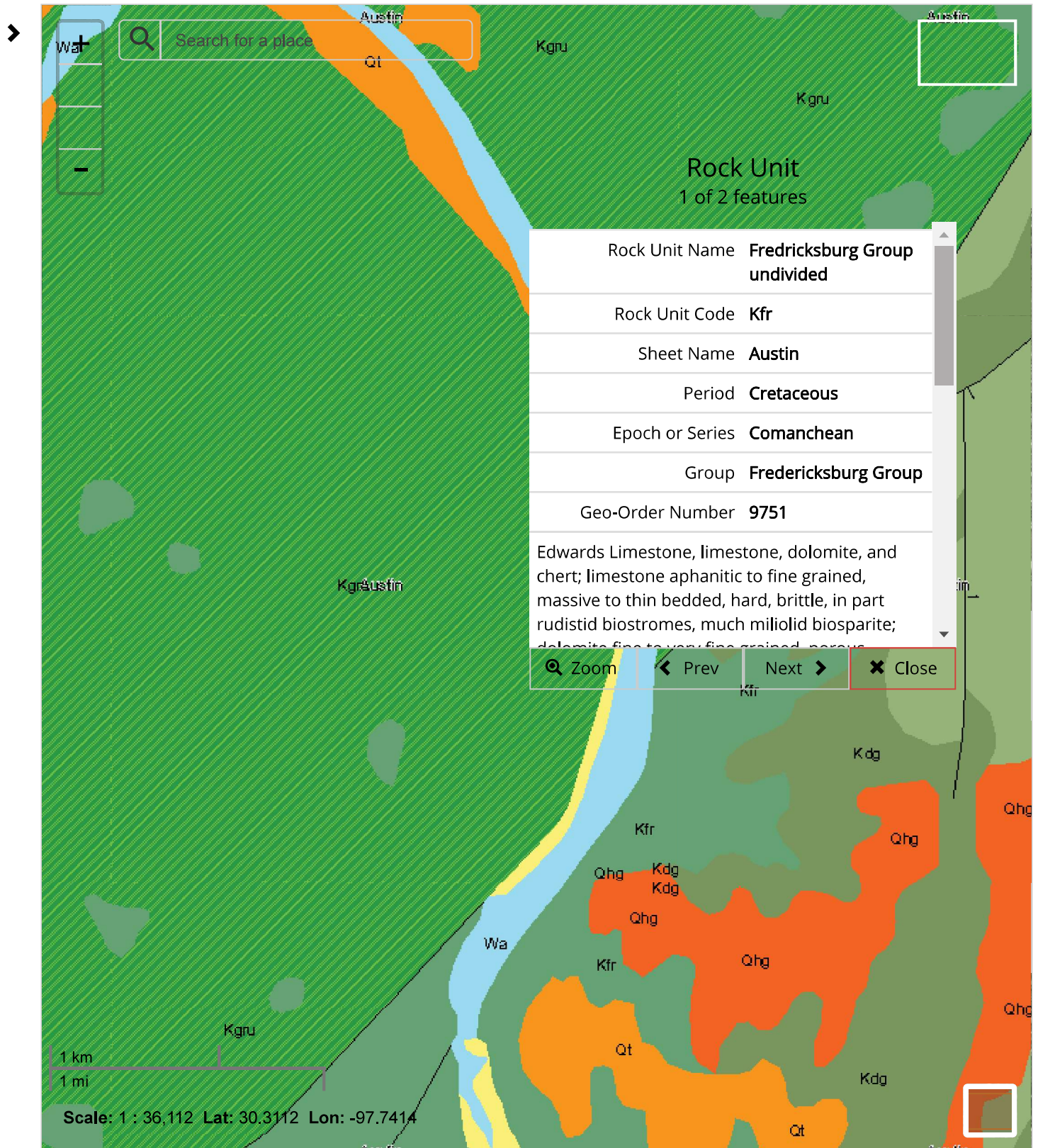
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TeF	Eckrant soils and Urban land, 18 to 40 percent slopes	0.6	30.7%
UuE	Urban land and Brackett soils, 1 to 12 percent slopes	1.1	59.1%
VuD	Volente soils and Urban land, 1 to 8 percent slopes	0.2	10.2%
<b>Totals for Area of Interest</b>		<b>1.8</b>	<b>100.0%</b>



## SITE GEOLOGY MAP 3002 SCENIC DR



DOI Privacy Policy (<https://www.doi.gov/privacy>) | Legal ([https://www.usgs.gov/laws/policies\\_notices.html](https://www.usgs.gov/laws/policies_notices.html)) | Accessibility (<https://www2.usgs.gov/laws/accessibility.html>) | Site Map (<https://www.usgs.gov/sitemap>) | Contact USGS (<https://answers.usgs.gov/>)

U.S. Department of the Interior (<https://www.doi.gov/>) | DOI Inspector General (<https://www.doiig.gov/>) | White House (<https://www.whitehouse.gov/>) | E-gov (<https://www.whitehouse.gov/omb/e-gov/>) | Open Government





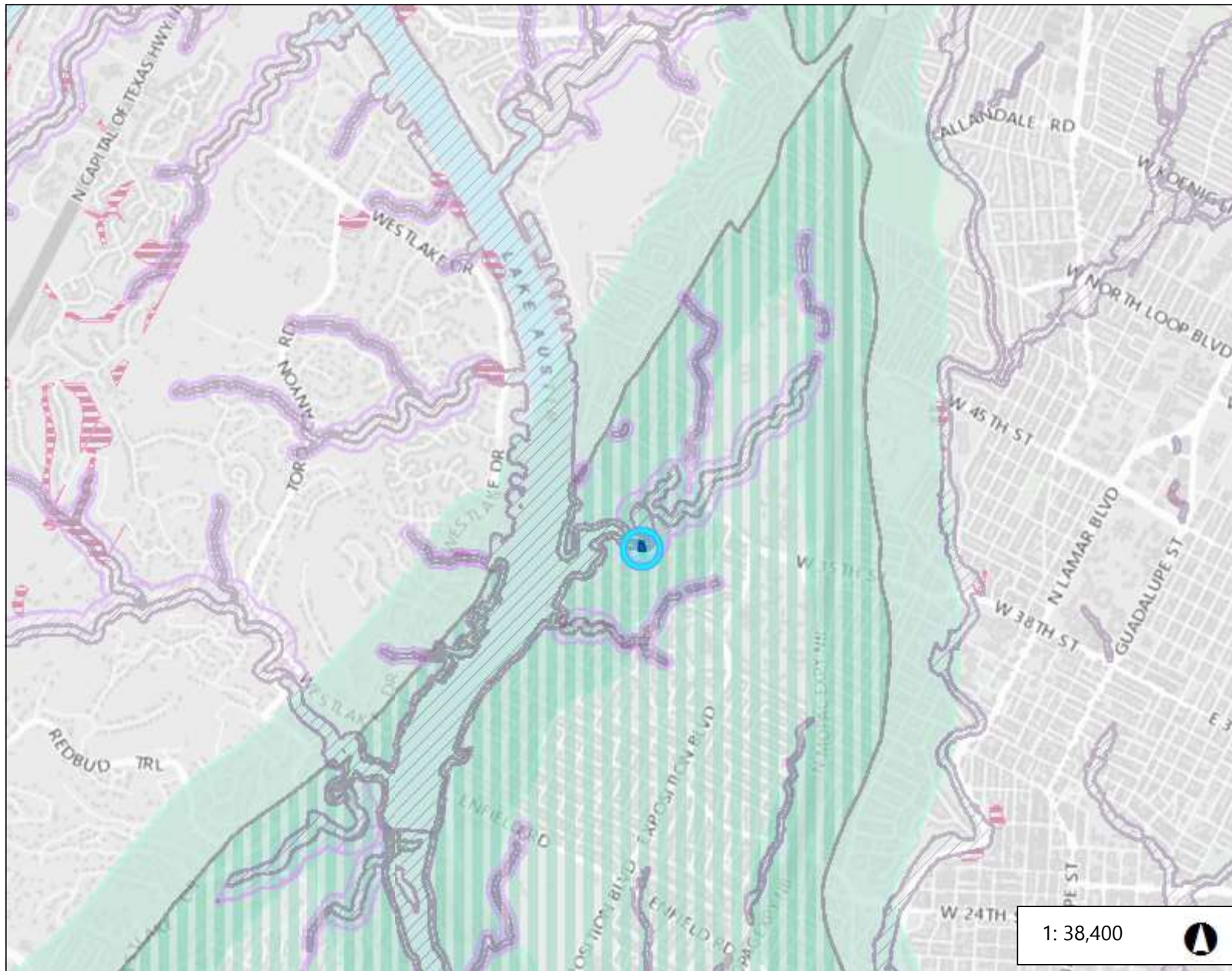
# Property Profile

## 3002 SCENIC DRIVE

### Legend

#### Creek Buffers/Waterway Setba

- Critical Water Quality Zone
- Water Quality Transition Zone
- Edwards Aquifer Recharge Zone
- Edwards Aquifer Recharge Velocity
- Edwards Aquifer Contributing Zone
- Biological Resource Buffer



1: 38,400



1.2 0 0.61 1.2 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

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### Notes





# Property Profile

## FLOODPLAIN MAP 3002 SCENIC DR

### Legend

#### Contours Year- 2017

- 2 Ft Contours
- 10 Ft Contours

#### Fully Developed Floodplain

- COA Fully Developed 25-Year
- COA Fully Developed 100-Year
- COA Master Plan 25-Year
- COA Master Plan 100-Year
- 100-Year (Detailed-AE)
- 100-Year (Shallow-AO,AH)
- 100-Year (Approx-A)

#### Creek Buffers/Waterway Setba

- Critical Water Quality Zone
- Water Quality Transition Zone



Spring



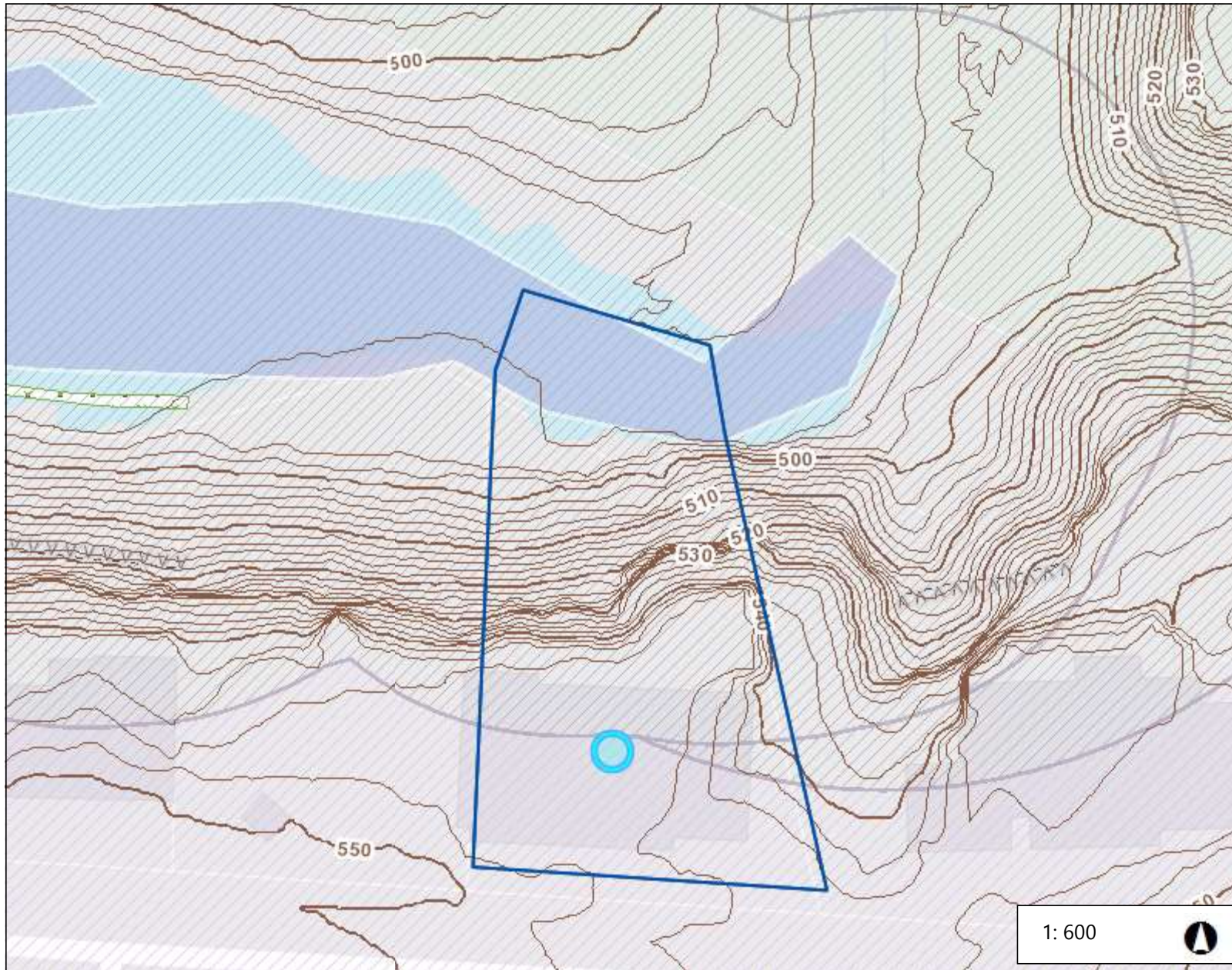
Wetland



Rock Outcrop



Biological Resource Buffer



1: 600



0.0 0 0.01 0.0 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

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### Notes











TAX CERTIFICATE  
Bruce Elfant  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

E-1/86  
NO 2776160

EXHIBIT F

ACCOUNT NUMBER: 01-2106-0511-0000

PROPERTY OWNER:

DREISS MEREDITH  
3002 SCENIC DR  
AUSTIN, TX 78703-1058

PROPERTY DESCRIPTION:

LOT 15 BLK D \*FIRST RESUB OF BROWN  
HERMAN ADDN NO 2 SEC 4

ACRES .4275 MIN% .000000000000 TYPE

SITUS INFORMATION: 3002 SCENIC DR

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2019	AUSTIN ISD	19,191.73
	CITY OF AUSTIN (TRAV)	10,469.83
	TRAVIS COUNTY	7,729.46
	TRAVIS CENTRAL HEALTH	2,209.69
	ACC (TRAVIS)	2,660.21
TOTAL SEQUENCE 0		42,260.92
TOTAL TAX:		42,260.92
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		42,260.92

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2019 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 11/04/2019

Fee Paid: \$10.00

Bruce Elfant  
Tax Assessor-Collector

By: 

Questions? [Click here for help and contact information.](#)

### Disclaimer

The Information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-978-4000**.

**Location:** 3002 SCENIC DR  
(3,105,319, 10,085,926)

**Grid:** H26

**Future Land Use (FLUM):** Single Family

**Regulating Plan:**

**Zoning:** SF-3-NP

**Zoning Case:** [C14-2010-0052](#)

**Zoning Ordinance  
(Mostly after 2000):** [99-0225-70\(b\)](#)  
[20100930-037](#)

**Zoning Overlays:** NEIGHBORHOOD PLANNING  
AREA  
■ WEST AUSTIN  
NEIGHBORHOOD GROUP  
■ Central West Austin Combined  
NPA  
LAKE AUSTIN ZONE  
RESIDENTIAL DESIGN  
STANDARDS



### Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning](#) Areas is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.



## EXHIBIT I

December 19, 2019

City of Austin

Development Services Department

PO Box 1088


Austin, TX 78716

Re: Engineer's Summary and Professional Engineer Certification Proposed Dock Replacement, 3002 Scenic Dr per City Code 25-7-62, 25-12-3 Section G 103.5, 25-8-341 & 25-8-342

To Whom It May Concern:

I, Brad Shaw, certify that the proposed plans and specifications for the hydraulic and physical design of the dock project is adequate. The proposed improvements will comply with the four feet cut and fill rules per City Code 25-8-341 & 25-8-342, the ordinances of the City, the Drainage Criteria Manual, and the laws of this State. Additionally, the proposed dock work will not increase the level of the base flood elevation.

Sincerely,

 12/23/19



Engineer Signature and Seal

FLOODPLAIN INFORMATION  
REQUEST FORM

Tax Parcel ID: 0121060511		Date Processed: 12/16/2019	
Property Address: 3002 SCENIC DR			
<b>FEMA Flood Insurance Information:</b>		<b>City of Austin Regulatory Information:</b>	
Flood Zone*: AE		25-Year Flood Elevation**: N/A	
Community Number: 480624		100-Year Flood Elevation**: N/A	
Panel Number: 48453C0445J		All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.	
Effective Date: 01/06/2016			
FEMA 100-Year Elevation*: N/A			
FEMA 500-Year Elevation*: N/A			

*Additional Questions? Please contact the Floodplain Office*

**Phone Hotline:** 512-974-2843

**Fax:** 512-974-3584

**E-mail:** floodpro@austintexas.gov

**Mailing Address:** Attention: Floodplain Office, Watershed Protection Department-12th Floor, PO BOX 1088  
Austin, TX 78767-1088

- \* The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones **A**, **AE**, **AO**, or **AH** are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone **0.2% annual chance flood hazard** (500-year floodplain) are located or partially located within the shaded zone X portion of the FIRM. Parcels with flood zone **X Protected by Levee** are located within in an area protected by a levee from the 1% annual chance flood hazard. Parcels with flood zone **X** are located outside the 0.2% annual chance flood hazard. The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains *may differ* from the City of Austin regulatory floodplains.
- \* \* The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains *may differ* from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel's floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

**DISCLAIMER:** The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit <http://www.floodsmart.gov/floodsmart/>



# ATLAS 14 QUICK REFERENCE SHEET

## What is Atlas 14?

The National Weather Service, in partnership with many other federal, state, and local agencies, is in the process of reassessing historic rainfall intensities for Texas with a study called Atlas 14. Rainfall intensities tell us the likelihood of rainfall events of different sizes. Rainfall intensities are used by FEMA and local communities to determine flood risk and to make floodplain maps. Rainfall intensities for the State of Texas have not been assessed since 1994. Atlas 14 is an update of this data meant to incorporate almost a quarter century of rainfall data collected statewide since the last study, up to and including Hurricane Harvey. The graphic to the right indicates in green the areas of Texas where rainfall intensities are increasing.

## How Does Atlas 14 Affect Austin?

The Atlas 14 draft study shows the Austin area to be one of the most significantly impacted areas in the State of Texas. In general, this means that, in Austin, what had been considered a 500-year rainfall is in fact a 100-year rainfall. This indicates that many homes and businesses in Austin may be expected to flood more frequently than had been previously thought. However, only 9% of the land area in Austin is projected to be in the new 100-year floodplain.

## How Is the City of Austin Responding?

The **Watershed Protection Department** is acting quickly to respond to this more accurate assessment of flood risk. It is critical that we continue to ensure that future development is built to be sufficiently resilient to protect lives and properties of our residents. To that end, we have initiated a code amendment process to adopt this new rainfall information as well as other changes meant to enable properties to redevelop in a safer fashion.

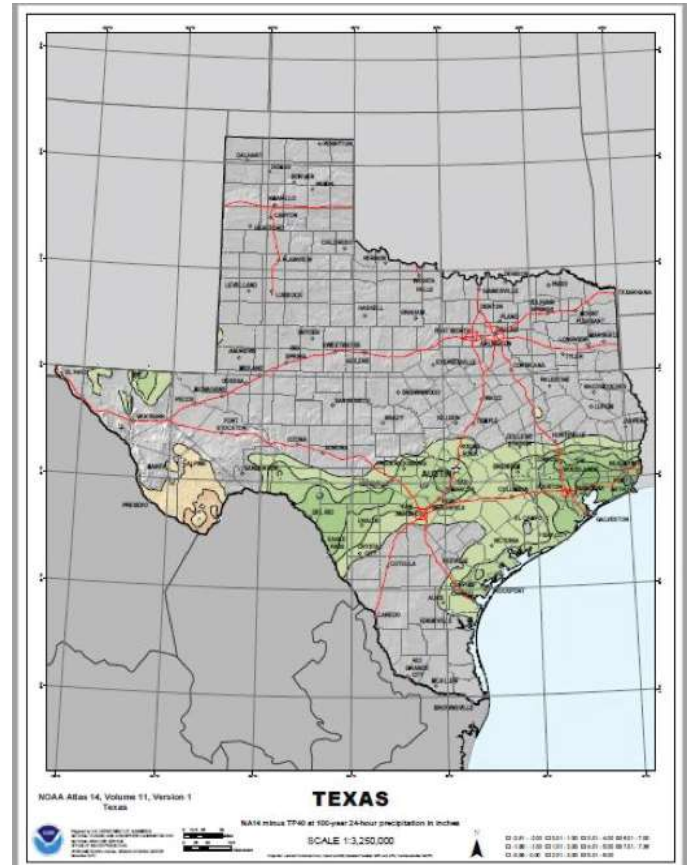
## How Do I Get More Information?

**Website:** [www.AustinTexas.gov/Atlas14](http://www.AustinTexas.gov/Atlas14)

**Email:** [Atlas14@AustinTexas.gov](mailto:Atlas14@AustinTexas.gov)



## MAP CHANGES TO RAINFALL INTENSITY



## IMPACTS TO HOMEOWNERS

### How does this affect my property?

Visit our website [www.austintexas.gov/atlas14](http://www.austintexas.gov/atlas14) to access maps of floodplain changes in Austin.

### Do I need to buy flood insurance?

While FEMA flood insurance rate maps will not be immediately affected, property owners shown in the 500-year floodplain on the current FEMA maps should consider purchasing flood insurance as soon as possible to best protect their property.

### How does this impact development regulations?

Properties located in the City's regulatory floodplain are subject to additional development restrictions. Please visit [www.austintexas.gov/floodplainrules](http://www.austintexas.gov/floodplainrules) to learn more.



## City Arborist Review

### Addendum for Subdivision and Site Plan Submittals

#### For Office Use Only

File Number: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
Application Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

#### Section 1: Project Information

Application type: ☐ Single Family Subdivision ☒ Commercial Subdivision/Site Plan  
Project Name: 3002 Scenic Drive Boat Dock Replacement  
Project Street Address: 3002 Scenic Drive

#### Section 2: City Arborist Review

Has there been an onsite consultation with a City Arborist? ☐ Yes ☒ No

*(If yes, please attach copies of all consultation correspondence and documents.)*

Consultation – Tree Permit Number: \_\_\_\_\_

#### For single-family subdivision applications in the full- and limited-purpose jurisdictions:

- Number of trees with a diameter of 19 in. or greater located within the LOC: \_\_\_\_\_ 1
- Number of trees with a diameter of 19 in. or greater located immediately adjacent to the LOC: \_\_\_\_\_ 5
- Total number of trees with a diameter of 19 in. or greater: \_\_\_\_\_ 6

#### For commercial subdivision and site-plan applications in the full- and limited-purpose jurisdictions:

- Number of trees with a diameter of 8 in. or greater located within the LOC: \_\_\_\_\_ 3
- Number of trees with a diameter of 8 in. or greater located immediately adjacent to the LOC: \_\_\_\_\_ 9
- Total number of trees with a diameter of 8 in. or greater: \_\_\_\_\_ 12





One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Call 311

## Intake Submittal Checklist

### Consolidated and Non-Consolidated Site Plan

The applications below are subject to this checklist. For questions, call Intake at (512) 974-1770.

- Boat dock
- Consolidated (C Plan) Site Plan
- Non-Consolidated (B and D Site Plan)
- Extensions or Revisions
- Transportation and Parking
- Utility, Streets, and Drainage

### Required items – with applicable fees – due at initial submittal

- ☒ Completed application form with all appropriate signatures (Note: The owner authorization and inspection section must be signed by the owner or an agent authorization letter signed by the owner must be presented)
- ☒ Current Tax Certificates (If *exempt*, certificate still required)
- ☒ Engineering Report (Not required for utility, streets and drainage, extensions, and transportation and parking projects)
  - ☒ One (1) copy for completeness check and resubmittals
- ☒ Sealed Engineer's Summary Letter (Copy that is not in the Engineer Report)
- ☐ Completed Traffic Impact Analysis (TIA) Determination Worksheet. Worksheet must be signed by COA staff at cc submittal (Not required for boat docks, extensions, revisions and utility, streets and drainage projects)
- ☐ Project Review Form (Formerly Chapter 245 Review form, Not applicable for utility, streets and drainage, boat docks, and transportation and parking projects)
  - ☐ If B or C checked, one additional plan set and additional fee required at cc submittal
  - ☐ For Site Plan Extension – A copy of previously approved Chapter 245 form
- ☒ One (1) copy of a legible 4" x 4" Location Map on a separate 8½" x 11" sheet with red-lined site area
- ☒ City Arborist Review Form – (not required for projects in ETJ)
- ☒ Plans (24" x 36" format only)
  - ☒ Two (2) copies for initial completeness check
  - ☒ For **Revisions and Extensions**
    - ☒ One (1 redline, red stamped) copy for initial completeness check
    - ☒ One (1 blacklined) copy for initial completeness check

**Items that must be provided at formal submittal**

- ☒ Appropriate exhibits from application must be on flash drive w/names of files/layers
- ☐ Digital copy of drainage model. A CD or flash drive separate from the electronic submittal
- ☐ If off-site parking is requested, the site plan must show the primary use and the off-site parking, plus the property address and legal description of both sites
- ☐ If off-site parking is requested, a signed lease agreement or a letter of intent to execute such a lease agreement is required
- ☐ If shared parking is requested, a copy of the shared parking analysis is required at formal submittal

Note: An ERI or an ERI waiver will be required if development occurs on a site that:

- (1) is within the Edwards Aquifer recharge or contributing zone;
- (2) is within the Drinking Water Protection Zone;
- (3) contains a water quality transition zone;
- (4) contains a critical water quality zone;
- (5) contains a floodplain; or
- (6) has a gradient greater than 15%.

If these conditions exist and an ERI or ERI waiver is not submitted the project will be rejected during the initial stage of completeness check.



**SECTION 10 – PROJECT DESCRIPTION FORM**

A project description form, attached as Exhibit A, must be submitted with a subdivision, site plan, and building permit application. A project description form must also be submitted with a water or wastewater service extension request.

**EXHIBIT A  
PROJECT DESCRIPTION FORM**

The purpose of this form is to provide information that may clarify the nature of the project. Clarification may affect the City's determination on the application of Chapter 245 to the project. However, the form is not intended to affect the status of a project in progress, unless there are changed circumstances. This form does not preclude presentation of additional information to assist in the Chapter 245 determination. The information contained in this form will not result in any waiver of a Chapter 245 claim. The right to make a Chapter 245 claim, notwithstanding the information below, is reserved to the applicant.

Is the property currently developed? Yes If yes, how Single Family Residence

**Permit number:** 1968-E55566 W **Submittal Date:** 06/19/68

**Permit type:** Preliminary Plan ☐ ; Final Plat ☐ ; Site Plan ☐ ;  
Building Permit ☐ ; Water or wastewater service extension request ☒

**Legal Description/Subdivision Reference:** \_\_\_\_\_

LOT 15 BLK D FIRST RESUB OF BROWN HERMAN ADDN NO 2 SEC 4 

**Lot(s) ID** 120918

**Please check the appropriate project description for this lot within the city limits:**

- ☐ No defined project
- ☐ Residential Mixed Use (contains a mixture of residential uses)
- ☐ Commercial Mixed Use (contains a mixture of one or more commercial, industrial and/ or civic uses)
- ☐ Commercial and Residential Mixed Use (contains a mixture of one or more residential, commercial, industrial and/ or civic uses)
- ☐ Residential Class I (one or more of the residential uses permitted in the SF-5 or more restrictive base zoning districts)
- ☐ Residential Class II (one or more of the residential uses permitted in the SF-4A or less restrictive base zoning districts)
- ☐ Commercial Class I (commercial uses containing at least 50% Administrative and Business Office, Medical Offices, Professional Office ("Office Uses"))
- ☐ Commercial Class II (commercial uses containing no more than 50% Office Uses)
- ☐ Industrial
- ☐ Civic
- ☒ Other use not listed. Specify: Boat Dock

**Please check the appropriate project description for this lot within the city's ETJ:**

☐ Mixed Use      ☐ Commercial      ☐ Civic  
☒ Residential      ☐ Industrial

**FURTHER COMMENTS DESCRIBING PROJECT (OPTIONAL):**

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Owner or Authorized Representative:

I certify that this Project Description Form is true and accurate

**Print Name** Rick Rasberry, CESSWI

**Signature**

*Rick Rasberry*

**Date:**

12/19/19

**Address** 2510 Cynthia Ct., Leander, TX 78641

**Phone/Fax** 512-970-0371



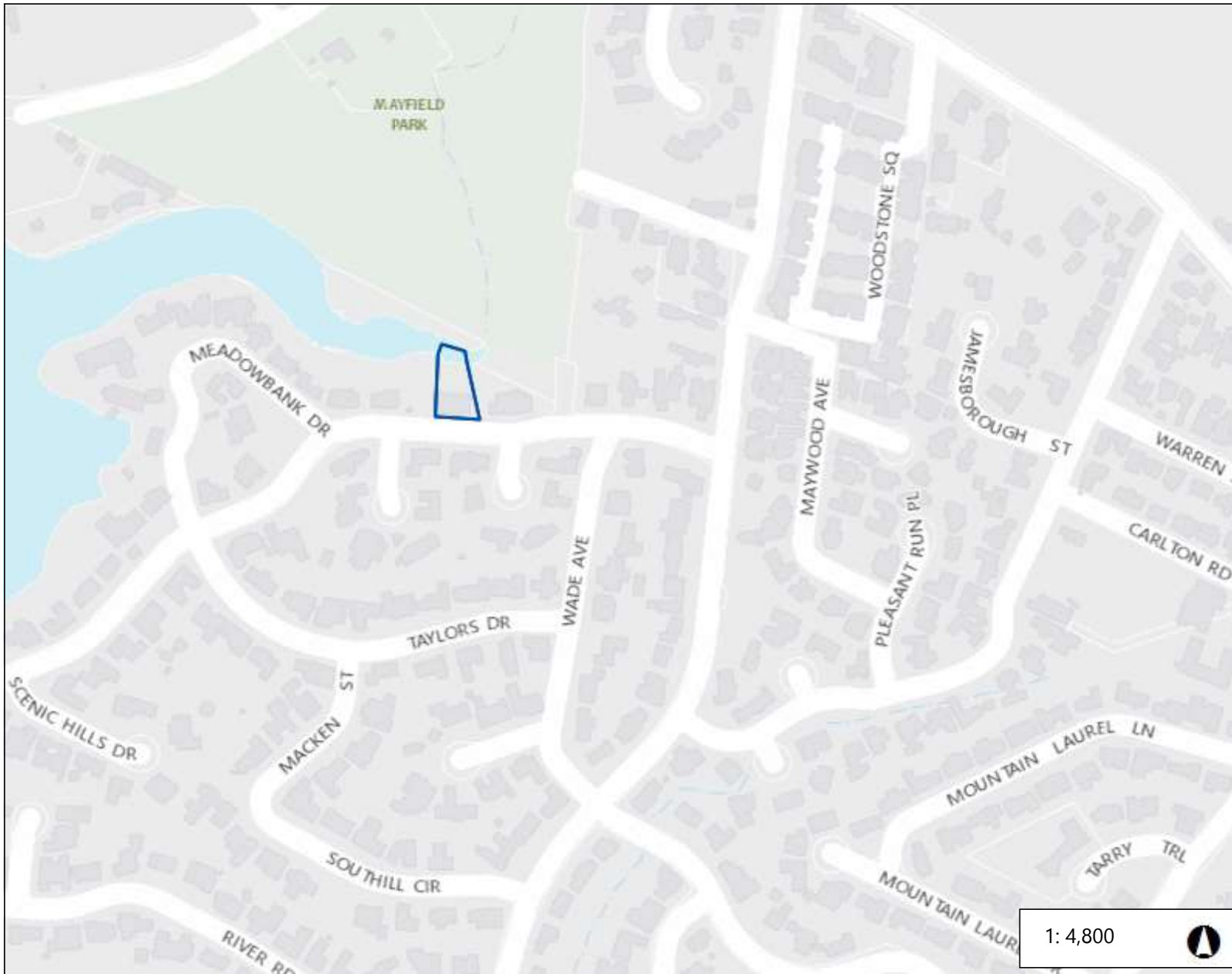


## Property Profile

### Legend

#### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ



0.2 0 0.08 0.2 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes